

**HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0582
1205 SHORT HACKBERRY STREET**

PROPOSAL

Demolish a ca. 1913 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 that the Commission initiate the creation of a locally-designated historic district on Short Hackberry Street to protect the remainder of the houses on the alley – and this is the last set of alley houses in the city.

Unfortunately, the only way to save this particular house at this time is to designate it as an individual landmark, and there is not sufficient justification to do so. Conversations with the applicant have revealed that the house is in a very deteriorated state, and it is not economically feasible to rehabilitate the house. Staff’s examination of the house confirms the deterioration of the house, and also the numerous modifications to the house that have compromised its integrity of materials and design. So, staff must reluctantly recommend that the demolition permit for this house be released, with the 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, and to

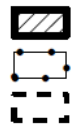
strongly encourage the applicant to consider the special significance of this alley and collection of alley houses in designing the replacement structure for this site. This is a unique example of a housing pattern that used to be commonplace in Austin, and should be treated with the utmost respect with regards to preservation and rehabilitation.

The remaining houses on Short Hackberry Street that would contribute to a potential locally-designated historic district are the houses at 1201, 1203, and 1204 Short Hackberry Street. The house at 1206 Short Hackberry is a new house, but built in a compatible style and scale to the remaining houses on the street.

LOCATION MAP



1" = 200'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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

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.



1205 Short Hackberry Street
ca. 1913



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.

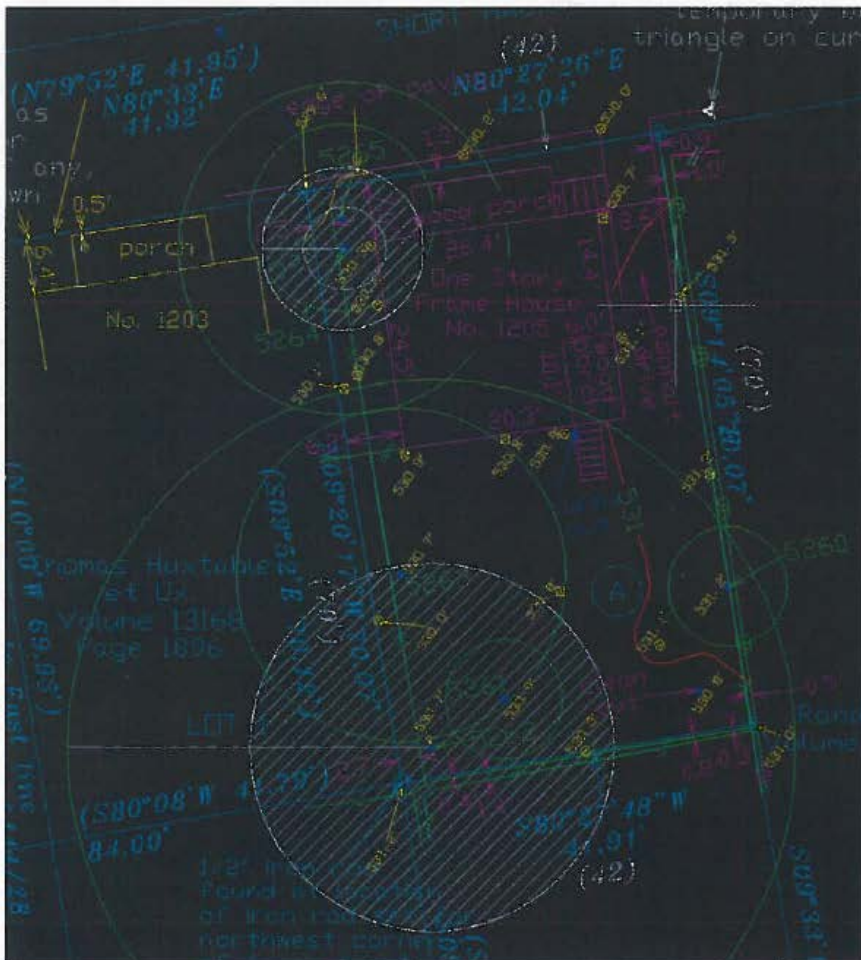
Subject: (none)

Date: Tuesday, September 22, 2015 at 8:55:11 AM Central Daylight Time

From: Sal Martinez

- Existing wall encroaches on the 1/2 and 1/4 CRZ of a protected Oak in the front of the lot. (CRZ's illustrate hatched circles)
- Wall ends only 8.5' away from the property line on the East side of the property which impedes parking requirements: minimum driveway width required by transportation code is 12' and the wall is in the way of achieving that.
- Given the two heritage / protected trees on the lot, the site parking wants to be on West side of the lot to minimize CRZ impact, while the mass of the building on the East side of the lot, where it is more open and the tree limbs. If we are to maintain the wall, the building mass would be toward the trees.

