HISTORIC LANDMARK COMMISSION MAY 20, 2019 DEMOLITION AND RELOCATION PERMITS HDP-2019-0208 1208 GARDEN STREET

PROPOSAL

Demolish a ca. 1946 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled stuccoed frame bungalow with a partial-width, front-gabled independent porch on plain, square wood posts; single and paired 1:1 fenestration.

RESEARCH

City building permit records show that the house was built by real estate investor Lloyd Payne (partner with T.E. Wiley in Payne and Wiley) in 1946 as a rental property. The first known tenants were Victor J. and Mozelle Valigura, who rented this house until around 1948. Victor Valigura was a book keeper for the Austin Baking Company. The house was then rented by a bus driver for the Austin Transit Company in the early 1950s; around 1954, Manuel and Ruth Carmona rented the house. The Carmonas lived here until around 1967. Manuel Carmona had a variety of jobs while living here — he was an electrician, a welder, and a delivery man for a printing company; he later became a machine operator for a printing company. Ruth Carmona worked as an attendant at Austin State Hospital in the mid-1960s. Since the tenancy of the Carmonas, the house has had a series of renters, including a Post Office clerk, and a worker for Pure Castings, a local foundry.

STAFF COMMENTS

The house is recommended as contributing to the potential South East Austin local or National Register historic district by the East Austin Historic Resources Survey (2016).



Staff has evaluated this house for designation as a historic landmark and has determined that the house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a stuccoed bungalow, which appears to have been a common form for the builder/investors, Payne and Wiley, in the mid-1940s. However, there does not appear to be sufficient architectural distinction to this form or this house to warrant individual designation as a historic landmark.
- b. **Historical association**. The house was a rental property with a variety of short-term blue-collar tenants; there do not appear to be significant historical associations.
- 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.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon 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. The house does not meet the criteria for individual designation as a historic landmark.

1208 Garden Street ca. 1946



OCCUPANCY HISTORY 1208 Garden Street

City Directory Research, Austin History Center By City Historic Preservation Office July, 2014

1944-45	The address is not listed in the directory. NOTE: Victor J. and Mozelle Valigura are not listed in the directory.
1947	Victor J. and Mozelle Valigura, renters Book-keeper, Austin Baking Company, 300 Lamar Boulevard.
1949	Vacant
1952	Jasper R. and Frances Ayers, renters Driver, Austin Transit Company NOTE: The 1953 city directory shows Manuel Carmona living at the rear of 2206 Santa Rita Street; he was an electrician.
1955	Manuel and Ruth Carmona, renters Welder, Modern Supply, 316 Lamar Boulevard
1959	Manuel M. and Ruth G. Carmona, renters Delivery man, Color Press (not listed in the directory)

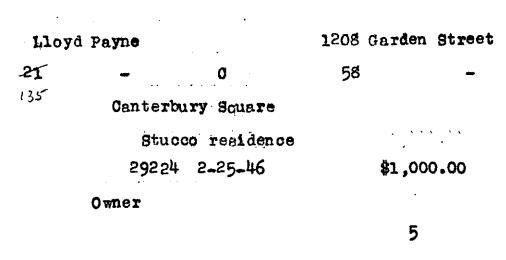
1962	Manuel M. and Ruth G. Carmona, renters Employed by Color Press, printers, publishers, and office supplies, 6721 N. Lamar Boulevard.
1965	Manuel M. and Ruth G. Carmona, renters Manuel: Machine operator, Service Printing Company Ruth: Attendant, Austin State Hospital
1968	Joe A. and Hope M. Herrera, renters Clerk, Post Office
1973	Mary Ledesma, renter No occupation listed
1977	David A. Ledesma, renter No occupation listed
1981	Jesse and Dolores Barron, renters Employed by Pure Castings, steel castings, 2110 E. 4 th Street.
1985-86	No return
1992	No return

BIOGRAPHICAL NOTES:

Manuel M. and Ruth G. Carmona (ca. 1953 – ca. 1967)

Manuel Mosqueda Carmona's 1945 World War II draft card shows that he was born in 1925 in Austin and was living in Austin at the time of his registration. He was unemployed. He was 6 feet tall, weighed 146 pounds, and had a light brown complexion with black hair and black eyes.

Manuel M. Carmona married Ruth G. Villareal in Travis County in July, 1955. It was his second marriage. Ruth Carmona married a Frank Flores in July, 1971. Manuel Carmona married a Gloria Guerrero in March, 1978.



Building permit for the construction of this house (1946)

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Water service permit for this address (1946)	
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I agree to pay the City of Austin, the regular ordinance charge.	3-7-46
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