

HISTORIC LANDMARK COMMISSION
MAY 21, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0036
1629 PALMA PLAZA
OLD WEST AUSTIN HISTORIC DISTRICT

PROPOSAL

Raise the ridgeline height and increase the pitch of a portion of the roof in a ca. 1935 house. The house is a contributing property in the Old West Austin Historic District.

PROJECT SPECIFICATIONS

The existing building is a cross-gabled, C-plan house with two front-facing gables. The house is 1½ and 2 stories high. The roof is covered in composition shingles. The building is clad in stucco, with wood-sash fixed and steel-sash casement windows.

The proposed project includes converting the attic in the central portion of the house to livable space by raising the roof ridgeline approximately half a story. Two skylights will be added behind the chimney. Submitted plans note that roofing material for the entire house may be asphalt shingles or standing-seam metal.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on contributing buildings in National Register historic districts. Applicable standards include:

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Replacing the existing asphalt shingle roofing with standing-seam metal roofing would dramatically alter the historic character of the property and is not appropriate.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed project alters the historic character of the property by changing the proportions of the central roof to the floor-to-ceiling height, modifying the massing of the house, and altering the relationship between the roof and the chimney. It will be somewhat differentiated from the historic-age design by the skylights located behind the chimney. The house's historic character will otherwise be retained and preserved.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

While it would be difficult to reverse the proposed change, the roof could be rebuilt at its original height and slope.




The proposed project somewhat complies with the standards. The project does change the character of the property, but less obtrusively than a full second-story addition might.

STAFF RECOMMENDATION

Release the plans, contingent on use of asphalt shingles as roofing material (to match existing).

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2018-0037

LOCATION: 1629 PALMA PLACE

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos



North (primary) façade of 1629 Palma Plaza.



East elevation.

Building Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No 7831 *42*M. Address *1629 Palm Plaza St*Plumber Size of Tap *3/4* Date *5-1-34*

Foreman's Report

Date of Connection *5-1-34*Size of Tap Made *3/4*Size Service Made *3/4*Size Main Tapped *4"*From Front Prop. Line to Curb Cock *9*

From Prop. Line to Curb Cock

Location of Meter *North Side*Type of Box *La. R. Box*Depth of Main in St. *3'*Depth of Service Line *2'*From Curb Cock to Tap on Main *9*Checked by Engr. Dept. *5-7-34*INDEXED *W.H.*

Size.

No. Fittings

Curb Cock

Elbow

St. Elbow

Bushing

Reducer

11. Pipe *3/4 Copper*

Lead Comp.

Nipples

Union

Plug

Tee

Stop

Box

Lid

Valves

Req. No.

Foreman's Signature *Rich*

Water service permit, 5/1/1934.

Geo. T. Wicker

1629 Palma Plaza

90c

-

-

14-15

-

Enfield E

Stucco Add'n. to side of res., 2nd. story

20565 - 10/8/40

Building permit for two-story stucco addition, 10/8/1940.

Geo. T. Wicker

1629 Palma Plaza

West 30' of 14 and East

90-C 45' of 15

Enfield "D"