If we are to modify the walls to avoid the conflicts with compliance as reported above, we believe it would act the effort to save the wall as-is.



Staff asked the applicant to consider retaining the front wall of the existing structure in his new construction project, but there are issues with protected trees, problems with parking requirements, and structural conditions that make retention of even the front wall of the existing house infeasible.



Evidence of wood rot and termite infestation at the house.





Water-damaged wood



Failing structural piers under the house

**HISTORIES OF THE OTHER CONTRIBUTING HOUSES IN THE POTENTIAL SHORT
HACKBERRY STREET HISTORIC DISTRICT:**

1201 Short Hackberry Street
ca. 1915





OCCUPANCY HISTORY 1201 Short Hackberry Street

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

1992	Willie C. Bills, renter No occupation listed
1985-86	Edward and Grace Thompson, renters Employed by the City of Austin NOTE: The directory indicates that Edward and Grace Thompson were new residents at this address.
1981	Mary Sorrells, renter Department supervisor, University of Texas
1977	No return
1973	Richard Hicks, renter Employed at Camp Hubbard
1968	Booker T. and Artie M. Hicks, owners Driver, Economy Furniture, manufacturers, 9315 McNeil Road. NOTE: Richard Hicks is not listed in the directory.
1962	Booker T. and Artie M. Hicks, owners

- Shipping clerk, Economy Furniture, manufacturers; 5100 E. 5th Street; factory, 9315 McNeil Road.
- 1959 Booker T. and Artie M. Hicks, owners
Shipping clerk, Economy Furniture, 5100 E. 5th Street.
- 1955 Booker T. and Artie M. Hicks, owners
Shipping clerk Economy Upholstery, 5100 E. 5th Street.
Also listed is Booker T. Hicks, Jr., a student.
NOTE: The address is listed as 1201 Myrtle Street.
- 1952 Booker T. and Artie M. Hicks, owners
Booker: Clerk
Artie: Maid
- 1949 Booker T. and Artie Hicks, renters
Laborer, U.S. Selective Service
- Allen and Clara Bowser, renters
Porter, D.A. Shipwash, groceries (multiple locations)
NOTE: The alphabetical section of the directory shows Allen and Clara Bowser at 1173 ½ Angelina Street.
- 1947 Allen and Clara Bowser, renters
Clerk, Shipwash Grocery and Market (multiple locations)
- 1944-45 Gladys Robinson, renter
Maid
- 1941 Ernest C. and Willetta Collins, renters
Proprietor of a grocery store at 1170 Navasota Street.
- 1939 Cleo Wagner, renter
No occupation listed
- 1937 Shirley Barton, renter
No occupation listed
- 1935 William and Mary L. Maxwell, renters
Laborer, Austin Oil Manufacturing Company, 411 Chicon Street.
NOTE: The house is listed as 1201 Hackberry Alley.
- 1932-33 Louella Craft, renter
Maid, Austin Hotel, 7th Street and Congress Avenue
NOTE: The house is listed as 1201 Hackberry Alley.
- 1930-31 Albert and Jeanett Brothers (colored), renters
No occupation listed
NOTE: The house is listed as 1201 Hackberry Alley.
- 1929 Harry and Fannie Moore (colored), renters
No occupation listed

NOTE: The house is listed as 1201 Hackberry Alley.

- 1927 Henry and Fannie Moore (colored), renters
No occupation listed
NOTE: The house is listed as 1201 Hackberry Alley.
- 1924 Tonie Bunton (colored), renter
Cook
NOTE: The house is listed as 1201 Hackberry Alley.
- 1922 Tonie Bunton (colored), renter
Domestic
NOTE: The house is listed as 1201 Hackberry Alley.
- 1920 Edward and Ella McQuirter (colored), renters
Bricklayer
Also listed is Geneva McQuirter, no occupation shown.
NOTE: The house is listed as 1201 Hackberry Alley.
- 1918 William Purcell (colored), renter
Porter, Looke's Restaurant, 111-13 W. 6th Street.
NOTE: The house is listed as 1201 Hackberry Alley.
- 1916 Eli Sellers (colored)
Laborer
NOTE: The house is listed as 1200 Hackberry Alley.
- 1914 There is no listing for Hackberry Alley in the directory, and no listing for a house that would correspond with this one.

