

**HISTORIC LANDMARK COMMISSION**  
**JULY 22, 2019**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2019-0188**  
**1308 E. 13<sup>TH</sup> STREET**

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**PROPOSAL**

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Demolish a ca. 1906 house.

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**ARCHITECTURE**

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One-story, L-plan, hipped-roof frame house with board-and-batten siding, a standing-seam metal roof, and a partial-width, shallow hipped-roof independent porch on ornamental metal and plain round wood posts; single 1:1 fenestration.

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**RESEARCH**

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The house appears to have been built around 1906. The first known occupant was Robert Duke, an African-American peddler, and what appears to have been his grandmother, Peggy Duke, a laundress. The Dukes only lived here for a short period of time. The house was then rented or owned by members of the Bellinger family for almost 30 years, principally Henry and Mary Bellinger. Henry Bellinger is listed as a laborer, sometimes working for Austin Sand and Gravel Company, then at the foot of Pressler Street on the Colorado River. In later years, he did not have an occupation shown in the city directories, but the family income was augmented by their son, Thomas, who was a shoe shine man and porter. Mary Bellinger died in 1937, and Henry Bellinger then moved to Dallas, where he died in 1940.

After World War II, the house was purchased by Eugene and Charity Lawson. Eugene Lawson was a laborer and porter; after his death in 1956, Charity Lawson stayed in this house until her death in 1977. Charity Lawson worked as a maid.

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**STAFF COMMENTS**

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The house was recommended as contributing to a potential O'Reilly historic district:



Staff has evaluated this house for designation as a historic landmark and has determined that the house may meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a good example of a vernacular wing-and-gable board-and-batten house that was popular around the turn of the 20<sup>th</sup> century. This house, however, has some modifications which impinge upon its integrity, such as the replacement porch posts and modern metal roof. The house could be restored to its original appearance, so staff believes that the house would meet the criterion for architectural significance, as this is a disappearing building type in Austin.
- b. **Historical association.** The house was the home of several African-American families over the years, particularly the Bellingers, who lived here for almost 30 years, and then the Lawsons, who lived here more recently. Members of each of these families worked in occupations that were typical of African-American families in the historic period, so this house could be seen as a representation of a building type associated with a particular demographic – in this case, lower to middle class African-American families.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

#### **STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use of this house; the modifications to the house are easily reversible, and if the house is structurally sound, a stronger case can be made for its preservation. Staff also recommends relocation over demolition if the Commission votes to release the permit if the house is structurally sound enough for relocation. However, staff must recommend release of the permit upon completion of a documentation package consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

## LOCATION MAP



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: HDP-2019-0188

LOCATION: 1308 E 13TH STREET

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.





1308 E. 13<sup>th</sup> Street  
ca. 1906



## OCCUPANCY HISTORY

### 1308 E. 13<sup>th</sup> Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
April, 2019

- 1905            The address is not listed in the directory.  
NOTE: Robert Duke (colored) is listed at 1709 Salina Street; he had no occupation shown.
- 1906-07       Robert Duke (colored)  
Peddler  
Also listed is Peggy Duke (colored), a laundress.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1909-10       Unknown – the address is not listed in the directory  
NOTE: Robert Duke is not listed in the directory.  
NOTE: Henry Ballinger is not listed in the directory; John and Roscoe Ballinger are both listed at 1232 Concho Street; both were laborers.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1910-11       George Ballinger (colored)  
Farmer  
Also listed are Henry Ballinger (colored), a laborer; James Ballinger (colored), a farmer; Roscoe Ballinger (colored), a hostler; and Emmett Henderson (colored), a driver.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1912-13       Henry Ballinger (colored)  
Laborer  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1914           Harry Bellinger (colored)  
Laborer, Austin Sand and Gravel Company, foot of Pressler Street.  
Also listed are George Bellinger (colored), a laborer; James Bellinger (colored), a laborer at Austin Sand and Gravel Company, foot of Pressler Street.  
NOTE: Roscoe Bellinger is listed at 1209 E. 13<sup>th</sup> Street; he was a porter at the State Fire Insurance Commission.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1916           Henry Bellinger (colored)  
Laborer  
Also listed is James Bellinger (colored), a laborer.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1918           Henry and Mary Bellinger (colored), renters  
Laborer  
Also listed are James Bellinger (colored), a laborer; Oakes Bellinger (colored), a laborer; and Fannie Henderson (colored), a laundress.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.

