

**HISTORIC LANDMARK COMMISSION
JUNE 25, 2018
DEMOLITION AND RELOCATION PERMITS
3010 UNIVERSITY AVENUE**

PROPOSAL

Demolish a ca. 1939 duplex.

ARCHITECTURE

Two-story, rectangular-plan, hip-roofed wood-frame building built in the Classical Revival style with Tudor Revival elements. The building is clad in wood siding and has an enclosed entry porch and 6:6 wood-sash windows.

RESEARCH

The house at 3010 University Avenue was built ca. 1939 by G. G. Hazel. Hal Hatter, a real estate developer and booster for the Lake Travis area, and his wife Ila owned the house from ca. 1944 until at least 1968. The property was duplexed in 1950 through the addition of a second story. Aline Price, a clerk for the State of Texas, was the longest-term renter; she lived in the rental unit from around 1955 until at least 1968.

STAFF COMMENTS

The house does not meet the criteria for designation as a historic landmark.

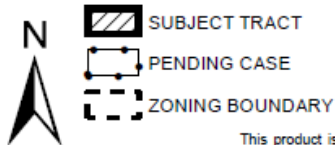
Designation Criteria—Historic Landmark

- 1) The house is more than 50 years old, having been constructed ca. 1939.
- 2) The house retains a moderate degree of integrity. Several additions have been constructed, including a second story (1950) and an enclosed entry porch (date unknown).
- 3) Properties must meet two historic designation criteria for landmark designation. The property does not appear to demonstrate significance according to any of the criteria (City of Austin Land Development Code, Section 25-2-352).
 - a. **Architecture.** The house is built in the Classical Revival style and does not appear to possess architectural distinction within this style.
 - b. **Historical association.** Hal and Ila Hatter lived in the house for at least 25 years. However, there do not appear to be historically significant associations.
 - c. **Archaeology.** The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. **Community value.** The property does not appear to possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the community, Austin, or Texas.
 - e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Encourage rehabilitation and adaptive reuse of the building. If the Commission votes to release the permit, then staff recommends relocation over demolition, and 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



1" = 136'

NOTIFICATIONS

CASE#: HDP-2018-0251
LOCATION: 3010 University Avenue



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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PROPERTY INFORMATION

Photos



Primary (east) façade and south elevation of 3010 University Avenue.

Occupancy History

City directory research, Austin History Center
By Historic Preservation Office staff
June 2018

- 1935-37 Address not listed
- 1939 G. G. Hazel, owner
 Not listed in regular directory.
- 1942 Mrs. Anna Eckdahl and Juliet Ekdahl
 Juliet Eckdahl worked as a nurse, with no place of employment listed
- 1944-49 Hal J. and Ila G. Hatter, owners
 Real estate, no place of employment listed
 In 1949, Ila Hatter worked as a receptionist at Hugh Emerson Dentist (1208 Parkway)

- 1952 Hal J. Hatter, owner
Real estate, no place of employment listed
3010½ University: Margaret C. McGrade, widow of Arthur
- 1955-62 Hal Hatter, owner
Hatter Development Company real estate (3010 University)
3010½ University: Mrs. Aline M. Price, clerk, State Employment Commission
- 1968 Mrs. Ila D. Hatter, owner
Widow of Hal M.; dental assistant at Harlan M. Burns
3010½ University: Mrs. Aline M. Price, clerk, State Employment Commission
- 1977 Jeff Hahn
No occupation listed
3010½ University: Gary Whiting, no occupation listed

Biographical Research

Hal J. (also known as Harold or Harrell M.) Hatter was born in 1897 in Waco, Texas. By 1925, he had moved to Houston and was working as a carpenter. He married Ila Gordon in 1925. The Hatters moved to Austin between 1940 and 1944, where Hal worked in real estate. He soon became a booster of the Lake Travis area, serving as president of the Lake Travis Improvement Association when it was first formed in the late 1940s, then again in 1955. He also primarily sold land near Lake Travis. One listing in 1952 advertised Lake Travis lots “near pavement.” By 1955, he had formed his own company, Hatter Development Company, which he ran until at least 1962. In 1963, *The Austin American* listed him as the developer of the North Shore Colony near Lake Travis. Hal Hatter died in 1964 in Austin.

Letter of Thanks

To The Editor:

May we express to you our appreciation for the fine cooperation your paper has given our association.

The articles written by your staff members have been well written and accurate in every detail.

We hope you will continue to offer us your services in making Lake Travis the “No. 1 Lake of Texas and the Southwest.”