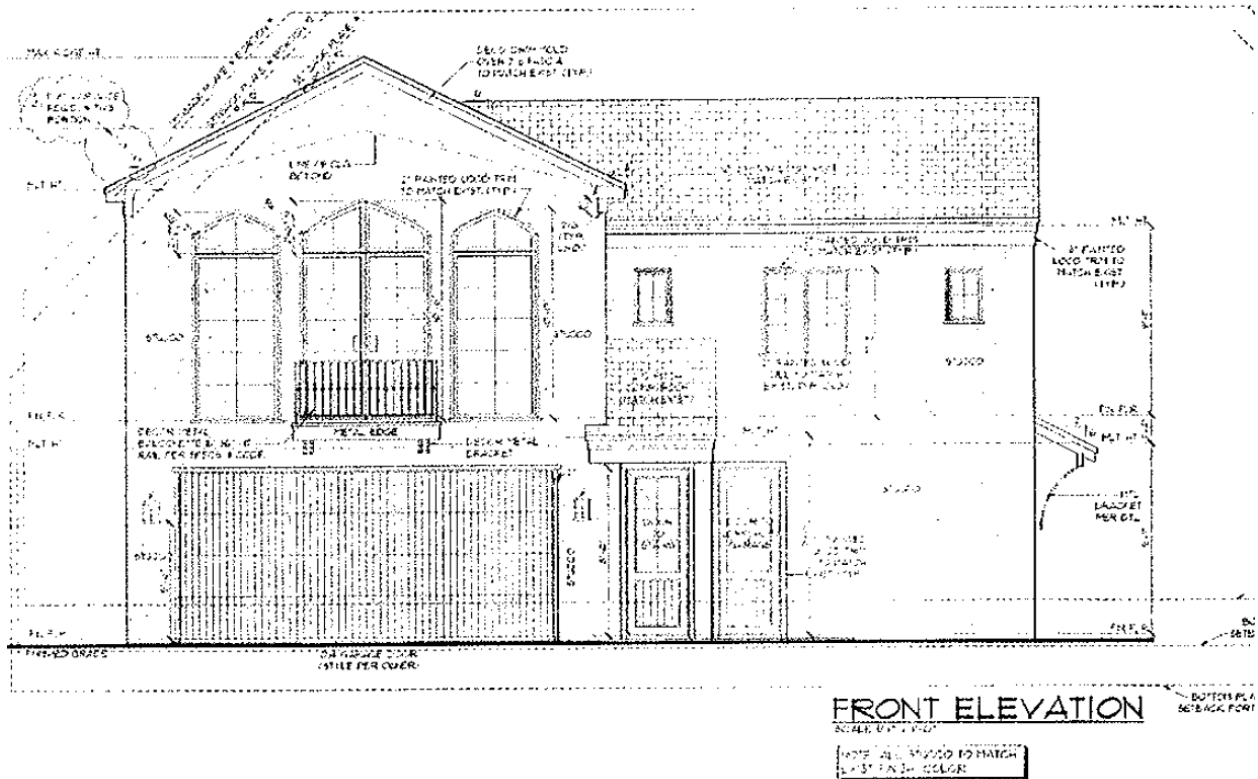
Frame servant quarters

32962 2-24-47

\$900.00

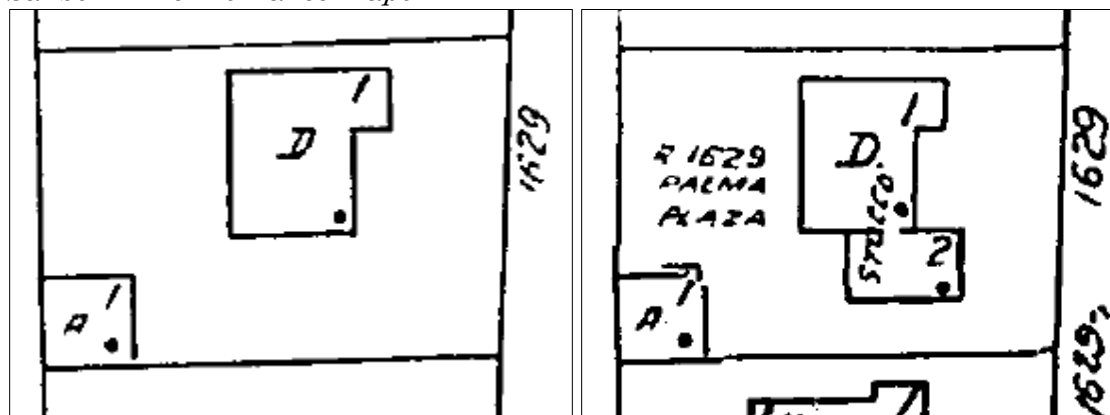
Day labor

Building permit for "servant quarters," 2/24/1947.



Primary façade of detached garage apartment, 2011.

Sanborn Fire Insurance Maps



1935 map, showing original house footprint. 1961 map, showing ca. 1940 addition to the east.