

**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. 4th 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.

Lloyd Payne	1208 Garden Street
21	58
135	-
Canterbury Square	
Stucco residence	
29224 2-25-46	\$1,000.00
Owner	

CHANGED TO 6" MAIN AND RENEWED
SERVICE WITH 3" COPPER ON W. 322.1-700.8237

WATER SERVICE PERMIT INDEXED

Received of LLOYD PAYNE (T.E. Wiley) Date 3-1-46

Address 1208 GARDEN ST.

Amount TWO AND 50/100 \$ 2.50

Plumber A.A.A. Size of Tap 1/2"

Date of Connection 3-20-46

Size of Tap Made 3/4"

Size Service Made 1/2"

Size Main Tapped 6" CT

From Front Prop. Line to Curb Cock 12'

From E. Prop. Line to Curb Cock 11' 6"

Location of Meter CURB

Type of Box 10' 4"

Depth of Main in St. 2'

Depth of Service Line 2'

From Curb Cock to Tap on Main 22'

Checked by Engr. Dept. INDEXED

No. Fittings	Size
1 Curb Cock	3/4"
1 Elbow	1/2"
1 St. Elbow	1/2"
1 Bushing	1/2"
1 Reducer	1/2"
1 Pipe	1/2"
1 Teat Comp.	1/2"
1 Nipples	1/2"
1 Union	1/2"
1 Bag	1/2"
1 Tee	1/2"
1 Stop	1/2"
1 Box	1/2"
1 Lid	1/2"
1 Valves	1/2"
Job No.	11323-502
Req. No.	BENSON

Water service permit for this address (1946)

Receipt No. 5548 Application for Sewer Connection No. 201134

Austin, Texas, 3-5 1946

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Lloyd Payne at 1208 Garden St. Street, further described as Lot 58 Block 21 Outlot 1 Division 12 subdivision Carthage Sq. Plat 21, which is to be used as a Res.

In this place there are to be installed 15 fixtures. Plumbing Permit No. 21775

I agree to pay the City of Austin, the regular ordinance charge. 3-7-46

Depth at Prop. Line 3' 5" at Main Respectfully,

Sub-Conn. 3' 1/2" W of E.L.H. W.A. Elling Co.

Date 4-5-46

By Strong

NOTE: Connection Instructions See sewer in Garden + 4 ft. Deep

21 ft. N of S.R. A-240

Sewer connection application for this address (1946)