

**HISTORIC LANDMARK COMMISSION  
OCTOBER 26, 2015  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-0874 AND -0875  
2819 AND 2821 MANOR ROAD**

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**PROPOSAL**

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Relocate 4 Calcasieu cottages to a site on Harold Court; the 4 cottages were moved to this Manor Road site in 1963.

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**ARCHITECTURE**

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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.

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**RESEARCH**

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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.

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**STAFF COMMENTS**

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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.

At the last meeting, the applicant informed the Commission that he never intended to demolish these cottages and was looking for a suitable site to relocate them; however, his lender for the proposed project on Manor Road needed confirmation that the houses could be removed from the site before funding the applicant's project. Since the time of the last meeting, the applicant has made good on his assertions that he will relocate, rather than demolish, the cottages, and has worked diligently to find a suitable receiver for the cottages. He found several people interested in one or two of the cottages, or people interested in moving them to their own back yards, especially in newer suburban areas of the city where they would be completely out of context. Other parties wanted to move the cottages out of the city altogether, and even though the cottages would be put to good use, the applicant decided on a proposal that will keep all four cottages together in East Austin.

The applicant is selecting the proposal that will relocate all four cottages to a 5-acre tract in far East Austin where they will become an integral part of a new community of small, energy-efficient homes and communal gardens. The proposal recognizes that the "greenest" way to develop is to adaptively re-use existing housing stock, rather than demolishing buildings and consuming additional resources for new construction. The proposal also recognizes the value of integrating older buildings into a new development, creating variety and vibrancy that usually does not exist in new housing communities. Further, the proposal specifies a goal of providing 25% of the units as affordable housing. It is staff's hope that these Calcasieu cottages can serve as a portion of that affordable housing, and that the existing artistic and organic community currently on Manor Road can relocate to the new site if they so desire.

The owner of the Manor Road site has filed a petition opposing historic zoning of his property.




#### **STAFF RECOMMENDATION**

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Release the relocation 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. While these Calcasieu cottages were moved from their original location in 1963, and have therefore lost their integrity of location, they are relatively intact examples of their type, and documentation of the existing conditions is appropriate before they are relocated. Staff encourages the new owner of the relocation site to consider appropriate measures for rehabilitation and restoration of these cottages, understanding their unique architectural style and value to the community as a whole for their context and place in Austin's social and architectural history.

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

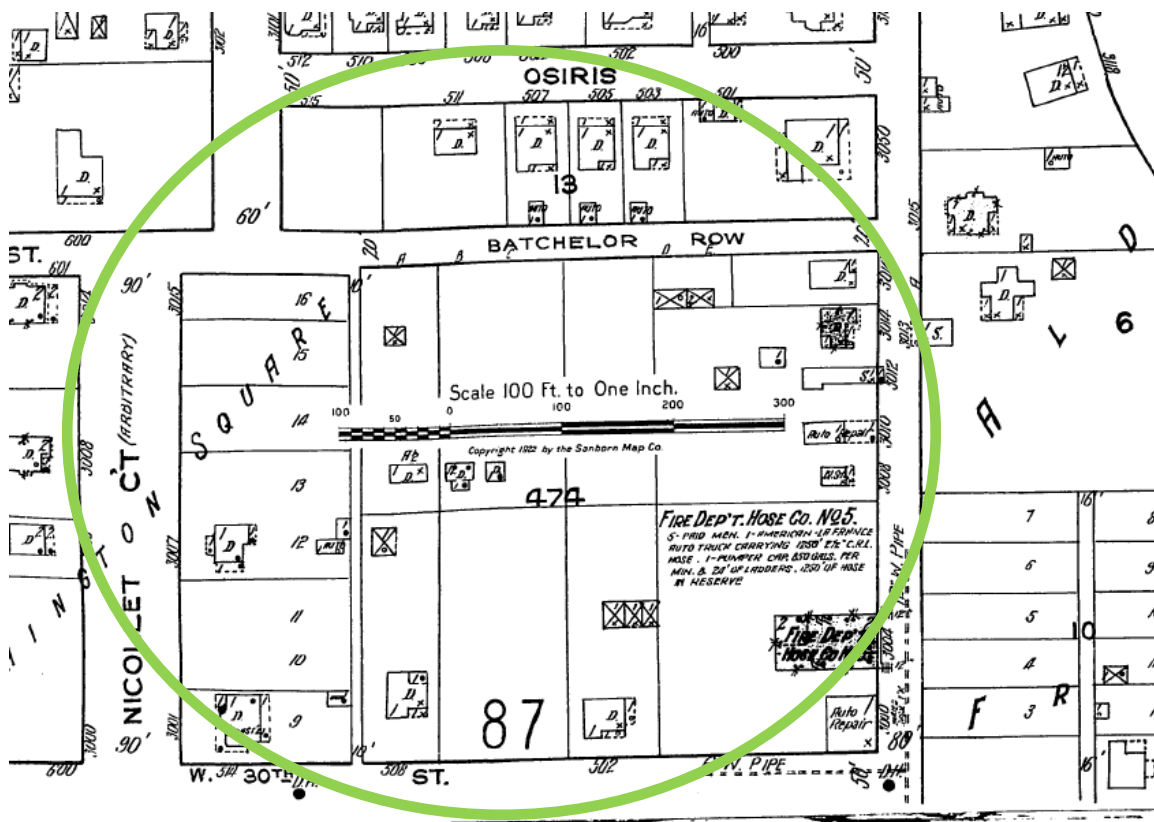
OCCUPANCY 2 Fr. Res. onto lot & Repair; Add CP to create  
OWNERS Duplex.  
BLD PERMIT # 88376 DATE 6-18-63 ESTIMATE 5500.00

