

**HISTORIC LANDMARK COMMISSION  
JANUARY 25, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2015-1139  
1101 MUSIC LANE**

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**PROPOSAL**

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Demolish a ca. 1951 former motel, now apartment and office complex.

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**ARCHITECTURE**

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The site consists of several multi-story buildings, all built in variations of the mid-century Modern style, and featuring deep, triangular eaves, large expanses of plate glass, aluminum-framed casement windows, and shingled siding; the roofs of the buildings are gabled with composition shingles.

The motel was designed by Austin architects Niggli and Gustafson, who had their offices at 1313 S. Congress Avenue at the time. Winifred Gustafson, the principal architect on this project, was born in Manor, Texas in 1914. He formed a partnership with Emil Niggli in 1945, and went on to a solo career in 1958. Besides the Terrace Motor Hotel, Gustafson designed the newer section of the Austin Motel on S. Congress Avenue, Sandy's Hamburgers on Barton Springs Road, Holiday House restaurants throughout the city, the LCRA building, and the Peter Pan Mini Golf Course on Barton Springs Road.

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**RESEARCH**

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The Terrace Motor Lodge opened in 1951 with an address of 1201 S. Congress Avenue, and was promoted as the largest motor lodge in Texas, with several hundred rooms, in-room televisions and radios, two swimming pools, and top-caliber restaurants. Lindon L. ("Dude") McCandless, a developer, who also owned the Ace Lumber Company and the L.L. McCandless Construction Company, opened the Terrace Motor Lodge, and remained its owner and general manager. In the early 1950s, he also had the McCandless Apartment Hotel on E. 11<sup>th</sup> Street. L.L. McCandless was a native of Creedmoor, Texas, and was listed in the 1940 U.S. Census as a building contractor.

In the mid-1950s and 1960s, the Terrace was one of Austin's premier motor lodges. It boasted the Charcoal Chef restaurant, a steak house; and later the Terrace Summer House, a pool-side restaurant that had an upscale atmosphere. There was also a coffee shop, a beauty salon, and a barber shop on the premises. An advertisement in the 1960 city directory described the Terrace: "The largest motor hotel in Texas, rooms equipped with television and radios, 2 swimming pools, 2 restaurants, the Charcoal Chef restaurant, featuring the finest charcoal-broiled steaks." The 1965 city directory advertised the Terrace: "366 rooms and suites, 2 swimming pools, private club, Famous Summer House restaurant, facilities for parties, banquets, wedding receptions, and conventions. Picturesque and unique."

Then, around 1971, the Terrace began to decline. There was no description of the facilities available at the motor hotel in the 1972 city directory, and L.L. McCandless had moved his construction company office to the site. The 1974 city directory showed the transformation of the Terrace from an exclusive motor hotel to a combination of motel and apartments: "120 rooms, 120 apartments, picturesque and unique." The 1975 city directory revealed the end of the motor lodge history of the Terrace – it was now the Terrace Apartments. City directories after 1969 also show that the famed restaurants in the motel had closed, and only the barber shop and beauty salon remained.

Many of the units, including the motor hotel office, which faced S. Congress Avenue, were demolished in 1990

