

**ZONING CHANGE REVIEW SHEET****CASE NUMBER:** C14H-2015-0011**HLC DATE:**

June 22, 2015

July 27, 2015

**PC DATE:****APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** Pinson-Owens House**WATERSHED:** Bouldin Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 901 Dawson Road**ZONING FROM:** SF-3-NP to SF-3-H-NP

**SUMMARY STAFF RECOMMENDATION:** Staff cannot recommend the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning, but highly recommends the establishment of a locally-designated historic district in the area to protect the remaining architectural and historical character of the neighborhood. This house is obviously very important in the historical context of the neighborhood, but in staff's opinion, it does not rise to the level of a historic landmark because of its lack of a significant individual history – it was a rental house for most of its existence. That being said, staff still encourages the new owners to seriously consider adaptive re-use of this house or a portion of it in their plans for new construction on the site.

**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architectural and historical significance

**HISTORIC LANDMARK COMMISSION ACTION:** July 27, 2015: Initiated a historic zoning case. Vote: 4-0 (Leary, Rosato, and Myers absent).

**PLANNING COMMISSION ACTION:**

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** Bouldin Creek Neighborhood Association.**BASIS FOR RECOMMENDATION:****Architecture:**

One-and-a-half story, rectangular-plan, side-gabled, stone-veneered frame house with a front-gable in the front with board-and-batten siding in the tympanum, and a front-gabled entry bay; single and paired 1:1 windows.

**Historical Associations:**

The house appears to have been built in 1937, and was initially rented by Walter and Lillian Pinson, who lived here until around 1940. Walter Pinson was a carpenter, who had been born in Navarro County. They had lived in rural Stonewall County, Texas in 1935, and later moved to Corpus Christi, where Walter continued his carpentry trade. He later became a Baptist minister, and died in Calhoun County, Texas in 1958. From around 1940 to around 1948, the house was rented by Hillery and Tennie Owens. Hillery Owens was a cab driver, who also owned his own taxi company around 1940. He had been an auto mechanic in Pampa, Texas in the 1930s. The house was later rented to a series of tenants, including an engineer, a laborer, a painter, and a lawyer.

**PARCEL NO.:** 0102020803

**LEGAL DESCRIPTION:** LOT 14-16 BLK 4 ARBOLES ESTATE SEC 3

**ESTIMATED ANNUAL TAX ABATEMENT:** \$5,752 (owner-occupied); city portion: \$1,711.

**APPRAISED VALUE:** \$531,875

**PRESENT USE:** Vacant

**CONDITION:** Fair

**PRESENT OWNERS:**

Justin and Lauren Hibbert  
360 Nueces Street #1013  
Austin, Texas 78701

**DATE BUILT:** ca. 1937

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** Jane D. Parker

**OTHER HISTORICAL DESIGNATIONS:** None.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**HISTORIC ZONING**  
 CASE#: C14H-2015-0011