CONTRACTOR H. E. Stanley NO. OF FIXTURES 10  
Apt. 1, E33426  
WATER TAP REC # W SEWER TAP REC # s 40015  
Apt. 2, E33427

DUPLEX

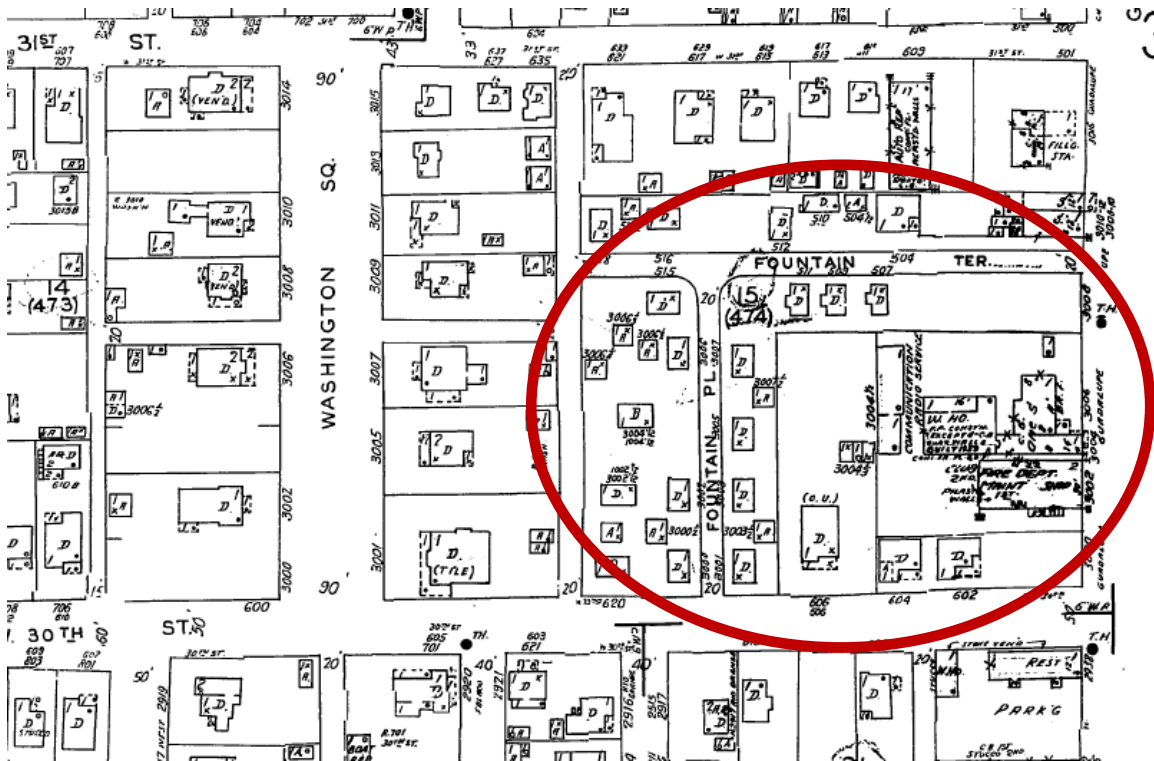
From 3018 Guadalupe

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.