**STAFF COMMENTS**

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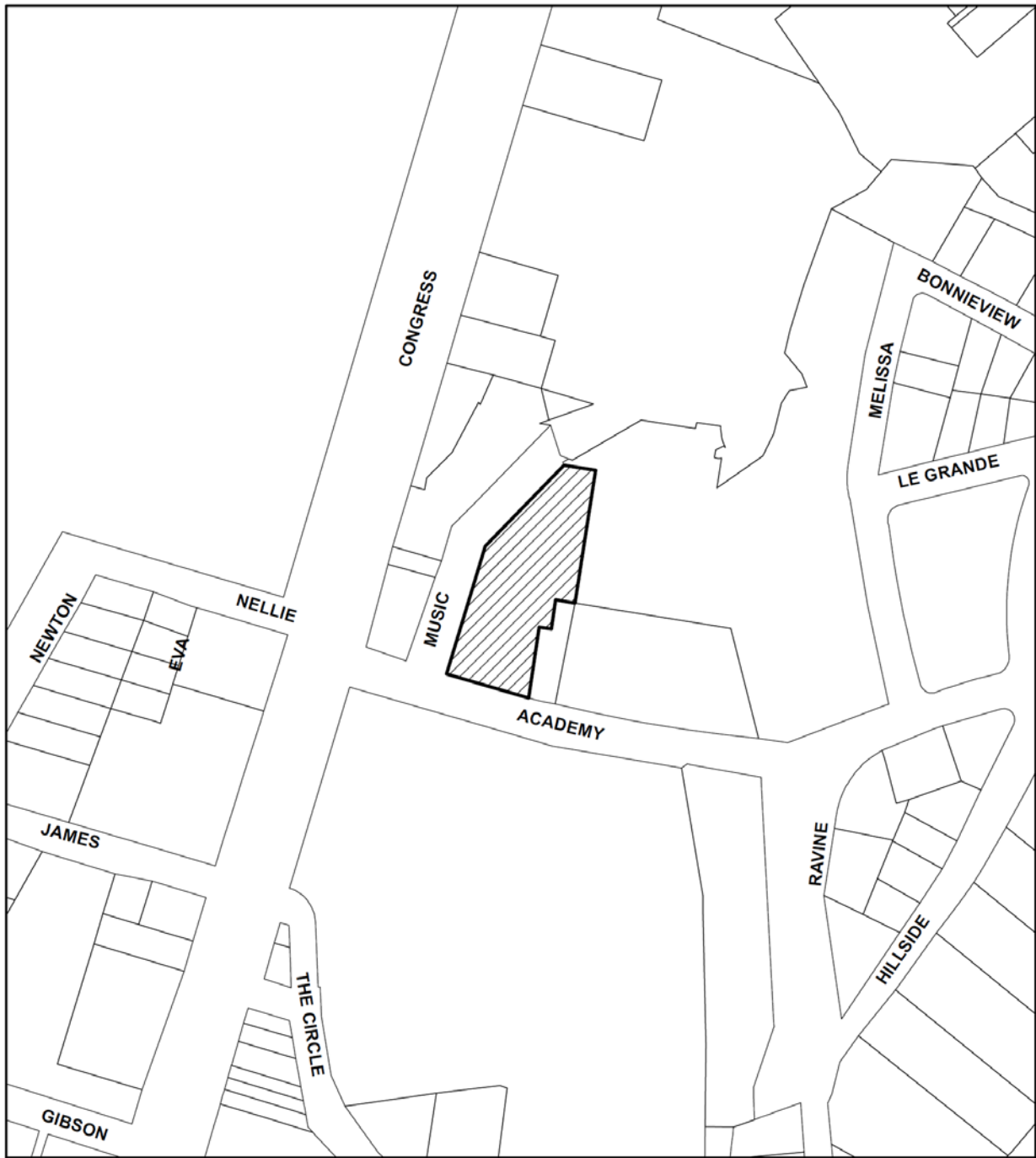
The property is not listed in any City survey, but is referenced in the Preservation Plan for South Congress Avenue as representative of the changing face of South Congress with the advent of automobile culture and the construction of motels along the street.

**STAFF RECOMMENDATION**

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Staff recommends that the applicant seriously consider incorporating some of the mid-century Modern architectural features of the motor hotel into their new plans for this site, but to release the permit upon completion of a City of Austin Documentation Package, consisting of representative photographs of the buildings, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-1139  
Address: 1101 MUSIC LANE

1" = 200'

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.



1101 Music Lane  
ca. 1951















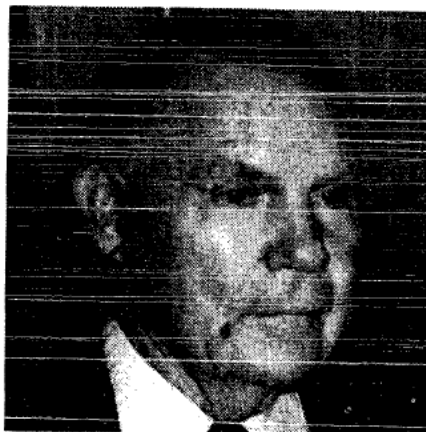
OCCUPANCY HISTORY  
1101 Music Lane (1201 S. Congress Avenue)

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

1992	Apartments
1985-86	Apartments
1980	Apartments
1977	Terrace Apartments L.L. McCandless, proprietor
1975	Terrace Apartments L.L. McCandless, proprietor "230 apartments, 2 pools, picturesque and unique."
1974	Terrace Motor Hotel and Apartments L.L. McCandless, proprietor "120 rooms, 120 apartments, 2 pools, coffee shop, picturesque and unique."
1973	Terrace Motor Hotel (no description given) L.L. McCandless, proprietor NOTE: The Terrace Barber Shop was located at 1203 S. Congress Avenue.
1972	Terrace Motor Hotel (no description given) L.L. McCandless, proprietor NOTE: The L.L. McCandless Construction Company was also located at 1201 S. Congress Avenue.
1969	Terrace Motor Hotel L.L. McCandless, proprietor "366 rooms and suites, 2 swimming pools, private club, Famous Summer House restaurant, facilities for parties, banquets, wedding receptions, and conventions. Picturesque and unique."
1967	Terrace Motor Hotel L.L. McCandless, proprietor "366 rooms and suites, 2 swimming pools, private club, Famous Summer House restaurant, facilities for parties, banquets, wedding receptions, and conventions. Picturesque and unique." NOTE: The L.L. McCandless Construction Company was located at 1215 S. Congress Avenue.
1965	Terrace Motor Hotel L.L. McCandless, proprietor "366 rooms and suites, 2 swimming pools, private club, Famous Summer House restaurant, facilities for parties, banquets, wedding receptions, and conventions. Picturesque and unique."
1962	Terrace Motor Hotel L.L. McCandless, proprietor; S. John Powell, manager "2 swimming pools, Terrace Summer House restaurant."



