

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0874 AND -0875
2819 AND 2821 MANOR ROAD**

PROPOSAL

Demolish 4 Calcasieu cottages that were moved to this site in 1963.

ARCHITECTURE

The complex consists of four small cottages that were designed and built by the Calcasieu Lumber Company of Austin in the late 1920s and 1930s. The cottages are small, one-story, rectangular-plan frame structures with signature steeply-pitched hipped roofs and an ornamental, flared front-gabled section at the doorway with false half-timbering in the tympanum of the gable. Single and double fenestration – the windows on all four of these cottages have been replaced with vinyl windows; each cottage has a small, partial-width shed-roofed independent porch on plain, square wood posts.

RESEARCH

City building permit records indicate that these four cottages were moved to their current site on Manor Road in 1963. Indeed, city directories do not show any listings for these addresses prior to the city directory of 1965 (which would have been compiled in 1964). However, the city building permit records show that these cottages were moved from 3018 Guadalupe Street, and that address does not appear in any city directories, nor on Sanborn maps. There were some commercial businesses at what would have been around 3018 Guadalupe Street, including a long-standing filling station, but the closest the Sanborn maps come to showing houses that would correspond to the size and configuration of these Calcasieu cottages would have been sets on Fountain Terrace and Fountain Place, which intersected with Guadalupe Street around what would have been close to the address of 3018 Guadalupe.

The problem in determining what the pre-1963 history of these cottages is that there are a number of small structures shown on the Sanborn maps, and it is impossible to determine which of these were moved to the Manor Road location in 1963. There is a listing in the 1959 city directory for Fountain Terrace Courts at 504 Fountain Terrace, but again, it is not crystal clear that this listing (and the adjacent houses and addresses) correspond to these Calcasieu cottages.

Suffice it to say, after being moved to this Manor Road location, all of these cottages were rental units, with blue-collar, low-income, or retired tenants including supermarket clerks, grocery warehousemen, a cook at the Villa Capri Motor Hotel, city employees, building custodians, and later, retired people. Long-term tenants included Dora Walker, retired, who rented 2821 Manor Road from the early 1980s through the mid-1990s, and Charlie and Mary Wilson, both retired, who rented 2819-A Manor Road from the early 1970s through the mid-1990s.

STAFF COMMENTS




The cottages do not appear in any City survey. The cottages would have been located on Manor Road at the time of the 1984 Comprehensive Cultural Resources Survey, which is the only city survey to date to cover this neighborhood of the city.

STAFF RECOMMENDATION

Encourage relocation over demolition, but release the permits 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. These Calcasieu cottages were moved from their original location in 1963, and have therefore lost their integrity of location. Further, they have had their original windows replaced with non-historic vinyl windows, which have compromised their integrity of materials and design. The applicant is actively engaged in trying to locate a suitable location for these cottages, and preferably to move all four to the same location for continued use as affordable housing, studio space, or other uses. The applicant will substitute an application for relocation for the current application for demolition once a suitable location is determined and staff can approve that application administratively.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HDP-2015-0874 & HDP-2015-0875
2819 & 2821 MANOR 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.



2819 and 2821 Manor Road
Four cottages moved to this site in 1963





OCCUPANCY HISTORY

2819 and 2821 Manor Road

City Directory Research, Austin History Center
 By City Historic Preservation Office
 September, 2015

1992	2819-A:	Mary Wilson, renter Retired
	2819-B:	Jose Lopez, renter No occupation listed NOTE: The directory indicates that Jose Lopez was a new resident at this address.
	2821	Dora Walker, renter Retired
	2821 ½:	Benny and Favela Lechuga, renters Laundry worker
1985-86	2819-A:	Charlie M. and Mary Wilson, renters Retired
	2819-B:	Vacant
	2821:	Dora Walker, renter Retired
	2821 ½:	Robert Chavez, renter Construction worker
1981	2819-A:	Charlie M. and Mary Wilson, renters Retired
	2819-B:	Vacant