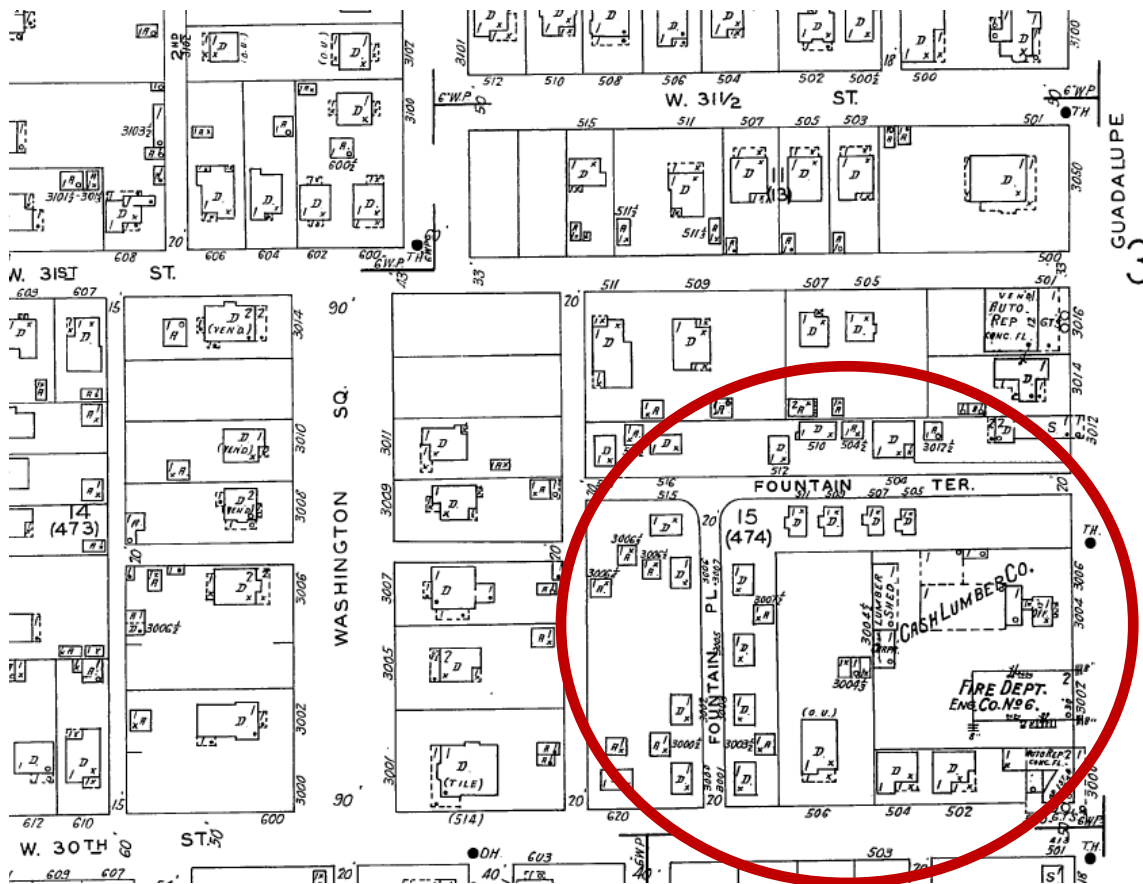


The 1922 Sanborn map shows no houses in the neighborhood that correspond to the Calcasieu house footprints. The street labelled Batchelor Row was later named Fountain Terrace, and corresponds to the street where some houses with the footprints of Calcasieu cottages were located. It makes sense that the 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 31<sup>st</sup> 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.