- 1960 Terrace Motor Hotel  
L.L. McCandless, general manager  
"The largest motor hotel in Texas, rooms equipped with television and radios, 2 swimming pools, 2 restaurants, The Charcoal Chef restaurant, featuring the finest charcoal broiled steaks."
- 1959 There is no listing for the Terrace Motor Hotel in the directory.
- 1957 Terrace Motor Hotel  
Lindon L. McCandless, proprietor
- 1955 Terrace Motor Hotel  
Lindon L. McCandless, proprietor  
NOTE: Lindon L. McCandless also owned the McCandless Apartment Hotel, 303 E. 11<sup>th</sup> Street.
- 1952 Terrace Motor Hotel  
Henry G. Voight, manager  
NOTE: The address is listed as 1215 S. Congress Avenue.  
NOTE: Henry G. Voight lived on the premises.
- 1949 There is no listing for the Terrace Motor Hotel in the directory.



**Lindon Leslie "Dude" McCandless**

Lindon Leslie "Dude" McCandless, 83, born november 17, 1907, in Creedmoor, Texas, died Friday, May 10, 1991.

He was known in Austin as a builder and developer. He was the owner of The Terrace and Villa Capri Hotels, Ace Lumber Company and Ready Built Homes. He was also the developer of Emerald Bend and the land known as The Island at Lake Travis. He was a member of the First United Methodist Church, the Austin Masonic Lodge #12 AF & AM, Ben Hur Shrine and the Royal Order of Jesters.

Funeral services will be held at 11:00 AM, Monday in the Colonial Chapel at Cook-Walden Funeral Home, Lamar location, with Dr. John Gilbert officiating. Graveside services will be conducted under the auspices of Austin Lodge #12 AF & AM at Austin Memorial Park.

Mr. McCandless is survived by his wife, Lotus Moore McCandless of Austin, Texas; daughter, Linda Pulliam; granddaughter, Amy Lynn Pulliam; stepdaughter, Carol Cone; sister-in-law, Audrey McCandiess, both of Austin; and several nieces.

The family will receive friends from 5:00 to 7:00 PM, Saturday at the funeral home.

Pallbearers will be John Beasley, Sr., Fred C. Barkley, Mark Ritter, Tom Ward, Phil Hogan, Bobby Barnhart, Sr. and Steve Caskey.

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**He will be remembered as a loving husband, as a kind and generous man and a thoughtful friend.**

**Memorial contributions may be made to First United Methodist Endowment Fund, PO Box 1666, Austin, Texas 78767, or to Shriners Crippled Children's Hospital, 1402 North McGregor, Houston, Texas 77030.**

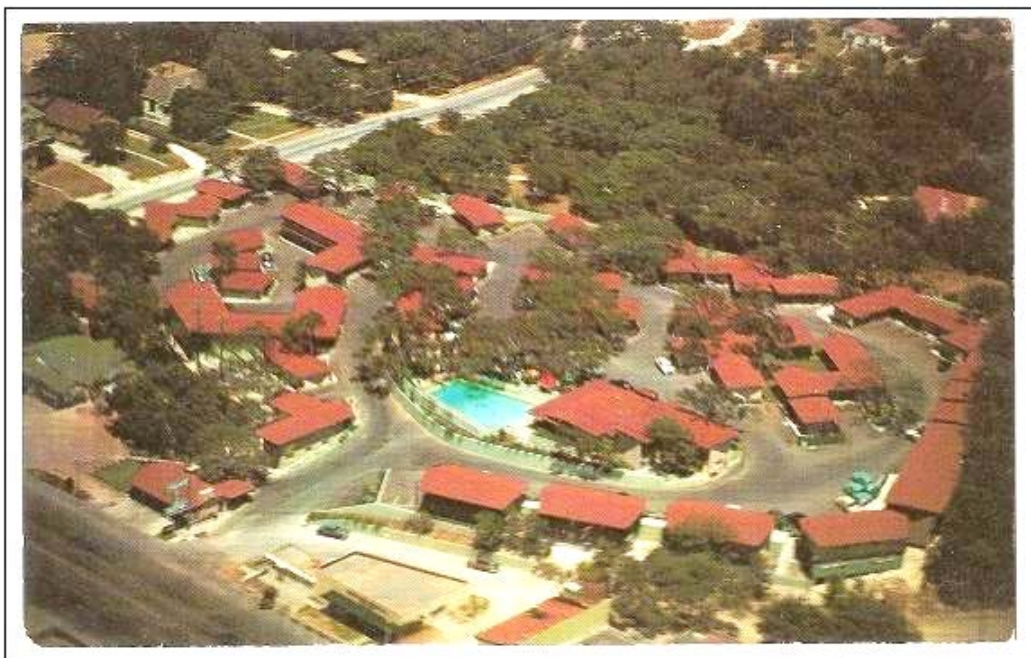
**Arrangements by Cook-Walden Funeral Home, Lamar location.**