	2821:	Dora Walker, renter No occupation listed
	2821 ½:	Burr R. Heady, III, renter Electronic tech, Tracor Engineering, 6500 Tracor Drive.
1977	2819-A:	Charlie M. and Mary Wilson, renters Retired
	2819-B:	Vacant
	2821:	Robert R. Rojas, renter No occupation listed NOTE: The directory indicates that Robert R. Rojas was a new resident at this address. NOTE: There is a listing for a Dora B. Walker at 3102 E. 14 ½ Street; she was retired.
	2821 ½:	Robert and Dorothy Ockleberry, renters No occupation listed NOTE: The directory indicates that Robert and Dorothy Ockleberry were new residents at this address.
1973	2819-A:	Charlie and Mary Wilson, renters No occupation listed
	2819-B:	Vacant
	2821:	Pearlie McVea, renter Custodial worker, University of Texas Vacant
1968	2819-A:	Edna L. Collins, renter Cook, Villa Capri Motor Hotel, 2300 N. Interregional Highway.
	2819-B:	Charles R. and Gloria B> Johnson, renters U.S. Air Force
	2821:	Harvey and Caroline Cyphers, renters Employed by the City of Austin
	2821 ½:	Benjamin L. and Ann Reed, renters Warehouseman, Nelson Davis & Son, wholesale groceries, 4311 S. Congress Avenue.
1965	2819-A:	Vacant
	2819-B:	Vacant
	2821:	Frank and Helen De La Rosa, renters Clerk, Culp's Super Foodland, 5312 Airport Boulevard and 702 Montopolis Drive.
	2821 ½:	Vacant
1964	The addresses are not listed in the directory. NOTE: There are no addresses listed for 3018 Guadalupe Street in any city directory of the early 1960s or 1950s. The 1959 directory shows a listing for Fountain Terrace Courts at 504 Fountain Terrace, but it is not clear that these Calcasieu cottages correspond to the buildings that would have been listed as Fountain Terrace Courts in the 1959 directory. Further, the listing for Fountain Terrace Courts includes an address of 504 Fountain Terrace, which was a larger house (judging from the 1962 Sanborn map) than the surrounding cottages, which correspond more closely to the footprint of a Calcasieu cottage.	

OWNER Flavio Sandoval ADDRESS 2819 Manor Road
(Apt. 1 and 2)
PLAT 248 LOT 3 BLK. 3 DIV

SUBDIVISION Austin Heights.

OCCUPANCY 2 Fr. Res. onto lot & repair; Add CP to create

BLD PERMIT # 88368 DATE 6-18-63 OWNERS Duplex
ESTIMATE 5500.00

CONTRACTOR H. E. Stanley NO. OF FIXTURES 10

Apt. 1, E33424
WATER TAP REC # W SEWER TAP REC # s 40013
Apt. 2, E33425

DUPLEX.

3-16-73 134992 Juanita Galindo repair and bring
a duplex to min. stdrs.

OWNER Gilbert Barrera ADDRESS 2821 Manor Road
(Apt. 1 and 2)
PLAT 248 LOT 4 BLK. 3 DIV

SUBDIVISION Austin Heights

OCCUPANCY 2 Fr. Res. onto lot & Repair; Add CP to create

BLD PERMIT # 88376 DATE 6-18-63 OWNERS Duplex.
ESTIMATE 5500.00

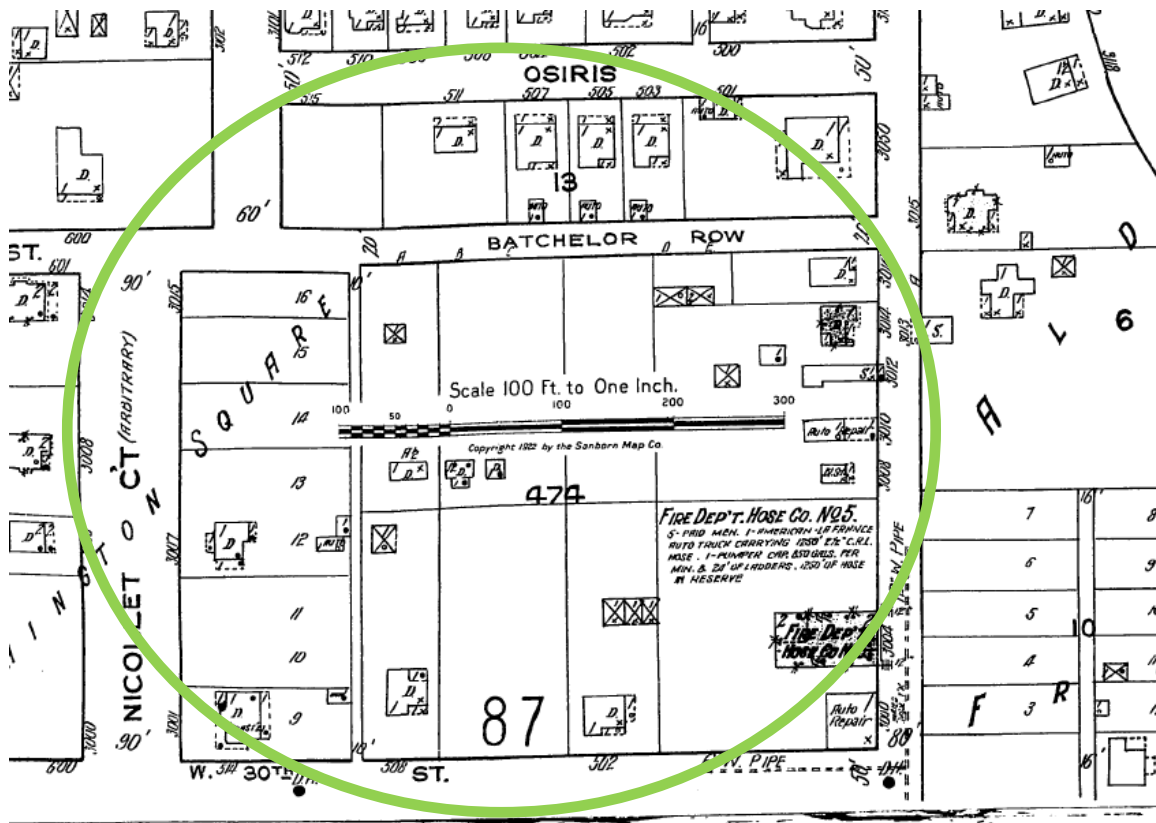
CONTRACTOR H. E. Stanley NO. OF FIXTURES 10

