

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



1" = 167'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2018-0511
1208 PEREZ STREET

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

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
Austin, Texas

Received of PEDRO MENDIETA Date 9-21-53
Address 1708 PEREZ ST, Apt 170
Amount TWENTY DOLLARS 20
Plumber _____ Size of Tap 3/4

Date of Connection 9-29-53
Size of Tap Made 3/4
Size Service Made 3/4
Size Main Tapped 6" I.E.
From Front Prop. Line to Curb Cock 7.5'
From Prop. Line to Curb Cock 18'
Location of Meter CURB
Type of Box CONC
Depth of Main in St. 3'
Depth of Service Line 3'
From Curb Cock to Tap on Main CONC
Checked by Engr. Dept. 10-7-53 J. J. J.

No. Fittings	Size	Price
1 Curb Cock	3/4"	98
1 Elbow	3/4"	98
1 St. Elbow	3/4"	98
Bushing		
Reducer		
Pipe	3/4"	98
Lead Comp.		
Nipples		
Union		
Plug		
Stop		
Box		
Lid		
Valves		
Job No.	7-1323-502	
Req. No.	2788	

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

SANITARY SEWER SERVICE PERMIT
Austin, Texas

Received of PEDRO MENDIETA Date 12-13-62
Address 1308 PEREZ ST
Amount Fifty dollars 50.00
Builder or Owner _____ Plumber J. J. J.
Lot 5 Block 1 Subdivision Channing #9 Plat No. 367

Date of Connection 1-9-63
By City 14-5 of NCL
By Plumber J. J. J.
Checked By Fowler

Size Main 8" Depth ±5'D
Main Assign. 20' E of W.P.
Stub Depth _____ Prop. Line 2
Stub Location TO BE AT NLL
Book No. A-5688
Paving Cut _____ No. _____

No. Fittings	Size	Price
21 Pipe	6"	52.5
Pipe		
Wyes		
Bends	6"	98
Reducers		
Plugs		
Sand		
Gravel		
Remix		
Stoppers		
Castings		
Other		98
1-4" x 14" x 14"		300
Labor: 14 hr		182.0
1-4" x 14" x 14"		2.55
1-4" x 14" x 14"		1.50
Total		\$ 322.46

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

Pedro Mindieta		1208 Perez Street	
367	5	1	
Chernosky # 9			
Remodel Interior of Residence to create a Bath			
86280	12-13-62	200.00	
Owner			4
W --		S 38619	
BATH			

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

ADDRESS: 1208 Perez STREET 111				PER-MIT 86280		PLAT 367	
LOT: 5				BLOCK 1		SUB. Chernosky # 9	
				OUTLOT			
FIRE ZONE 3		USE DIST: A 1		OCCUPANCY: Bath			
1-4-63	LAYOUT:	1-4-63	FRAMING	1-4-63	FINAL	ROOF OVERHANG 16	
	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.		NECESSARY BLDG. CONN.			ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C.		ROOM VENTILATION			PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	2x4 2x4	STAIRS REQ. & NO.			
SIDE STREET YARD		MASONRY WALL		ATTIC FIRE STOPS REQ.			
OWNER: PEDRO MINDIETA. CONTRACTOR:							
Remodel interior spaces & create a bath.							
12-13-62 F.S.							
INSPECTOR W.A.S.							

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

OWNER	Pedro Mindieta	ADDRESS	1208 Perez St.
PLAT	367	LOT	5
SUBDIVISION	Chernosky #9	BLK	1
OCCUPANCY	den	OWNERS	
BLD PERMIT #	112254	DATE	4-2-69
ESTIMATE	150.00		
CONTRACTOR	owner	NO. OF FIXTURES	several
WATER TAP REC #	exist	SEWER TAP REC #	exist
Frame addn to rear of res.			

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

ADDRESS: 1208 PEREZ ST		PERMIT	112254	PLAT	367
LOT: 5		BLOCK	1	SUB.	
OUTLOT		CHERNOSKY			
FIRE ZONE	3	USE DIST:	A	OCCUPANCY: FR ADDN TO REAR OF RES	
THURS APR 4-2-69	LAYOUT	8-25-69	FRAMING	FINAL	ROOF OVERHANG
4-3-69	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.	ACC. BLDG.	PRINC. BLDG.
FOUNDATION		FLOOR JOIST SIZE & O.C.	NECESSARY BLDG. CONN.		ACC. BLDG.
FR. SETBACK		CEILING JOIST SIZE & O.C.	ROOM VENTILATION		PAVED PARKING
TOTAL & MIN. SIDE YD.		STUD SIZE & O.C.	STAIRS REQ. & NO.		
SIDE STREET YARD		MASONRY WALL	ATTIC FIRE STOPS REQ.		
OWNER: PEDRO MINDIETA		CONTRACTOR: owner			
No ACT 5-13-69		1X X 1X = 196"			
ACT 6-19-69		DEN			
7-30-69		I.Z.			

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