

**HISTORIC LANDMARK COMMISSION  
DEMOLITION AND RELOCATION PERMITS  
NOVEMBER 15, 2021  
PR-2021-149935; GF-2021-164878  
2003 HAMILTON AVENUE**

## **PROPOSAL**

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Construct a 1,050 square foot one story rear addition and convert the house from single family to duplex use with alterations to the front façade.

## **ARCHITECTURE**

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One-story, rectangular-plan, front -gabled frame bungalow with synthetic siding, single and double 1:1 and 2:2 fenestration, and a front-gabled independent porch on ornamental metal posts; stone foundation skirting.

## **PROJECT SPECIFICATIONS**

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The applicant proposes the demolition of the existing roof and front façade to convert the house to a duplex, replacement of all windows and doors, and the installation of new doors and windows and a new full-width front porch. The existing façade has a single-leaf front door, a single and double set of 2:2 fenestration, and a partial-width front-gabled independent porch on ornamental metal posts. The proposal envisions the construction of a full-width independent porch with railing, installation of three neo-Craftsman doors (one for each unit, and a central door for entry to a storage unit, and installation of new windows consisting of a triple set of 6:1 windows on each side of the doorways and single 6:1 windows down the sides of the house. The existing front-gabled roof will be removed and replaced with a hipped roof.

## **PROPERTY EVALUATION**

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The house is located next to the landmarked Yerwood-Simonds house and would be contributing to the potential College Heights historic district, which would also incorporate the Richard Overton House.

### *Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
  - a. Architecture. The building is a vernacular bungalow with little architectural merit, and which has compromised integrity of materials. It is important in context, however, because College Heights was a Black subdivision for which prospective property owners had to pay cash, following redlining practices of the day. This resulted in the construction of simpler, less ornamental homes in the neighborhood as compared to houses built in non-redlined areas where financing was more flexible.
  - b. Historical association. The house is located in College Heights, which imbues it with some significance in the context of a potential historic district, but does not have individual significance necessary for landmark designation.
  - c. Archaeology. The house 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 possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
  - 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**

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Consider a less radical approach to modifications to the front façade that might retain the potential for contributing status for this house in a future College Heights historic district. Staff appreciates the sensitive approach shown here for Craftsman style modifications, but this house never had those affectations. Staff further recommends release the permit upon completion of a City of Austin Documentation Package, consisting of 8.5 x 11 photographs of all elevations, printed on

photographic paper, a dimensioned sketch plan, and a narrative history for archiving at the Austin History Center, as the house does not rise to the level of an individual landmark.

# LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 292'

## NOTIFICATIONS

CASE#: GF 21-164878

LOCATION: 2003 HAMILTON 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.

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.



## PROPERTY INFORMATION

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### *Photos*



*Google Street View, 2019*

### *Occupancy History*

City Directory Research, September 2021

- 1959 Walter D. and Mary White, owners  
Walter – Construction worker  
Mary – Maid 2503 McCallum Dr
- 1957 Walter D. and Mary White, owners  
Walter – Construction worker  
Mary – Maid 3921 Balcones Dr
- 1955 Walter D. and Mary White, owners  
Walter – Construction worker  
Mary – Maid
- 1952 Walter D. and Mary White, owners  
Walter – Construction worker  
Mary – Maid 2108 Bridle Path
- 1949 Walter D. and Mary White, owners
- 1947 Reverend Thos M. and Callie Bruton, owners  
District superintendent Methodist Church  
  
Thos M. Bruton Jr., renter  
Student
- 1944 Henry G. Grant, owner  
Defense worker
- 1941 Henry G. Mesidora E. Grant, owners  
Porter Delta Chi Fraternity

- 1939 Henry G. and Musidora E. Grant, owners  
Porter
- 1937 Henry G. Mesidora E. Grant, owners  
Porter Delta Chi Fraternity
- 1935 Henry G. Mesidora E. Grant, owners  
Porter Phi Sigma Delta Fraternity
- 1932 Henry G. and Musidora Grant, owners  
Porter Phi Sigma Delta Fraternity
- 1929 Henry G. and Musidora Grant, owners
- 1927 Henry G. and Grant, owners  
Porter 304 W 19<sup>th</sup> Street
- 1924 Address not listed

## Permits

#4200

CONNECTICUT CHARGE \$ N<sup>o</sup> 18760A

**APPLICATION FOR SEWER CONNECTION.**

Austin, Texas 2-11- 1944

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 Henry G. Grant  
at 2003 Hamilton Ave. Street,  
further described as lot 13, block E, outlot 62  
subdivision College Hts, division B, plat 35  
which is to be used as a Res.