Apt. 1, E33426
WATER TAP REC # W SEWER TAP REC # s 40015
Apt. 2, E33427

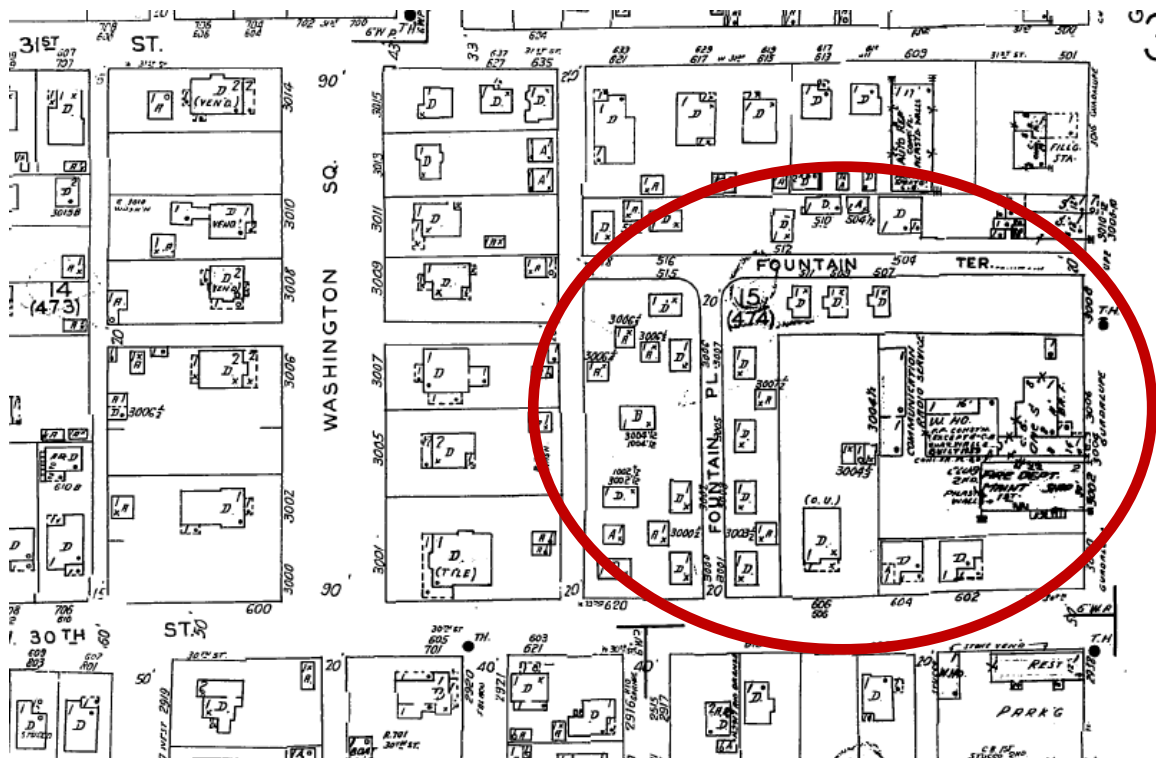
DUPLEX

From 3018 Guadalupe

1963 building permits to move the four cottages onto the current lot. The building permit for 2821 Manor Road shows that the original location was 3018 Guadalupe Street. The building permit for 2819 Manor Road (top) shows that Juanita Galindo, the daughter of Thomas and Josephine Galindo, was the owner in 1973.



