HISTORIC LANDMARK COMMISSION
DECEMBER 15, 2014
DEMOLITION AND RELOCATION PERMITS
HDP-2014-1027
2310 E. 13TH STREET

PROPOSAL

Demolish a ca. 1932 house.

ARCHITECTURE

One-story, rectangular-plan, front-gabled frame bungaloid cottage with a partial-width, front-gabled, partially-inset porch on ornamental metal supports; single and paired 1:1 fenestration.

RESEARCH

The house was built in 1932 by local developers Mosby & Lott, who built a number of houses in East Austin in the 1920s and 1930s. The first owners and occupants of the house were Willis L. and Walter Mae Beale, who lived here until around 1936. Willis Beale was a porter for the Grayburg Oil Company, which operated several service stations in town. He later went to work for Miller's Garage, an auto repair business on E. 7th Street between Congress and Brazos. William M. and Lula Dobbins were the next occupants of the house; the 1937 city directory does not show them to be the owners of the house, but they are listed as the owners from then on. William Dobbins was a truck driver for several furniture stores in town; Lula Dobbins was a maid and cook for private families, and later, for a UT fraternity. William Dobbins does not appear in city directories after 1949, and Lula Dobbins is listed as his widow through the 1950s. She passed away in 1966; her son, Emery, and Emery's wife, Ruthie are listed as the owners and occupants of the house in the 1968 city directory. The house has been a rental unit since the early 1970s.

STAFF COMMENTS

The house does not appear in any City survey.

STAFF RECOMMENDATION

Encourage rehabilitation and re-use over removal, but if that is not feasible, then recommend relocation over demotion, 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 prior to release of the permit. While the house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, it is typical of housing in African-American sections of East Austin, and reflects the scale and style of the neighborhood.

LOCATION MAP

N

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY

NOTIFICATIONS

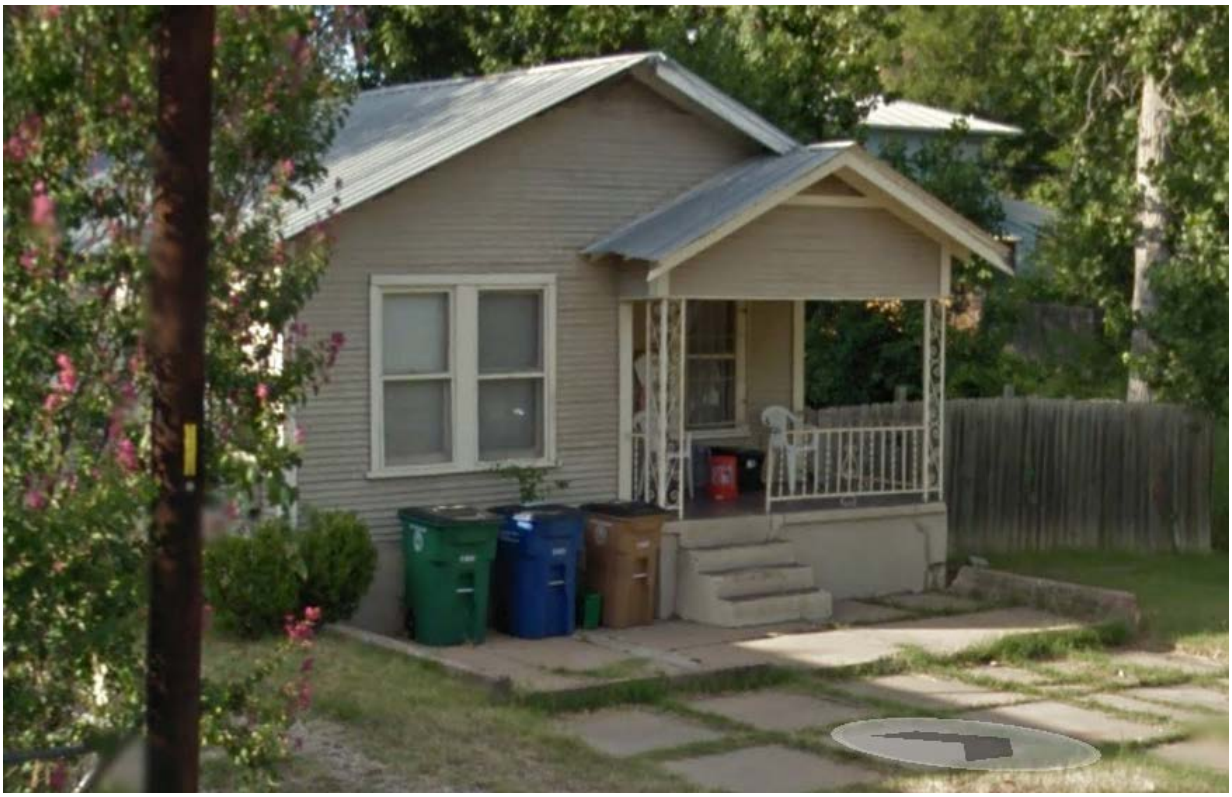
CASE#: HDP-2014-1027
LOCATION: 3210 E 13th Street

1 " = 104 '

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.