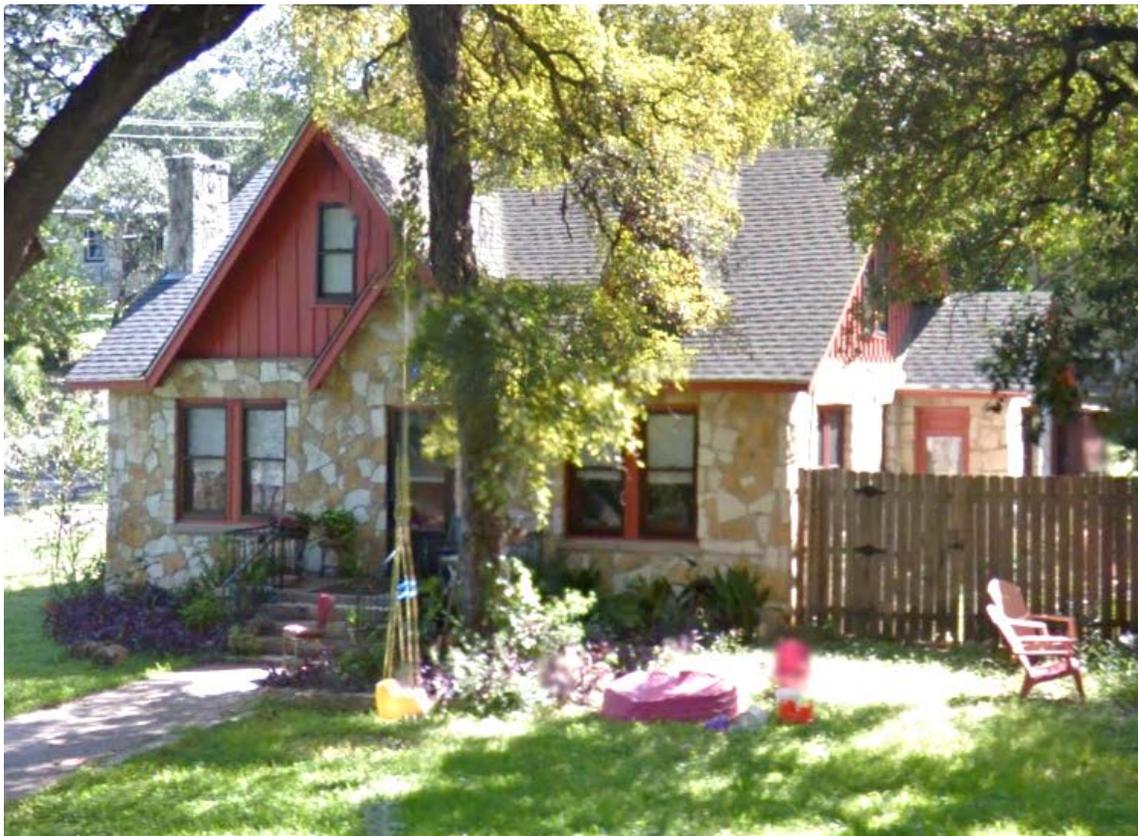


1" = 200'

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.

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.

901 Dawson Road  
 ca. 1937



## OCCUPANCY HISTORY 901 Dawson Road

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2014

1992	Jimmie L. Caples, renter Retired
1985-86	No return
1981	Michael W. and Kay Walton, renters No occupation listed
1977	Terry J. and Mary Johnson, renters Clerk, State Department of Public Welfare
1973	Terry J. Johnson, renter Stock clerk, State Department of Public Welfare NOTE: The directory indicates that Terry J. Johnson was a new resident at this address.
1968	Terry and Joan Weeks, renters Terry: Lawyer, 308 W. 11 <sup>th</sup> Street Joan: Employed by the State Department of Public Welfare
1962	Percy J. and Nettie E. Garrett, owners No occupation listed

- 1959            Gilbert D. and Winnie Bartlett, renters  
Painter
- 1955            Joseph W. and Alma L. McDaniel, renters  
Laborer
- 1952            Ray and Ethel Fleetwood, renters  
Engineer  
Also listed is Stanley R. Fleetwood, a student.
- 1949            Jerrel F. and Hester Chester, renters  
U.S. Navy
- 1947            Hillery and Tennie Owens, renters  
Driver, Owl Taxi, 102 W. 3<sup>rd</sup> Street and 2442 Guadalupe Street.
- 1944-45        Hillery and Tennie Owens, renters  
Driver
- 1941            Hillery and Tennie Owens, renters  
Chauffeur, Congress Taxi, 314 Congress Avenue.  
NOTE: Walter D. and Lillian Pinson are listed at 5302 Avenue H; he was a  
carpenter.
- 1939            Walter D. and Lillian M. Pinson, renters  
Carpenter  
NOTE: Hillery and Tennie Owens are not listed in the directory.
- 1937            No houses are listed in Dawson Road.  
NOTE: Walter D. and Lillian M. Pinson are not listed in the directory.

