

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**FEBRUARY 28<sup>TH</sup>, 2022**  
**PR-2022-010250; GF-2022-017172**  
**OLD WEST AUSTIN**  
**1510 PEASE ROAD**

## **PROPOSAL**

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Demolish a ca. 1936 multifamily (duplex) residence and detached metal frame covered carport.

## **ARCHITECTURE**

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The structure is a Tudor-style brick construction residence that was built circa 1936 as a multi-family residence (duplex). The residence has a simple side-gabled design easily visible behind two smaller asymmetrical front-facing gables with a 1-unit entrance located on the front facade with an arched door containing a small circular quarter-divided window. The second unit is accessed via a matching door located beneath the side gable on the east elevation where there is a covered porch and decorative metal railing. There is a prominent front-facing chimney with an inward swooping detail above the firebox, flanked by quarter-shaped gable vents. The windows are simple 1:1 wood single pane. Each unit has a rear-covered porch. There is also a rear-covered metal frame carport which is not of significance.

## **RESEARCH**

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This property was built as a multi-family duplex circa 1936 and therefore has a history of tenants although none appeared to live in the property for more than a couple of years. The longest tenant appears to be Donald L. and Donna Hoskins. According to City Directory records, Donald was an Architect for Southerland & Page in 1955 and 1957 when he lived at the duplex. Of historical significance are tenants Juan A. and Carolina R. Merigo-Aza. Juan Antonio Merigo-Aza was the Vice Consular officer at the Mexican Consulate and was a delegate at the Mexico City conference that led to a new International Agreement for Migratory workers in 1951. The Agreement improved living and working conditions for migratory farmers but also provided legislation for the punishment of harboring or concealing those who enter the country without documentation.

## **PROPERTY EVALUATION**

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The property contributes to the Old West Austin National Register district.

### *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 criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is a good example of a Tudor-style multi-family residence and does appear to convey architectural significance.
  - b. Historical association. The property does not have significant historical associations. Juan Antonio Merigo-Aza was a prominent local figure in Mexican-American agriculture and migratory labor history but was only listed as a tenant at this address for 1 year which is not long enough to qualify for historical significance.
  - 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 possess a unique location, physical characteristic, or significant feature that contributes to the city's character, image, or cultural identity, 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**

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Encourage rehabilitation and adaptive reuse, then relocation over demolition, release the permit upon completion of a City of Austin Documentation Package. Plans for new construction must be reviewed by the Historic Landmark Commission before demolition permit release.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: GF 22-017172

LOCATION: 1510 PEASE ROAD

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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



## PROPERTY INFORMATION

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*Demolition permit application, 2022*

### *Occupancy History*

City Directory Research, February 2022

1959	Vacant
	½ - Kermit J. Decker, renter
1957	Margret Holloway, renter Clerk Wholesale Drugs
	Donald L. Hoskins, renter Architect Southerland & Page
1955	Florence N. Barton, renter Private secretary State Board of Insurance Commissioners
	Donald L. and Donna Hoskins, renters Architect Southerland & Page
1952	Gus L. and Lillian Lanier, renters Clerk State General Land Office
	½ - Juan A. and Carolina R. Merigo-Aza, renters V-consular officer Mexican Consulate

1949 Frank C. Slay Jr., renter  
Student at the University of Texas

½ - Ethel Driskill, renter (widow of Felix)

1947 Wayne and Katheryn Henneberger, renters  
Engineer State Highway Department

½ - Lawrence M. and Betty C. Haynie, renters  
USA

1944 Leslie M. and Ella J. Pearson, renters  
USA

½ - Thelma D. Tulloch, renter  
Retoucher Christianson-Leberman Studios

1941 Carl and Janetta Pummill, renters  
Salesman

James B. and Margret Mitchell, renters  
Radio announcer

1939 Vacant

½ - John B. and Floriene Case, renters  
Accountant State Colorado River Authority

1937 Address not listed

## Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

# PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

Nº 7379 <sup>146</sup> A

M. Warren Address 1510 Pease Road  
 Plumber Warren Size of Tap 1/4 Date 9-22-34

Foreman's Report

Date of Connection 9-22-34

Water service permit, 1936

OWNER Tom A. Fairey ADDRESS 1510 Pease Road

PLAT 146 LOT 44 BLK

SUBDIVISION Enfield C

OCCUPANCY Duplex

BLD PERMIT # 120477 DATE 12-30-70 OWNERS  
 ESTIMATE \$3,500.00

CONTRACTOR owner NO. OF FIXTURES 2

WATER TAP REC # Exist SEWER TAP REC # Exist

Repair and remodel exist duplex

Building permit, 1970



Sanborn maps, 1935



# New Vice Consul Aided in Bracero Pact

The Austin American (1914-1973); Sep 23, 1951;  
ProQuest Historical Newspapers: The Austin American Statesman  
pg. B1



**IN CHARGE**—Vice Consul **Juan** Antonio Merigo-Aza, who took charge of the Mexican consulate here last week, poses in his new office near a picture of a man he genially refers to as "the boss." The boss is, of course, President of Mexico Miguel Aleman.

Vice Consul Merigo-Aza has replaced former Consul Alejandro V. Martinez, who was recently transferred to Houston. Merigo-Aza is no stranger to Austin. He attended the University of Texas last semester and is now taking courses there in cotton marketing. (Neal Douglass Photos.)

## New Vice Consul Aided in Bracero Pact

Vice Consul of Mexico **Juan** Antonio Merigo-Aza, who took charge of the Mexican Consulate here last week, was a delegate recently at the Mexico City conference that led to the new International Agreement for Migratory Workers.

Two central delegates at the conference, Merigo-Aza reports, were Dr. Alfonso Guerra, executive officer of foreign relations in Mexico, and Carl W. Strom, consul general of the United States stationed in Mexico City.

High point of the new agreement was the United States guarantee of payment of wages and transportation for Mexican migratory workers, the new consul said.

Merigo-Aza, a native of Vera Cruz, Mexico, is no stranger to Austin. He attended the University of Texas last semester and is now taking courses there in cotton marketing.

He was transferred here following the transfer of Consul Alejandro V. Martinez to Houston.

The new vice consul is married and has moved his family here. They now live at 1510 Pease Road. He has two children, **Juan** Antonio, 8, and Alejandro Federico, 5. **Juan** Antonio is attending Brykerwoods School.

Merigo-Aza has been 10 years in the consular service for his government. He has held diplomatic posts in Arizona and New Mexico. His other assignments have included the job of civil attache to the Mexico embassy in Central America and a similar embassy position in San Salvador.

He has attended the University of Mexico and the University of Guatemala.