

**HISTORIC LANDMARK COMMISSION  
OCTOBER 27, 2014  
DEMOLITION AND RELOCATION PERMITS  
HDP-2014-0860  
5110 DUVAL STREET**

**PROPOSAL**

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Demolish a ca. 1947 house.

**ARCHITECTURE**

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One-story, rectangular-plan, hipped-roof, stuccoed frame house with a projecting front gable; single 8:8 Colonial Revival-styled fenestration; partial-width, shed-roofed independent porch on plain square wood posts.

**RESEARCH**

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The house was built in 1947 by O.J. Hinton, a retired fireman, who lived in the 5000 block of Avenue G, as an investment. The first owners and occupants of this house were James H. and Norma J. Gage. James H. Gage worked at the City Incinerator, then for the City Sanitation Department. He died in Houston in 1957, and was buried in the Gage Cemetery in Rusk County in Northeast Texas. Norma Gage was 10 years younger than her husband, and had worked as a demonstrator in a coffee house; she either had no occupation listed or was listed as retired in city directories through the early 1980s. Since the mid-1980s, the house has been a rental unit.

**STAFF COMMENTS**

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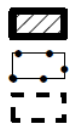
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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Encourage re-use and rehabilitation over removal, and relocation over demolition, but 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 house has neither the architectural nor the historical significance to warrant individual landmark designation.

## LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 158'

## NOTIFICATIONS

CASE#: HDP-2014-0860

LOCATION: 5110 Duval St.

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.



5110 Duval Street  
ca. 1947



## OCCUPANCY HISTORY 5110 Duval Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October, 2014

1992	Karen Chapman, renter No occupation listed NOTE: The directory indicates that Karen Chapman was a new resident at this address.
1985-86	C. Wesley Weise, renter No occupation listed
1981	Mrs. N. J. Gage, owner Retired
1977	Norma J. Gage, owner Widow, James Gage Retired
1973	Norma J. Gage, owner Widow, James Gage Retired

1968	Norma J. Gage, owner Widow, James Gage No occupation listed
1962	Norma J. Gage, owner Widow, James Gage Saleslady, Ward's Drug Store (not listed in the directory)
1959	Norma J. Gage, owner No occupation listed
1957	James H. and Norma Gage, owners Sidewalk sweeper, City Public Works Department
1955	James H. and Norma Gage, owners Employed by the City Sanitation Division
1952	James H. and Norma Gage, owners Feeder, City Sanitation Division
1949	James H. and Norma J. Gage, owners No occupation listed
1947	The address is not listed in the directory. NOTE: James and Norma Gage are listed at 1504-B Manor Road; he was employed by the Wallace Cannery (not listed in the directory).

## BIOGRAPHICAL NOTES

### James H. and Norma J. Gage (ca. 1947 – ca. 1983)

James H. and Norma J. Gage appear in the 1940 U.S. Census as the renters of the house at 805 W. Mary Street in Austin. James H. Gage was 50, had been born in Texas, and was a laborer for the City Sanitation Department. Norma J. Gage was 40, had been born in Texas, and had no occupation listed. They had two sons: Hubert, 23, and Cleburne, 18. Both boys had been born in Texas, and neither had an occupation listed. The 1930 U.S. Census shows J.H. and Noema Gage renting the house at 204 E. Monroe Street in South Austin with three sons. J.H. Gage worked at the City Incinerator. Noema Gage worked as a demonstrator in a coffee house; their oldest son, Hubert, 14, was a hopper at a lunch stand. James Hogg Gage died October 13, 1957 in Harris County, Texas, and was buried in the Gage Cemetery in Rusk County, Texas.

O. J. Hinton 5110 Duval Street  
 2/2- 11&12 15

The Highlands

Stucco residence and garage

33241 3-24-47

\$5000.00

Owner

5

Building permit to O.J. Hinton for the construction of this house (1947)

NW  
H

**WATER SERVICE PERMIT**  
 Austin, Texas

No. **3648**  
**INDEXED**  
 Date **7-11-47**

Received of **O. J. HINTON**

Address **5110 DUVAL ST.**

Amount **TWENTY & NO. 00**

Plumber **SCHRADER** Size of Tap **3/4"**

Date of Connection **7-16-47**

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

Size Service Made **3/4"**

Size Main Tapped **2" C.I.**

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

From **SD** Prop. Line to Curb Cock **11'**

Location of Meter **CURB**

Type of Box **LOCK**

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

Depth of Service Line **24"**

From Curb Cock to Tap on Main **8'**

Checked by Engr. Dept. **2888-21-47**

No. Fittings	Size	
1	Curb Cock	5/8"
1	Elbow	2" x 1 1/2" T.O.D.
1	St. Elbow	3/4" S.L. C.I.
1	Bushing	3/4" C.I. P.P.
1	Reducer	5/4" C.I. P.P.
1	Pipe	FT. 3/4" C.I. P.P.
	Lead Comp.	
	Nipples	
	Union	
	Plug	1 1/2"
	Stop	2"
	Box	2000
	Lid	1"
	Valves	
	Job No.	2888-21-502
	Req. No.	11-1-47

**INDEXED**

Water service permit to O.J. Hinton for this address (1947)