- 1920 Henry and Mary Bellinger (colored), renters  
No occupation listed  
Also listed is James Bellinger (colored), a laborer; Oakland Bellinger (colored), a laborer; and Robert L. Bellinger (colored), a laborer.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1922 Henry and Mary Bellinger (colored), renters  
No occupation listed  
Also listed are Myrtle Bellinger (colored), no occupation shown; Oakland Bellinger (colored), no occupation shown; and Thomas Bellinger (colored), no occupation shown.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1924 Henry and Mary Bellinger (colored), owners  
No occupation listed  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1927 Henry and Mary Bellinger (colored), owners  
No occupation listed  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1929 Henry and Mary Bellinger (colored), owners  
No occupation listed  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1930-31 Henry and Mary Bellinger (colored), owners  
No occupation listed  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1931-32 Henry and Mary Bellinger, renters  
No occupation listed  
Also listed is Thomas Bellinger, a shoe shine man at Dickerson Cleaning Company, 102 W. 6<sup>th</sup> Street.  
NOTE: The house is listed as 1208 E. 13<sup>th</sup> Street.
- 1935 Henry and Mary Bellinger, owners  
No occupation listed  
Also listed are Thomas and Myrtle Bellinger; he was a porter for Garner's Drug Store, 2000 Speedway.
- 1937 Henry and Mary Bellinger, owners  
No occupation listed  
Also listed are Thomas and Myrtle Bellinger; he had no occupation shown; she was a domestic in a private home.  
NOTE: Mary Bellinger died in 1937; Henry Bellinger moved to Dallas by 1939.
- 1939 Thomas and Myrtle Bellinger, owners  
Porter  
NOTE: Henry and Mary Bellinger are not listed in the directory.
- 1941 Thomas and Myrtle Bellinger, owners  
Thomas: Porter  
Myrtle: Maid

1944-45	<p>William J. and Mary E. Parr, renters U.S. Army</p> <p>Travis T. and Viola Medlock, renters Compressor operator, Texas Public Service Company. NOTE: Thomas and Myrtle Bellinger are not listed in the directory.</p>
1947	<p>Martha B. Bridges, renter No occupation listed NOTE: Eugene L. and Charity Lawson are not listed in the directory.</p>
1949	<p>Charity E. Lawson, owner Cook NOTE: Eugene L. Lawson is not listed in the directory.</p>
1952	<p>Eugene L. and Charity Lawson, owners Laborer, City Sewer Division</p>
1955	<p>Eugene L. and Charity Lawson, owners Porter, Hyde Park Barber Shop, 4021 Guadalupe Street.</p>
1959	<p>Charity Lawson, owner No occupation listed</p>
1962	<p>Charity Lawson, owner Widow, Eugene Lawson No occupation listed</p>
1965	<p>Charity Lawson, owner Widow, Eugene Lawson Maid</p>
1968	<p>Charity Lawson, owner Widow, Eugene Lawson Maid</p>
1973	<p>Charity Lawson, owner Widow, Eugene Lawson Maid</p>
1977	<p>Charity Lawson, owner Widow, Eugene Lawson Retired</p>
1981	<p>No return NOTE: Charity Lawson died in September, 1977.</p>
1985-86	<p>Vacant</p>
1992	<p>Vacant</p>

## **BIOGRAPHICAL NOTES**

### **Robert and Peggy Duke (ca. 1906 – ca. 1908)**

The 1880 U.S. Census shows a Robert and Peggy Duke in Caldwell County, Texas. Robert Duke was a 53-year old South Carolina-born farmer who is listed as black in the census report. Peggy Duke, 34, was born in Texas and is listed as a mulatto. Her occupation was keeping house. They had 6 children listed with them, all sons: Franklin, 14; George, 12; William H, 10 (indicated as a mulatto); Andrew J., 8; James I, 6 (indicated as a mulatto); and Charles W., 1 (indicated as a mulatto). All the boys had been born in Texas. The Dukes also had a grandson living with them: Robert Duke, 14, a Texas-born farm laborer who is indicated as a mulatto. It may be that the Robert Duke listed in the Austin city directories for this house was the grandson, as he was engaged as a peddler. The older Robert Duke would have been born in 1827, which would have made him 79 years old at the time he was listed in the city directory for this address. It seems more likely that it was the grandson Robert Duke living in this house with his grandmother, Peggy.

Death certificates for two of Peggy Duke's sons (Franklin and George) in the mid-1940s indicate that they were living in the Luling vicinity of Caldwell County, Texas at that time.

### **Henry and Mary Bellinger (ca. 1910 – ca. 1938)**

Henry and Mary Bellinger appear in the 1900 U.S. Census for Lockhart, Texas. Henry Bellinger was 39, had been born in Texas, and was a farm laborer. Mary Bellinger was 27, had been born in Texas, and had no occupation listed. They had 6 children listed with them: daughter Ernest, 12; Roscoe, 10; Fannie, 8; son Jimmie, 7; George, 4; and son Brilliant, 1. All the children had been born in Texas. Henry and Mary Bellinger owned their home.

