

**HISTORIC LANDMARK COMMISSION  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
JANUARY 25, 2021  
GF-20-180133  
1510 PALMA PLAZA**

**OLD WEST AUSTIN NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

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Demolish a ca. 1923 house that contributes to the Old West Austin National Register Historic District. Construct a new residence in its place.

**PROJECT SPECIFICATIONS**

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- 1) Demolish existing triplex.
- 2) Construct a new duplex. The proposed building, set back 25 feet from the street, is three stories. Its south (main) elevation features twin clipped-gable bays with side dormers separated by a front-facing garage. The roof is clad in composite shingles. The easternmost unit features a full-width, shed-roofed front porch connected via breezeway to a gabled wood carport. Fenestration includes single and mulled 2:2 sash windows arranged in a regular pattern at the main and rear elevations, fixed 3-pane horizontal windows interspersed with irregularly placed 2:2 sash windows at the side elevations, and paneled doors at entries and garage. The proposed building is clad in horizontal fiber cement siding with vertical wood tongue-and-groove accents at corners.

**ARCHITECTURE**

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One-and-a-half story, L-plan stuccoed cottage with clipped gables; single, paired, and triple 1:1 fenestration; shed-roofed cover over entry.

**RESEARCH**

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The house was built in 1923 by A. Howard and Augusta Osburn, who lived here until around 1943. A. Howard Osburn, along with Murray and Niles Graham, owned the Enfield Insurance Agency, a branch of the Enfield Realty Company. It developed the Enfield subdivisions carved out of the old Pease Estate, including this house. In the early 1930s, Osburn joined the insurance firm of Millican and Hamby as a solicitor in the real estate department. In the mid-1930s, Augusta Osburn became the manager of the Austin Country Club after managing the downtown Austin Club for several years. The Osburns moved to the country club and rented this house for a short period of time, then moved back in until around 1943.

Augusta Osburn, besides managing two prestigious clubs, also ran a lending library in the Renfro Drug Company store on W. 12<sup>th</sup> Street; the Renfro Drug Company was owned and operated by her family and was one of the largest drug stores in the city with several locations downtown, on the west side, and near the university. Their main store was at 600 Congress Avenue, the site of the current CVS Drug Store at 6<sup>th</sup> Street and Congress Avenue.

Howard Osburn was also involved in other real estate development, including the Upland addition centering on Concordia Avenue just east of what is now IH-35 between Manor Road and E. 38<sup>th</sup> Street north of French Place. The Osburns moved from this house to Tarrytown, where they spent the rest of their lives on Hopi Trail.

From the early 1940s until the early 1960s, the house was rented as a single-family residence to an insurance agent, an employee of a women's and children's clothing store, and an owner of a car dealership. The house was converted to a duplex in 1962, and an additional housing unit was added in 1963 to make the property a triplex; city directories from the mid-1960s forward reflect three housing units at this address. The tenants' demographics also shifted:

after conversion to a duplex and triplex, the occupants included students, a food service worker, and a public school teacher.

### **STANDARDS FOR REVIEW**

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

A contributing building will be demolished and replaced with a noncontributing building.

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

The new building is differentiated from historic buildings on the street by its larger scale, its two-unit massing, and its modern cladding materials. Its gabled roofline and sash windows mimic the design of the existing historic structure. While its materials are compatible with the surrounding district, its front-facing garage is not. Its three-story height disguised with two-story massing and the stepped setback of the second unit helps the building to blend with the streetscape.

10. New additions and adjacent or related new construction shall 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.

If the proposed new building were removed in the future, the remainder of the district would be unimpaired.

### **STAFF COMMENTS**

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The house contributes to the Old West Austin National Register Historic District.

A demolition application for this building appeared before the Commission in 2006. Meeting minutes indicate that a motion to allow demolition rested on a vote of 3-1-1, which did not constitute a quorum vote for the 9-member Commission. There is no record of a subsequent vote on the Commission-initiated case for historic zoning. The permit was released, but later expired without action. Expired permits generally do not require rehearing, as the Commission has had the opportunity to review and rule on them; in this case, the permit was released because of lack of quorum, so effective ruling on whether to recommend historic zoning did not take place.

#### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). Staff has evaluated this house and determined that it may meet two criteria:
  - a. *Architecture.* Although the overall form of the house is common, the stuccoed exterior walls and prominent clipped gables are unusual features for a house of this vintage. This was a modest home for a prominent businessman, especially one who was probably involved in the later development of the Enfield subdivisions. The house reflects the ideals of the 1920s vision of Enfield as a middle-class neighborhood.

- b. *Historical association.* The house is associated with business and cultural leaders Howard and Augusta Osburn, who lived there from its construction in 1923 until the early 1940s. Howard Osburn worked in insurance and real estate, beginning with Enfield Realty, then moving on to Millican and Hamby and finally to his own agency. Augusta Osburn was part of the prominent Renfro family, proprietors of one of the largest drug store companies in Austin. She managed the downtown Austin Club for several years in the 1930s, then became manager of the Austin Country Club from around 1936 until around 1939; the family moved to the country club for her career. Augusta Osburn also ran a circulating library in the Renfro Drug Store on W. 12th Street.
- c. *Archaeology.* The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. *Community value.* The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. *Landscape feature.* The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

#### **COMMITTEE FEEDBACK**

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Consider retaining original structure and constructing an addition. Consider stucco cladding for exterior of new building.

#### **STAFF RECOMMENDATION**

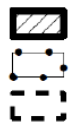
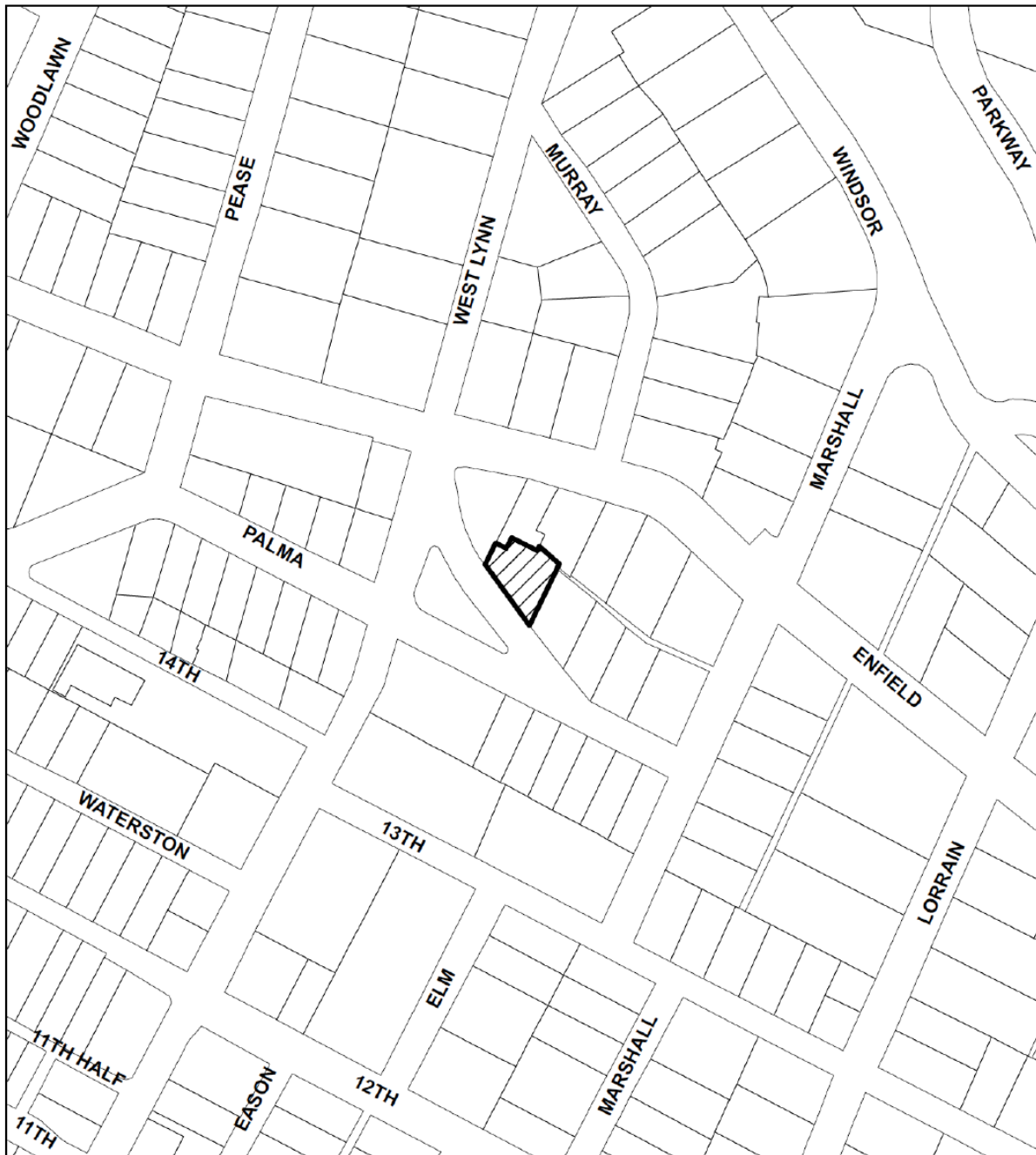
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Encourage the applicant to rehabilitate the existing house and construct one or more ADUs for density. The house conveys architectural and associational significance and should not be demolished until all avenues of preservation and rehabilitation have been explored.