October 20, 2015

Re: Relocation of Historic Cottages

To David Kanne:

I am very interested in protecting and providing a location for the four historic cottages that are currently available. Please allow me to formally introduce myself and my proposal. My name is Emily Hazen; over the last year I've created an investment company, Interlocal Investment LLC. We've purchased five acres of adjacent properties in East Austin order to build our vision of a community of small resource efficient homes, communal gardens and a unique neighborhood identity. We are currently developing the site plan for permitting (with Perales Engineering) and plan to break ground on the road and infrastructure in Q2 of 2016. So the timeline you communicated works quite well for us, although we can be prepared to accept the cottages as soon as is required.

Austin is struggling against a deluge of generic new construction. We plan to prove that smart, deliberate construction can be culturally aesthetically, environmentally and financially beneficial. I have been seeking opportunities - exactly such as this- to integrate historic homes into the new community. It is far preferable for the street to not exclusively be new construction, both in terms of resource conservation and from an environmental psychology perspective of neighborhood identity. The integration of older home, including these four cottages, will help vary the texture of the street so that the new street better integrates aesthetically and culturally within the existing neighborhood context.

My partners and I are uniquely qualified- and uniquely determined- to see the implementation of a cohesive vision for this land. I have an MBA in Entrepreneurship from the University of Memphis. Previously, while earning dual Masters of Architecture and Masters of Preservation Studies at Tulane University, I lived in both pre and post Katrina New Orleans. There I witnessed and participated in the rebuilding of community. The passion that burned into me then has shaped my life and professional path ever since.

My architectural thesis was the design of a collaborative arts center in Cachoeira, Brazil (upriver from Salvador in Bahia) to promote the vibrant woodcarving culture. My preservation thesis was with a local firm in the UNESCO site of Casco Viejo in Panama City, Panama. I also founded a nonprofit after the Port Au Prince earthquake; I visited and designed an orphanage with a working farm in Enery, Haiti. I love Austin for its quirk and underlying acceptance of creative pursuits. That environment allowed me to start and run a design studio, Designing for Place, which focused on removing water intensive lawns and installing native and edible gardens, until I sold the company in 2012. I am also a LEED AP.

For your reference, here is a very brief overview of our vision of a community of small, affordable homes, communal gardens and a unique neighborhood identity. We will custom design each home and space, so these will NOT be anything close to cookie cutter homes. Integrating the historic cottages is an important aspect of fostering variety and individuality. The aesthetic focus for the exterior spaces will be low maintenance sustainability and communal access. The idea is that this type of community will attract interesting people and give a living vibrancy to the neighborhood.

- Preservation and integration of historic homes
- Corner store to mitigate concerns about food desert in East Austin
- Pilot project opportunities for the Codes and Ordinances Working Group of the Austin/Travis County Sustainable Food Policy Board (SFPB)
- Aim of 25% of residential units to be affordable housing
- New homes to be eligible for AEGB single family rating
- Integrated rain gardens and water collection systems (Perales Engineering)
- Solar energy and many other resource efficiency strategies
- Potential for green roofs
- Edible and native gardens integrated throughout site
- Communal green spaces including garden, playspace and sculpture park
- Certified Wildlife Habitat (City of Austin 'Wildscape' Certification), including retention of as many existing trees as possible
- Neighborhood Civic Association to host events and communal maintenance efforts
- Board of Directors to include representatives from the contextual neighborhood, past landowners, affordable housing advocates, environmental design advocates and our investment group.

We are able and willing to put time, professional resources, and finances into the creation of our vision. Only by working together can we enhance these historic embodiments of Austin's past, avoid their fragmentation and destruction, and give the cottages a valued new future.

All of this is to say- this is an official letter of intent specifying that we are interested in becoming the stewards of the four historic cottages. Please let me know what considerations you have in order to move forward.

Thank you for your time and attention.

