

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
MAY 24, 2021
GF-21-064096
1202 PEREZ STREET

PROPOSAL

Demolish a ca. 1952 stone house.

ARCHITECTURE

One-story L-plan masonry house with arched Spanish Eclectic partial-width porch, 8:8 and 4:4 wood windows with iron grates, and a stone retaining wall.

RESEARCH

The house at 1202 Perez Street was constructed around 1952 by Armando and Anita Lopez. Armando Lopez, born in Floresville in 1913, was a construction worker and mason, and the multiple types of stonework on the property may be examples of his work. His wife, Hutto native Anita Berlanga Lopez, was an attendant and instructor at the Travis State School. Anita and Armando Lopez moved to Austin from San Antonio between 1935 and 1940; they owned the home at 1202 Perez Street until at least 1995.

STAFF COMMENTS

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 may meet two criteria:
 - a. *Architecture*. The building shows examples different masonry types prevalent at midcentury, designed and built by a professional mason. It displays Spanish Eclectic influences.
 - b. *Historical association*. The property does not appear to have significant historical associations, though the Commission should consider that it was occupied by Armando Lopez, the mason who ostensibly designed and installed the home's exterior cladding and interior accent walls.
 - 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 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

Strongly encourage rehabilitation and adaptive reuse, then relocation and/or deconstruction, but release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: PR-2021-056818

LOCATION: 1202 PEREZ ST

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

Photos





Realtor.com, 2021



Google Street View, 2021

Occupancy History
City Directory Research, April 2021

1959 Armando Lopez, owner

- 1957 Armando B. and Anita B. Lopez, owners
Rock mason
- 1955 Armando and Anita Lopez, owners
Construction worker
- 1952 Address not listed

Biographical Information

Statesman Congratulates	
ST. DAVIDS Mr. and Mrs. Oscar Atkins, 1708 Manor Road, Apartment 111, boy, Jan. 30. Mr. and Mrs. Jerry B. ain, 4608 Conneley Street, girl, Jan. 30. Mr. and Mrs. Horace C. Barn- hart, 521 Buckeye Trail, girl, Jan. 31. Mr. and Mrs. John C. Ludlum, 403 Arlington, boy, Jan. 31. Mr. and Mrs. W. S. Mitcham, 1000 Newport Avenue, boy, Jan. 31. Mr. and Mrs. Gary C. Brown, 1200 Enfield Rd., boy, Feb. 1. Mr. and Mrs. Jesse Sumpter, 1108 Regan Terrace, girl, Feb. 1. Mr. and Mrs. Robert E.	2909 East 14th Street, girl, Jan. 31. Mr. and Mrs. Manuel Alcola, 2305 Holly Street, girl, Feb. 1. Mr. and Mrs. Lonnie Fogle, 2107 Chestnut Street, boy, Feb. 2. Mr. and Mrs. Clinton Har- grove, 1607½ West 8th Street, boy, Feb. 2. Mr. and Mrs. Joe Rodriguez, 2012 East 2nd Street, boy, Feb. 2. Mr. and Mrs. Roy Delgado, 6319 Del Monte Street, girl, Feb. 2. SETON Mr. and Mrs. Jose Lopez, 1202 Perez Street, girl, Jan. 29. Mr. and Mrs. Chester Ther-

The Austin Statesman (1921-1973); Feb 4, 1964

LOPEZ, Anita B.

July 13, 1922 - March 21, 2016

Mrs. Anita B. Lopez, 93, of Austin, passed away Monday, March 21, 2016. Recitation of the rosary was at 7:00 p.m. Tuesday at Angel Funeral Home. Funeral mass will be celebrated at 10:00 a.m. Wednesday at St. Julia Catholic Church. Burial will follow in Assumption Cemetery.

Mrs. Lopez was preceded in death by her husband, Armando Lopez, and a daughter, Margaret Lopez.

She is survived by her daughter, Josie Gonzales, son, Joe Lopez, 13 grandchildren, 26 great-grandchildren, and 17 great-great-grandchildren.

She worked tirelessly in the service of her clients with disabilities at the Travis State School; personally devoted to helping them live to their full potential. She was a mother to many, strong for the weak, a mentor in faith, and loved unconditionally.

<https://www.legacy.com/obituaries/statesman/obituary.aspx?n=anita-b-lopez&pid=178293986&fhid=19498>

Permits

Armondo Lopez 1202 Perez St.
 367 2 1
 Chernosky #9
 Stucco addition rear of residence.
 69904 8/1/58 200.00
 owner none

BEDROOM

Addition permit, 8-1-58
 Armondo Lopez 1202 Perez St.
 367 2 1
 Chernosky #9
 Frame addn. to rear of residence
 73414 7-10-59 \$300.00
 owner

BEDROOM

Addition permit, 7-10-59
 OWNER Armondo Lopez ADDRESS 1202 Perez St.
 PLAT 367 LOT 2 BLK 1 DIV
 SUBDIVISION Chernosky # 9
 OCCUPANCY bedroom
 BLD PERMIT # 89085 DATE 8-19-63 OWNERS ESTIMATE 115.00
 CONTRACTOR Owner NO. OF FIXTURES
 WATER TAP REC # SEWER TAP REC #

BEDROOM

Frame addn to rear of res
 Addition permit, 8-19-63

LOT 2
Block 1
Sec 367

WATER SERVICE PERMIT
Austin, Texas

E No. 16350

Received of ARMANDO LOPEZ Date 4-15-58
Address 1202 PEREZ ST.
Amount Twenty \$ 20.00
Plumber Self - GR60745 Size of Tap 3/4"
Date of Connection 4-18-58
Size of Tap Made 3/4"
Size Service Made 3/4"
Size Main Tapped 6" C.I.
From Front Prop. Line to Curb Cock 7'
From NO Prop. Line to Curb Cock 5'
Location of Meter FRONT
Type of Box ROUND
Depth of Main in St. 3'
Depth of Service Line 3'
From Curb Cock to Tap on Main 3'
Checked by Engr. Dept. Mam
No. Fittings 3
Pipe 4-3/4" Cop
Corp. Cock 3/4"
Cop. to Iron ell
Cop. to Cop. ell
Cop. to Iron Coupling
Cop. to Cop. Coupling
Angle Stop 3/4" Angle
Stop
Bushing
Nipples
Service Clamp
Valve
Meter Box ROUND
Lock Lid
Drain Tile
Drain Tile Lid
Stop & Drain
Job No. 10323700502
Foreman Self

INDEXED

Water tap permit, 4-15-52

SANITARY SEWER SERVICE PERMIT
Austin, Texas

No. 39725

Received of ARMANDO LOPEZ Date 5-2-63
Address 1202 PEREZ ST
Amount FIFTY \$ 50.00
Builder or Owner SAME Plumber Mendoza
Lot 2 Block 1 Subdivision CHESTERMAN Plat No. 86
Date of Connection 6-20-63
By City 2-S/ML
By Plumber
Checked By Willis
Size Main 8" Depth ±5'
Main Assign. 20' E of W.P.
Stub Depth 5' Prop. Line 5'
Stub Location TO BE AT NLL
Book No. A5688 IN PEREZ
Paying Cut On 6-18-63 No. Union
No. Fittings 2
Pipe 6" 52.5
Wyes
Bends 6" 98
Reducers
Plugs
Sand
Gravel
Remix
Stoppers
Castings
Other 1 bag 98
Labor: 1-hr 3.00
1-hr 1.50
1-hr 2.50
1-hr 1.50
Total 32.46

Sewer tap permit, 6-18-63