

HISTORIC LANDMARK COMMISSION
JANUARY 27, 2020
DEMOLITION AND RELOCATION PERMITS
HDP-2019-0628
1603 E. 7TH STREET

PROPOSAL

Demolish a ca. 1917 house.

ARCHITECTURE

One-story, rectangular-plan building; front-gabled jerkinhead roof; wood siding; double-hung wood-sash windows; half-width porch; door with transom and sidelights.

RESEARCH

1603 E. 7th Street was built around 1917 by Dennis and Annie Hunter at a cost of \$250. The family then occupied the house for five decades. The Hunters had lived in a previous dwelling on the property for at least five years before constructing the existing house. During this time, they were paying a “vendor’s lien” to the property owner/seller, which they paid off in 1916 to own the property outright.

Dennis H. Hunter was born in 1882 in Martindale, Texas, and completed school through the 8th grade. Hunter operated a restaurant on E. 6th Street, which is not named in city directories. He also worked various other jobs: as a saloon bookkeeper (1910), drugstore porter (1914), assistant steward at the Home Social & Benevolence Association (1918), and dry goods store porter (1930). Census records and city directories from the early 1940s show that the Hunters rented rooms in their home, including to James H. Means and another professor at nearby Tillotson Institute. Dennis Hunter died in 1943 in Austin.

Annie Storey Hunter was born in 1879 in Texas. She attended three years of college, later working as a dressmaker out of her home. She married Dennis Hunter prior to 1897, and the couple had three sons. Annie Hunter lived in the house until her death in 1970.

STAFF COMMENTS

The East Austin Historic Resources Survey (2016) identified the property as a potential historic landmark.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain a high degree of integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (City of Austin Land Development Code, Section 25-2-352). The property appears to demonstrate significance according to one criterion.
 - a. **Architecture.** The house embodies the distinguishing characteristics of the Craftsman style and appears to be significant under this criterion.
 - b. **Historical association.** Dennis and Annie Hunter built the house and lived in the house for roughly fifty years. The Hunters owned a restaurant on E. 6th Street, and were prosperous enough to buy land and construct a house when

African Americans faced substantial financial and legal barriers. However, significant historical associations were not discovered during research.




- 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 house does not appear to 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. Further research would confirm this.
- 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 re-use of the existing building, then relocation over demolition; but release the demolition 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.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: HDP-2019-0628
LOCATION: 1603 E 7TH STREET

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

Photos



Primary (north) façade of 1603 E. 7th Street.



East elevation and north façade.

Occupancy History

Completed by Historic Preservation Office staff, November 2019

Staff note: City directories have occupancy records stretching back to 1887. This history covers occupancy from just before the current house was constructed around 1920.

- 1910 Vacant
- 1912 Dennis Hunter (colored)
Restaurant (1605 E. 6th Street)
- 1914 Dennie Hunter (colored)
Porter, Graham Drug Co., restaurant (1605 E. 6th Street)
- 1916 Dennis Hunter (colored)
Waiter, no employer listed
- William Haswell (colored)
Waiter, Scholz Garten
- 1918 Dennis and Annie Hunter (colored)
Assistant steward, Home Social & Benevolence Association
- 1920 Samuel and Rosa Cleveland (colored), renters
Laborer, Patton Auto Co.
- 1603½: Bessie Lawrence (colored), renter
Laundress, no employer listed
- 1922 Dennis and Anna Hunter (colored), owners
No occupation listed
- 1924 Lee A. and Beulah J. Murphy, renters
No occupation listed
- 1927 D. H. and Anna Hunter (colored), owners
Restaurant (1103 E. 6th Street)
- 1929 D. H. and Annie Hunter, owners
No occupation listed
- 1932 D. H. and Annie Hunter, owners
No occupation listed
- 1935 D. H. and Annie Hunter, owners
No occupation listed
- 1937 D. H. and Annie Hunter, owners
No occupation listed
- Theodore C. Calhoun, renter
Teacher, Anderson High School