Should the Commission choose to release the demolition permit, require completion of a City of Austin Documentation Package prior to release. Per Code, the Commission may also consider a 180-day demolition delay for the contributing house.

Concur with Committee feedback when commenting on the new building's design.

## LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

## NOTIFICATIONS

CASE#: GF 20-180133

LOCATION: 1510 PALMA PLAZA

1" = 208'

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.

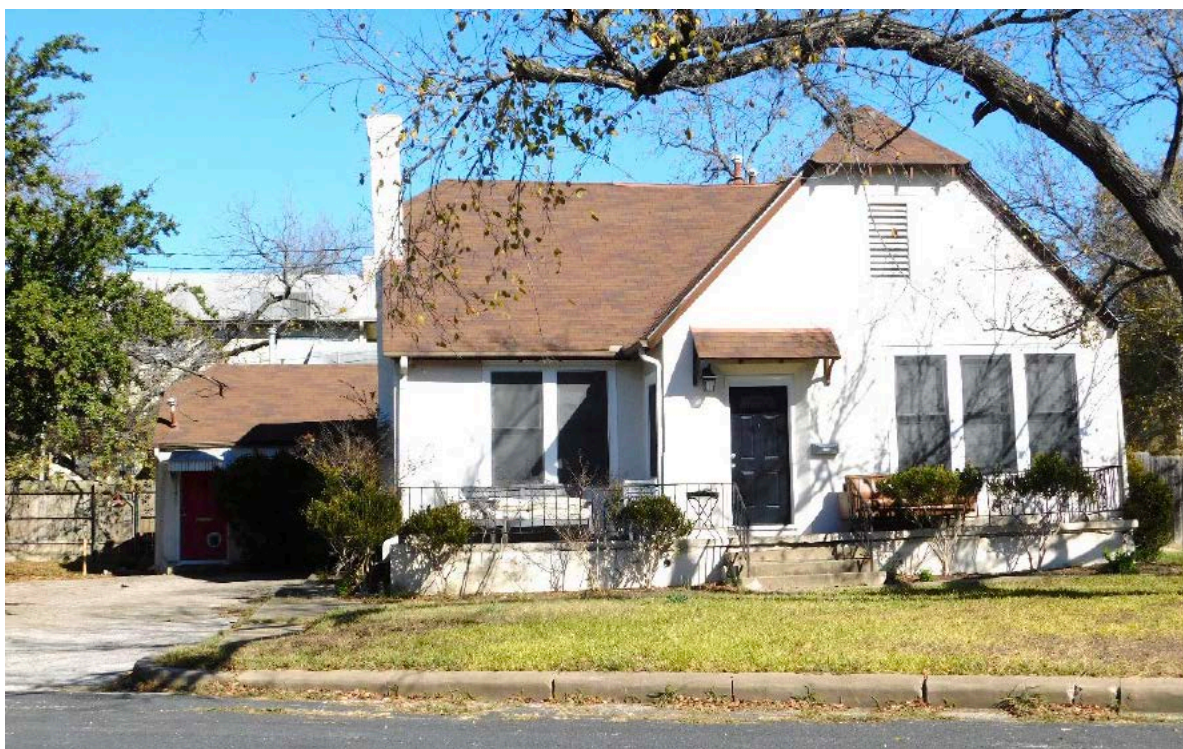
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**PROPERTY INFORMATION**

