

**HISTORIC LANDMARK COMMISSION
AUGUST 24, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0582
1205 SHORT HACKBERRY STREET**

PROPOSAL

Demolish a ca. 1912 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with a full-width, shed-roofed, independent porch on plain, square wood posts. The house is an “alley house”, built on what was originally known as Hackberry Alley, behind Hackberry Street, and is set very close to the street, as are the others on the alley.

RESEARCH

The house appears to have been built around 1912, and has always been a rental property. Alley houses used to be very common in Austin, and this is most likely the only example of this pattern of development remaining in the city. Alley houses were rental properties, and generally had working-class or lower-income tenants, generally African-American or Mexican-American. While they were located behind larger houses on the parallel streets, they had a variety of relations with those houses. In wealthier areas of the city, the alley houses served as quarters for house staff; in less affluent areas, they were rented by people who had jobs in other places.

The alley houses were generally of a uniform style, and were built very close to the street, providing for a vibrant alley life for the residents. Most were small, one-story houses with front porches, as are the houses on Short Hackberry Street. The tenants of this house on Short Hackberry typify the social class of people who lived in alley houses – there were African-Americans who worked in various and typical occupations for African-Americans at the time: porters, chauffeurs, and single women who did other peoples’ laundry at their house. The tenure of the tenants in this particular house is relatively short – in other areas of the city, the residents of alley houses stayed for longer periods of time.

STAFF COMMENTS

The house does not appear in any City survey.

STAFF RECOMMENDATION

Staff recommends either postponement until September 28, 2015, or the initiation of a historic district zoning case for Short Hackberry Street. This is a unique example of a housing pattern that used to be commonplace in Austin, and should be preserved and rehabilitated to the greatest extent possible. While the house itself does not qualify as a historic landmark individually, the set of houses on Short Hackberry Street appear to qualify as a historic district, and could therefore qualify for rehabilitation incentives from the city.

LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

CASE#: HDP-2015-0582
Address: 1205 Short Hackberry



1" = 200'

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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1205 Short Hackberry Street
ca. 1912



OCCUPANCY HISTORY 1205 Short Hackberry Street

City Directory Research, Austin History Center
By City Historic Preservation Office
August, 2015

1992	James Davidson, renter No occupation listed
1985-86	Birda M. Smith, renter No occupation listed NOTE: The directory indicates that Birda M. Smith was a new resident at this address.
1981	D. Castillo, renter No occupation listed
1977	James W. Davidson, renter Dishwasher, Stephen F. Austin Hotel, 7 th Street and Congress Avenue.
1973	Ammie Wright, Jr., renter Employed by the State Water Quality Control Board NOTE: The directory indicates that Ammie Wright, Jr. was a new resident at this address.
1968	Algia and Johnnie Bunton, renters Student
1962	Vacant
1959	Odell and Florine Turner, owners Odell: U.S. Air Force Florine: Maid, Stratford House, residential hotel, 500 W. 6 th Street.
1955	The street is not listed in the directory. NOTE: Odell and Florine Turner are listed at 2510-B Rosewood Avenue; he was in the U.S. Army.
1952	Pablo H. and Victoria Astran, renters Laborer
1949	Pablo and Victoria Astran, owners Helper, Walker's Aus-Tex Chili, 500-02 E> 3 rd Street.
1947	Callie Diamond, renter Maid, Stephen F. Austin Hotel, 7 th Street and Congress Avenue.
1944-45	Callie Diamond, renter No occupation listed

- 1941 Waverly Earls, renter
Laborer
NOTE: Callie Diamond is not listed in the directory.
- 1939 James and Bernice Gordon, renters
Porter
- 1937 James and Marie Ballinger, renters
No occupation listed
Also listed is Leonard Ballinger, no occupation shown.
- 1935 Newton and Louise Maxfield, renters
No occupation listed
Also listed is Clifford Maxfield, no occupation shown.
NOTE: The house is listed as 1205 Hackberry Alley.
NOTE: There is a listing in the 1935 city directory for a Joseph [sic] and Annie Hunter at 2206 Pennsylvania Avenue, which corresponds to the address shown on Annie Hunter's 1936 death certificate. Neither had an occupation shown.
- 1932-33 John and Annie Hunter, renters
No occupation listed
NOTE: The house is listed as 1205 Hackberry Alley.
- 1930-31 James and Annie Hunter (colored), renters
No occupation listed
NOTE: The house is listed as 1205 Hackberry Alley.
- 1929 Sarah J. Edwards (colored), renter
No occupation listed
NOTE: The house is listed as 1205 Hackberry Alley.
- 1927 Ida Marshall (colored), renter
Cook
NOTE: The house is listed as 1205 Hackberry Alley.
- 1924 William and Lillian Walton (colored), renters
Mechanic, Hart & Young, automobiles, 305 E. 5th Street.
NOTE: The house is listed as 1205 Hackberry Alley.
NOTE: Jesse and Bessie Bailey are listed at 2007 E. 8th Street; he was a porter for Austin National Bank.
- 1922 Jesse and Bessie Bailey (colored), renters
Porter, State Capitol
NOTE: The house is listed as 1205 Hackberry Alley.
- 1920 Jesse and Bessie Bailey (colored), renters
Cleaner, State Department of Public Buildings and Grounds
NOTE: The house is listed as 1205 Hackberry Alley.
- 1918 Julia McClain (colored), renters
Laundress
NOTE: The house is listed as 1205 Hackberry Alley.
NOTE: Jesse and Bessie Bailey are listed at 1706 San Jacinto Boulevard; he was a porter at the Driskill Hotel.

