

HISTORIC LANDMARK COMMISSION  
OCTOBER 24, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0509  
310 COMAL STREET

**PROPOSAL**

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Demolish a ca. 1949 industrial building.

**ARCHITECTURE**

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One-story, flat-roofed, concrete building that stretches the entire block from Comal to Onion Streets along the south side of E. 4<sup>th</sup> 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**

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

**STAFF COMMENTS**

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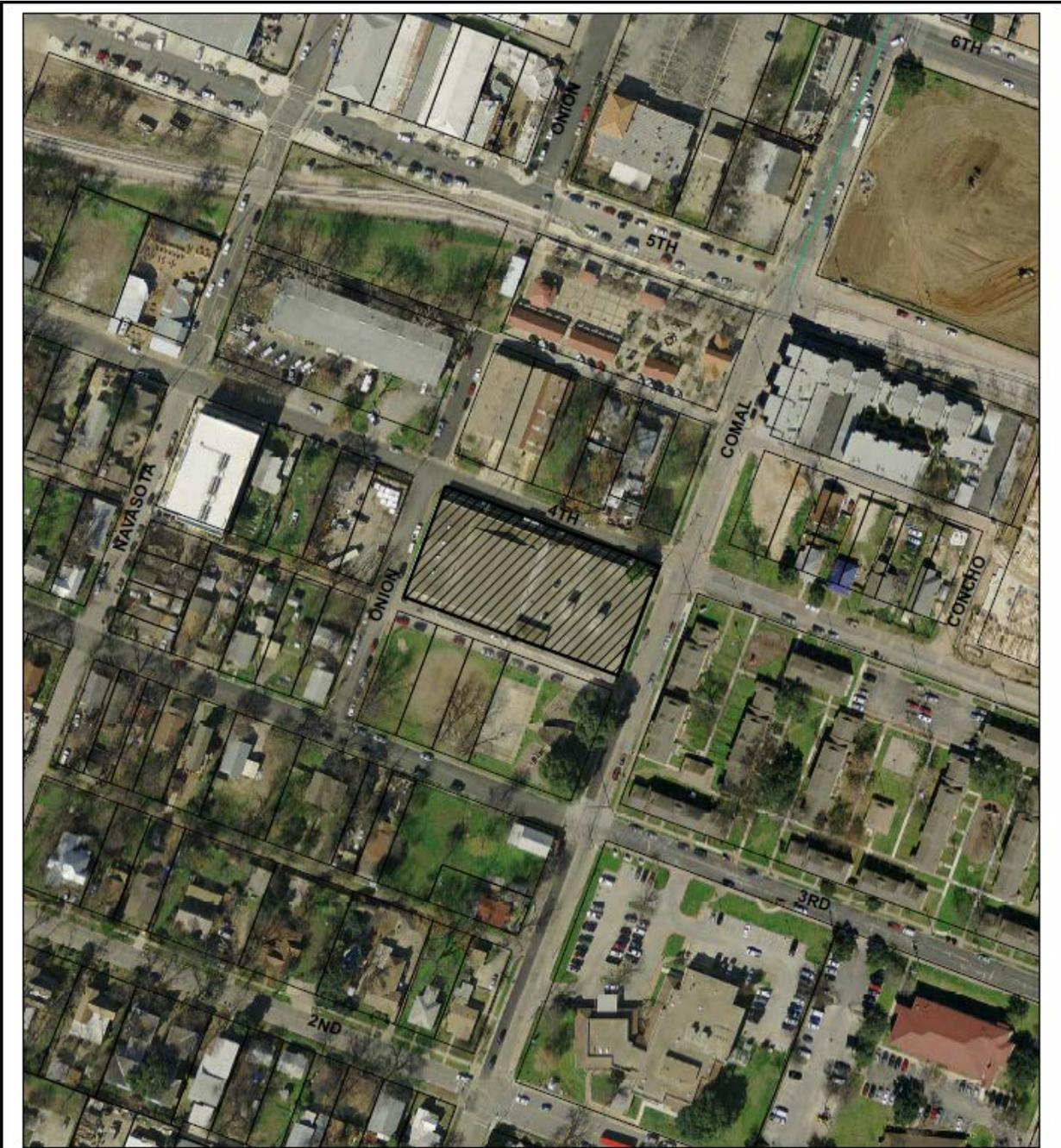
The building is not listed in any City survey to date.

**STAFF RECOMMENDATION**

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Release the 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. The applicant has agreed to architecturally incorporate a panel of the existing fenestration into a publicly-accessible section of the ground floor façade on E. 4<sup>th</sup> Street and to erect an interpretive marker at the same location detailing the history of the building to commemorate its existence and its context within the history of East Austin.

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.

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.

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

257

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

**WATER SERVICE PERMIT**

Austin, Texas

C No. 3591

**INDEXED**

NEW

Received of CAPITOL LINEN SER. BLDG. Date 5-20-49  
 Address: 310 Comal Street  
 Amount: ONE HUNDRED FIFTY + NO/100 \$ 150.00  
 Plumber: ? Size of Tap: 6"

Date of Connection	<u>5-30-49</u>	No. Fittings	
Size of Tap Made	<u>6" X 6" TEE</u>	Curb Cock	<u>1 - 6" X 6" TEE</u>
Size Service Made	<u>6" C I</u>	Elbow	<u>1 - 6" X 6" SLEAVE</u>
Size Main Tapped		St. Elbow	<u>1 - 6" X 6" TEE</u>
From Front Prop. Line to Curb Cock		Bushing	<u>1 - 8" X 6" C.I. PIPE</u>
From <u>South</u> Prop. Line to Curb Cock		Reducer	
Location of Meter	<u>6" T. B.</u>	Pipe	<u>9 1/2' Galv. Lead</u>
Type of Box		Lead Comp	<u>2 1/4" Galv. 7/8" x 1/2"</u>
Depth of Main in St.		Nipples	
Depth of Service Line	<u>2' 2"</u>	Union	
From Curb Cock to Tap on Main	<u>7' 0"</u>	Plug	
Checked by Engr. Dept.	<u>R.W.P. 6-14-49</u>	Te	
		Stop	
		Box	
		Lid	
		Valves	<u>Job No. 323-5-00</u>
		Req. No.	

