

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

**PROPOSAL**

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Demolish a ca. 1912 house.

**ARCHITECTURE**

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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**

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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**

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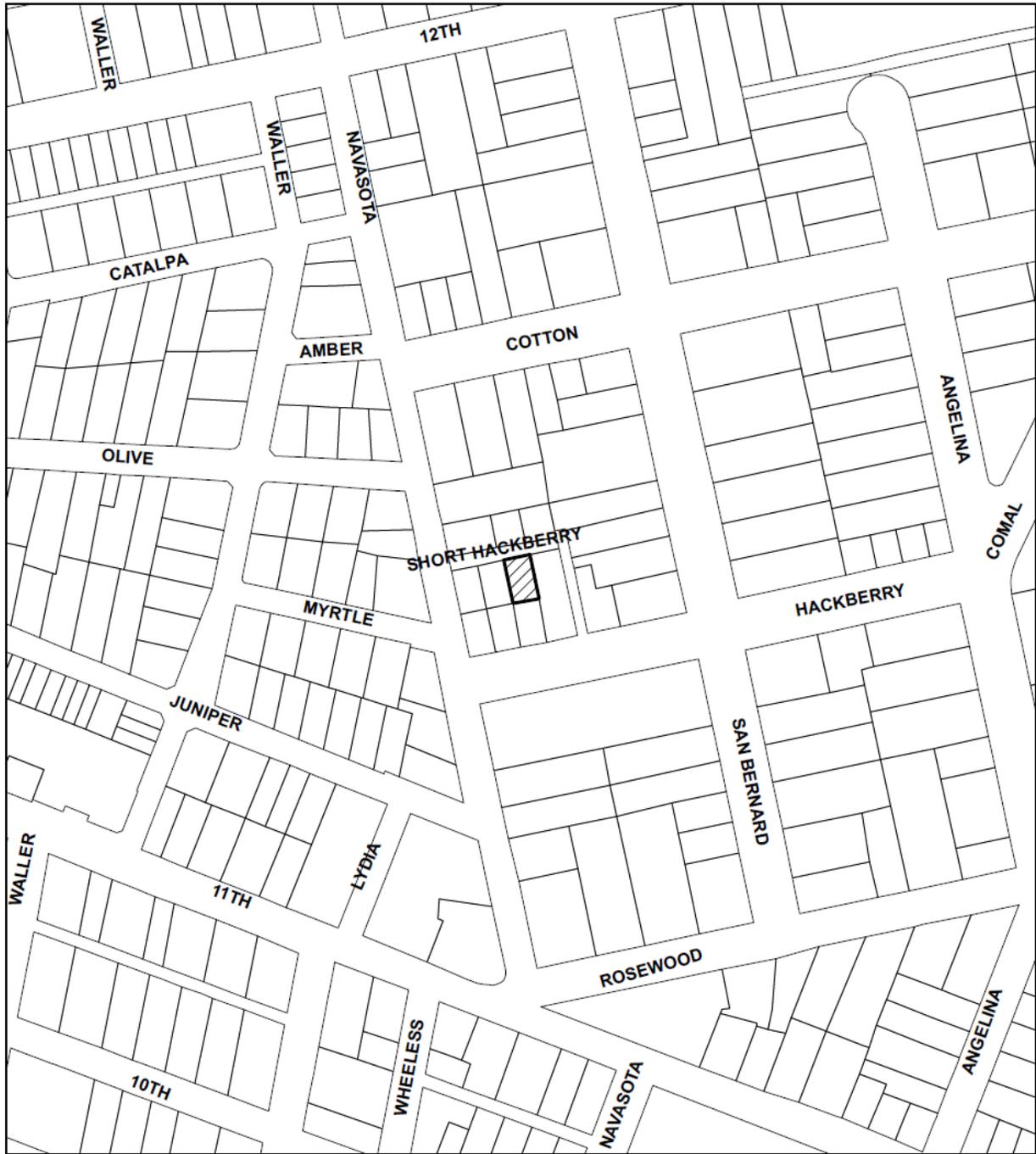
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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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



-  N
-  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<br>No occupation listed   |
| 1985-86 | Birda M. Smith, renter<br>No occupation listed<br>NOTE: The directory indicates that Birda M. Smith was a new resident at this address.                                    |
| 1981    | D. Castillo, renter<br>No occupation listed  |
| 1977    | James W. Davidson, renter<br>Dishwasher, Stephen F. Austin Hotel, 7 <sup>th</sup> Street and Congress Avenue.  |
| 1973    | Ammie Wright, Jr., renter<br>Employed by the State Water Quality Control Board<br>NOTE: The directory indicates that Ammie Wright, Jr. was a new resident at this address. |
| 1968    | Algia and Johnnie Bunton, renters<br>Student   |
| 1962    | Vacant   |
| 1959    | Odell and Florine Turner, owners<br>Odell: U.S. Air Force<br>Florine: Maid, Stratford House, residential hotel, 500 W. 6 <sup>th</sup> Street.                             |
| 1955    | The street is not listed in the directory.<br>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<br>Laborer   |
| 1949    | Pablo and Victoria Astran, owners<br>Helper, Walker's Aus-Tex Chili, 500-02 E> 3 <sup>rd</sup> Street.   |
| 1947    | Callie Diamond, renter<br>Maid, Stephen F. Austin Hotel, 7 <sup>th</sup> Street and Congress Avenue.   |
| 1944-45 | Callie Diamond, renter<br>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. 5<sup>th</sup> Street.  
NOTE: The house is listed as 1205 Hackberry Alley.  
NOTE: Jesse and Bessie Bailey are listed at 2007 E. 8<sup>th</sup> 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. 6<sup>th</sup> 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. 5<sup>th</sup> 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.