#### **BIOGRAPHICAL NOTES:**

##### **Walter D. and Lillian Pinson (ca. 1937 – ca. 1940)**

The 1940 U.S. Census shows Walter and Lillian Pinson as the renters of the house at 935 E. 52<sup>nd</sup> Street in Austin. Walter Pinson was then 37, had been born in Texas, and was a carpenter. Lillian Pinson was 30, had been born in Oklahoma, and had no occupation listed. They had 4 children: Wayne, 14; John, 11; Melba, 9; and Margaret, 3. All the children had been born in Texas. The family had lived in rural Stonewall County, Texas in 1935. By 1944, they were living in Corpus Christi, where Walter was a carpenter. Walter Pinson died December 25, 1958 in Calhoun County, Texas. At the time of his death, he was a minister in a Baptist Church and was living in Tivoli, Texas. He had been born in Navarro County.

##### **Hillery and Tennyne Owens (ca. 1940 – ca. 1948)**

Hillery and Tennyne Owens appear in the 1940 U.S. Census as the renters of this house. Hillery Owens was 45, had been born in Texas, and was the owner of a private taxi with his own business. Tennyne Owens was 36, had been born in Texas, and had no occupation listed. They had 2 daughters, Verba Lee, 18, a creamery attendant in a creamery; and Billy, 14, who had no occupation listed. Both girls had been born in Texas.

The 1930 U.S. Census shows Hillery and Tennyne Owens renting a house in Pampa, Texas, where Hillery was an auto mechanic. Tennyne had no occupation listed. Their daughters had no occupations listed. Another listing in the 1930 U.S. Census shows the same information for the family living in Pampa, but they had a roomer, Arthur McCullough, a 31-year old Mississippi-born auto mechanic.

Hillery Owens' 1949 death certificate shows that he was a 54-year old cab driver who had been born in Holder, Texas. He was living at 1715 Valeria Street in Austin at the time of his death, and was divorced.

**HILLERY OWENS**  
 Hillery Owens, 54, died at his home, 1715 Valeria Street, Sunday. He is survived by his wife, Mrs. Tinnie Owens; one son, Bernard G. Owens of Austin; two daughters, Mrs. Billie Hamilton and Mrs. Dee Bible, both of Austin; four brothers, Elias Owens, Herman Owens and Walter Owens of Austin and Howard Owens of Lamesa and four sisters, Mrs. Cora McDonald and Mrs. Virgie Williams of Brownwood, Mrs. Lula Gilliam of Coleman and Mrs. Sally Fortner of Owens.  
 The body is at the Hyltin-Manor Funeral Home pending completion of funeral arrangements.

Obituary of Hillery Owens  
 Austin American, May 23, 1949

**HILLERY OWENS**  
 Hillery Owens, 54, died at his home at 1715 Valeria Street Sunday.  
 Funeral services will be held at the Hyltin-Manor Funeral Home Tuesday at 9:30 a. m. with the Rev. Carlyle Marney officiating. Burial will be in Capital Memorial Park.

Funeral notice for Hillery Owens  
 Austin American, May 24, 1949

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

# PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 4954

Sec 113

M. *Wm Yelderman*

Address *901 Dawson*

## INDEXED

Plumber *Self*

Size of Tap *1/2*

Date *12-14-36*

*Tap changed to 6" Main & 3/4 Cap on 700-881*

Foreman's Report

Date of Connection... *3/10/37*

Size of Tap Made... *1/2*

Size Service Made... *1/2*

Size Main Tapped... *2"*

From Front Prop. Line to Curb Cock... *6'6"*

From *No* Prop. Line to Curb Cock... *4'*

Location of Meter... *AT CURB*

Type of Box... *LOUIS*

Depth of Main in *St.*... *CURB 2'*

Depth of Service Line... *2'*

From Curb Cock to Tap on Main... *36"*

Checked by Engr. Dept. *1-2-37*

No. Fittings	Size	
2	Curb Cock	1/2
1	Elbow	1/2
2	St. Elbow	3/4
1	Bushing	3/4
1	Reducer	1/2 to 3/4
	Pipe	
	Lead Comp.	
	Nipples	
	Union	
	Plug	
	TEE	
	Stop	
	Box	
	Lid	
	Valves	

Foreman's Signature

*Benson*

### INDEXED

Req. No. *15345*

Water service permit for this address (December, 1936)

Connection Charge \$ 1502 N<sup>o</sup> 16060

APPLICATION FOR SEWER CONNECTION.

