

**HISTORIC LANDMARK COMMISSION
MARCH 24, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-0148
311 LELAND STREET**

PROPOSAL

Demolish four ca. 1936 Calcasieu cottages.

ARCHITECTURE

Each cottage is a one-story, rectangular-plan, Tudor Revival-styled, cross-gabled frame cottage with single and triple 1:1 fenestration with 6:1 wooden screens; false half-timbering in the tympanum of the front gable.

RESEARCH

These cottages were built by the Calcasieu Lumber Company of Austin as small dwellings in the 1920s and 1930s. The company had standardized plans, and provided all the materials, even the crews for the construction of these houses on an owner's site. A few were built as single dwellings, but the majority were built in groups, many in the form of a bungalow court, a popular residential pattern for small, free-standing dwellings throughout the country, but especially in Southern California, where they have been celebrated for their scale and configuration. Bungalow courts corresponded to motel courts of the 1920s and 1930s, but the houses were larger than the typical motel unit, and each one was either singly owned or the entire court was owned by a landlord and the houses rented out. The configuration was not unique to motel and bungalow courts, however; some upper class residential developments of the era also followed the court configuration, which prized the houses facing each other with a common area for the front yards, and each building connected by a similarity of scale and style. Austin used to have a number of bungalow courts close to downtown and on the near east side; this configuration of Calcasieu cottages is one of a very small number which remain.

These Leland Street Calcasieu cottages were built by William H. Todd, who owned a dairy farm at what is now 2107 Nickerson Street (the house is still standing), and have always rental units – city directory research shows that these were dwellings for the middle class – salesmen, insurance agents, police officers, accountants, and clerks were typical residents of these units – C.T. Uselton, who became a very prominent insurance man in the city in later years, rented one of the units in the late 1930s when he was first getting started in the business.

STAFF COMMENTS

The houses appear in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

STAFF RECOMMENDATION

Postpone until April 28, 2014 to allow time for the applicant to reconsider the demolition of these Calcasieu cottages. This group of Calcasieu cottages is an extremely rare resource in the City, especially in their bungalow court configuration. The applicant should fully consider the implications to the architectural heritage of the city before destroying this resource. This bungalow court is exactly the type of housing that Austin needs to preserve, especially in musician-friendly areas of the city, such as South Austin. A lack of affordable small housing threatens our music culture, and removal of a bungalow court such as the Leland Street Calcasieu houses can only exacerbate matters. It is time to come to terms

with how much of our architectural, cultural, and social past we are losing and request that the owner of these cottages make very certain that there is no feasible alternative to demolishing them.

LOCATION MAP



1" = 109'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2014-0148

LOCATION: 311 Leland 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.

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311 Leland Street
ca. 1936



OCCUPANCY HISTORY
311 Leland Street

City Directory Research, Austin History Center
 By City Historic Preservation Office
 July, 2012

- 1992 A: Charles F. Claver, renter
 Teaching assistant, University of Texas
 B: Michele Larson, renter
 No occupation listed
 C: William H. Woodard, renter
 No occupation listed
 D: Anne T. Withrow, renter
 Employed by the State of Texas
- 1985-86 A. C. Mora, renter
 No occupation listed
 B: H.E. Malkan, renter
 Student
 C: Diane Trotsuk, renter
 No occupation listed
 D: D.K. Buckner, renter
 No occupation listed
 NOTE: The directory indicates that D.K. Buckner was a new resident at this address.
- 1981 A: No return
 B: No return
 C: Bob and Peggy Anderson, renters
 No occupation listed
 D: Marilyn Novell, renter
 No occupation listed
 NOTE: The directory indicates that Marilyn Novell was a new resident at this address.
- 1977 A: Nancy Burton, renter
 No occupation listed
 B: Douglas and Marilee Dodson, renters
 Employed by the State Department of Mental Health and Mental Retardation
 NOTE: The directory indicates that Douglas and Marilee Dodson were new residents at this address.
 C: Robert and Debra Emery, renters
 No occupation listed
 NOTE: The directory indicates that Robert and Debra Emery were new residents at this address.
 D: Christine Kane, renter
 No occupation listed
 NOTE: The directory indicates that Christine Kane was a new resident at this address.
- 1973 Walter and Gloria Mendez, renters
 Construction worker
 NOTE: The directory indicates that Walter and Gloria Mendez were new residents at this address.