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*Photos*

*Staff photos from 2005 and 2020, showing addition of third unit*

*Occupancy History*

City Directory Research, Austin History Center, June 2005

**1975**      A. Mrs. Mary Brayton (widow, William Brayton)  
              Bellaire Halfway House, 1515 Enfield Road

Mildred Brayton  
Director, Bellaire Halfway House

B. Mrs. Edith Williams (widow, C.L. Williams)

C. Mrs. Emma Rucker  
Food service worker, University of Texas

**1970** A. Susan J. Schaffer  
Typist, City Engineering Department

B. John and Barbara Laplante  
Student

C. Rick and Mitsuk Peterson  
Student

**1965** A. Gene and Sharon Calvert  
Teacher, public school

B. Carroll Glaser

C. Roy and Susan Zoch  
Bill poster, Rollins Outdoor Advertising

**1960** Edgar and Laura Wilson, renters  
Agent, Trans-American Life Insurance Company

**1955** Edgar and Laura Wilson, renters  
Manager, American Founders Life Insurance Company

**1952** Edgar and Laura Wilson, renters  
Employed by Buttrey's Women's and Children's Ready to Wear Clothing, 107 W. 6th St.

**1949** Otto J. and Ada Huth, renters  
One of three owners of Peck's Auto Sales

Dolores Huth  
Reservation secretary, Stephen F. Austin Hotel

**1947** Joseph Ballanfonte, renter  
Proprietor, Odom and Ballanfonte, Petroleum Engineers

**1944-45** Perry D. and Helen Swindler, owners  
U.S. Army

NOTE: A. Howard and Augusta Osburn are listed at 2003 Hopi Trail; he was the proprietor of a real estate, insurance, and investment business at 801 Brown Building.

**1941** Howard and Augusta Osburn, owners  
Real estate, Insurance, and Investments, 725 Brown Building

**1937** Schorr and Lila Apperson, renters  
Sales manager, Texas Public Service Company  
NOTE: In 1937, the Osburns are listed as living at the Country Club.

- 1935** Howard and Augusta Osburn, owners  
Real Estate Department, Millican and Hamby, general insurance and loans, 205-7 W. 7th St.  
NOTE: The house is listed as 10 Palma Plaza.
- 1932-33** Howard and Augusta Osburn, owners  
Solicitor, Millican and Hamby, general insurance and loans, 205-07 W. 7th St.  
Manager, Austin Club
- 1930-31** Howard and Augusta Osburn, owners  
Proprietor with Murray Graham and Niles Graham of the Enfield Insurance Agency, 205 W. 7th St.
- 1929** Howard and Augusta Osburn, owners  
Proprietor with Murray Graham and Niles Graham of the Enfield Insurance Agency, 205 W. 7th St.
- 1927** Howard and Augusta Osburn, owners  
Proprietor with Murray Graham and Niles Graham of the Enfield Insurance Agency, 205 W. 7th St.
- 1924** Howard and Augusta Osburn, owners  
Proprietor with Murray Graham and Niles Graham of the Enfield Insurance Agency, 205 W. 7th St.
- 1922** Palma Plaza is not listed in the city directory. Abner H. and Augusta Osburn are listed as living on the west side of Murray Lane, one house north of Enfield Road. Osburn lists his occupation as an employee of the Kuntz-Sternenberg Lumber Company.