Sincerely,

Emily Levings Hazen

CEO, Interlocal Investment, LLC  
PO Box 11316, Memphis, TN 38111  
interlocal.investment@gmail.com  
cell: 386.785.5425

DATE of SUBMISSION:

**Building Relocation Application**

Adopted December 2012

Application type: Commercial ☐ Residential ☐ Fee paid: \$

FOR OFFICE USE ONLY	<b>Permit Information</b>			
	BP- _____	PR- _____	LHD_NRD_HDP - _____	Ca. _____
	REFERRED BY: _____		NRHD/LHD: _____	
	<input type="checkbox"/> RELEASE PERMIT <input type="checkbox"/> DO NOT RELEASE PERMIT <input type="checkbox"/> HLC REVIEW-- _____			
HISTORIC PRESERVATION OFFICE		DATE		
<b>Current Location</b>		<b>Proposed Location</b>		
Address: <u>2821 Manor Road</u>		Address: <u>Harold Cover</u>		
City/Zip: <u>AUSTIN TX 78722</u>		City/Zip: <u>AUSTIN TX 78721</u>		
Current use: <u>Residential</u>		Current use: <u>Acres - Residential</u>		
<b>Applicant</b>		<b>Owner</b>		
Name: <u>Lincoln Ventures LLC</u>		Name: <u>Emily Hazen / INTERLOCAL INVESTMENTS</u>		
Address: <u>1717 W 6TH STREET Suite 234</u>		Address: <u>PO Box 11316</u>		
City/Zip: <u>AUSTIN TX 78703</u>		City/Zip: <u>Memphis, TN 38111</u>		
Phone: <u>512.804.9100</u>		Phone: <u>386.785.5425</u>		
Email: <u>david@lincoln-ventures.com</u>		Email: <u>emily.l.hazen@gmail.com</u>		
<b>Moving Contractor Information</b>		<b>Structural Information</b>		
Company: <u>D.A.R.</u>		Square Feet: <u>500 SF x 2 (1,000 SF)</u>		
Address: <u>PO Box 142028</u>		Building Materials: <u>Stick Frame - wood siding</u>		
City/Zip: <u>AUSTIN TX 78714</u>		Foundation Type: <u>Pier + Beam</u>		
Phone: <u>512-453-4646</u>		Estimated cost of move: <u>10,000</u>		

**IMPORTANT:**

Inspections are required for all relocation projects. If you do not call for a final inspection, the permit will expire after 180 days from the time of applying for the permit. In order to close out an expired permit, an applicant will be required to submit a NEW application for the project and all fees will be assessed again.

**DO NOT LET YOUR PERMIT EXPIRE!!!!**

**HISTORIC LANDMARKS AND DISTRICTS:** If this property is a Historic Landmark or is within a Local Historic District or National Register Historic District, additional applications and fees will apply. For more information, contact the City Historic Preservation Office.





## Building Relocation Application

Page 2 of PR- \_\_\_\_\_

### Submittal Requirements

- ☐ 1. Owner authorization/signature, **NOTARIZED** at the bottom of this page  
OR a **NOTARIZED** letter of authorization from the owner giving the applicant permission to apply.
- ☐ 2. Dimensioned Floor plan of structure to be moved
- ☐ 3. Dimensioned site plan of proposed location showing all required setbacks (not required if leaving City jurisdiction)
- ☐ 4. Certified tax certificate of current location from the Travis County Tax Assessor's Office (5501 Airport Boulevard, 854-9473).
- ☐ 5. Certified tax certificate for proposed location (not required if structure is leaving the City of Austin jurisdiction)
- ☐ 6. Photos of each side of structure; the front photo needs to show the entire front of the structure that is visible from the street.
- ☐ 7. Review Fee (see fee schedule for applicable fees)
- ☐ 8. Add'l requirements for **COMMERCIAL**— An approved, red stamped Site Plan, or a Site Plan Exemption/Determination form

### Consent, Authorizations and Signatures

I understand and will adhere to the following rules or regulations:

1. **No work may begin prior to issuance of this permit**
  2. Relocating a residential or commercial building to a new location within the City of Austin's jurisdiction requires a building review for the remodeling work and a building permit from Residential Review Division or the Commercial Review Division of the Planning and Development Review Department located on the 2nd floor at One Texas Center. A relocation permit will not be issued without the approval of the remodeling application and/or building application. Once this review is complete and approved, the permit may be obtained from the Permit Center and additional fees will be assessed at that time.
  3. The moving contractor selected must be bonded and insured in accordance with City rules. Call the City of Austin Permitting Center at 512-974-2380 to verify.
  4. If the structure to be relocated is currently tied into water and/or sewer services provided by the City of Austin, you must contact Austin Water Utility at 512-494-9400 to obtain specific water and sewer service information.
  5. If the proposed work will require the removal of any tree protected by ordinance a protected size tree or impact the critical root zone as defined within the Environmental Criteria Manual (3.5.2.A) City of Austin tree protection ordinance, a Tree Ordinance Review Application is required must be approved by the City Arborist prior to any such activity. Note, root zone protection measures (e.g. fencing, boards attached to the trunk, mulch) are required prior to work commencing. Information can be found at <http://www.austintexas.gov/department/city-arborist>. Contact the City Arborist Program at (512) 974-1876 or city-arborist@austintexas.gov.
  6. If the proposed work will require use of City right-of-way, a Right of Way Application must be approved prior to any such activity. Applications may be obtained in the Watershed Protection and Development Review located on the 8th floor at One Texas Center, 512-974-7180.
  7. If the proposed relocation route will require removal of vegetation (e.g. shrubs, trees, or branches within the ROW or on a city owned property) a Public Tree Care Permit (<http://austintexas.gov/sites/default/files/files/Parks/Forestry/publictreecarepermit.pdf>) is required from the Parks & Recreation Department (Urban Forestry). Contact the Urban Forestry Program at (512) 974-9500.
  8. **The Historic Preservation Office will review this application to determine if the structure that is subject of this application is potentially historic as defined by §25-11-214 of the City of Austin Land Development Code. Additional review by the Historic Landmark Commission may be required and additional fees may be assessed.**
- I, the undersigned, hereby swear or affirm that the information provided in this application is true and correct to the best of my knowledge and is an accurate reflection of my intentions for the above structure and/or property. I understand that any omission or incorrect information herein will render this application and any permit obtained invalid.

☐ As owner(s) of the property described in this application, I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Signature of Applicant: \_\_\_\_\_  
(if different from owner)