HAL HATTER, President,
Lake Travis Improvement Assn.

“Letter of Thanks” from Hal Hatter, The Austin American, 3/28/1948.

Growth of Lake Travis Area to Be Blueprinted

Lake Travis Improvement Association members will see blueprints of 1949 promotional, legislative and development plans at the bi-monthly meeting Thursday at 7:30 p. m. in the Travis County courthouse.

State Senator Carlos Ashley and Representatives Pearce Johnson and Johnnie B. Rogers will speak on proposed legislation concerning the Highland Lakes.

Hal Hatter, association president, said Ken B. Harper, Austin public

relations consultant, had been retained to conduct a nationwide promotional campaign. He said that Harper had contracts with "Yachting" and "Texas Game and Fish" magazines for articles about Lake Travis.

Promotional plans include news pictures, news reel, radio, pamphlets, billboards and reporting of fishermen's catches. Hatter said the association was starting a novel form of fish reporting whereby records would be kept of catches on the lake.

He said the Lake Travis group is solidly behind the proposed legislation to increase the bond limit of the Lower Colorado River Authority. LCRA representatives have been invited to attend the Thursday night meeting.

Committee chairmen and co-chairmen for 1949 are: Utilities, Fred J. Cunningham and E. A. Jones; legislative, R. M. Taylor and Ralph Schneider; game and fish, R. O. Moore and H. E. Webb; educational, W. B. Rittenhouse and Mrs. Arno Brill; entertainment, Mrs. R. W. VanNeil and Norwood King; sanitation, R. W. VanNeil and D. J. Hahn; publicity, Raymond Allen and Joe T. Gibbs Jr.; membership, Glaston Earnhardt and C. E. Broddy; roads and public parks, Tom E. Hughes and W. R. Colgrove.

"Growth of Lake Travis Area to Be Blueprinted," The Austin Statesman, 2/8/1949.

Hatter Development Company

Lake Travis Properties

Locations for resort hotels, vacation cabins, boat docks, or your own private camp site.

3010 University Avenue

Tel. 2-7639

Austin 5,

Texas

Advertisement for the Hatter Development Company, The Austin American, 7/10/1955.

Lake Travis

To the Editor:

The businessmen of Austin, including our newspapers, refuse to accept Lake Travis as an asset. It is only 15 miles from Austin's front door step, with an unlimited potential income for this area. It is worth far more to the community than all the small businesses moving into Austin within the next 20 years.

From 1946 to 1950 the

Lake Travis Chamber of Commerce, the Lake Travis Improvement Association, the Austin Chamber of Commerce, and some businessmen sent many committees to talk with our newspaper editors, the telephone company, and LCRA. We received little cooperation.

About 1947 in a meeting with the Commissioners Court of Travis County, I noted that for 100 years Travis County had collected 90

per cent of all revenues from the blackland farming area east of Austin. I predicted they would live to see the time when 90 per cent of the revenues would be collected in the lake area west of Austin.

We are gaining on them fast. Those who do not believe in Lake Travis can do nothing to stop the development. They can only watch it grow and later wish they had helped.

HAL HATTER

Hatter Development Co.
3010 University Avenue

Letter from Hal Hatter about Lake Travis, The Austin Statesman, 3/27/1964.

HAL HATTER

Funeral services for Hal Hatter, 67, 3010 University Avenue, were held at the Weed-Corley Funeral Home Wednesday. The Rev. Theodore McElroy officiated with burial in Memorial Hill Park.

Active pallbearers were Edgar Garner, John Harris, Robert Harris, Gibson Randle, Bob Bales and Don Schipp.

Honorary pallbearers were the President and past Presidents of Lake Travis Improvement Association; Dr. W. W. Harris, Dr. Walter D. Roberts, Dr. Harlan M. Burns and Dr. Raleigh Ross.

He died Tuesday at the family home. A native of Waco, he had lived in Austin for the past 22 years. He was a member of the Hyde Park Christian Church and a veteran of World War I serving in the Merchant Marine as Chief Warrant Officer. He also held membership in the Scots of Austin, and for many

years was a real estate dealer and developer of Lake Travis area. He helped to organize the Lake Travis Improvement Association serving as its first president.

Survivors include his wife, Mrs. Ila Gordon Hatter of Austin; one daughter, Miss Ila Dee Hatter, Miami, Florida; a sister, Mrs. Sam Bales, Waco; a brother, Robert G. Hatter Sr. of Abilene.