BIOGRAPHICAL NOTES:

Edward and Ella McQuirter (ca. 1919 – ca. 1921)

Edward and Ella McQuirter appear in the 1910 U.S. Census as living at what might be 1503 Curve Street close to East Avenue. Edward McQuirter was black, 42, had been born in Texas to Virginia-born parents, and was a laborer doing odd jobs. Ella McQuirter was 33, had been born in Texas, and was a washerwoman for a private family. She was listed as a mulatto. They had a daughter, Geneva, 14, who is listed as a mulatto, and had no occupation listed. With them lived Ella McQuirter's mother, Rose A. Neal, a 71-year old widow who had been born in Kentucky, and was a washerwoman for a private family.

The 1930 U.S. Census shows Ed and Ella McQuirter living at 1304 Comal Street in a house they owned. Ed McQuirter was a cement laborer for a contractor; Ella McQuirter was a practical nurse for a private family.

Neither the McQuirters nor this house number appear to be listed in the 1920 U.S. Census report.

Her 1948 death certificate shows that Ella McQuirter was a widow living at 1007 ½ Olive Street in Austin at the time of her death. She was a retired nurse in private homes. She had been born in Gonzales, Texas.

Tonie Bunton (ca. 1921 – ca. 1925)

Tonie Bunton appears in the 1910 U.S. Census as the wife of Howard Bunton, who lived on Sturgis Street in rural Taylor, Williamson County, Texas. Tonie Bunton was 24, black, had been born in Texas to Missouri-born parents, and had no occupation listed. Her husband, Howard, was also 24, had been born in Texas, and was a farm hand. They had 2 young sons.

Harry and Fannie Moore (ca. 1925 – ca. 1929)

Harry (Henny) and Fannie Moore appear in the 1930 U.S. Census as the renters of the house at 2200 Coleto Street in Austin. Harry Moore was 52, had been born in Texas, and was a laborer at the gas plant. Fannie Moore was 49, had been born in Texas, and had no occupation listed. They had a daughter, Mamie, 29, who had been born in Texas and was a cook for a private family.

1930 U.S. Census

The 1930 U.S. Census shows Sherry Lee and Esther M. Thomas as the renters of this house. Sherry Lee Thomas was 27, had been born in Texas, and was a car washer in a garage. Esther Thomas was 24, had been born in Texas, and was a cook for a private family. They had 2 sons: Benjamin, 10; and Earl, 8. With them lived a grandmother, Sarah Rogers, a 62-year old Texas-born widow with no occupation listed.

Albert and Janette Brothers (ca. 1930 – ca. 1931)

Albert and Janett Brothers appear in the 1930 U.S. Census as the renters of the house at 1170 Comal Street. Albert Brothers was 32, had been born in Texas, and was a laborer. Jannett Brothers was 29, had been born in Texas, and was a hairdresser. They had a son, L.C., 6.

Ernest and Willetta Collins (ca. 1940 – ca. 1943)

Ernest and Willetta Collins appear in the 1940 U.S. Census as the renters of this house. Ernest Collins was 49, had been born in Texas, and was a laborer in a foundry. Willetta Collins was 39, had been born in Texas, and was an operator of a retail grocery store. The street is listed as “private” in the census report.

Booker T. and Artie Hicks (ca. 1948 – ca. 1970)

Booker Hicks appears in the 1930 U.S. Census as the 21-year old son of Richard and Beatrice Hicks, who rented their farm on the Austin-Cameron Road in Travis County. Booker Hicks had been born in Texas and was a farm laborer. His father was a farmer.

