

**HISTORIC LANDMARK COMMISSION
AUGUST 22, 2016
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0509
310 COMAL STREET**

PROPOSAL

Demolish a ca. 1949 industrial building.

ARCHITECTURE

One-story, flat-roofed, concrete building that stretches the entire block from Comal to Onion Streets along the south side of E. 4th Street. The building has walls of hopper windows and glass in multi-light configuration; a two-story section in the middle of the south side of the building shares the architecture of the one-story sections.

RESEARCH

The building was built in 1949 by Capitol Linen Service, which had previously been located across 4th Street at 400 Comal Street. The business name changed to National Linen Service in the early 1970s.

STAFF COMMENTS

The building is not listed in any City survey to date.

STAFF RECOMMENDATION

Postpone or initiate historic zoning on this building to determine feasible alternatives to demolition. The building takes up an entire block, and while vandalized, appears to be in a condition where preservation and rehabilitation would be practical. The role of Capitol (later National) Linen in the East Austin community has not yet been fully determined, and large, industrial-style buildings such as this one, dating from the late 1940s, are rare in Austin. The size of this building may determine a variety of uses, from music and art studios to retail, restaurants, recreation, or offices. If the Commission votes to release the demolition permit, then staff recommends 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.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0509

LOCATION: 310 Comal Street

1" = 156'

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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310 Comal Street
ca. 1949









OCCUPANCY HISTORY 310 Comal Street

City Directory Research, Austin History Center
By City Historic Preservation Office
August, 2016

1992	National Linen Service No manager listed NOTE: National Linen Service also had locations at 1500 E. 4 th Street and at 1307 Smith Road.
1985-86	National Linen Service No manager listed NOTE: National Linen Service also had a location at 1500 E. 4 th Street.
1981	National Linen Service Howard Glass, manager NOTE: The directory indicates that 310 Comal Street was the office, and there was another location at 1500 E. 4 th Street.
1977	Vacant
1973	National Linen Service James R. Wilson, manager
1968	National Linen Service Jesse R. Darnell, manager
1965	Capitol Linen Service Leonard P. Meadows, Jr., manager

1962 Capitol Linen Service
Jennings B. LeGrand, manager

1959 Capitol Linen Service
Irving Miles, manager

1955 Capitol Linen Service
Irving Miles, manager

1952 Capitol Linen Service
Irving Miles, manager

1949 The building is listed as under construction.
NOTE: Capitol Linen Service was located at 400 Comal Street; Jack Healey was the manager.

Capitol Linen Supply Co. 310 Comal Street

~~23-A~~ 7,8,9 and east 1/2 of 10 3 4 0

27 Peck Addition

Masonry (linen supply) commercial bldg

40078 1-25-49 \$75,000.

Owner

25?

Building permit to Capitol Linen Supply Company for the construction of this building (1949)

WATER SERVICE PERMIT

Austin, Texas

C No. 3591

INDEXED

Received of CAPITOL LINEN SER. BLDG. Date 3/20/49Address: 310 COMAL STREETAmount ONE HUNDRED FIFTY + NO/100 \$ 150.00Plumber ? Size of Tap 6"

Date of Connection 5-30-49
 Size of Tap Made 6" X 4" TEE
 Size Service Made 6" C I
 Size Main Tapped 1"
 From Front Prop. Line to Curb Cock 1'
 From South Prop. Line to Curb Cock 5'
 Location of Meter E. 6' P. 6'
 Type of Box ?
 Depth of Main in St. ?
 Depth of Service Line 2' 2"
 From Curb Cock to Tap on Main 7' 0"
 Checked by Engr. Dept. R. W. P. 6-14-49

No.	Fittings	Size
1	Curb Cock	1" X 6" TEE
1	Elbow	1" X 6" SLEAVE
1	St. Elbow	1" X 6" TEE
1	Bushing	1" X 6" C. I.
1	Reducer	1" X 6" SLEAVE
1	Pipe	9' 6" 1/2" Lead
1	Lead Comp	2 1/4" 1/2" 7/8" 1/2"
1	Nipples	1" X 6" TEE
1	Union	1" X 6" TEE
1	Plug	1" X 6" TEE
1	Tee	1" X 6" TEE
1	Stop	1" X 6" TEE
1	Box	1" X 6" TEE
1	Lid	1" X 6" TEE
1	Valves	1" X 6" TEE
1	Job No.	323-6-00
1	Req. No.	323-6-00

INDEXED 3/20/68 MF

WATER SERVICE PERMIT

Austin, Texas

C No. 3591

INDEXED

Received of Capitol Linen Service Co. Date 3/20/49Address: 310 Comal StreetAmount One Hundred \$ 100.00Plumber AAA Size of Tap 4"

Date of Connection 5-24-49
 Size of Tap Made 8" X 4" TEE
 Size Service Made 4" C I
 Size Main Tapped 8"
 From Front Prop. Line to Curb Cock 12' 7"
 From South Prop. Line to Curb Cock 7' 5"
 Location of Meter COMAL ST. CURB
 Type of Box ?
 Depth of Main in St. 2 1/2'
 Depth of Service Line 2 1/2'
 From Curb Cock to Tap on Main 19' 5"
 Checked by Engr. Dept. R. W. P. 6-14-49