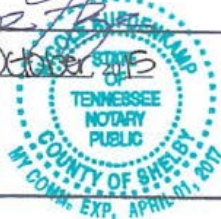
Date: 10/20/2015

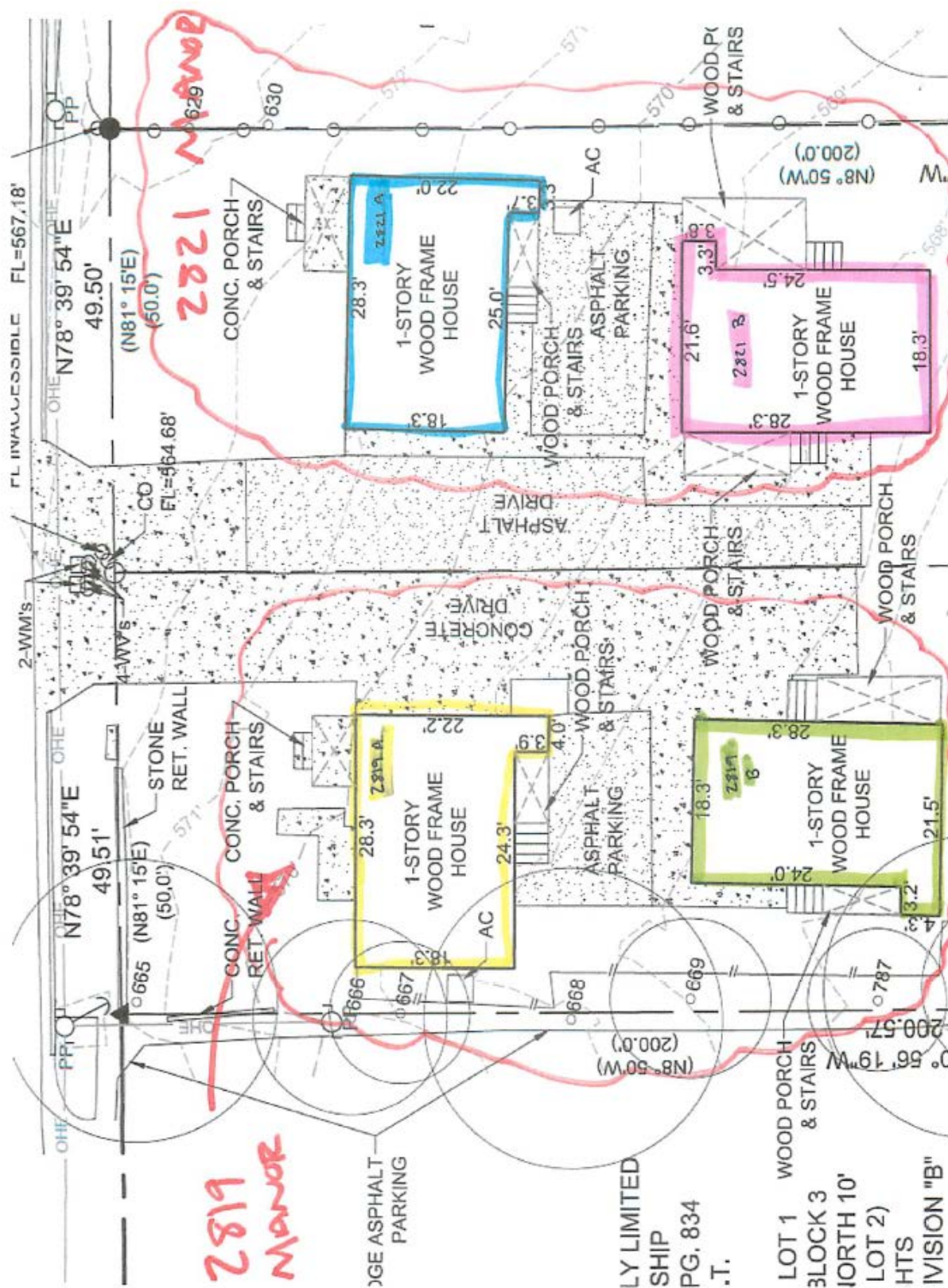
Signature of Owner: \_\_\_\_\_

Date: 10/20/2015

Sworn and subscribed before me this 20 day of October, 2015

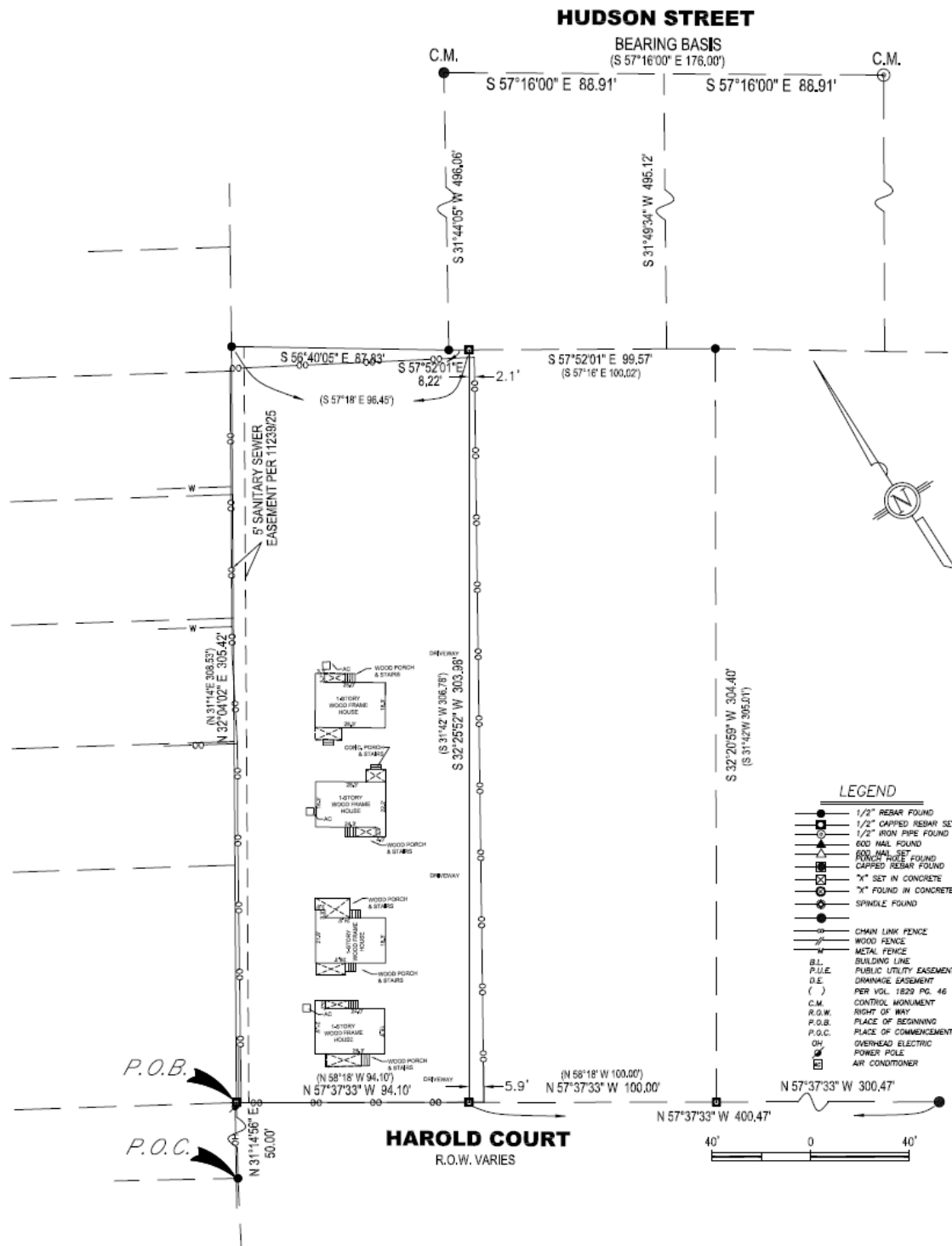
Signature of Public Notary: \_\_\_\_\_











## OWNER'S PETITION OPPOSING ZONING CHANGE

I, Gary Valdez, do hereby object to any change in the existing zoning of my property at 2819 Manor, 2821 Manor, and 2823 Manor Road, Austin TX 78722. Specifically, I strongly oppose the change in zoning of my property located at 2819, 2821, and 2823 Manor Road to "Historic Zoning". Below is a brief history of my property that I purchased with my brother Doyle Valdez in 1995.

Doyle and I purchased the property located at 2819, 2821 and 2823 Manor Road in 1995 from my Great Aunt Mary Barrera. Prior to my Great Aunt owning the property, my Great Grandparents owned the property since the 1940's and provided in their "will and last testament" that the property be left to my Great Aunt when they passed away in the 1980's. Originally my great grandparents purchased the main house located on 2823 Manor Road as their primary residence and the adjacent two residential lots. The two lots, 2819 and 2821 Manor Road were vacant from the 1940's until the 1960's according to my parents. Sometime in the late 1960's or early 1970's, my Great Aunt purchased four houses originally located on the old Lake Austin Boulevard Brackenridge Tract and moved the homes onto the two residential lots (2819 and 2821) and used them as rental properties. Therefore, those four houses were not located on the property until the late 60's at the earliest.