Those desiring to do so may make memorial contributions to the Hyde Park Christian Church Building Fund or the American Cancer Society.

Obituary for Hal Hatter, The Austin Statesman, 7/15/1964.

Ila G. Hatter (nee Gordon) was born in 1906. The Hatters had at least one daughter, Ila Dee Hatter, born around 1944. Ila G. Hatter was active in the Daughters of the Republic of Texas. She died in 1984 in Austin.

Aline M. Price was born in 1902 in Graham, Texas. By 1920, she was living in Bexar County. She does not appear to have married. From around 1930 until at least 1940, she

lived in Paducah, Texas, with her father, Walter; it is likely that she moved to Austin after he died in 1949. She lived at 3010½ University Avenue from around 1955 until around 1968. At that time, she worked as a clerk for the State Employment Commission and was active in the Tower Lights chapter of the National Secretaries Association (International). Aline Price died in 1985, either in Paducah or Dallas.



SECRETARIES WEEK — Mayor Tom Miller is shown dictating a proclamation to Miss Aline Price declaring April 21-27 as Secretaries Week in Austin. Miss Price is civic chairman of the Tower Lights Chapter of the

Austin Statesman—United Press

National Secretaries Association. Standing is Mrs. Alice Powell, chairman of the seminar for secretaries to be offered April 27 at the Stephen F. Austin Hotel.

Aline Price was featured in this promotion for Secretaries Week in The Austin Statesman, 4/12/1957.

Building Permits

WATER SERVICE PERMIT		Nº 17531
Austin, Texas		INDEXED
Received of	Mace Thurman	Date May 29, 1940
Address	3010 University Ave.	
Amount	Two and 50/100 - - - -	\$ 2.50
Plumber	??	Size of Tap $\frac{1}{2}$
Date of Connection	5-1-40	
Size of Tap Made	3/4	
Size Service Made	3/4	
Size Main Tapped	6"	
From Front Prop. Line to Curb Cock	13' 2"	
From S, Prop. Line to Curb Cock	2' 6"	
Location of Meter	C 1111A	
Type of Box	2011A	
Depth of Main in St.	4'	
Depth of Service Line	2'	
From Curb Cock to Tap on Main	10' 6"	
Checked by Engr. Dept.	6-13-40 LE	

No. Fittings	Size	
1	Curb Cock 3/4	
1	Elbow	
1	St. Elbow	
1	Bushing 2" x 1 1/2"	
1	Reducer 2" x 1 1/2"	
1	Pipe 2" COPPER	
1	Lead-Comp 2" CONNECTION	
1	Nipples	
1	Union 2 1/2" x 2" - 150N	
1	Plug	
1	Teë	
1	Stop	
1	Box	
1	Lid	
	Valves	
	Job No. 1111A	
	Req. No. 46434	

Water service permit issued to Mace Thurman, 5/1/1940.

Hal Hatter 3010 University Ave.
 64 South 34' of 9 6 - -
 Fruth Addn.
 Frame second story addition to residence
 for duplex.
 47018 12-18-50 \$2000.00
 C. W. Ernie

Building permit issued to Hal Hatter, 12/18/1950.

5341099

WATER SERVICE PERMIT

Austin, Texas

Received of **HAL HATTER** **INDEXED** C No 8815

Address **3010 1/2 UNIVERSITY AVENUE**

Amount **TWENTY & NO. 00**

Plumber **HARRELL BROWN** Size of Tap **3/4**

Date of Connection **4-11-51**

Size of Tap Made **3/4"**

Size Service Made **3/4"**

Size Main Tapped **6" C.I.**

From Front Prop. Line to Curb Cock **7.5'**

From Prop. Line to Curb Cock

Location of Meter **CURB**

Type of Box **LOC W**

Depth of Main in St. **3'**

Depth of Service Line **2'**

From Curb Cock to Tap on Main

Checked by Engr. Dept. **MAY 4 1951**

INDEXED

No. Fittings	Size	
1	3/4" Curb Cock	
1	3/4" Elbow	
1	3/4" St. Elbow	
1	3/4" Bushing	
	Reducer	
	Pipe	
	Lead Comp.	
	Nipples	
	Union	
	Plug	
1	7/16" Tee	
1	1/2" Stop	
1	1/2" Box	
	Lid	
	Valves	
	Job No. W-323-502	
	Per. No. W-1006	

Paving not paid 14.00 C.T.D.

Water service permit issued to Hal Hatter, 4/11/1951.