In this place there are to be installed \_\_\_\_\_

I agree to pay the City Sewer Department the regular ordinance  
charge.

Respectfully,

Henry G. Grant

Stub Out 3-14-44 Permit PD

Connected 1944 3-7-44  
or

Size of Main 6 inches.

Size of Service 4 inches.

5 Feet Deep at main to 3 days at PD

5 Feet from Property Line to main to 12' over

Feet from Curb Line 7' east lat line

Inspected by \_\_\_\_\_

Connection made by Freeman Johnson KAH

17856 Sewer in Alley at var to 5' deep B-963

Sewer in Hamilton Ave 10' deep B-1435

Walter Dee White

2003 Hamilton Ave.

35

13

E

College Heights

Frame Addn. to rear of Res.

81821

11-3-61

2700.00

S &amp; H Home Remodeling

3

**BATH & BEDROOM**

**Pour concrete floor in ~~KH~~ front porch ( must be 15' from front prop<sup>l</sup> line.**

10-7-71-Mary White-125550=frm addn to rear of res and remodel 144 sq.f.t

*Building permit for the construction of a frame rear addition (1961) and another frame rear addition (1971)*

*Biographical Information***Henry G. and Musidora Grant (ca. 1926 – ca. 1945)**

Henry Grant appears in the 1910 U.S Census as the 12-year old son of house painter H.G Grant and his wife, Luicia, who owned their home in Wheatville. Henry Grant was the 7<sup>th</sup> of H.G. and Luicia's 10 children listed in the family home, and was a student.

The 1920 U.S. Census shows Henry Grant, 22, still living in the home of his parents in Wheatville. He was a porter and waiter.

Henry Gilbert Grant, Jr. married Musidora Rucker in Travis County in 1925.

Henry and Musidora Grant appear in the 1930 U.S Census as owners of the house at 408 W 18<sup>th</sup> Street in Austin; their house was worth \$1,700. Henry Grant was 30, had been born in Texas, and was a butler at a sorority house. Musidora Grant was 28, had been born in Texas, and was a public school teacher. They had a son, Henry, Jr., 2, who had been born in Texas. Also in the home were two lodgers, who appear to be the younger brother and sister of Musidora Grant: Kaziah and Elmira Rucker. Kaziah Rucker was 18, had been born in Texas, and had no occupation listed. Elmira Rucker, 16, had been born in Texas and had no occupation listed.

The 1940 U.S. Census shows Henry and M.E Grant as the owners of this house, which was worth \$2,200. Henry Grant was 41, had been born in Texas, and was a butler for a fraternity house. His wife, M.E, 37, had been born in Texas, and was a teacher in the county schools. They had a son, Henry, Jr., who had been born in Texas, and had no occupation shown.

Henry Grant died in San Francisco, California in 1972.

**Walter D. and Mary White (ca. 1948 – at least through 1970)**

The 1940 U.S. Census shows Walter and Mary White as the renters of the house at 1193 Singleton Avenue in Austin. Walter White was 30, had been born in Texas, and was a laborer in building construction. Mary White was 28, had been born in Texas, and had no occupation shown. They had 3 children: Walter, Jr., 9; Albert, 8; Loretta, 5; and daughter Bobby Gene, an infant. All the children had been born in Texas. The family lived in rural Travis County in 1935.

Walter D. White was living at this address when he died at the VA Hospital in Houston in 1970. He was born in 1910 in Winchester, Texas and was a general laborer.