Sub Austin, Texas, 8-29 1939

To the Superintendent of Sewer and Public Improvements,  
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions  
on premises owned by MRS JANE D PARKER  
at 901 DAWSON RD. Street,  
further described as lot 14415 block 4, outlet \_\_\_\_\_,  
subdivision Arbodes Est. #3 division \_\_\_\_\_, plat 113,  
which is to be used as a Res

In this place there are to be installed 6 fixtures.

I agree to pay the City Sewer Department the regular ordinance  
charge.

REDIEP Respectfully, Jane D Parker.  
AT - PL by Ruth D. Tinnin  
Stub Out

Connected 12-21 1939 Permit Pl.  
Size of Main 1 inches. 12-18-39  
Size of Service 4 inches. 90

E Feet Deep in ST  
20 Feet from Property Line Con 1-2  
Feet from Curb Line of S L L

Inspected by Boatright

Connection made by Hughes Request  
12720 SHB J A-1336

Sewer connection application for this address (1939)

STAFF NOTE: Please see the PDF file of the deed records referenced by the following e-mail.

Hi Steve & Kalan, I just received these documents from my friend, Jim Goldrick who has a mortgage & title company.

My ex husband Lee Albright, who is in real estate, suggested that the city would be able to get tax records showing & proving occupancy or at least when it was built.

This & the city council meeting in 1935 show that the house was already built prior to this. Hence the MLS putting it at 1925. But both my house & the 901 weren't finished at the same time. Which leads to the oral history I was given by both Ruth D Tinnin & Elizabeth Tinnin Moore.

Would it be possible for you two to access tax records going back that far ?

I hope this gives you concrete information to reevaluate the age of this house on your documentation, it IS older than 1935 & 1925. Also the history that it relates to & involved many names recognizable today in 2015.

Thank you,  
Veronica Allbright

Hi Kalaan & Steve,

I found this interesting info from a city council meeting August 22 1935. The development of this neighborhood was mentioned & the names of Nannie Dawson & her attorney Yelderman, along with N.A. Dawson, Ruth D.Tinnin & others. This corresponds with the documents I brought to you that were highlighted, & are directly related to this link about the 1935 meeting.

<https://www.evernote.com/shard/s445/sh/f0e9de02-de6b-4f7e-9c51-a0cd25519fc0/32eea19bd8518a0640b53641a20e4d12>

They were so interested in maintaining the integrity of this area that they brought in a lawyer in 1935!

And in 1977 Elizabeth Tinnin Moore ( daughter of Ruth D Tinnin) made sure I was aware of these facts. I'm sure that when 901 Dawson was sold to Mary Herndon in 1984 the contract used was the exactly the same as mine. Both were "balloon payments" & gift deed, special warranty deed. This information is on the MLS document's history section from the recent sale this last year.

Also interesting is that these are women conducting business & decisions about Austin's growth " south of Barton Springs Road" ,which they were granted, by the Austin City Council in the '30s.

My oral history is from these women & neighbors.

I met Ms Ruth Tinnin in her later years with her daughter Elizabeth T Moore in the summer of 1975. I was searching for a rental house. I had learned Ms Moore had lots of rental in the Bouldin neighborhood. I lived at Mrs.Blackshear's upstairs apartment on Bouldin & Ebony, she must have been in her late 70's-early 80's. I had to move because I had rescued the next door neighbor's dog. The dog owner up & left it there for days barking then moved without it! The dog owner's name was Rocky Erickson.

My landlords were Daughters of the Republic. Not intimidated. As they were older they spent time talking when they picked up the rent & later mortgage. I remained in contact with Ms Moore till early 1990's.

The house at 901 was a place the family had sentimental memories. I think family members resided there. They said it was built in the early 1900's. They said that both houses were built with used materials from the surrounding areas,Georgetown & Bastrop were mentioned. Family members looked after all building concerns & did so while Ms Moore held the title to 901 in the 1980's while Mary Hendron was buying it. She would actually do some complaining to me about difficulties she was having with Herndon, mostly little. But once she became very upset for months about some money transactions.

My house 905 Dawson, was built after the 901 Dawson. I was told by both Ms Moore & Tinnin, the neighbors Sparky TM Johnson & wife on Ramona & Minnie & Mr Garza across the street on Dawson that my house "remained roofless through the depression".