Obituary of Lindon L. McCandless, the founder of the Terrace Motor Hotel  
Austin American-Statesman, May 12, 1991



The Terrace Motor Hotel  
Undated postcard  
From [www.cardcow.com](http://www.cardcow.com)





Coolcardz

www.delcampe.net

Aerial view of the Terrace Motor Hotel

Undated postcard

From [www.delcampe.net](http://www.delcampe.net)



Coolcards

[www.delcampe.net](http://www.delcampe.net)

Summer House Restaurant at the Terrace Motor Hotel

Undated postcard

From [www.delcampe.net](http://www.delcampe.net)



Room service menu (undated)  
Terrace Motor Hotel





Advertisement for the Terrace Motor Hotel referencing the Charcoal Chef Restaurant  
1960 Austin city directory, R.L. Polk & Company, publishers



Advertisement for the Terrace Motor Hotel referencing the Summer House Restaurant  
1962 Austin city directory, R.L. Polk & Company, publishers

*Around 1950 a new Motel, The Terrace, was built across the street complete with large swimming pool. Naturally, a "swimming pool" was a big draw for hot Texas summers. Not to be outdone, the Stewarts got busy and built our luxurious large kidney shaped pool and the charming rooms above it. A friendly competition ensued that in the end caused both Motels to keep getting better.*

*Unfortunately, the charming Terrace Motel no longer exists. What finally happened to this lovely place to make it close its doors is not known, but the large old Oak Trees have, for the most part, gone by the wayside and the charming little cottages along with so many other of these small unique little motels have become only a memory of the past. The land was owned for a*

brief time by the great singer, Willie Nelson. Its present owners have built a large corporate apartment complex on the site.

From: A History of the Austin Motel, [www.austinmotel.com](http://www.austinmotel.com)

## What a Treat For Sunday Dinner!

High in the hilltops of Austin, yet right in the heart of the city is the **Terrace Motor Hotel** Restaurant. At your table, overlooking the swimming pool, you and your family will enjoy matchless service . . . famous food specialties, so well-prepared, so delicious.

- Roasted Turkey Hen • Sea Food Platter
- Baked Sugar-cured Ham • Mince Meat Pie



Open to the Public

1215 SOUTH CONGRESS

2-8233

Austin Statesman, October 25, 1952

SEE **TERRACE MOTOR HOTEL**,  
THE TEXAS 'WONDER TO SEE'



# 'Open House' Welcomes All

It will be easy to see the 'Wonder To See.'

Open house at the Terrace Motor Hotel begins promptly at 2 p. m. and will live five hours, giving all an opportunity to see every type of accommodation available and to be the management's guest in the newly completed No. 2 restaurant, overlooking the newest of two big, beautiful swimming pools.

Policemen will "steer" callers in through the south section, which will be occupied by guests, for a ride through the beautiful grounds. The north section will be empty of patrons and selected cabins will be open for the public.

These will show the hotel's versatility, with suites, bedrooms, studios, the honeymoon lodge, rooms with bunk beds and units with kitchens any caller's to see for the wishing. A host or hostess will be in each unit to show visitors through.

All comers will be made welcome at the No. 2 restaurant with servings "on the house" of coffee, orange and grapefruit juice.

Ready and sizzling for those who wish meal orders will be choice corn-fattened steaks, typical of the offerings at the Terrace restaurants every day of the year.

There they believe a steak should be a thick hunk of good meat, and visitors are challenged to try them out.

All details of the Terrace's service will be displayed—the jeep caravan bearing bellmen from one cabin to another and back to the main office, the room service available to patrons from the restaurants, the two gleaming swimming pools which invite romping or sunning for the entire family, the careful preservation of the rural and frontier atmosphere in the arrangement of units and landscaping of the grounds.

Special guests will include a number of "master hosts"—the designation applied to such stopping points as the Terrace, but not to any motor hotel which does not live up to stringest tests.

For two such special guests, Mr. and Mrs. H. G. Voight of Tulsa, Okla., the occasion will be in the nature of a homecoming. He was manager of the first Terrace before accepting his present connection.

Others, and their hotel affiliations, will be Mr. and Mrs. R. H. (Dick) Riestenberg, El Rancho Grande Motel, Brownsville; Mr. and Mrs. Paul O. Ridings, Fort Worth, of Witherspoon & Ridings; Mr. and Mrs. Ray Gilliam, Coastal Motor Hotel, Beaumont; Mr. and Mrs. W. A. (Bill) Adams Jr., Del Camino, El Paso; Mr. and Mrs. C. E. (Cliff) Howard, Sun Valley Motor Hotel, Houston; Mr. and Mrs. Roy L. Morgan, Western Village, Tulsa, Okla.; Russell B. Orton, Desert Hills and Desert Inn, Phoenix, Ariz.