### *Biographical Information*

Biographical notes, Historic Preservation Office, 2005:

#### ***Abner Howard and Augusta Osburn***

*His 1918 World War I draft registration card shows Abner Howard Osburn living at 510 Walsh Street in Austin. He was born in 1884 and was the city salesman for W.T. Caswell at 5th and Chicon Streets. His wife was Augusta Osburn. He was tall with a medium build and had brown hair and gray eyes.*

*In 1920, according to the census report of that year, A. Howard and Augusta R. Osburn were renting the house at 1205 W. 6th Street in Austin. A. Howard Osburn was 34, had been born in Virginia and was a salesman for a lumber company. Augusta R. Osburn was 25, had been born in Texas, and had no occupation listed. They had no children listed with them.*

*The 1930 U.S. Census shows R. [sic] Howard and Augusta R. Osborn [sic] as the owners of this house, addressed as 10 Palma Plaza; the house was worth \$7,000. A. Howard Osburn was 45, is listed as being born in Virginia to a North Carolina-born father and a Virginia-born mother, and was a real estate salesman. Augusta R. Osburn was 35, had been born in Texas to a Texas-born father and a Virginia-born mother, and had no occupation listed. They had no children listed with them.*

*The 1940 U.S. Census shows Arthur Howard Osburn and his wife Augusta as the owners of this house, which was worth \$5,500. A. Howard Osburn was 50, had been born in West Virginia, and was an insurance and bond man in the real estate business. Augusta Osburn*

was 41, had been born in Texas, and was the owner of a circulating library. Also in the household was a nephew, Tex Renfro, 12, who had been born in Texas.

Abner Howard Osburn was born October 8, 1884. He was born in West Virginia, and came to Texas around 1900 as a representative of the National Biscuit Company. He came to Austin and became associated with the real estate and insurance firm of Millican and Hamby. Later, he was a proprietor with Niles and Murray Graham, the developers of Enfield, of the Enfield Insurance Company. He was a founder of the Austin Real Estate Board. Osburn died in Austin in July, 1954.

## Osburn Heads Insurance Exchange

The resignation of Alfred Bull as president of the Insurance Exchange and the election of Howard Osburn of the Enfield Realty company, as president to succeed him was the chief business of the insurance exchange which held its regular monthly meeting at the Driskill hotel at 12:15 o'clock Wednesday.

"I have withdrawn from the active part of the insurance business

with the firm of Bull & Deviney but I will maintain my interest in the business and on the strength of this I wish to remain a member of the Insurance exchange even though I resign my post as president because of conflicting business," President Bull said in presenting his resignation.

Mr. Bull was recently named vice-president of the Texas Bank & Trust company.

Upon the motion of Richard Corner, who expressed the regrets of the exchange at the loss of the services of Mr. Bull, the resignation was accepted.

The nominating committee consisting of Gillespie Stacy, Brown Robbins and Earl Simms, made its report through Stacy, the chairman, who stated that Howard Osburn had been selected to succeed Bull. The nomination was unanimously accepted.

*Austin Statesman, January 27, 1926*



## Mrs. Osburn. Manager of Country Club

A new regime has begun at the Austin Country club with the installation as resident manager of Mrs. Howard Osburn, until recently manager of the Austin club in the Norwood building.

Under her predecessor, Mrs. James W. Bass, the club weathered many vicissitudes and came back strong, even after the loss of its buildings by fire.

But increasing demands for the sort of service peculiar to a country club made it mandatory that a manager be within call at all times, and Mrs. Bass, feeling she could not afford to give more time to the club, resigned and the board of directors acceded to her wishes.

The dissolution of the Austin club just at this time made available the services of Mrs. A. Howard Osburn, who as manager of the Austin club made it one of the most popular and delightful places of entertainment in Austin.

Mr. and Mrs. Osburn have taken up residence in the attractive quarters just completed for the manager, and Mrs. Osburn assumed her new duties on Jan. 16.

The club has been very successful in its endeavor to absorb as largely as possible the membership of the Austin club and plans are under way to give the same service as was provided by the recently disbanded club.

A daily luncheon will be served during the hours convenient for business men who will enjoy the relaxation of a drive to the club and a brief sojourn in its restful quiet.

Dinner will be served each night and a special Sunday night supper will be served from 7 to 8 p. m. A special Sunday luncheon served from 12 to 2 p. m. will be another new feature.

Wednesday will henceforth be observed as Ladies' Day at the club.