2310 E. 13th Street
ca. 1932



OCCUPANCY HISTORY
2310 E. 13th Street

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

1992	Rosa G. Blanco, renter Employed by Huston-Tillotson University
1985-86	Clarence Hill, renter No occupation listed
1981	Clarence Hill, renter No occupation listed NOTE: The directory indicates that Clarence Hill was a new resident at this address.
1977	No return
1973	Henry and Annis Jarrett, renters Employed by Capitol Cattle Company (not listed in the directory) NOTE: The directory indicates that Henry and Annis Jarrett were new residents at this address.
1968	Emery and Ruthie Williams, owners U.S. Army

1962	Lula Dobbins, owner Widow, William Dobbins No occupation listed
1959	Lula Dobbins, owner Widow, William Dobbins No occupation listed
1955	Lula Dobbins, owner Maid
1952	Lula Dobbins, owner Cook, Sigma Alpha Mu Fraternity, 1919 Robbins Place.
1949	William M. and Lulu Dobbins, owners Driver, Woodward Manufacturing Company, furniture, end of South Congress Avenue.
1947	William M. and Lulu Dobbins, owners Employed by Woodward Manufacturing Company, furniture, end of South Congress Avenue.
1944-45	William M. and Lulu Dobbins, owners Furniture repair
1941	William M. and Lulu Dobbins, owners William: Driver Lulu: Maid
1939	William M. and Lulu Dobbins, owners Truck driver
1937	William M. and Lulu Dobbins (not listed as owners) Laborer, Swann-Schulle Furniture Company, 401-03 Congress Avenue.
1935	Willis L. and Walter Beale, owners Attendant, Miller's Garage, 112-14 E. 7th Street NOTE: William and Lula Dobbins are listed at 1194 Comal Street; he was a service man at Austin Goodyear, 101 Congress Avenue.
1932-33	Willis L. and Jessie Beale, owners Porter, Grayburg Oil Company (multiple locations)
1930-31	The address is not listed in the directory. NOTE: Willis and Waltha Beale are listed at 2105 Whittier Street; he was a porter for Grayburg Oil Company (multiple locations).

BIOGRAPHICAL NOTES

Willis and Walter Mae Beale (ca. 1932 – ca. 1936)

The 1920 U.S. Census shows Willis L. Beale as the 11-year old son of Willis and Mattie Beale of Forney, Texas. The elder Willis Beale was a barber. Willis and Walter Mae Beale appear in the 1930 U.S. Census as the renters of the house at 2105 Whittier Street in Austin. Willis Beale was 22, had been born in Texas, and was a truck driver for an oil company. Walter Mae Beale

was 20, had been born in Texas, and had no occupation listed. They had 2 children: Jessie, 4; and Louie, 2. Both children had been born in Texas. By 1940, according to the census report, they were living in Court 6 of Chalmers Courts. Willis Beale was a porter for a storage garage. Walter had no occupation listed. In addition to Jessie and Louie, the couple had a younger son, Robert, 10 months. Willis Beale died in Vallejo, California on December 7, 1979.

William L. and Lula Dobbins (ca. 1936 – ca. 1966)

The 1940 U.S. Census shows William and Lula Dobbins as the owners of this house, which was worth $1,400. Both William and Lula were 42, and both had been born in Texas. William was a truck driver for a wholesale furniture factory; Lula was a cook in a private home. They had a son, Emery Williams, 11, who had been born in Texas. With them lived Lula's mother, Lizzie Black, a 79-year old Texas-born widow with no occupation listed. She had lived in rural Bastrop County in 1935. The 1930 U.S. Census shows William Dobbins as the son of Stewart and Adline Dobbins, who owned their home at 1910 E. 12th Street in Austin. William Dobbins was a 33-year old widower with a daughter, Willie J., 4. He was a chauffeur for a private family. His father was a laborer at a foundry, and his mother was a laundress at home. Two sisters, Lucy, 40, was a cook for a private family; and Minnie, 23, was a teacher at the public school.

