

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2014-0003**HLC DATE:**

May 19, 2014

**PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Leland Street Calcasieu Cottages**WATERSHED:** Blunn Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 311 Leland Street**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff **does not** recommend the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

1. Architecture: The subject property is a group of four ca. 1936 cottages constructed as prefabricated housing by Austin's Calcasieu Lumber Company.
2. Historical associations: These cottages were manufactured by a local lumber company and are unique to Austin.

**HISTORIC LANDMARK COMMISSION ACTION:** April 28, 2014: Initiated the historic zoning case. Vote: 7-0.

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The cottages are listed in the Comprehensive Cultural Resources Survey (1984) but without a priority for research.

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** South River City Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

Four ca. 1936 Tudor-Revival style wood-frame prefabricated cottages manufactured by Austin's Calcasieu Lumber Company; each has a steeply-pitched hipped roof, which was a signature style of the cottages, and single and paired 1:1 fenestration with 3:1 wood screens; front-gabled entry hood.

**Historical Associations:**

Calcasieu Lumber Company was founded in the 1880s by the Drake brothers of Austin, who named their company after the fine lumber they found in Calcasieu Parish, Louisiana. Calcasieu was one of the largest lumber companies in Austin, with sprawling facilities along the railroad tracks on W. 2<sup>nd</sup> Street downtown. In the late 1920s and 1930s, they expanded

their operation to manufacture vacation, tourist, or small rental cottages, following the trend of bungalow companies throughout the country which pre-manufactured all of the components for bungalows and constructed them on-site at the owner's purchase and request. Calcasieu was not the only lumber company in Austin to manufacture small cottages at that time: Capital City Lumber Company also manufactured small vacation or tourist cottages under their subsidiary, Capital City Prefabricators. The Calcasieu cottages are unique to Austin, and have a signature Romantic Tudor Revival style, with steeply pitched hipped roofs – many residents have long referred to them as “fairy tale cottages” because of their soaring rooflines. Most Calcasieu cottages were wood (Calcasieu was a lumber company), but some cottages have been stuccoed (for a more defining Tudor Revival feel) or covered with synthetic siding over the years. They have been used in motel courts (such as the Classic Inn on South Congress Avenue), and more commonly, as small rental properties, generally for students in the areas surrounding the University of Texas. Calcasieu manufactured these cottages through the 1930s, but stopped with this romantic Tudor Revival style prior to World War II.

**PARCEL NO.:** 0303000205

**LEGAL DESCRIPTION:** 105X210FT SWISHER ADDN

**ESTIMATED ANNUAL TAX ABATEMENT:** \$4,474 (income-producing); city portion: \$1,241.

**APPRAISED VALUE:** \$893,160

**PRESENT USE:** Residential

**CONDITION:** Good

**PRESENT OWNER:**

Ronald Charles Flores and Yasbell Flores-Valle  
503 Leland Street  
Austin, Texas 78704

**DATE BUILT:** ca. 1936

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** Mrs. Will Todd (1936)

**OTHER HISTORICAL DESIGNATIONS:** None.

Please see attached staff report for all further information.

## **PROPOSAL**

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Demolish four ca. 1936 Calcasieu cottages.

## **ARCHITECTURE**

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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**

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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**

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

## **STAFF RECOMMENDATION**

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Encourage relocation over demolition, but release the permit. While these Calcasieu cottages are interesting, they do not rise to the level of landmarks, and their context on Leland Street is not an integral part of the character of the neighborhood, or for the setting of these cottages. Staff deeply hopes that the applicant will do everything possible to see that these cottages are relocated and re-used – they would make great art studios, bed-and-breakfast accommodations, or musician/artist residences, and they represent a piece of Austin architecture that is truly unique. The Calcasieu Lumber Company was an Austin institution, and their cottages represent a uniquely Austin manifestation of an architectural style that is found nowhere else in the country. Maintaining them in Austin is extremely important, even if not on this Leland Street site.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 109'

## 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.

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.



311 Leland Street  
ca. 1936



## OCCUPANCY HISTORY

### 311 Leland Street

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

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

- 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. 6<sup>th</sup> 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. 7<sup>th</sup> 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, 1<sup>st</sup> 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<sup>o</sup> 12714A

Austin, Texas, July 29, 193 6

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 Leiland Street,  
further described as lot (500) ②, block \_\_\_\_\_, outlet \_\_\_\_\_  
subdivision W-Todd, division \_\_\_\_\_, 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 8/4 193 6 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 Huck 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

N<sup>o</sup> 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 *3'*  
 From *E* Prop. Line to Curb Cock *26'*  
 Location of Meter *at curb*  
 Type of Box *flush*  
 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	5"
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 Valve	1"

Foreman's Signature

*BENSON*

Req. No.

*10976*

Water service permit to W.H. Todd for this address (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 Leeland St*

Plumber

*Ladin*

Size of Tap

*1/2*

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 *lead*  
 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*

## Foreman's Report

No. Fittings	Size
1 Curb Cock	5"
1 St. Elbow	1 1/2" BLACK
1 Bushing	3/4"
1 Tee	3/4"
1 Stop	3/4"
1 Box	3/4"
1 Lid	3/4"
1 Valve	3/4"
1 Nipple	1"
1 Union	1" CTO-IRON
1 Plug	1"
1 Tee	1"
1 Stop	1"
1 Box	1"
1 Lid	1"
1 Valve	1"

Foreman's Signature

*BENSON*

**INDEXED**



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