With increased space and improved facilities provided by recent improvements at the Country club, a return to traditional affairs which have lapsed and been missed during a few years is being arranged. Among these are the Easter Monday bridge tea, formerly an outstanding event on the social calendar in the early spring, the children's Easter party and egg hunt, and the annual barbecue for club members only.

A club dance is being planned, according to the new manager, within the next two weeks.

*Austin American-Statesman, January 19, 1936*

### JUST A FEW SAMPLES OF THE MANY POPULAR NEW BOOKS ON OUR SHELVES

#### RENFRO DRUG CO. NO. 5 CIRCULATING LIBRARY

914 West 12th St.

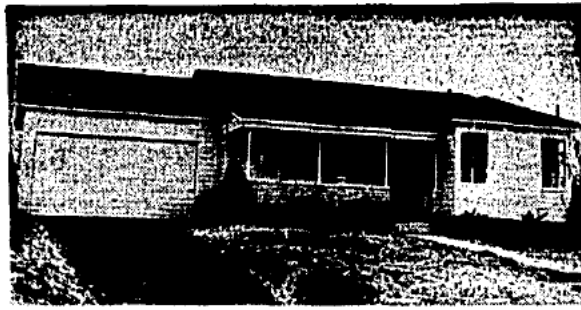
Augusta Osburn

Disputed Passage .....	Lloyd C. Douglas
The Sword of Islam .....	Rafael Sabitini
Dr. Norton's Wife .....	Mildred Walker
Song of Years .....	Bess Streeter Aldrich
Danger Signal .....	Phyllis Bottome

#### NON-FICTION

Alone .....	Richard Byrd
Best Poems of 1938 .....	Thomas Moul
The Windsor Tapestry .....	Compton MacKenzie
Style Your Personality .....	Renee Long
Unforgotten Years .....	Logan P. Smith

*Austin American-Statesman, January 15, 1939*



—Photo by Neal Douglas.

**OPEN FOR INSPECTION** is this five-room frame home with stone trim in Upland addition at 1404 Concordia. This home has textone walls, select oak floors, steel casement windows and tile bath. The two-car garage is attached.

## Upland Addition Gaining Popularity, Osburn Reports

**Seven New Homes Already Built in Section,  
And More To Be Begun Within Week**

Upland addition, a breezy rolling area studded with native trees, is gaining popularity, A. Howard Osburn, developer, reported Saturday.

The winding paved streets of the addition will stay that way, Mr. Osburn noted, since all utility lines have been laid and con-

nections run to each lot. Thus, future connections will not break the pavement.

"Upland addition invites you to visit its cool, rolling hills and inspect the attractive new homes that are now available," Mr. Osburn declared.

These homes are built under FHA specifications and under FHA inspection. Two are now available, and many home sites are still open.

Upland addition is 10 minutes' drive from the heart of the city and six minutes from the university. It is located just eight blocks from the new Robert E. Lee school.

Seven new homes have been built, five of them having been sold already. Among those who have purchased homes in Upland are Mr. and Mrs. John D. Reed, Mr. and Mrs. Jim Slavin, Mr. and Mrs. Martin Moses, Mr. and Mrs. F. W. Bradshaw and Mr. and Mrs. Carlyle W. Urban. Several other new homes have been planned and construction on them will start within the next week.

"The two unsold houses," Mr. Osburn pointed out, "are unusually attractive and are to be sold below present construction costs. Be sure to see them."

Mr. Osburn, a realtor, has offices in the Brown building and a field office at Concordia and Lafayette streets.

*Austin American-Statesman, January 18, 1942*

## Death Takes A. H. Osburn In Hospital

A. Howard Osburn, 69, longtime resident of Austin and prominent in real estate and insurance circles, died Friday at 11 a.m. in Seton Hospital following an illness of four days.

Osburn suffered a stroke at noon Monday in his office at his home, 2003 Hopi Trail and was rushed to the hospital immediately. He had returned only a short time from attending a church service and a trip downtown to the Post Office.

Osburn suffered a heart attack in his downtown office 10 years ago but recovered and resumed his business and church activities.

Funeral services will be held Saturday at 5 p.m. at the Church of the Good Shepherd with the Rev. R. Scott Copeland, minister in charge of Calvary Episcopal Church in Bastrop, officiating.