The 1910 U.S. Census shows Henry and Mary Bellinger at 1902 E. 14<sup>th</sup> Street in Austin, a house they rented. Henry Bellinger was a 39-year old Texas-born mulatto who was employed as a laborer doing odd jobs. Mary Bellinger, 37, also listed as a mulatto, was born in Texas, and had no occupation listed. They had 6 children, all described as mulatto: Fannie, 18; Jimmie, 16; George, 14; Oakland, 9; Robert L, 7; and Myrtle M., 2. All the children had been born in Texas.

Henry and Mary Bellinger appear in the 1920 U.S. Census as the owners of this house, which was addressed as 1208 E. 13<sup>th</sup> Street. Henry Bellinger was 54, had been born in Texas, and had no occupation listed. Mary Bellinger was 44, had been born in Texas, and had no occupation listed. They had 2 children listed with them: Myrtle M., 12; and Tom, 8, both of whom had been born in Texas. All of the family members are described as mulatto.

The 1930 U.S. Census shows Henry and Mary Bellinger as the owners of this house, which was worth \$1,500. The house is addressed as 1208 E. 13<sup>th</sup> Street. Henry Bellinger was 61, had been born in Texas to Tennessee-born parents, and had no occupation listed. Mary Bellinger was 58, had been born in Texas, and was a laundress for a private family. They had 2 sons living with them: Tommy, 18, a boot black in a barber shop; and George, 34, a laborer for a house mover, with his wife, Jimmie M., 30, a cook for a private family, and their son, Jessie, 4. Everyone in the family had been born in Texas.

Mary Bellinger died in April, 1937; her last address was this house, which is addressed as 1308 E. 13<sup>th</sup> Street. Her death certificate shows that she was born in 1868 in Lockhart, Texas, and was a housewife.

Henry Bellinger's 1940 death certificate shows that he was a widower who was living in Dallas at the time of his death. He had been living in Dallas for about a year. He was born in 1869 in Lockhart, Texas and had no occupation.



**Thomas and Myrtle Bellinger (ca. 1938 – ca. 1944)**

Thomas Bellinger's 1940 World War II draft card shows that he was born in 1911 in Austin and was living in Austin, where he was employed by the University of Texas. He was 5'-11" tall, weighed 155 pounds, and had a light brown complexion with brown eyes and black hair. His wife was Myrtle Juanita Bellinger.

Thomas Bellinger died in Los Angeles, California in 1983.

**Eugene L. and Charity Lawson (ca. 1948 – ca. 1977)**

His 1942 World War II draft card shows that Eugene Lawson was living in Los Angeles, California where he was employed on a WPA project. He was born in Kyle, Texas in 1904, and was 5'-11" tall and weighed 160 pounds. He had a dark brown complexion with brown eyes and black hair.

Eugene L. Lawson's 1956 death certificate shows that he was living in this house at the time of his death. He was born in Kyle, Texas in 1904 and was a porter in a barber shop. Charity Lawson was living at this address at the time of her death in 1977. She was born in 1905 in Hays County, Texas, and was a widowed domestic. Both are buried in Austin's Evergreen Cemetery.

**LAWSON, Mrs. Charity, 73, 1308 E. 13th St., died Monday. Services 1 p.m. Saturday at Olivet Baptist Church. (Fuller-Sheffield)**

Obituary of Charity Lawson  
Austin American-Statesman, September 8, 1977

Thomas Bellinger                      1308 East 13th St.  
40                      38                      5                      W. 46' of 4                      -

O'Reilly Addition

Repairs to residence

30345 5-21-46

\$200.00

B. O. McGowan

1-13-77-# 161591- Charity Lawson- Residence  
Remodel & repair exist res. 5,500.00

Building permit to Thomas Bellinger for repairs to the house (1946) and to Charity Lawson for remodeling and repairs (1977)


June 7, 2019

Guardian Custom Builders  
2920 E 12th St  
Austin, TX 78702

To whom it may concern:

I have made a visual inspection of the existing home at 1308 E. 13<sup>th</sup> street to determine its historical significance in terms of architectural style.

It is my opinion that this structure fails to meet the criterion for historical significance, representing no period of significance. Additionally, alterations and general neglect over the years have significantly compromised its integrity.

  
Tim McIntyre, Architect  
TX Lic. #15181



**T. McIntyre Associates, Inc. 10303 Laredo Dr. Austin, TX 78748 512-694-6277**