No.	Fittings	Size
1	Curb Cock	1" X 8" X 4" TEE
1	Elbow	1" X 8" SLEAVE
1	St. Elbow	1 1/4" X 2" C. I. PIPE
1	Bushing	2" X 4" TEE
1	Reducer	2" X 4" ELBOW
1	Pipe	8' 7" 1/4" Galv. PIPE
1	Lead Comp	2" X 4" NIPS
1	Nipples	1" X 4" X 3" NIP
1	Union	1" X 4" Hub Nipples
1	Plug	1" X 4" Hub Nipples
1	Tee	1" X 4" Hub Nipples
1	Stop	2" X 4" ELBOWS
1	Box	1" X 4" VALVE
1	Lid	1" X 4" NIP
1	Valves	1" X 4" NIP
1	Job No.	221-1-25-6-10
1	Req. No.	1" X 4" NIP

INDEXED

3/20/68 MF

Water service permits to Capitol Linen Supply for this address (1949)

No. 12181 Application for Sewer Connection No. 6-20-49

Rush 1st 73 App. Austin, Texas, 6-20-49

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by Capitol Linen Supply Co 310 Comal Street,
 further described as Lot 789 + 2 1/2 of 10 Block 3 Outlot 4 Division 0
 subdivision Rich Allen Plat 23-A which is to be used as a common
 In this place there are to be installed 25 1/2 fixtures. Plumbing Permit No. 33518
 I agree to pay the City of Austin, the regular ordinance charge. 6-22-49

Depth at Prop. Line 4' 8' Respectfully, Ed

Connected } at SE corner of Lot "A" Plbg Co.
 (Location)
 Date 6-24-49 Related to with Grants of Ed
 By Murray Construct M/H @ R 3-13-60 room

NOTE: Connection Instruction 6" sewer in Allen No. Sept.
on record Main 7.5' S of R. B-809

Sewer connection application by Capitol Linen Supply for this address (1949)

Capitol Linen Serv.	310 Comal
27	7,8,9,10,11 & 12
	<u>PECK</u>
	R. H. <u>Peck</u>
	Addn. to Comm. Bldg.
63596	4-27-56
	\$40,000.
Day Labor	1

Building permit to Capitol Linen Service for an addition (1956)

Receipt No. 2-5397

Application for Sewer Connection

N^o 36997Austin, Texas, 5-141956

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

Capital Linen Supply at 310 Comal Street,
 further described as Lot 7-8-9-10-11-12 Block 3 Outlot Division
 subdivision RH Pick Plat 27, which is to be used as a

In this place there are to be installed fixtures. Plumbing Permit No. 18891
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 2' Main 5'

Respectfully,

~~Sub-Conn~~
 Connected

157' W. of E. Pl.
 (Location) in E. 4th St.

Date 7-6-56By Rangel

NOTE: Connection Instruction

on record main 22' deep 5' R
2' deep in alley

Receipt No. 2-5398

Application for Sewer Connection

N^o 36998Austin, Texas, 5-141956

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by

Capital Linen Supply at 310 Comal Street,
 further described as Lot 7-8-9-10-11-12 Block 3 Outlot Division
 subdivision RH Pick Plat 27, which is to be used as a

In this place there are to be installed 1 fixtures. Plumbing Permit No. 18982
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3'

Respectfully,

~~Sub-Conn~~
 Connected

12' W. of W. of Comal
 (Location)

Date 7-24-56By Villanueva

NOTE: Connection Instruction

on record main 22' deep 5' R
2' deep in alley

Sewer connection applications by Capitol Linen Supply, presumably for the addition (1956)

OWNER Capitol Linen Serv. ADDRESS 310 Comal St.
 PLAT 27 LOT 11, 12 & W $\frac{1}{2}$ of 10 BLK 3
 SUBDIVISION R. H. Peck
 OCCUPANCY Garage and Loading
 BLD PERMIT # 104097 DATE 6-26-67 OWNERS ESTIMATE 30,000
 CONTRACTOR Jackson and Foney NO. OF FIXTURES see plans
 WATER TAP REC # SEWER TAP REC #
 one story masonry comm bldg addn and remodel

6,100 Sq. Ft.
 5-17-76-#156972-Natl Linen Serv.-remodel 1dry, adding bath
 & dining area, also removing interior non-bearing
 walls - Mercado Interprises - \$8,000

Building permits to Capitol Linen Service for an addition to the building (1967 and 1976)

EQUIPMENT PERMIT

OWNER National Linen Service ADDRESS 310 Comal St.
 PLAT 27 LOT 7-8-9- & E $\frac{1}{2}$ of 10 BLK 3
 SUBDIVISION R.H.Peck Sub
 OCCUPANCY Equipment Permit -Two (2) 10,000 gallon tanks
 BLD PERMIT # 140898 DATE 2/25/74 OWNERS ESTIMATE \$10,000
 CONTRACTOR Ben L. Sales NO. OF FIXTURES sp
 WATER TAP REC # SEWER TAP REC #
 Instal Two (2) 10,000 gallon tanks. G-615587
 G-615584
 Vign 2-26-74

Equipment permit to National Linen Service for two 10,000 gallon tanks (1974)