



1510 PALMA PLAZA

OLD WEST AUSTIN NATIONAL REGISTER DISTRICT

Austin, TX 78703

Date: December 10, 2020

PROPOSAL

Demolish a triplex at 1510 Palma Plaza

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Historic Designation Criteria - LDC 25-2-352

1. The property is at least 50 years old as it was built in 1925 (per TCAD).
2. The property does not retain a high degree of integrity as it was altered from a single family home to a duplex in 1962 and then to a triplex in 1963 which included an extra driveway and two additional entrances.
3. Property must meet two historic designation criteria for landmark designation (LDC 25-2-352). This property does not demonstrate significance according to City Code:
 - a. **ARCHITECTURE:** The building contains a small degree of Spanish influences but it does not appear to be architecturally significant.
 - b. **HISTORICAL ASSOCIATION:** A. Howard Osburn and Augusta Osburn occupied the property for approximately 20 years in the 1920s to 1940s. A. Howard Osburn worked in real estate and insurance but was not responsible for any notable innovation or significant civic service while living at the property. There does not appear to be significant historical associations.
 - c. **ARCHAEOLOGY:** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **COMMUNITY VALUE:** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas as a whole.
 - e. **LANDSCAPE FEATURES:** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

Previous Demolition Permits

The meeting minutes from a 2006 Historic Landmark Commission meeting show that the Commission initiated the landmarking process but the motion failed. Subsequently, in 2006 and again in 2007, the City of Austin issued a demolition permit for 1510 Palma Plaza as illustrated below:



FOLDER DETAILS	
Permit/Case:	2006-025152 BP
Reference File Name:	06010700
Description:	Demo Triplex
Sub Type:	R- 645 Demolition One Family Homes
Work Type:	Demolition
Project Name:	1510 Palma Plz
Status:	Expired
Application Date:	Feb 13, 2006
Issued:	May 5, 2006
Expiration Date:	Nov 1, 2006
Related Folder:	Yes



FOLDER DETAILS	
Permit/Case:	2007-127923 BP
Reference File Name:	2007-127923 BP
Description:	demo ca 1920 triplex
Sub Type:	C- 647 Demolition 3 and 4 Family Bldgs
Work Type:	Demolition
Project Name:	1510 PALMA PLZ
Status:	Expired
Application Date:	Jun 8, 2007
Issued:	Oct 16, 2007
Expiration Date:	Oct 10, 2008
Related Folder:	Yes



City of Austin

Demolition Permit

PERMIT NO: 2007-127923-BP

Type: COMMERCIAL **Status:** Active

1510 PALMA PLZ

Issue Date: 10/16/2007 **Expiry Date:** 04/13/2008

LEGAL DESCRIPTION				SITE APPROVAL DA-2077-0451		ZONING		GRID NO.	
PROPOSED OCCUPANCY demo ca 1920 triplex				WORK PERMITTED Demolition				ISSUED BY Angelica Yanoz	
TOTAL SQFT Existing: 1,976		VALUATION \$12,500.00		TYPE CONST.	USE CAT. 647	GROUP	FLOORS 1	UNITS 3	# OF PARKING SPACES
TOTAL BLDG. COVERAGE		% COVERAGE		TOTAL IMPERVIOUS COVERAGE				% COVERAGE	

Contact

Owner, DAKTERIS KARL F
General Contractor, DAKTERIS KARL F

Telephone

0-
0-

Fee Description

Fee Description	Fee Amount	Paid Date
Demolition Permit Fee	\$44.00	10/16/2007
Demolition/Relocation Plan Review Fee	\$25.00	05/15/2007
Total Fees:	\$69.00	

Inspection Requirements

Building Inspection
Water Tap Inspection
Sewer Tap Inspection

Section 25-11-94 EXPIRATION AND EXTENSION OF PERMIT (Active Permits will expire 180 days at 11:59:59 pm after date of last inspection performed.)

See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Historic Review

Date

06/08/2007

User

Beth Wilson

BY ACCEPTING OR PAYING FOR THIS PERMIT YOU ARE DECLARING THAT YOU ARE THE OWNER OR AUTHORIZED BY THE OWNER THAT THE DATA SUBMITTED AT THE TIME OF APPLICATION WAS TRUE FACTS AND THAT THE WORK WILL CONFORM TO THE PLANS AND SPECIFICATION SUBMITTED HEREWITH.

It is the responsibility of the contractor to contact the utility providers for service of disconnects prior to the structure being demolished or relocated. Relocation contractors need to contact the Austin Police Department and Austin Energy to make arrangements for routing and structure transport.

December 4, 2020

Mr Jack Meyer
Soar Investment Group
612 Crestwood Drive
Kingsland, TX 78639
(817) 975-9385

Re: 1510 Palma Plaza - Austin, Texas 78703

Dear Mr Meyer,

Introduction

As requested, my staff made a site visit and at the referenced address for the purpose of performing a structural condition assessment of the existing single-family residence at that address. LOC was not involved with the design or construction of the residence and no plans we're available for review. The following is a summary of our findings and associated recommendations.