- A: Marshall Chapman, renter
No occupation listed
NOTE: The directory indicates that Marshall Chapman was a new resident at this address.
- B: Vacant
- C: Vacant

1969 Marshall and Pearl M. Chapman, renters
Glazier, Calcasieu Lumber Company

A: Rubye H. Powers, renter
Widow, Shelley W. Powers
Office secretary, State Commission for the Blind

B: Thomas and Linda Buil, renters
U.S. Army

C: W. Joe and Evalyne Perry, renters
City policeman

1965 Marshall and Pearl Chapman, renters
Glazier, Calcasieu Lumber Company

A: Rubye H. powers, renter
Widow, Shelley W. Powers
Office secretary, Bergstrom Air Force Base

B: Mary A. Gray, renter
Proprietor, Majestic Cleaners, 219 E. 6th Street.

C: W. Joe and Evalyne Perry, renters
City policeman

1962 Marshall and Pearl Chapman, renters
Glazier, Calcasieu Lumber Company

A: Rubye Powers, renter
Widow, S. William Powers
No occupation listed

B: Rickey Ellis, renter
Widow, Chester Ellis
Waitress, Marvin's Fine Foods, 1224 South Congress Avenue.

C: W. Joe and Evalyne Perry, renters
City policeman

1958 James D. and Loucille Farr, renters
Salesman, KNOW Radio

A: S.W. and Rubye Powers, renters
Equipment operator, Bergstrom Air Force Base

B: Henry Schmidt, renter
Student

C: Joe W. and Evalyne Perry, renters
City policeman

1953 Albert and Eva Wilson, renters
Sheet metal worker

A: S.W. and Rubye H. Powers, renters
Driver, Bergstrom Air Force Base

B: H.H. and Thelma Nalle, renters
Salesman

C: W. Joe and J. Evalyne Perry, renters

Lieutenant, City Police

- 1949 Robert B. and Anna B. Laws, renters
Lieutenant, City Police
A: Harold W. Langston, renter
Bus operator, Kerrville Bus Lines
B: Howard and Thelma Lindhart, renters
Dirt contractor (office at the house)
C: Joseph W. and Evelyn Perry, owners
Crime prevention officer, City Police
- 1947 Robert Beverly and Anna G. Laws, renters
Juvenile officer, Austin Police Department
A: Harold Langston, renter
No occupation listed
B: Howard and Thelma Lindhart, renters
Contractor (office at the house)
C: Joseph W. and Evelyn Perry, owners
Detective, City Police
- 1944-45 Robert B. and Anna Laws, renters
Detective, City Police
A: David and Price B. Kagey, renters
No occupation listed
B: Preston L. and Bertie Null, renters
Operator, R.E. Janes Gravel Company, 120 Miller Street.
C: W. Joseph and Evelyn Perry, owners
Detective, City Police
- 1941 Edward E. and Violette Powers, renters
Office assistant, State Highway Department
A: W. Donald and Wilma Palmer, renters
Clerk
B: Charles L. and Frances Shannon, renters
Meat cutter, Austin & Barrow, supermarket, 2024 South Congress Avenue.
C: Donald C. and Thelma Grimes, renters
Branch manager, Sterling National Life Insurance Company, 410 Littlefield Building.
- 1939 Herman D. and Claudine Shaw, renters
Office assistant, State Highway Department
A: Clarence T. and Marguerite Uselton, renters
Salesman, Harrison-Wilson, real estate and insurance, 131 w. 7th Street.
B: Jack F. and Jean L. Laws, renters
Salesman, American Publishing Company (Austin American-Statesman)
C: Malcolm T. and Alice Jernigan, renters
Salesman, Austin Goodyear, 1st and Congress Avenue.
- 1937 H. Gilbert and Grace Smith, renters
Accountant, T.B. Trotter Company, certified public accountants, 812 Scarbrough Building.
A: Horace and Nettie Wheaton, renters
No occupation listed

