

**HISTORIC LANDMARK COMMISSION
MAY 21, 2018
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2018-0026
1803 PALMA PLAZA
OLD WEST AUSTIN HISTORIC DISTRICT**

PROPOSAL

Construct a second-story addition to a ca. 1936 house, replace windows and doors in the house, demolish a one-story detached garage, and construct a two-story detached garage apartment. The house is a contributing property in the Old West Austin Historic District, but does not have the required historical significance to warrant individual designation as a historic landmark.

PROJECT SPECIFICATIONS

The existing house is a one-story, side-gabled brick-veneered house with minimal Tudor Revival influences; it has a prominent front gable and smaller front-gabled projecting entry, single and paired fenestration with 6:6 screens, a prominent exterior chimney to the right of the principal gable, and an open porch to the left side of the principal gable. The principal gable has a lancet attic vent in the tympanum.

The applicant proposes to construct a two-story addition to the rear of the house; the addition will be approximately 28 feet back from the front of the house. The proposed addition will have a brick veneer to match the existing brick on the house. The applicant further proposes the construction of a new carport to the left side of the house, the enclosure of the existing side porch, and the replacement of all windows with clad wood windows. The entry will be shifted from the principal front gable to the left side of the house. The applicant further proposes to demolish the existing garage and construct a two-story garage apartment in its place at the rear of the lot. The proposed garage apartment will have metal siding, a metal roof, and clad windows. It will have a gabled configuration, and a contemporary style.

RESEARCH

The house was built in 1936 and has mostly functioned as a rental property, with tenants including an inspector for the State Adjutant General's Office, a student at the University of Texas, and the owner of a concrete company. The only known owner-occupant of the house was Mrs. Ardene Workman, who lived here in the late 1960s and 1970s. She was an office worker.

STANDARDS FOR REVIEW

The property is contributing to the Old West Austin Historic District. It does not appear to meet the standards for designation as a historic landmark.

The Old West Austin National Register Historic District has no design guidelines for alterations to contributing buildings. General design principles for contributing buildings in historic districts emphasize the retention of character-defining architectural features, locating any additions to the rear of the structure, and maintaining the façade to the greatest extent possible.

The Secretary of the Interior's Standards 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.*

The proposed project will affect the historic character of this house; changing the door locations and windows will compromise the existing façade and the Tudor Revival stylistic influences on the architecture.

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 rear addition is differentiated from the historic building due to its placement on the house, but the proposed changes to the façade present an issue in removing historic fabric, features, and spatial relationships between the current bay openings.

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.*

The rear addition will require the removal of historic fabric and will impact the form and integrity of the house.




The proposed project does not comply with the applicable design principles and Secretary of the Interior's Standards. Completion of this project as proposed will likely render this house non-contributing to the historic district.

STAFF RECOMMENDATION

Comment on and release the permit, encouraging the applicant to retain and rehabilitate as many historic windows as possible, and to reconsider the reconfiguration of the facade. Staff further recommends the completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center, prior to the release of any permits.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: NRD-2018-0026

LOCATION: 1803 PALMA PLAZA

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.





Connection Charge \$ 12.00
Application for Sewer Connection.

Nº 13098A ✓

Austin, Texas, 1-7 1937
To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas
Sir:—

I hereby make application for sewer connection and instructions on premises owned by Mrs. Rose Maas Posey
at 1803 PALMA PLAZA Street,
further described as lot 18, block -, outlot -,
subdivision ENFIELD "H", division -, plat 900,
which is to be used as a RESIDENCE

In this place there are to be installed 7 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

1 DEEP Respectfully,

AT-PL

R. W. Gussel

Stub Out

Connected 1/12 1937 Con 21" West

Size of Main 6 inches. of East

Size of Service 4 inches. lot line

6 Feet Deep in lot line

15 Feet from Property Line

Feet from Curb Line

Inspected by Chas. Wright

Connection made by 6/10/37 ✓

B-1138

Application for sewer connection for this house (1937)