John B. Jackson, renter
Teacher, Anderson High School

1939 D. H. and Annie Hunter, owners
No occupation listed

1941 Dennis H. and Annie Hunter, owners
No occupation listed

J. H. Means, renter
Associate professor, Tillotson College

1944 Mrs. Celia Brown, owner
Maid, no employer listed

Mrs. Annie S. Hunter, renter
No occupation listed

1947 Mrs. Annie S. Hunter, owner (widow of D. H.)
No occupation listed

1949 Mrs. Annie S. Hunter, owner (widow of D. H.)
No occupation listed

1952 Annie S. Hunter, owner
Supervisor, King's Daughters Home for the Aged

1955 Mrs. Annie S. Hunter, owner (widow of D. H.)
No occupation listed

1959 Mrs. Annie S. Hunter, owner
No occupation listed

1963 Annie S. Hunter, renter (widow of Dennis)
No occupation listed

1963 Annie S. Hunter, renter (widow of Dennis)
No occupation listed

1968 Annie S. Hunter, renter (widow of Dennis)
No occupation listed

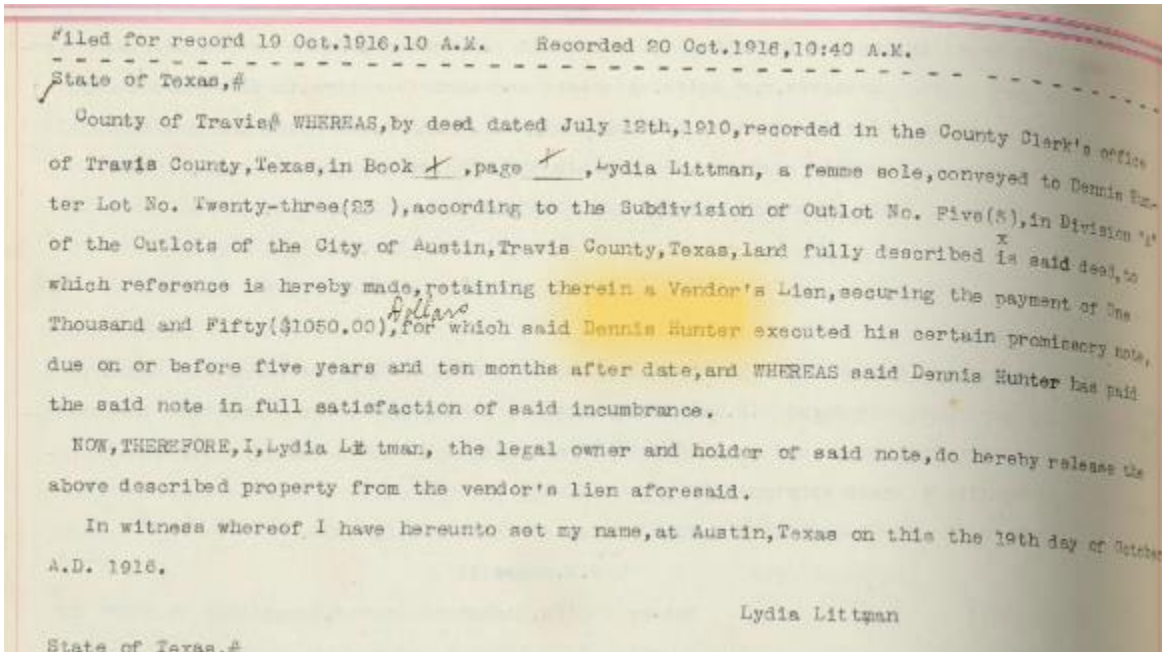
1973 James H. Pittman, renter
Laborer, no employer listed

1977 Roger W. and Georgia N. Thomas, Jr., owners
Teacher, no employer listed

1981 G. R. Thomas, renter
No occupation listed

- 1985 G. R. Thomas, renter
Teacher, Jobs Corps Center (San Marcos)
- 1992 G. R. Thomas, renter
Teacher, Jobs Corps Center (San Marcos)

Background Research



Travis County Deed Records, Deed Record 287, page 446.

BUILDING PERMIT.

Dennis Hunter, 1603 East Seventh Street, dwelling, \$250.

Building permit notice, Austin Statesman, 9/6/1917.

Building Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE AUSTIN, TEXAS N^o 9025

M. _____ Address 1603 E. 7th St

Plumber _____ Size of Tap 3/4" Date 7-2-31

Foreman's Report

Date of Connection	<u>7-2-31</u>	
Size of Tap Made	<u>3/4"</u>	
Size Service Made	<u>3/4"</u>	
Size Main Tapped	<u>12"</u>	
From Front Prop. Line to Curb Cock	<u>2.3'</u>	
From <u>East</u> Prop. Line to Curb Cock	<u>2'</u>	
Location of Meter	<u>outside side mark</u>	
Type of Box	<u>Lock</u>	
Depth of Main in St.		
Depth of Service Line		
From Curb Cock to Tap on Main	<u>2'</u>	
Checked by Engr. Dept.	<u>7-2-31 ZLA</u>	

Size.	No. Fittings	Curb Cock	Elbow	St. Elbow	Bushing	Reducer	Pipe	Lead Comp.	Nipples	Union	Plug	Tee	Stop	Box	Lid	Valves	Req. No.

Foreman's Signature Frank Tisdale

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Water tap permit, 7/2/1931.