Description

The residence is a two- story single family bungalow residence with a pitched roof system which was built around the early to mid 1900's. There is an uncovered concrete porch at the front of the house. The structural system consists of a wood framed structure supported by a "pier and beam" foundation system. Finishes consist of stucco at the exterior and sheetrock wall and ceiling finishes at the interior and flooring consist of wood flooring covered with vinyl. Generally, the house is very dilapidated and in a severe state of disrepair due to a lack of maintenance. The following are my observations of the residence.

Roof System

The roof system consists of a pitch roof with deteriorated composition shingles supported by a "stick frame" wood roof structure of 2x4 rafters and ceiling joists spaced at 24 on center. These framing members are undersized and do not meet the structural building code and exhibit excessive deflection (sagging) and rot due to water infiltrating into the roofing system combined with the fact that they are undersized and needs to be replaced along with the roofing and roof deck. In other words, the roof system should be entirely replaced or reinforced to achieve code compliance.

Wall system

The wall systems consist of a 2x4 stud wall framing with a stucco finish which securely cracked throughout. The studs and stucco finish and interior sheetrock is compromised due to rot and water damage. There is no sheathing and no vapor barrier on the exterior face of the wall studs. The sheetrock is nailed to the inside face of the studs. This wall construction is compromised and represents a defective building envelope which does not meet building code or industry standard construction and needs to be replaced.

Foundation System

The foundation system consists of a "pier and beam" construction with wood flooring over a 2x8 floor joist system with 4x4 and 4x6 beams supported by the original cedar stump posts and stacked CMU block at various locations. The floor sags severely at several locations. The CMU blocks we're installed at a later date to replace the some of the original rotted cedar stump posts and in other locations in an attempt to address sagging areas of the floor system and do not meet building code or industry standard construction. The condition of this floor system is rotted throughout, compromised and structurally unsound and needs to be replaced. The concrete porch is also severely cracked and drains toward the house and needs to be replaced.

Recommendations

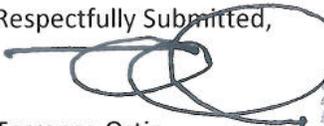
Based on my observations it is my professional opinion that the building envelope and structural systems including the foundation of the residence are defective, compromised and beyond repair. City of Austin code enforcement officers and the Building Standards board typically recommend that buildings in this dilapidated state be razed since they represent a public safety hazard. Therefore, I recommend that the house be demolished in order to address public safety issues.

Closure

The review consisted of an on-site review only and is intended to cover only the aforementioned items. Neither the review nor the report is intended to cover comprehensive architectural, site, structural, mechanical or electrical systems. Furthermore, the client shall agree to limit LOC Consultants' liability to the client and to all parties involved with the referenced project due to hidden conditions except for negligent acts, due to Professional Engineer's errors, omissions and opinions, such that the total aggregate liability to all those named shall not exceed the Professional Engineer's total fee for service rendered on this review.

Please notify LOC by registered letter within two weeks of this date stating objections to or questions regarding the information contained in this letter. If none are received, it is concluded that no exceptions are taken regarding the professional opinion rendered or the liability statement. If there are any questions or if I can be of further assistance, please call.

Respectfully Submitted,


Terrence Ortiz
President
LOC Structural Division, Inc





612 Crestwood Dr
Kingsland, TX 78639
210-882-6263

SUBJECT: Preliminary report of required repairs
PROPERTY: 1510 Palma Plaza, Austin, TX 78703
DATE: December 7, 2020

The following is a list of repairs necessary to bring the residential structure at 1510 Palma Plaza in Austin, Texas up to current building code and energy standards, and to meet structural safety standards.

Foundation/Flooring
Replace rotted and deteriorated beams, joists, sill plate and other framing members
Remove/replace flooring and subfloors entirely for access to crawl space
Drill and pour concrete piers according to structural engineer specifications
Remove and replace existing front porch to redirect water away from house
Install temporary shoring and bracing during construction
Roof System
Remove/replace existing roof
Add roof framing members for support as per current building code and proper structural design
Interior/Exterior Walls
Remove/replace all drywall (walls & ceilings throughout), and trim
Remove/replace cabinets, tubs, showers, etc.
Texture and paint entire interior
Replace rotted studs, headers, beams
Remove stucco from entire structure
Install insulation
Install plywood sheathing
Install vapor barrier
Remove/replace all windows
Remove/replace rotted/damaged doors
Apply new stucco
Remove/replace all door/window trim, and rotted/damaged soffit and fascia
Install temporary shoring and bracing during construction
Electrical & Plumbing & HVAC
Replace all wiring/devices and fixtures to meet building code
Replace all necessary supply and drain lines impacted from leveling structure
Add new HVAC system for each of three dwelling units

RECOMMENDATION:

Due to the broad scope of work that is required across every square foot of the house, it is cost prohibitive to try to save and repair the existing structure. It is our recommendation to demolish the existing structure and build new. Please see report prepared by LOC Structural Division, Inc.