**INDEXED** 3/20/68 MF

**WATER SERVICE PERMIT**

Austin, Texas

C No. 3591  
**INDEXED**

NEW

Received of Capitol Linen Service Co. Date 5-20-49  
 Address: 310 Comal Street  
 Amount: One Hundred \$ 100.00  
 Plumber: AAA Size of Tap: 4"

Date of Connection	<u>5-24-49</u>	No. Fittings	
Size of Tap Made	<u>8" X 4" TEE</u>	Curb Cock	<u>1 - 8" X 4" TEE</u>
Size Service Made	<u>4" C I</u>	Elbow	<u>1 - 8" SLEAVE</u>
Size Main Tapped	<u>8"</u>	St. Elbow	<u>1 - 4" TEE C.I. PIPE</u>
From Front Prop. Line to Curb Cock	<u>12' 7"</u>	Bushing	<u>2 - 4" X 2" TEE</u>
From <u>South</u> Prop. Line to Curb Cock	<u>7' 5"</u>	Reducer	<u>2 - 4" Elbow's</u>
Location of Meter	<u>COMAL ST. CURB</u>	Pipe	<u>8' 7" 4" Galv. PIPE</u>
Type of Box		Lead Comp	<u>2 - 4" X 6" NIPS</u>
Depth of Main in St.	<u>2 1/2'</u>	Nipples	<u>1 - 4" X 3" NIP</u>
Depth of Service Line	<u>2 1/2'</u>	Union	<u>1 - 4" Hub Galv</u>
From Curb Cock to Tap on Main	<u>19' 5"</u>	Plug	<u>1 - 4" Hub Galv</u>
Checked by Engr. Dept.	<u>R.W.P. 6-14-49</u>	Te	<u>6' 7" 2" Galv PIPE</u>
		Stop	<u>2 - 2" Elbow's</u>
		Box	<u>1 - 2" TEE</u>
		Lid	<u>1 - 2" X 5" NIP</u>
		Valves	<u>2 - 1" NIP</u>
		Job No.	<u>2 - 2" X 1" NIP S. H. M.G.</u>
		Req. No.	<u>1 - 8" R.L. C.I. NIP</u>

**INDEXED**

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

No. 12181 Application for Sewer Connection No. 10510

*Rush* <sup>1st</sup> *93 Japp.* 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 Richardson Plat 23-A which is to be used as a comm.

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, *[Signature]*

Connected } at SE corner of Lot "A" Plbg Co.  
(Location)

Date 6-24-49 *Related to work granted by Ed*  
*& Construct by H. C. R.*

By Murray *on the 4th of 3-13-60*

NOTE: Connection Instruction 6" Sewer in Alley No. South  
on record Main 7.5' S of H. 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
	<i>PECK</i>
	R. H. <del>Peck</del>
	Addn. to Comm. Bldg.
63596	4-27-56
Day Labor	\$40,000.
	1

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

Receipt No. 25397

Application for Sewer Connection

No. 36997

*2nd of 3 Japs*

Austin, Texas, 5-14 1956

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 R.H. Peck Plat 27, which is to be used as a

In this place there are to be installed 1 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,

Connected } 157' W. of E. Pl. (Location) For Schmidt

Date 7-6-56 in E. 4th St.

By Rangel

NOTE: Connection Instruction 2' sewer in alley no record depth  
main 22' NE  
2' sewer in alley

Receipt No. 25398

Application for Sewer Connection

No. 36998

*3rd of 3 Japs*

Austin, Texas, 5-14 1956

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 R.H. Peck 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' 8' at main Respectfully, LMD

Connected } 12' W of West of Comal (Location) For Schmidt

Date 7-24-56

By Villareal

NOTE: Connection Instruction 2' sewer in alley no record depth  
main 22' NE  
2' sewer 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 ldry, adding bath  
 & dining area, aslo 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  
 Ugh 2-26-74

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

October \_\_, 2016

Steve Sadowsky  
 Austin Historic Preservation Office  
 One Texas Center, 505 Barton Springs Road, 5<sup>th</sup> Floor  
 Austin, Texas 78704

Dear Mr. Sadowsky:

CC Third and Comal LP (“Owner”) is the owner of the property located at 310 Comal (the “Property”). As you know, the Owner has filed a demolition permit (2016-086238 PR) for a building currently on the Property and we have met with you to discuss the proposed permit and project.

Owner, in an effort to commemorate the existing building on the Property, has agreed to provide the following within the proposed project:

- In a publicly accessible location on the Property, Owner will provide a plaque that describes the previous uses of the building. The plaque will contain language either provided or approved by the Austin Historic Preservation Office.
- Owner also agrees to utilize a piece of the existing window system, or other approved material, from the building into the proposed development on the Property. The piece of window, or other approved material, will be located such that it is visible from the plaque.

CC Third and Comal LP,  
a Texas limited partnership

By: CC Third and Comal GP, LLC,  
a Texas limited liability company,  
its general partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Please sign in the space indicated below to acknowledge acceptance of this letter.

\_\_\_\_\_  
Steve Sadowsky,  
Historic Preservation Officer

\_\_\_\_\_  
Date