The special guests will supplement the 15,000 visitors from Austin and Central Texas expected for this five-hour formal opening of the "wonder to see."

Visitors are urged to come as they are, as, despite the luxury and modern trend of buildings and background, the Terrace Motor Hotel is operated on an informal basis.

"Come and stay as long as you like," invited Owner L. L. McCandless. "We hope you see everything there is to see and that you agree with us that we have made an important contribution to the growing Austin skyline."

Guides over the grounds will give help to any confused motorists.

The main office will also be open during the visiting period.

**TERRACE MOTOR HOTEL**  
A Wonder To See

Austin American, November 7, 1954

# Niggli and Gustafson: The Designing Side

The architectural harmony of the luxurious Terrace Motor Hotel is the result of the planning of the Austin firm of Niggli and Gustafson.

Emil Niggli and W. O. (Gus) Gustafson extend their architectural services over a broad area. They have been chosen to draw up plans for buildings as far away as Colorado and as consultants for a job in South Dakota. Most of their experience, however, has been gained primarily within Texas borders.

The versatile partners can prepare the architectural plans for even the most complex type of building—whether it be a motor hotel on a wooded hill or an oceanarium on the Gulf coast.

Work on plans for the Terrace Motor Hotel began three years ago, and Niggli and Gustafson will continue with the job until all 500 units of the hotel are completed.

Niggli and Gustafson are architects for all sizes of buildings, from residences to large commercial buildings. They have planned

clinics, hospitals, schools, restaurants and defense buildings. One of the biggest jobs they are working on now, in addition to the Terrace Motor Hotel, is the \$2,500,000 project for the Texas School for the Deaf. This project is being done in association with Fehr and Granger. Niggli and Gustafson have also designed the Goodall Wooten elementary school on which bids will be taken Nov. 10.

Motor Hotel construction is one of Niggli and Gustafson's specialties. They are working on 12 motor hotels, but the McCandless project is by far the largest motor hotel they have undertaken to date.

Niggli and Gustafson recently completed the design of all the special buildings at Camp Laughlin in Del Rio. This included the parachute building and the special training buildings.

Both of the partners enjoy building and both have workshops at their homes.

Niggli and his wife, Dorothy, live at 4601 Crestway Drive. They are both active members of the University Methodist Church. Since 1937 Niggli has been a member of the Austin Lion's Club. He is also a member of the Texas Society of Architects and the AIA.

Mrs. Niggli is a member of the Violet Crown Garden Club and the Austin Woman's Club.

The Gustafsons live at 1800 Schulle. They have two children, Freddy and Ginna. Freddy, who is three years old, is already making plans to follow in the footsteps of his father.



When asked what he will be when he grows up, Freddy answers:

"Me not going be ark-teck. Me already ark-teck!"

Like his partner, Gustafson is an avid hunter and fisherman. He has hunted in Canada and is now planning a hunting trip to Alaska. He prefers fresh water fishing.

Gustafson is a past governor of the Sixth District of Optimist International and for three years was on the advisory board of the Travis County Juvenile Court.

Mrs. Gustafson was girl of the month at the University of Texas in 1940. Her avocation is writing prose and poetry. She is active in Optl-Mrs., the Austin Woman's Federation and the Architects Wives Club.

Austin American, November 7, 1954

## 2 Restaurant Chiefs Glorify Eating Out

The two men who will manage the Terrace Motor Hotel's modern restaurants have one important thing in common—both have spent most of their adult lives in the restaurant business.

Neither Leonard Wiegel nor Clarence Waters are natives of Austin, but both pronounce it the finest place they have ever called home and hope to be permanent residents.

And both are well along the road to accomplishing just that.

Wiegel, manager of the No. 1 restaurant, has been a part of the Motor Hotel management for the

past 20 months, coming to Austin from San Antonio where he was affiliated with several culinary establishments.

His total experience as a restaurant man is 20 years, an impressive span indeed for an alert, friendly man of medium height whose manners and features bear out his reported age of "just over 40."

During the summer he built his own home, at 1601 Kenwood. A 27-month-old daughter, Deborah Kay, furnishes plenty of diversion for him and his wife.

"At least diversion to me," he

added "My wife acts sometimes as if she were a little trouble; too."

Building a home was a new experience for the Wiegels. And both a thrilling and nerve-straining one, too, though nothing like the experiences of the storied Blandings.

"The truth of it was," he added, "that Austin is the first place we ever lived in that made us want to build a house of our own. We were shown several places already built and offered for sale at reasonable prices, but we wanted the thrill of seeing our house go up ourselves."

#### **Brightness Replaces Gloom**

He and his wife still, he said, enjoy that feeling.

