

HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
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 bungalow 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



-  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 Dob-

bins died in Darnell Army Hos-

pital at Ft. Hood Friday. Fu-

neral will be Tuesday at 2 p.m.

at Ebenezer Baptist Church

with Rev. S. A. Davis officiat-

ing. Burial will be in Ever-

green Cemetery under the di-

rection of King-Tears Mortuary.

Survivors include one son,

Sgt. Emery Yeul Williams, Ft.

Hood; one brother, Isiah Black,

Austin; and three grandchil-

dren.

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. See 31

PERMIT FOR WATER SERVICE AUSTIN, TEXAS

No. 1173 31

M. Mosby + Lott Address 2310 E. 13th
 Plumber Bryson Size of Tap 1/2 Date 5-17-32

Date of Connection	<u>5/19/32</u>	Foreman's Report	
Size of Tap Made	<u>3/4</u>	No. Fittings	Size
Size Service Made	<u>3/4</u>	1	Curb Cock
Size Main Tapped	<u>2"</u>	1	Elbow
From Front Prop. Line to Curb Cock	<u>8'6"</u>	1	St. Elbow
From <u>W</u> Prop. Line to Curb Cock	<u>19'</u>	1	Bushing
Location of Meter	<u>at curb</u>	1	Union
Type of Box	<u>lock</u>	1	Plug
Depth of Main in St.	<u>2'</u>	1	Tee
Depth of Service Line	<u>19'</u>	1	Stop
From Curb Cock to Tap on Main	<u>22'</u>	1	Box
Checked by Engr. Dept.	<u>6-1-32 JCA</u>	1	Lid
INDEXED		1	Valves
		1	Req. No.
			<u>9587</u>
		Foreman's Signature <u>Bryson</u>	

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

SANITARY SEWER SERVICE PERMIT

No. 10875B

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	<u>5/18/1932</u>	No. Fittings Size Price 30' Pipe 4" 1 Pipe 6x4 1 Wyes Bends Reducers Plugs Sand Gravel Remix Stoppers Castings Other Labor: 18 hrs.
By City	<u>48' N/SLL</u>	
By Plumber	_____	
Checked By	_____	
Size Main	_____ Depth <u>5'</u>	
Main Assign.	<u>in St. E. of house</u>	
Stub Depth	_____ Prop. Line _____	
Stub Location	_____	
Book No.	<u>A-306?</u>	
Paving Cut	_____ No. _____	

Sewer service permit for this address (1932)