- B: William C. and Willie M. Brown, renters
Contractor (office at the house)
- C: William C. and Mildred Lawrence, renters
Examiner, Texas Insurance Checking Office

1935

The addresses are not listed in the directory.

Connection Charge \$ 12.00

Application for Sewer Connection. N^o 12714A

Austin, Texas, July 29, 1936

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Mrs. Will H. Todd
at 311 Leland Street,
further described as lot (5 ac) (2), block W. Todd, outlet W. Todd,
subdivision W. Todd, division W. Todd, plat 124
which is to be used as X 4 residences

In this place there are to be installed 16 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully, L. W. Loder

Stub Out _____

Connected 8/4 1936 Cor 40'

Size of Main 6 inches. West of last

Size of Service 4 inches. lot line

Feet Deep _____

Feet from Property Line _____

Feet from Curb Line _____

Inspected by Boalright

Connection made by H. H. H. 13-146

Sewer connection application by Mrs. Will H. Todd (1936)

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

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 4374

M. *W. H. Todd*

Address

369 Leland St

Plumber

Ladin

Size of Tap

Date

8-10-36

Date of Connection *8/12/36*
 Size of Tap Made *3/4"*
 Size Service Made *3/4"*
 Size Main Tapped *6"*
 From Front Prop. Line to Curb Cock *13'*
 From *E* Prop. Line to Curb Cock *26'*
 Location of Meter *at curb*
 Type of Box *hub*
 Depth of Main in St. *9'6"*
 Depth of Service Line *2'6"*
 From Curb Cock to Tap on Main *7'*
 Checked by Engr. Dept. *8-18-36*

INDEXED

Foreman's Report

No. Fittings	Size
1 Curb Cock	3/4"
1 Union	1 1/2" BRASS
1 St. Elbow	3/4"
1 Bushing	3/4" x 1/2"
1 Tee	1/2" BRASS
1 Stop	1/2" COPPER
1 Pipe	1" COPPER
1 Nipple	1" COPPER
1 Union	1" CTO-IRON
1 Plug	1"
1 Tee	1" BRASS
1 Stop	1" BRASS
1 Box	1"
1 Lid	1"
1 Valves	1"
Req. No.	<i>10 976</i>

Foreman's Signature

BENSON

Water service permit to W.H. Todd for this address (1936)

AUSTIN, TEXAS

Nº 4374

M. W. H. Todd

Address

369 Leland D.

Plumber Ladin

Size of Tap

Date 8-10-2

Date of Connection.....8/12/94

Size of Tap Made.....

Size Service Made..... 317

Size Main Tapped.....

From Front Prop. Line to Curb Cock.....13'

From Prop. Line to Curb Cock.....76

Location of Meter at curb

Type of Box..... *Large*

Depth of Main in St.

Depth of Service Line.....2

From Curb Cock to Tap on Main.....7'

Checked by Engr. Dept. (B-7) 8-18-3

INDEXED

~~Foreman's Report~~

No.	Fittings	Size.
1	1/2" x 1/2" x 1/2"	1/2"
2	1/2" x 1/2" x 1/2"	1/2"
3	1/2" x 1/2" x 1/2"	1/2"
4	1/2" x 1/2" x 1/2"	1/2"
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89	1/2" x 1/2" x 1/2"	1/2"
90	1/2" x 1/2" x 1/2"	1/2"
91		

Foreman's Signature

BENSON



Additional water service permit to W.H. Todd for this address (1936)