HISTORIC LANDMARK COMMISSION SEPTEMBER 24, 2018 DEMOLITION AND RELOCATION PERMITS HDP-2018-0511 1208 Perez Street

PROPOSAL

Demolish a ca. 1953 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled house with brick and wood cladding and $2{}^{:}2$ aluminum-sash windows.

RESEARCH

1208 Perez Street was constructed around 1953. Pete (or Pedro) and Tomaso Mendieta were the longest-term owners, occupying the house from at least 1955 until around 1977. Pete worked as a laborer and carpenter.

The house appears to retain its historic character. A rear addition was constructed in 1969.

STAFF COMMENTS

The building does not appear to meet the criteria for designation as a historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building retains a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property does not appear to demonstrate significance according to any criteria.
 - a. **Architecture.** The house was built in the Minimal Traditional style. It does not appear to possess architectural distinction.
 - b. **Historical association**. Pete and Tomaso Mendieta lived in the house for approximately 20 years. There do 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 have a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, a neighborhood, or a particular group.
 - e. Landscape feature. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use of the existing building, then relocation over demolition. If the Commission votes to release the permit, then staff recommends 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.

LOCATION MAP



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PROPERTY INFORMATION

Photos



Primary (east) façade and north elevation of 1208 Perez Street.

Occupancy History

Completed by Historic Preservation Office staff September 2018

- 1952 Perez Street not listed
- 1955-77 Pete and Tomaso Mendieta, owners Laborer (1955); carpenter (1959); no occupation listed (1962, 1968); laborer (1973); no occupation listed (1977). Tomaso is listed as Tommy in 1955.
- 1986-92 Gregorio and Tamasa Martinez, owners Employee, Thompson Construction (1986); retired (1992)

Background Research

Little information was found on Pete or Tomaso "Tommy" Mendieta during research. Pedro Mendieta was born in 1904 or 1905 in Mexico and died in 1977 in Austin. Tomaso Mendieta predeceased him; her birth and date dates are not known.

Feliciano and Maria Jesusa Mendieta, who may have been Pedro Mendieta's parents or other relatives, lived at 1210 Perez Street from at least 1955 until at least 1961. Feliciano also worked as a carpenter.

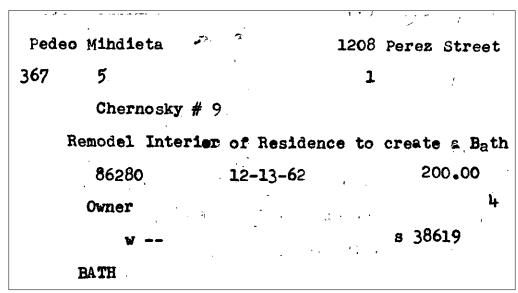
Building Permits

WATER SERVICE PERMIT	D Nº -0084
Austin, Texas	D N 3004
Received OF DRD DRNDICTA	Date 21-53
Address VOS- PEPEZ & Roy 1, Mar 17	DETY
AMOUNT TIJENTUY NAPIAD	
Plumber	Size of Tap 3/44
Date of Connection 9-29-53	
Size of Tap Made 3/41	
Size Service Made. 3/4/ Size Main Tapped. 64 (-II)	
From Front Prop. Line to Curb Cock 2.5	20 K 1 / 2
From \mathcal{N} Prop. Line to Curb Cock. $/8'$	N CP
Location of Meter	313.27
Type of Box	
Depth of Main in St. 3 Depth of Service Line 3 Depth of Service Line 3	Nipples. Nipples. Stop. Box Valves. Job No. Req. No
Depth of Main in St	Nipp Unio Plug Box Valv
From Curb Cock to Tap on Main Grand	
Checked by Engr. Dept. 12-7-5.2 man 2	

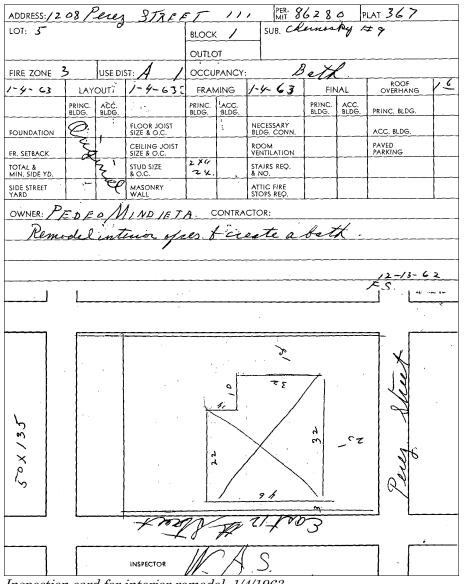
Water service permit issued to Pedro Mendieta, 9/21/1953.

for	SANITARY SEWER SERVICE PERMIT Austin, Texas N. 38619
Ŵ	Received of PEDRO MINDIETA Date 12-13-62 Address 1200 DEFEZ St Amount Finter Holling 185000
	Builder or Owner Plumber Orig () Lot S Block / Subdivision (Plannering # 9 Plat No. 3)6.7
	Date of Connection $1 - 9 - 63$ By City $14 - 5$ of N (C) By City 14
	By Plumber Ghecked By Towlar Size Main <u>S</u> " Depth <u>±5'D</u> Bize Main <u>S</u> "
	Main Assign. 20' E or W R. Stub Depth Prop. Line Stub Location TO Book No. A-5628
	Paving Cut No. No. No. 2^{2} 3^{2} 3^{2} 3^{2} 3^{2} 3^{2} I at a state of the second s

Sewer connection permit issued to Pedro Mendieta, 12/13/1962.



Building permit for interior remodel issued to Pedeo Mindieta [sic], 12/13/1962.



Inspection card for interior remodel, 1/4/1963.

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<u>OWNER</u> Pedro Mindieta	ADDRESS	1208 Perez	; St		
PLAT 367 LOT	5		BLK 2		
SUBDIVISION Chernosky #9					
OCCUPANCY den					
	4-2-69	OWNERS ESTIMATE	150.00		
CONTRACTOR OWNER NO. OF FIXTURES several					
WATER TAP REC # exist	SEWER T.	AP REC #	exist		
Frame addn to rear	of res.				

Building permit for wood-frame rear addition issued to Pedro Mindieta [sic], 4/2/1969.

ADDRESS:	170	8	PEREZ	c	57-	PER-	1122	58 P	LAT 367	
LOT:	/	Q	* * * * *	BLOCK	1	SUB.				
5			OUTLOT CHERNOSKY							
FIRE ZONE 3 USE DIST: A			OCCU	PANCY:	FR	ADDA	1 7	REAR OF	Bez	
74085414 4-2-69 LAYOUT		OUT	\$12-69	FRAMING		FINAL		ROOF OVERHANG		
4.3.64	PRINC.	ACC.		PRINC.	ACC.		PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	
FOUNDATION			FLOOR JOIST SIZE & O.C.	Y	1	NECESSARY BLDG. CONN.			ACC. BLDG.	
FR. SETBACK			CEILING JOIST SIZE & O.C.	er.	νĵ	ROOM VENTILATION			PAVED PARKING	
TOTAL & MIN. SIDE YD.			STUD SIZE & O.C.	Na	d,	STAIRS REQ. & NO.				
SIDE STREET YARD			MASONRY WALL		Ú	ATTIC FIRE STOPS REQ.		-,	l	
OWNER: PEDRO MINDIETA CONTRACTOR: OWNER										
67										
$\frac{1}{12} \frac{1}{12} \frac$										
1-30 69 I.Z.										

Inspection card for rear wood-frame addition, 8/25/1969.