1203 Short Hackberry Street
ca. 1913



OCCUPANCY HISTORY 1203 Short Hackberry Street

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

1992	Vacant
1985-86	Vacant
1981	Vacant
1977	Arthur Scott, renter Retired
1973	Walter Scott, renter Laborer, Austin Public Schools
1968	Walter Scott, owner Laborer, Austin Public Schools
1962	Charles D. Tindell, owner No occupation listed NOTE: The house is listed as 1203½ Short Hackberry Street.
1959	Charles Tindell, owner No occupation listed NOTE: The house is listed as 1203½ Short Hackberry Street.
1955	Charles Tindell, owner No occupation listed NOTE: The house is listed as 1203½ Myrtle Street.
1952	Charles D. Tindell, owner Store manager, Missouri-Kansas-Texas Railroad NOTE: The house is listed as 1203½ Short Hackberry Street.
1949	Unknown NOTE: Charles Tindell is not listed in the directory.
1947	Charles and Viola Tindell, renters Freight handler, Missouri-Kansas-Texas Railroad
1944-45	Charles Tindell, renter Helper, Missouri-Kansas-Texas Railroad
1941	Charles and Luella Tindell, renters Trucker, Missouri-Kansas-Texas Railroad
1939	Charles and Luella Tindell, renters Trucker, Missouri-Kansas-Texas Railroad

- 1937 Charles and Luella Tindell, renters
Porter, Missouri-Kansas-Texas Railroad
- 1935 Charles and Luella Tindell, renters
No occupation listed
NOTE: The house is listed as 1203 Hackberry Alley.
- 1932-33 Charles and Louella Tindell, renters
No occupation listed
NOTE: The house is listed as 1203 Hackberry Alley.
- 1930-31 Charles and Bessie Tindell (colored), renters
Trucker, Missouri-Kansas-Texas Railroad
NOTE: The house is listed as 1203 Hackberry Alley.
- 1929 Charles T. and Bessie Tindell (colored), renters
Trucker, Missouri-Kansas-Texas Railroad
NOTE: The house is listed as 1203 Hackberry Alley.
- 1927 Charles T. and Bestelle Tindell (colored), renters
Laborer, Missouri-Kansas-Texas Railroad freight depot
NOTE: The house is listed as 1203 Hackberry Alley.
- 1924 Charles T. and Bestelle Tindell (colored), owners
Charles: Laborer, Missouri-Kansas-Texas Railroad freight depot
Bestelle: Cook, Christopher C. Pinkston (colored), restaurant, 507-09
Brazos Street.
NOTE: The house is listed as 1203 Hackberry Alley.
- 1922 Charles T. and Bessie Tindell (colored), renters
Trucker, Missouri-Kansas-Texas Railroad freight house
NOTE: The house is listed as 1203 Hackberry Alley.
- 1920 Charles T. and Bessie Tindell (colored), renters
Trucker, Missouri-Kansas-Texas freight depot
NOTE: The house is listed as 1203 Hackberry Alley.
- 1918 Charles and Bessie Tilman [sic] (colored), renters
Trucker, International and Great Northern Railway freight depot
NOTE: The house is listed as 1203 Hackberry Alley.
- 1916 Charles Tinnon [sic] (colored)
Trucker, International and Great Northern Railway
NOTE: The house is listed as 1202 Hackberry Alley.
- 1914 Charles Tindell (colored)
Trucker, International and Great Northern Railway
NOTE: The house is listed as 1202 (rear) Hackberry Street.
- 1912-13 Charles Tindell, Jr. (colored)
Trucker, International and Great Northern Railway
NOTE: The house is listed as 1202 (rear) Hackberry Street.

1910-11 No houses are listed in the rear of the houses on Hackberry Street.
 NOTE: Charles Tindell is listed as a trucker for the International and Great Northern Railway; he lived at the home of his father at 309 West Avenue.

BIOGRAPHICAL NOTES:

Charles Tindell (ca. 1912 – ca. 1963)

His 1918 World War I draft registration card shows that Charles Thomas Tindell, Jr. was born January 1, 1884, and was living at 1203 Hackberry Street in Austin. He was native-born and listed as Negro. He was a railroader for the International and Great Northern Railroad. His nearest contact was his sister, Gussie Haskins, who lived at 1601 W. 10th Street. He was of medium height and slender build.

The 1930 U.S. Census shows Charley and Bessie Tindell as the renters of this house. Charley Tindell was 41, had been born in Texas, and was a freight man for a railroad freight house. Bessie Tindell was 27, had been born in Texas, and was a cook for a private family. They had a boarder, Roy Swenson, 23, who was a Texas-born "common laborer."