"And I have with my place of business, too," he added proudly. "I was here when the first restaurant was being planned. I got to see Mr. McCandless' ambition for a fine, modern eating place to augment his beautiful motel hotel carried out. I remember the rather gloomy future most people forecast for us. And now, not long later, we are finding one restaurant insufficient to serve our guests and having to build a larger one."

Managing that additional "home of steaks" will be another experienced man, one with more of an Austin background.

Tall, slim Clarence Waters, as quick with his amiability as Wiegel, started satisfying Austin appetites as early as 1935. He left his native Rio Grande Valley, San Benito, to find a job in Austin and attend the University of Texas. He found a job readily enough—with the Nighthawk Restaurants.

**Too Interesting**

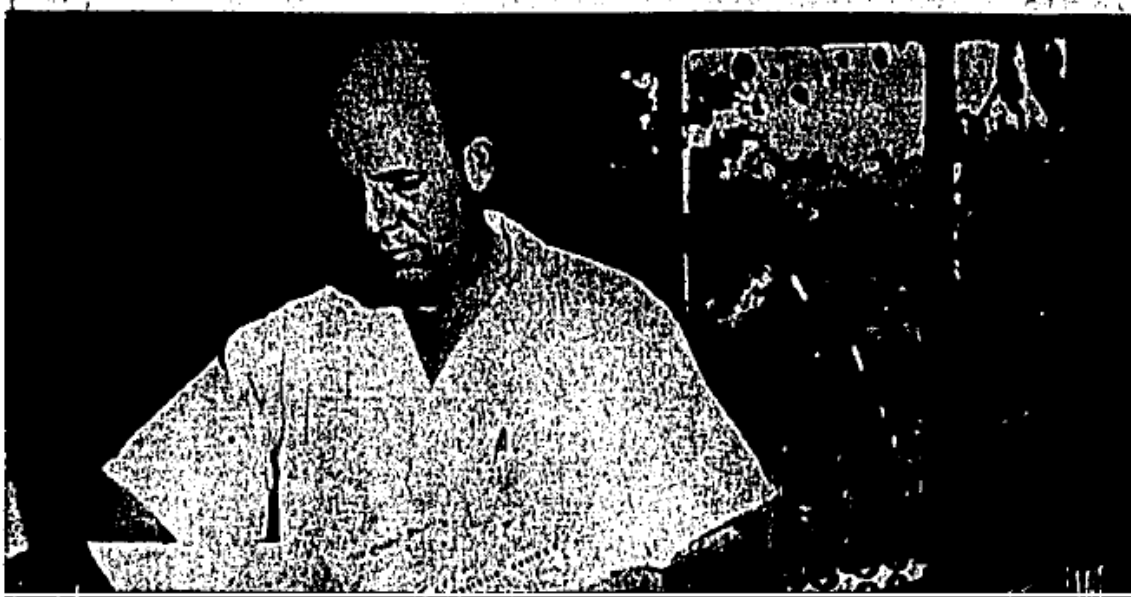
It was such an interesting job Clarence never got around to enrolling in the University.

In the course of 19 years with those restaurants he served as manager of every place and acquired not only a background in his business but a general knowledge of Austin as well. A graduate of Austin High School, the former Anna Mac Hamilton, helped with both.

Now the Waterses live at 1204 Alta Vista.

Needless to say, Waters considers the new Terrace restaurant the best place he has ever managed.

"We have the prettiest place and the best equipment," he said, "and we intend to turn out the best food."



**YES, SIR, STEAKS ARE SERVED IN JUST EVERYBODY'S SIZE**  
Leonard Wiegel makes sure menu lists all steaks offered.

Austin American, November 7, 1954

## Plans for 159-Room Hotel Expansion Told



The addition of 159 new rooms to Terrace Motor Hotel, plus a real estate swap involving the Sam Houston Motel and Louis Manor Apartments, has been announced by L. L. (Dude) McCandless, owner of the widely-known Terrace establishment.

New construction at the Terrace is expected to run approximately three-quarters of a million dollars and will give McCandless 406 units at the swank South Congress Avenue tourist hotel.

McCandless, in announcing the expansion, also told of the purchase of the Sam Houston Motel 1005 South Congress, and an adjoining three-acre tract from John H. Payne. Purchase price for the motel and land was not disclosed, but in the transaction Payne received possession of the 56-unit Louis Manor Apartments, 1807 Brazos.

#### Size Nearly Doubled

The size of the Terrace will be almost doubled by the new construction and utilization of 32 units in the Sam Houston Motel.

At present, there are 215 units in the Terrace. The addition of 159 new single-room units, plus the 32 in the motel, will raise that figure to 406 units and give Austin one of the largest motor hotels in the United States.

The additional frontage on Congress Avenue will boost McCandless' total on that busy avenue to almost 850 feet.

Renovation of the Sam Houston Motel began Thursday, McCandless said. He plans to keep the motel open throughout the remodeling, working on four or five units at a time. When completed, the new addition to the north section of the Terrace will be entered through its main office at 1201 South Congress, and the Sam Houston Motel entrance will be blocked off.