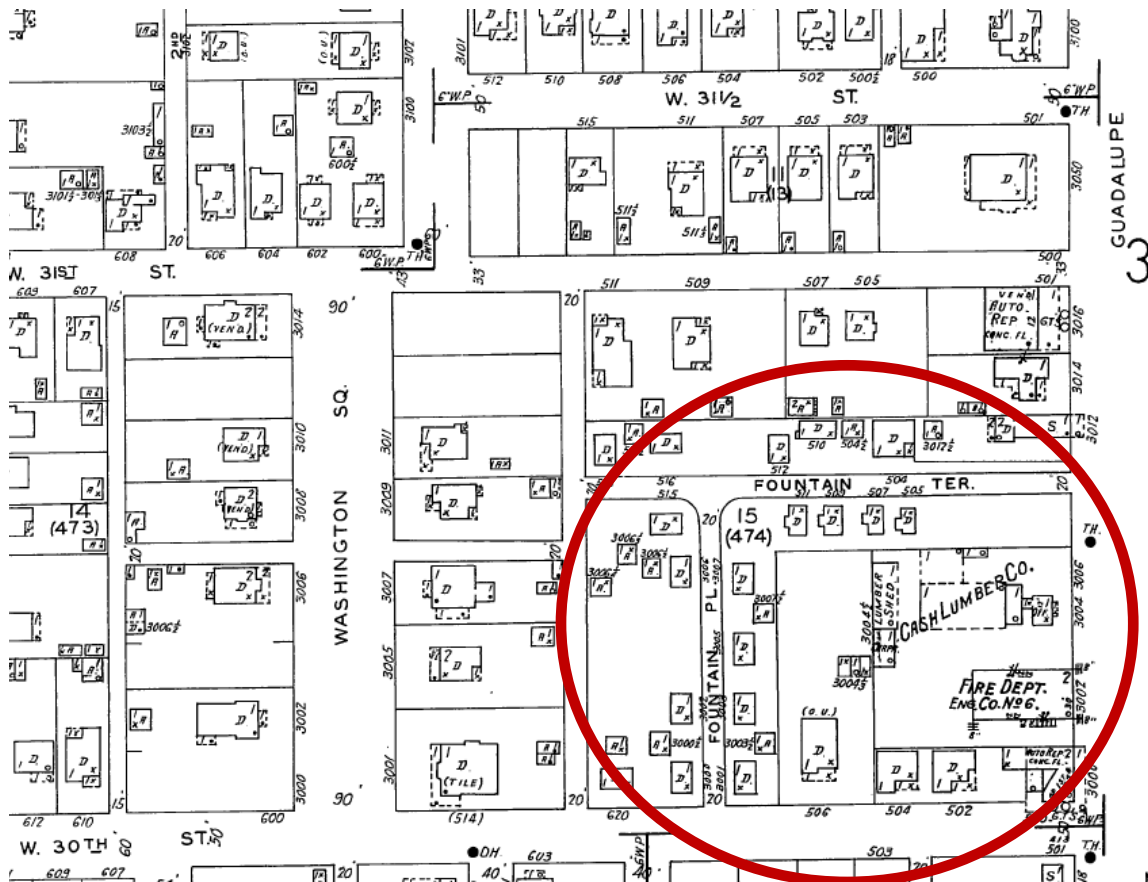
The 1922 Sanborn map shows no houses in the neighborhood that correspond to the Calcasieu house footprints. The street labelled Batchelor Row was later named Fountain Terrace, and corresponds to the street where some houses with the footprints of Calcasieu cottages were located. It makes sense that the Calcasieu cottages do not appear on this 1922 map – the company began building these cottages in the late 1920s.



The 1935 Sanborn map shows a number of houses with the footprints of a Calcasieu cottage along Fountain Terrace and Fountain Place, and all behind what could have been interpreted as

3018 Guadalupe Street. Fountain Terrace is the alley (now 30 ½ Street that divided the south side from the north side of the 300 block of Guadalupe Street. There was a filling station at the southwest corner of 31st and Guadalupe (which corresponds to the current car wash) and a set of commercial buildings at the northwest corner of Fountain Terrace and Guadalupe Street.

The houses that correspond to the footprints of Calcasieu cottages are all behind the Guadalupe Street buildings, and there is nothing on Guadalupe Street that would correspond with the 3018 Guadalupe Street address shown on the 1963 building permit for the relocation of the cottages to their current Manor Road site.



The 1962 Sanborn map shows the same configuration of what could be Calcasieu cottages along Fountain Terrace and Fountain Place, but nothing that would correspond to the address of 3018 Guadalupe Street shown on the 1963 building permit.