Both properties have these strange little two story garage buildings that the only way to access the upper part was by a staircase that was on the outside.

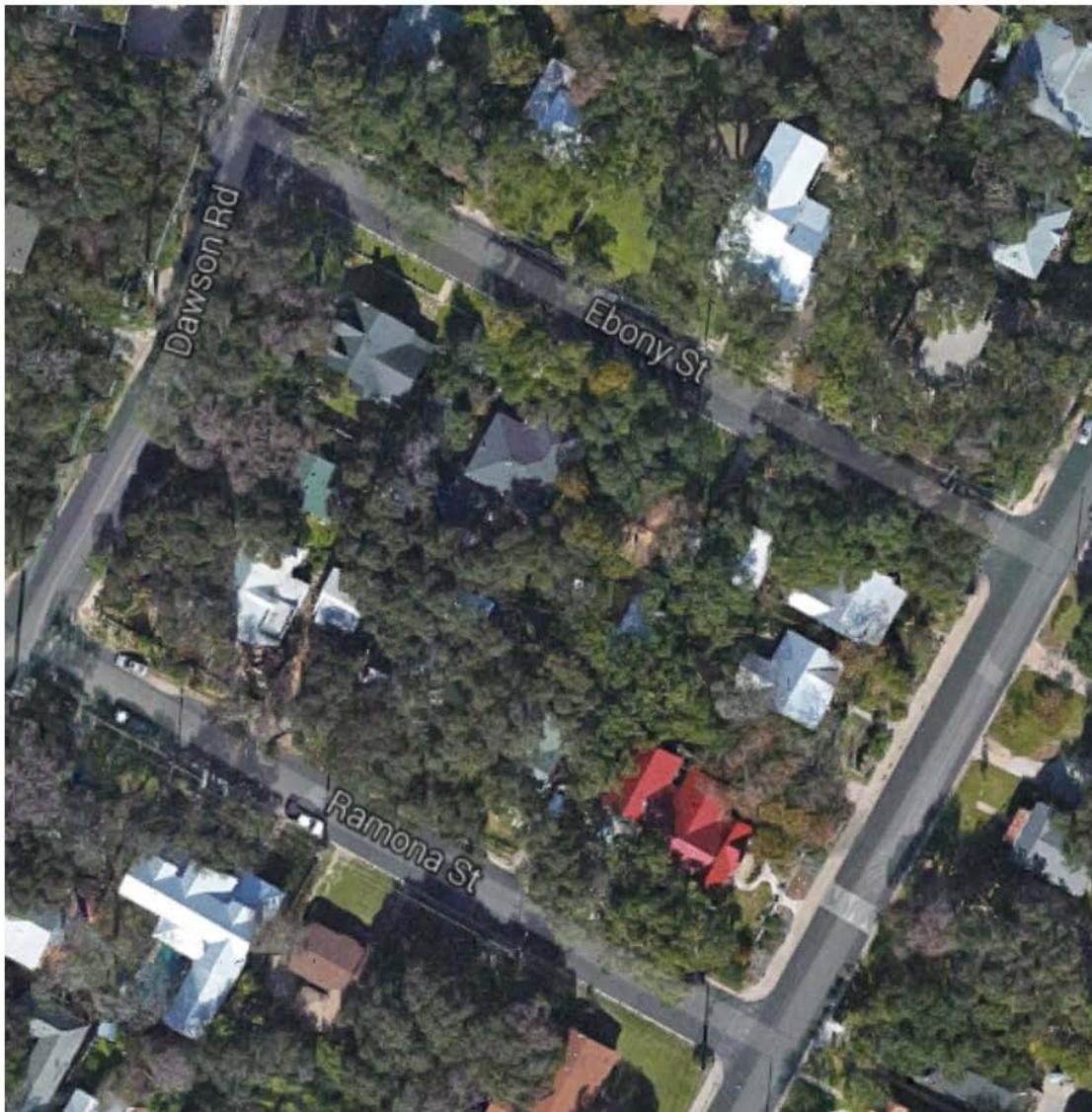
When I asked, Why did they go to the trouble of the upstairs when they had to go outside to get up there? They said hay was stored there & it could dry out up there. Dawson road was dirt. South Austin was separate from the other side of the river & they stored feed & other necessary items for their horses at both these houses.