The new motor hotel rooms, which will carry out the western-

modern design of the present buildings, will be constructed off the street along a canyon which divided the McCandless and Payne property.

Plans for the new apartments are being drawn up by Nigli and Gustafson Architects. McCandless said they should be ready in 90 days.

#### First Units In 1951

First units in the Terrace Motor Hotel were constructed in 1951, and McCandless added 113 to the original 102 in 1954. Each section of the sprawling layout, built in a setting of beautiful hills and trees, has its own restaurant and swimming pool.

An odd feature to the transaction is that McCandless originally built the Sam Houston Motel in 1935 for E. F. Collins. Payne purchased the motel from Collins and has run it the past 12 years.

The Manor Apartments were constructed in 1941, and McCandless made an addition to the completely air-conditioned structure in 1953, when he also remodeled the older apartments.

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Austin Statesman, February 18, 1955

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# Terrace Starting 127 More Units

Construction will be started Monday by L. L. McCandless Construction Company of 127 more motel units to the Terrace Motor Hotel at 1201 South Congress Avenue at an estimated cost of \$650,000.

L. L. McCandless, head of the construction firm and owner of the Terrace Motor Hotel, said when the addition is completed about Sept. 1, Terrace Motor Hotel will rank as one of the largest motel enterprises in the United States. The enlarged Terrace Motor Hotel will have a total of 400 units and will represent an investment of more than \$2 million.

The new addition will be built northeast of the present Terrace Motor Hotel and south of the old Lon Martin property on Congress Avenue. McCandless said he hopes to rent the first units in the new addition by July 1 and to complete the entire project about Sept. 1.

McCandless in 1953 started construction of the original Terrace Motor Hotel on a hillside in 1953 with 101 units and a large restaurant. He constructed his first addition of 109 units in 1954 and in 1955 he added 53 more units and a second restaurant after acquiring the adjoining Sam Houston Motel to the north.

The construction company has

been engaged in building basement walls for the new addition of 127 two-story units for the past three months. Site was being cleared for construction at the weekend.

During the past two years the Terrace Motor Hotel has become increasingly popular as a place for holding conventions, large dinner and is one of Austin's most popular dining places.

Meeting the need for convention McCandless in 1956 added a large banquet room to Restaurant No. 1 and doubled the size of the main dining room to handle the increasing volume of business.

He also added convention rooms one seating 250 persons, another 75 and a third with a seating capacity for 50.

The Terrace Motor Hotel, when the prospective addition is completed this fall, will be the largest of its kind in Texas and the Southwest.

Its enlargement comes simultaneously with progress being made on the construction of Austin's new municipal auditorium south of the Colorado River on Barton Springs Road and only a few minutes driving time from the Terrace Motor Hotel. The auditorium is due for completion about November 1958.





John Powell, veteran hotel man of the Old South and the Southwest, is shown in a photograph superimposed on a picture of one of the dining rooms at the Ter-

race Motor Hotel. The Terrace has two restaurants, two swimming pools and 366 guest units.

## John Powell New Head Of Terrace Motor Hotel

Operating super hostelrys in the Old South and the Southwest is nothing new to John Powell, but in his new post as general manager of the Capital City's Terrace Motor Hotel he faces a new challenge of improving on what is already considered tops in the hotel business.

Powell, former manager of the Stephen F. Austin Hotel, brings 25 years of experience in the management of leading hotels to the Terrace.

He has managed the Jean Lafitte in Galveston, the Cactus in San Antonio and the De Soto in New Orleans, La.

Active in civic affairs wherever he has lived, Powell received a state award from the Junior Chamber of Commerce and was elected to the presidency of the Rotary Club in San Angelo. He has served as director for the Galveston Chamber of Commerce and vice president of the Galveston Kiwanis Club; he has been vice president of the Austin Chamber of Commerce.

Prior to his election to the office of president of the Texas Hotel Association, Powell was chairman of the legislative committee for the association for 10 years and was awarded a gold watch in 1955 for his legislative work that year. The

watch was a presentation from the association directors.

Powell holds the rank of lieutenant commander in the Naval Reserve and in Austin resides at the Terrace.

In announcing Powell's appointment, Aaron Gural of the Newmark Company of New York, owner of the 366 room, 10 acre luxury hotel, said "For the past year, the Newmark Company has been searching for a man of the very highest calibre to serve as general manager of the Terrace. It was indeed fortunate that we were able to find such a man right here in Austin. The citizens of this community can continue to benefit from his contribution. During the past year, Dude McCandless has assisted us very capably in an advisory position, and to him we are very grateful. I am sure that under Mr. Powell's managership, the Terrace will continue to offer the very finest service and hospitality to the citizens of Austin and to every guest who visits our community."