- 1916 Irene Banister (colored)
Laundress
NOTE: The house is listed as 1205 Hackberry Alley.
- 1914 There is no listing for Hackberry Alley in the directory. There is a listing for 1204 (rear) Hackberry Street, but although it is not clear that this address refers to the house now called 1205 Short Hackberry Street, it is possible. The following listings are for 1204 (rear) Hackberry Street.
- William Johnson, Jr. (colored)
Chauffeur
NOTE: The house is listed as 1204 (rear) Hackberry Street.
- 1912-13 John Thomas (colored)
Porter, Moose Club, 122 W. 6th Street (upstairs)
NOTE: The house is listed as 1204 (rear) Hackberry Street.
- 1910-11 The address is not listed in the directory.
NOTE: John Thomas is not listed in the directory.

BIOGRAPHICAL NOTES:

Jesse and Bessie Bailey (ca. 1919 – ca. 1923)

Jesse Bailey's 1917 World War I draft registration card shows that he was married and living at 1706 San Jacinto. He was 26 years old, had been born in Round Rock, Texas, and was a porter at the Driskill Hotel. He was tall, with a stout build.

The 1920 U.S. Census shows Jessie and Bessie Bailey as the renters of this house. Jesse Bailey was 27, had been born in Texas, and was a porter at the State Capitol. Bessie Bailey was 26, had been born in Oklahoma, and had no occupation listed. They had a daughter, Jonnie May Bailey, 10, who had been born in Texas.

Bessie Bailey's 1956 death certificate shows that she died in Dallas on November 1, 1956. She had been born in Austin to Johnnie and Mary Johnson. She was widowed, and worked as a domestic in a private home. Her daughter's name was Johnnie Mae Okes. She was buried in Dallas.

Jim and Annie Hunter (ca. 1930 – ca. 1934)

Jim and Annie Hunter appear as the renters of this house in the 1930 U.S. Census. Jim Hunter was 44, had been born in Texas, and was a farm laborer. Annie Hunter was 46, had been born in Texas, and was a laundress for a private family. With them lived Annie's children from a previous marriage: Willie Miller, Jr., 18, a porter at the bus station; Albert Miller, 16; Timothy Miller, 12; and Herman Miller, 7. All of the Miller boys had been born in Texas.

The 1930 U.S. Census also shows Georgia Flowers, a 34-year old divorcee, at this address. She had been born in Texas and was a maid at a music school. She had a son, Ronnie, 13, who had been born in Texas, and was a news boy for the newspaper.

According to her death certificate, Annie Mae Hunter died October 19, 1936 at Brackenridge Hospital. She had been born in 1883 in Harwood, Texas, was married to Jim Hunter, and worked as a domestic. She was living at 2206 Pennsylvania Avenue in Austin at the time of her death at the age of 53.

Waverly Earls (ca. 1940 – ca. 1943)

His 1918 World War I draft registration card shows that Waverly Earls was living in Rockwall, Texas. He was a laborer. His mother's name was Cynthia Earls; she lived on a rural route in Austin. He was short, and had a medium build.

Waverly Earls appears in the 1940 U.S. Census in the home his sister, Edna Jackson at 1108 E. 5th Street in Austin. Waverly Earls was 39, had been born in Texas, and was a delivery man for a retail grocery store. He had 5 children: Edna, 16; Waymon, 15; Lorene, 14; Vernon, 10; and Mildred, 8. Waverly's sister, Edna Jackson, rented the house with her husband, Silas. Edna Jackson was 44, and worked as a cook in a private home. Silas Jackson was 46, and worked as a hauler with his own truck. Also in the household were Edna's mother, Cynthia Johnson, 66, who had no occupation listed; and a niece and nephew, Maybelle Bratton, 16, a maid in a private home; and Theodore Bratton, 18, a digger for a WPA park project.

According to his death certificate, Waverly Earls was born in 1900 in Travis County, and was living at 1130 Concho Street at the time of his death on May 29, 1966. He did contract labor. He was listed as married.