My Great Aunt and Uncle were very frugal over the years and left the homes with quite a bit of deferred maintenance by the time Doyle and I purchased the property in 1995. Within the first five years, Doyle and I made significant improvements to the houses to make them livable for our tenants. However, due to the age and condition of the residences located on 2819 and 2821, they are in need of constant repairs over the years.

As you are probably aware, much of our neighborhood has a zoning overlay. The zoning overlay was approved by the neighborhood associations over 15 years ago. Our particular property's zoning overlay was approved for mixed use development (multifamily, retail, office). Approximately seven years ago, the Austin City Council, with the approval of the Neighborhood Association and the Planning Commission, rezoned the property to the current mixed use zoning designation. Even though the houses relocated from the Brackenridge Tract were located on the property at that time, during both zoning approvals, there was not any mention of a historical designation.

I, Gary Valdez, do hereby authorize David Kanne (Lincoln Ventures LLC) and Mike Mchone to speak on the behalf of 2819, 2821, and 2823 Manor Road as it relates to obtaining a Demolition Permit through the City of Austin for all three of these properties.

Acknowledged:

  
F. Gary Valdez

September 1, 2015  
Date

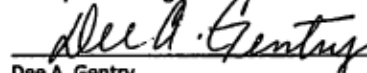
State of Texas  
County of Travis

This instrument was acknowledged before me on September 1, 2015 by F. Gary Valdez.

(Personalized Seal)



Notary Public's Signature

  
Dee A. Gentry  
My Commission Expires: 7.25.2017