John Meyer
President
J Angelo Design Build



Site Location & Existing Conditions



1510 palma plaza

1510 Palma Plaza was originally built as a single family residence. Over time the property has been subsequently subdivided into a makeshift triplex.

The property is surrounded by structures of varying scales and residential use types.

EXISTING BUILDING DEFICIENCIES (excerpts from engineering report)

Undersized/compromised framing members

2x4 rafters and joists (and possibly headers)
Rotted studs and headers

Insufficient foundation support

cedar posts placed on grade
CMU blocking placed on grade
Rotted piers
Rotted bottom plates, joists and other wood foundation members

Excessive settling and movement

Excessive slopping/cracking of floors and ceilings
excessive cracking around doors and windows
excessive cracking at random wall sections

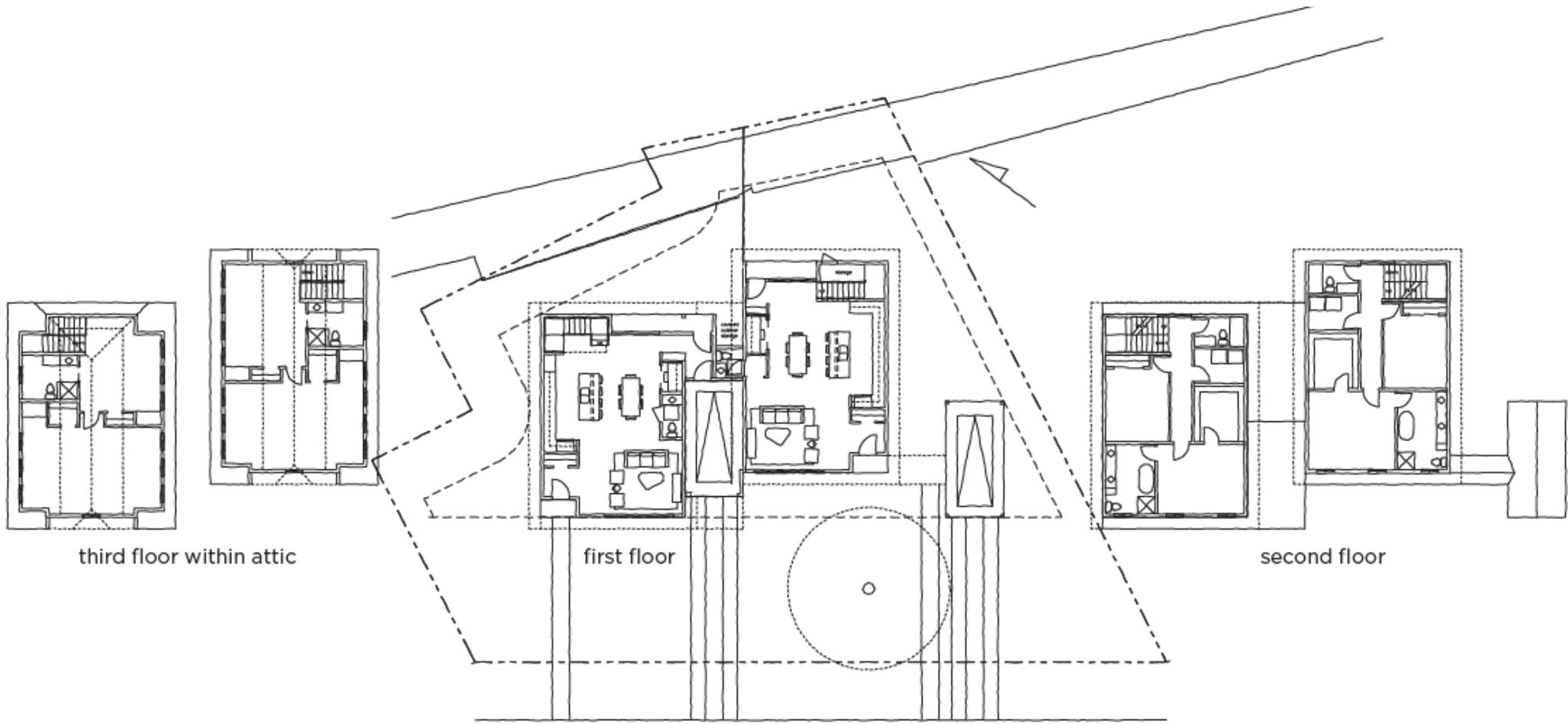
Plumbing not to code

Re-plumb entire building

Electric not to code

Re-wire entire building

Seeking demolition permit of existing structure in order to build a traditionally styled duplex.



third floor within attic

first floor

second floor

3536 sqft FAR
 +
 1740 attic exempt
 =
 5,276 total sqft

2576 sqft

2700 sqft





street view
1510 palma plaza

reach architects 