Located on US Highway 81, a short mile from the big new Interregional Highway, the Terrace Motor Hotel has been widely acclaimed in this country and abroad as an outstanding example of the accommodation of buildings to a naturally terraced site. Architect for the horizontal hotel, which opened in 1951, was Winfred O. Gustafson, then working as partner in the firm of Niggli and Gustafson. That association was terminated in May, 1956, and the firm is now under the name of Winfred O. Gustafson, Architect.

Plans for the Terrace and another motor hotel designed by Gustafson were featured in an exhibition on motels, motel roadways and car-parking in London, England, in March of 1960. The exhibit was sponsored by the British Motor Federation and pictures shown therein will remain in a permanent file in London. The Terrace was included because it so effectively solves complex parking and motorways problems.

The Terrace has received other awards and been pictured and discussed in two issues of Hotel Management Magazine (January, 1954, and July, 1956), in the Texas Hotel Review (January, 1955), Popular Science Monthly (July, 1954), and in a book, "Motels," published by Reinhold Publishing Corporation.

Comprising 366 rental units, two pools and two restaurants on a 10-acre wooded hillside, the Terrace was one of the first motels to be built with its units in separate courts. Each unit has its own carport or adjacent parking space.

In the construction of the \$2,500,000 motel (which, after five years of operation sold for \$3,200,000) less than half a dozen trees were removed from the whole site for the placement of buildings or road. Consequently the entire property is tree-shaded and effectively landscaped by the gnarled, picturesque shapes of Texas oaks as well as the trailing plants which soften the many staunch retaining walls. These walls are used for terracing, for planting and for explicit directional signs.

The Terrace Motor Hotel, only a dozen blocks from the center of downtown Austin on the city's famous main thoroughfare and the Austin-San Antonio highway, was built in three stages. (The original three-acre site was unused for many years because architects considered it too challenging for building.) This section was opened in 1951 and contained 102 units. The middle section was added approximately 1½ years later. The third and last section, surrounded by a creek, has 134 units and completes a 10-acre spread which extends 3½ blocks from one end to the other. No two units are similar in design or decor.



The Terrace has been a member of the Texas Motor Hotel Association since 1953 and is also a member of Master Host Motor Hotels, an organization in the south and southwest of de luxe establishments. As a cross between a dude ranch and a resort hotel, the Terrace meets the 10 rigid requirements for MHHM membership, enforced by regular inspection and renewed from year to year: (1) AAA approval; (2) fifty or more rentable units; (3) ample free parking; (4) approved dining facilities; (5) swimming pool . . . or when located in a climate where operation of pool is not practical, some other type of recreational facilities; (6) complete hotel service, including food and beverage room service, laundry and cleaning service, and porter service, with provision for charging such services to the guests' room bill; (7) every room

with private bath partially constructed of tile or other comparable material; (8) every room with its own telephone and 24 - hour switchboard service; (9) year-'round air-conditioning by vented heat and refrigerated or washed air cooling for every room; (10) superior quality such that furnishings, accommodations, reputation, facilities and services are comparable to all other Master Hosts and such that it is readily recognizable as a leader of the industry in its own community.

Some of the special features of the Terrace Motor Hotel include rooms with kitchenettes, bars, and private patios; a special "Honey-moon Cottage" with curving spiral staircase; family rooms with bunk beds for children which can be connected with other rooms in larger suites; twin-bed units with two double beds (there is no single bed smaller than a double bed in the entire motel); poolside service of food and beverages; Summer House indoor - garden restaurant overlooking the lower pool with complete fine-dining service and cuisine (including large brick open hearth, all-steel kitchen, two large main dining rooms, and four banquet rooms, a barbershop; bell-hops equipped with jeeps for guiding guests to units and for delivering food and beverages (jeeps have been outfitted with special compartments for transporting ice, silver, dishes, and constant-temperature foods).

Powell is already laying plans for extension of services and guest comforts to both transient and local patrons of this pioneer in post-war horizontal - hotel luxury.

Austin Newmark, Inc.

1201 So. Congress Ave.

126

8

**L.L. McCandless Tract**

Remodle comm. bldg. to create private club.

~~78444~~

1-13-61

1000.00

owner

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**PRIVATE CLUB** Remodle restuarant to create a private club, for terrace Motel-paint & paper interior of bldg.-new partition- & move one partition.

Building permit to remodel the restaurant (probably the Charcoal Chef) into a private club (1961)

*7-13-82 RTMS*

OWNER L. L. McCandless ADDRESS 1201 South Congress

PLAT 126 LOT L. McCandless BLK 2

SUBDIVISION Fairview Park

OCCUPANCY Apt. Bldg.

BLD PERMIT # 145346 DATE 9-27-74 OWNERS ESTIMATE 68,050.00

CONTRACTOR Owner NO. OF FIXTURES See Plans

WATER TAP REC # Exist SEWER TAP REC # Exist

Remodel Exist. Apt. Bldg.

6-17-77 165211 remodel exist comm. bldg. to create restaurant

Building permit to L.L. McCandless to remodel the apartment building (1974) and to remodel a building to create a restaurant (1977)