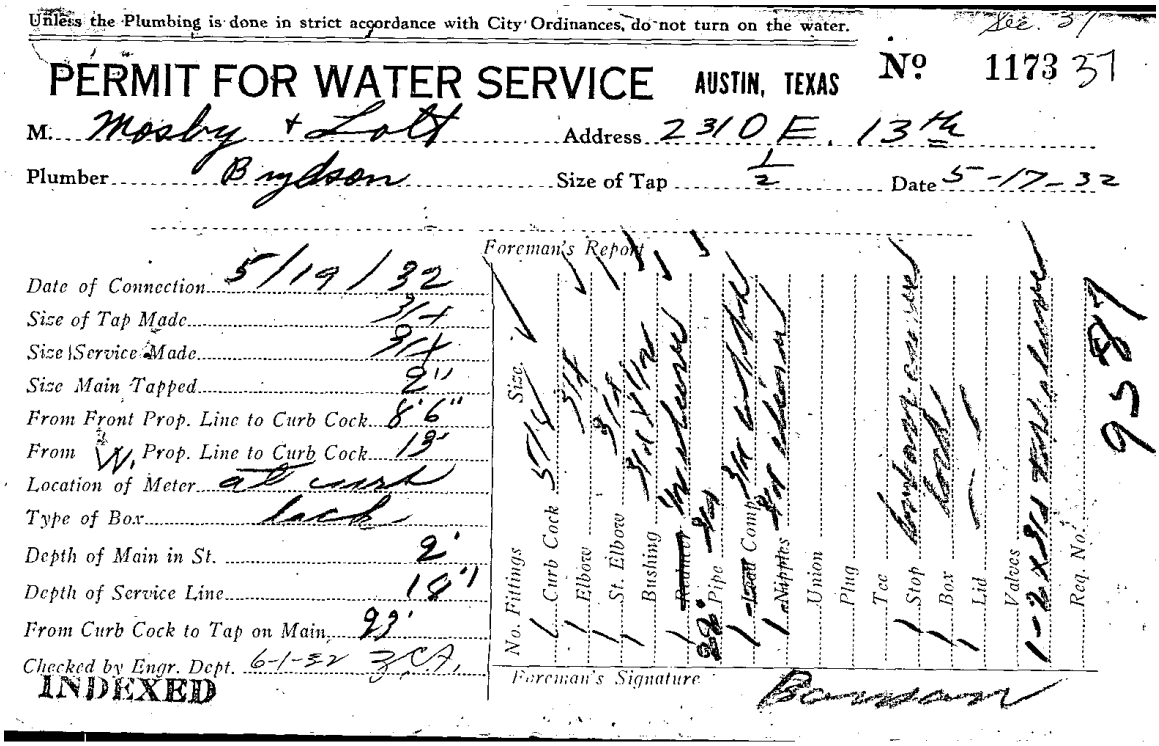
MRS. LULA E. DOBBINS

Mrs. Lula Ethel Black Dobbins died in Darnell Army Hospital at Ft. Hood Friday. Funeral will be Tuesday at 2 p.m. at Ebenezer Baptist Church with Rev. S. A. Davis officiating. Burial will be in Evergreen Cemetery under the direction of King-Tears Mortuary.

Survivors include one son, Sgt. Emery Yeul Williams, Ft. Hood; one brother, Isiah Black, Austin; and three grandchildren.

Obituary of Lula Dobbins
Austin American, August 9, 1966

Photo of Lula Dobbins from her gravestone in Evergreen Cemetery, Austin



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

PERMIT FOR WATER SERVICE AUSTIN, TEXAS No. 1173

M. Mosby + Lott Address 2310 E. 13th

Plumber Bryson Size of Tap 1/2 Date 5-17-32

Date of Connection 5/19/32
Size of Tap Made 3/4
Size Service Made 3/4
Size Main Tapped 2"
From Front Prop. Line to Curb Cock 8'6"
From W. Prop. Line to Curb Cock 18'
Location of Meter at curb
Type of Box lock
Depth of Main in St. 2'
Depth of Service Line 18"
From Curb Cock to Tap on Main 22'
Checked by Engr. Dept. 6-1-32 ZCA.

INDEXED

Foreman's Report

No. Fittings	Size
1 Curb Cock	3/4
1 Elbow	3/4
1 St. Elbow	3/4
1 Bushing	3/4 x 1/2
1 Reducer	1 x 3/4
22' Pipe	3/4
1 Scott Comp.	3/4
1 Nipples	3/4
Union	
Plug	
Tee	
1 Stop	Lockwood Cor. Cock
1 Box	Lock
1 Lid	
Valves	
1-2 x 3/4	Thermoloid
Req. No.	9587

Foreman's Signature Bryson

Water service permit to Mosby & Lott, the developers who built this house (1932)

SANITARY SEWER SERVICE PERMIT No. 10875

Austin, Texas

Received of owner Date May 17, 1932

Address 2310 E. 13th.

Amount $

Builder or Owner W.L. Beald Plumber

Lot Block Subdivision Plat No.

Date of Connection 5/18/1932

By City 48' N/SLL

By Plumber

Checked By

Size Main Depth 5'

Main Assign. in St. E. of house

Stub Depth Prop. Line

Stub Location

Book No. A-306?

Paving Cut No.

No.	Fittings	Size	Price
30'	Pipe	4"	
	Pipe		
1	Wyes	6x4	
	Bends		
	Reducers		
	Plugs		
	Sand		
	Gravel		
	Remix		
	Stoppers		
	Castings		
	Other		
	Labor:	18 hrs.	

Sewer service permit for this address (1932)