Pallbearers will be nephews — Edward Henley, James Henley, David Henley and Fred Carpen-

(See OSBURN, Page 5)

## OSBURN

(Continued from Page 1)

ter, all of Brownwood, and Joe Renfro of Austin; and North Millican and Pierce Lowrey both of Austin.

Osburn is survived by his widow, Mrs. Augusta Renfro Osburn; one brother, Dr. John Neale Osburn, physician of Corona Del Mar, Calif. and a cousin, Mrs. Scott Copeland of Austin.

Mrs. Osburn has asked that flowers be omitted for the funeral and that instead gifts be made in her husband's memory in the Book of Remembrance of the Episcopal Diocese of Texas.

Christened Abner Howard Os-

burn, he was born Oct. 8, 1884, at Ripon, Jefferson County, West Virginia, the son of Dr. and Mrs. Howard Osburn. His father was a practicing physician of that county.

Osburn was a graduate of Virginia Polytechnic Institute at Blacksburg, Va.

He came to Texas at the turn of the century from Virginia as a sales representative of the National Biscuit Company with headquarters in Waco. After leaving the employe of that company, he moved to Austin where he became associated with the real estate and insurance firm of Millican and Hamby.

Later he was employed by the old Sternberg Lumber Company and afterward the Enfield Realty Company. He later opened his own real estate and insurance office.

He was one of the founders of

the Austin Real Estate Board and was a past president. He also was a member of the Austin Insurance Exchange.

Osburn was a lifelong communicant of the Episcopal Church. For a number of years he was a vestryman and junior warden of St. David's Episcopal Church, and was one of the early communicants of the Church of the Good Shepherd where he also served as a vestryman and junior warden. He was a member of the Brotherhood of St. Andrew, Episcopal Church

organization.

Osburn and Augusta Renfro were married 41 years ago in Brownwood. Mrs. Osburn is a native of Marlin.

The body will be at the Cook Funeral Home until time for the funeral service.

*Austin Statesman, July 16, 1954*

#### MRS. A. HOWARD OSBURN

Funeral for Mrs. A. Howard (Augusta) Osburn, 2003 Hopi Trail, was Wednesday at Episcopal Church of the Good Shepherd. Rev. Samuel Baxter officiated and burial was in Austin Memorial Park under direction of Cook-Walden Funeral Home.

Pallbearers were Arthur P. Renfro, David H. Henley, Edward Henley, Joseph F. Renfro III, David Renfro and Fred Carpenter.

Mrs. Osburn died Tuesday.

#### MRS. AUGUSTA OSBURN

Mrs. Augusta Osburn, 68, of 2003 Hopi Trail, died Tuesday in Austin. She was a member of Good Shepherd Episcopal Church.

She is survived by her nephew, Joseph Renfro of Austin.

Funeral is pending at Cook-Walden Funeral Home.

*Austin Statesman, October 17 and 18, 1972*

#### Permits

Howard Osburn 1510 Palma Plaza

52

Enfield B

General rep. to interior and close in rear porch

124r - 5/18/38

*Permit for porch enclosure, 5-18-38*

Howard Osburn 1510 Palma Plaza

52

Enfield B

repair fire damage

20005 - 7-15-40

*Repair permit, 7-15-40*

Dr. Albert Kleiman 1510 Palma Plaza  
 141 52 -  
 Enfield "B"  
 Remodel Residence to Create Duplex  
 83888 5-11-62 1400.00  
 Owner 5

**DUPLEX**  
 Change partitions; install kitchen; general re-modeling.

*Remodel permit, 5-11-62*

OWNER Dr. Albert Kleiman ADDRESS 1510 Palma Plaza  
 PLAT 141 LOT 52 BLK. - DIV   
 SUBDIVISION Enfield B  
 OCCUPANCY Remodel interior of Duplex to create Triplex  
 BLD PERMIT # 87010 DATE 3-1-63 OWNERS ESTIMATE 2,000.00  
 CONTRACTOR Thomas Brothers NO. OF FIXTURES 5  
 WATER TAP REC #  SEWER TAP REC #

**TRIPLEX**  
Paved off-street parking to be provided for 3 Cars  
Apt. # 3

*Remodel permit, 3-1-63*