

**HISTORIC LANDMARK COMMISSION
JUNE 27, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0316
1710 GARDEN STREET**

PROPOSAL

Demolish a ca. 1946 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled independent porch on square wood posts and brick piers; single and paired Colonial Revival-styled 6:6 and 8:8 fenestration.

RESEARCH

The house was built in 1946 by Patricio Mendez, who lived here with his wife, Consuelo, until recently. Patricio Mendez was in the U.S. Army during World War II, and then was a student at the University of Texas when he and Consuelo purchased this property. He practiced law at 1105 ½ E. 6th Street through the end of the 1950s then moved his office into this house. From the mid-1960s onward until his retirement around 1980, he was an accountant with his office in this house. Consuelo Mendez was a teacher at Zavala School in the late 1940s; she was not listed with an occupation in later city directories.

STAFF COMMENTS




The house is not listed in any city survey to date.

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 has architectural interest in that the 6:6 windows were not typical for this style of house and this time period. However, the house does not appear to have the architectural or the historical significance to warrant individual designation as a historic landmark.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2016-0316
1710 GARDEN 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.

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.



1710 Garden Street
ca. 1946



Google Street View



Photographs taken June, 2016



OCCUPANCY HISTORY 1710 Garden Street

City Directory Research, Austin History Center
By City Historic Preservation Office
May, 2016

1992	Consuelo H. Mendez, owner No occupation listed
1985-86	Patricio J. and Consuelo H. Mendez, owners Retired
1981	Patricio J. and Consuelo H. Mendez, owners Retired
1977	Patricio J. and Consuelo H. Mendez, owners Accountant (office at the house)
1973	Patricio J. and Consuelo H. Mendez, owners Accountant (office at the house)
1968	Patricio J. and Consuelo H. Mendez, owners Accountant (office at the house)
1962	Patricio J. and Consuelo H. Mendez, owners Lawyer (office at the house)
1959	Patricio J. and Consuelo H. Mendez, owners Lawyer

- 1955 Patricio J. and Consuelo H. Mendez, owners
Lawyer, 1105½ E. 6th Street.
- 1952 Patricio J. and Consuelo H. Mendez, owners
Attorney at law, 1105½ E. 6th Street.
- 1949 Patricio J. and Consuelo H. Mendez, owners
Attorney at law, 1105½ E. 6th Street.
- 1947 Patricio J. and Consuelo H. Mendez, owners
Patricio: Student, University of Texas
Consuelo: Teacher, Zavala School
- 1944-45 The address is not listed in the directory.
NOTE: Patricio J. and Consuelo H. Mendez are listed at 1805 E. 3rd Street. He
was in the U.S. Army; she was a public school teacher.

BIOGRAPHICAL NOTES

Patricio and Consuelo Mendez (ca. 1946 – ca. 1985)

According to his 1981 death certificate, Patricio J. Mendez was living in this house at the time of his death at the age of 72. He was born in Texas and was a retired attorney.

MENDEZ, Patricio J., 72, 1710 Garden St., died Thursday. Services 10 a.m. today at Hyltin-Manor Funeral Chapel. Burial, Assumption Cemetery. Survivors: wife, Consuelo H. Mendez of Austin; mother, Andrea Mendez of Mission; sisters, Mrs. Mario deJesus Rodriguez of Salinas, Calif., Eva Cantu, Estelle Gonzales, Maria Anita deLaGarza, all of Mission, Rebecca Ortiz of San Antonio.

Obituary of Patricio Mendez
Austin American-Statesman, August 22, 1981

Consuelo H. Mendez

Consuelo H. Mendez, 81, of Austin died Thursday.

She was a retired teacher with the Austin Independent School District, member of the Emmanuel Methodist Church, member of the Emmanuel Ladies Lulac #202. She was honored by the Austin City Council P.T.A. in 1981 and by the Mexican American Business and Professional 'Women's Association as Woman of the Year' in 1984.

She is survived by brother, Gustavo A. Herrera, Saltillo, Mexico; sister, Miss Mary Grace Herrera, Austin; nephews, Rigoberto Herrera, California; Edward J. Herrera, Austin; nieces, Mrs. Elizabeth Valdez, San Benito; Mrs. Edelmira H. Saenz, Austin; thirteen great nieces and nephews; ten great grea-nieces and nephews.

Friends may call at Hyltin-Manor Funeral Chapel where evening prayer services will be held 7:00 PM, Saturday. Funeral services will be at 1:00 PM, Sunday in the chapel with Reverend L.D. Lindgens officiating. Interment will be in the Assumption Cemetery.

Pallbearers will be Thomas A. Saenz, Enrique J. Saenz, Edward J. Herrera II, Jimmy Castanedo, Robert Garcia, Ruben Garza. Honorary pallbearers are Henry Gonzales, Manuel Victor Romo, Ignacia Rosales.

Arrangements under the direction of Hyltin-Manor Funeral Chapel, 3000 N. Interregional at 30th, 476-5387.

Obituary of Consuelo Mendez
Austin American-Statesman, March 9, 1985

Patricio J. Mendez

1710 Garden Street

20

48

0

15

"0"

Riverside Subdivision

Frame residence and garage

28541 12-27-45

\$3,000.00

M. Medina

5

Building permit to Patricio Mendez for the construction of the house (1945)

Receipt No. 5332 Application for Sewer Connection N^o 19879

Austin, Texas, 1-14- 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 C.H. Mendez at 1710 Garden Street,

further described as Lot 15 Block 6 Outlot 48 Division "0"

subdivision Riverside Subd. Plat 20, which is to be used as a Res.

In this place there are to be installed 5 fixtures. Plumbing Permit No. 21300

I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'-7½" at Main Respectfully,

Stub Out Connected 6'-20" of FELL R.H. Ban

(Location)

Date 3-11-46

By Mendez

NOTE: Connection Instructions 16" duct in Alley - 6' deep - 25'

Mamon R. of alley -

Sewer connection application by Consuelo H. Mendez for this address (1946)