

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

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**PROPOSAL**

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Demolish four ca. 1936 Calcasieu cottages.

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**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.

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**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.

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**STAFF COMMENTS**

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

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**STAFF RECOMMENDATION**

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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



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2014-0148  
LOCATION: 311 Leland Street



1" = 109'

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      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 Trotzuk, 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. 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, 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) (D), 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 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 Huby B-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

*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 *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*

Foreman's Report	
No. Fittings	Size
1	Curb Cock <i>5"</i>
1	<i>1 1/2" BUSH</i>
1	St. Elbow <i>3/4"</i>
1	Bushing <i>3/4"</i>
1	Reducer <i>1/2" to 3/4"</i>
8	Pipe <i>1" COPPER</i>
1	<i>1" COPPER</i>
1	Nipples <i>1" CTO-IRON</i>
1	Union <i>1" CTO-IRON</i>
1	Plug
1	Tee <i>1"</i>
1	Stop <i>1"</i>
1	Box <i>1"</i>
1	Lid <i>1"</i>
1	Valves <i>1"</i>
Foreman's Signature <i>BENSON</i>	

Req. No. *10 976*

**INDEXED**

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

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### Foreman's Report

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1	Bushing <i>3/4"</i>
1	Reducer <i>1/2" to 1/4"</i>
1	Pipe <i>1" COPPER</i>
1	<i>1" COPPER</i>
1	Nipples <i>1" CTO-IRON</i>
1	Union <i>1" CTO-IRON</i>
1	Plug <i>1"</i>
1	Tee <i>1" HANGAR</i>
1	Stop <i>1" HANGAR</i>
1	Box <i>1"</i>
1	Lid <i>1"</i>
1	Valves <i>1"</i>

Foreman's Signature

*BENSON*

**INDEXED**



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