The 1940 U.S. Census shows Charles and Lewella Tindell as the renters of this house. Charles Tindell was 49, had been born in Texas, and was a laborer for the railroad. Lewella Tindell was 38, had been born in Texas, and was a maid for a private family. They had no children listed with them.

Charley Tindell's 1963 obituary in the Austin newspapers was only a funeral notice.

1204 Short Hackberry Street
 ca. 1915





OCCUPANCY HISTORY 1204 Short Hackberry Street

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

1992	Vacant
1985-86	James Davison, renter No occupation listed NOTE: James Davidson [sic] is listed at 1205 Short Hackberry Street in the directories of 1992 and 1977.
1981	James Davison, renter No occupation listed NOTE: The directory indicates that James Davison was a new resident at this address. NOTE: James Davidson [sic] is listed at 1205 Short Hackberry Street in the directories of 1992 and 1977.
1977	Stanford and Vert Craine, renters Retired
1973	Stanford J. and Vert A. Crayton, renters No occupation listed NOTE: The directory indicates that Stanford J. and Vert A. Crayton were new residents at this address.

1968	Eddie L. Brothers, owner Maid
1962	Felix and Louise Benites, renters Painter, Cecil Tounge Body Shop, 3411 E. 5 th Street.
1959	Felix and Louise Benites, renters Painter, Tounge Body Shop, 3411 E. 5 th Street.
1955	Felix and Louise Benites, renters Serviceman, State Adjutant General Also listed is Justo Benites, no occupation shown. NOTE: The house is listed as 1204 Myrtle Street.
1952	Felix and Louise Benites, owners Painter
1949	Lucas and Susie Romero, owners No occupation listed NOTE: Felix and Louise Benites are not listed in the directory.
1947	Vacant
1944-45	Lillie M. Washington, renter Kitchen helper
1941	Vacant
1939	Vacant
1937	Hosea and Olivia Johnson, renters No occupation listed
1935	Louis and Melissa Montgomery, renters No occupation listed NOTE: The house is listed as 1204 Hackberry Alley.
1932-33	Irene Davis, renter No occupation listed NOTE: The house is listed as 1204 Hackberry Alley.
1930-31	John K. and Sudie Griffin (colored), renters No occupation listed NOTE: The house is listed as 1204 Hackberry Alley.
1929	Edward and Gladys Philips (colored), renters No occupation listed NOTE: The house is listed as 1204 Hackberry Alley.
1927	Lena Pinkston (colored), renter No occupation listed NOTE: The house is listed as 1204 Hackberry Alley.

- 1924 Lena Pinkston (colored), renter
No occupation listed
Also listed is Eunice Pinkston, no occupation shown.
NOTE: The house is listed as 1204 Hackberry Alley.
- 1922 Herbert and Malinda Shelby (colored), renters
Porter, Texas Company, oils, 1300-02 E. 4th Street.
NOTE: The house is listed as 1204 Hackberry Alley.
- 1920 Vacant
NOTE: The house is listed as 1204 Hackberry Alley.
- 1918 Albert and Pearl Ellis (colored), renters
Porter, Driskill Hotel
NOTE: The house is listed as 1204 Hackberry Alley.
- 1916 John Harbert (colored)
Chauffeur for Franz Fiset, lawyer, 209 W. 9th Street.
NOTE: The house is listed as 1204 Hackberry Alley.
- 1914 It is unclear whether this house retained its address of 1204 Hackberry Alley – it appears more consistent that the house at 1205 Short Hackberry Street was listed in these early directories as 1204 (rear) Hackberry Street.

BIOGRAPHICAL NOTES:

1940 U.S. Census

The 1940 U.S. Census shows Georgie Polk as the renter of this house. She was a 38-year old divorcee who had been born in Texas and was a cook for a private family. She had a family of lodgers, Will B. Richardson, 22, a Texas-born yardman for a private family; his wife, Sara, 19, who had been born in Texas and had no occupation listed; and their daughter, Annie Lee, 5.



The house at 1173 Navasota Street, on the corner of Hackberry Alley – a portent of things to come without a historic district designation for this row of alley houses.



The ca. 2013 house at 1206 Short Hackberry Street is a replacement for an earlier structure, but fits the scale, style, and materials of the historic houses on the alley to a notable degree.