They were the original land owners they loved this block of houses & 901 & 905 especially! I believe they wanted to keep a semblance of the history of their time to carry into the future of a continuing popular growing Austin.

I also believe that these houses can continue to share an appreciation to the past as well as update for modern convenience. That they remind us of a style, characteristics, & materials that are unique together. In place they give our neighborhood a special quality. The houses are as much to the landscape as the live oaks that have grown around them.

Please contact me if I can assist in any way  
Thank you so much,  
Veronica Allbright

## Proposed demolition of 901 Bouldin – Comments against demolition



Aerial image of the block on which 901 Dawson is located. 901 Dawson is unique in this neighborhood – it is the only tudor style home with these specific design elements (one other similar but not identical). This house is situated in a unique configuration of 4 stone houses, each one anchoring a corner of the block bounded by Dawson, Ebony, Bouldin and Ramona as seen in the photos in this document. No other block in this neighborhood has this presentation of stone houses. Of the 10 houses on this block, 9 are original, characteristic of this working class neighborhood founded south of downtown for those who could not afford to live north of the river.

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



905 Dawson Road today pictured from the corner of Ramona Street/Dawson Road and from Dawson Road showing addition on the left (behind stone privacy wall) that preserves the integrity of the original house

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



901 Dawson Road today pictured from Dawson Road and from Ebony Street. The property could accommodate an addition as dirt floor garage pictured here is not a viable structure.

Submitted by Ellen Richards, 906 Bouldin Avenue

Proposed demolition of 901 Bouldin – Comments against demolition



900 Bouldin Avenue today pictured from Bouldin Avenue. A roof was added over the front porch some decades prior but otherwise the house maintains its original floorplan and exterior appearance.

Proposed demolition of 901 Bouldin – Comments against demolition



View from 906 Bouldin Avenue – shows the change to the neighborhood. Original stone house across the street was refurbished and adjacent houses were demolished and replaced with multi-story large scale homes. New garage facing Bouldin is of scale with existing Bouldin neighborhood homes.

Case Number(s): HDP-2015-0369 PR-2015-048433

Contact: Steve Sadowsky, 512-974-6454

Public Hearing: May 18, 2015 Historic Landmark Commission

Ellen Richards

906 Bouldin Avenue, Austin, TX 78704

**Comments:**

I object to the proposed demolition of a home located at 901 Dawson Road, Austin, TX 78704, in the Bouldin Creek Neighborhood.

Bouldin Creek is historically a working class neighborhood characterized by one story homes of approximately 1000 square feet. Established beginning in the 1920s and 1930s, Bouldin was one of the first "suburbs" established south of the river after easier access was made possible with the construction of the concrete Congress Avenue bridge in 1910. In the early 1900's a significant portion of Bouldin was home to an entire community of freed slaves, formerly owned by farmer James Bouldin. Other people moved to South Austin because it was more affordable than property north of the river.

As a 25+ year resident of this neighborhood, I have witnessed significant change in Bouldin. I have seen the aging and passing of many of long time residents as well as families who have been in this community for multiple generations being bought out by the highest bidder. But until recently, the overall character of the neighborhood has been maintained. In the last couple of years, the intense interest in living near downtown combined with significant new wealth, has brought drastic changes to this neighborhood. In my immediate vicinity numerous houses have been demolished and replaced by enormous homes that dwarf the characteristic homes of Bouldin. Many of these new homes lack significant architectural design features as developers have sought to maximize the coverage on each lot without regard to design.

The home at 901 Dawson is located on a unique block – of the ten homes on this block, 9 are original. Each corner of the block is anchored by a stone house, one of which is 901 Dawson, and is likely the only block remaining in the neighborhood with four homes of this type. These four homes are characteristic of the Bouldin neighborhood, all being constructed of Austin stone. Each of the four homes is located on 3 lots, creating a sense of grandeur in this once working class neighborhood. Set back from the street, each home at one time had a low rock wall marking the property boundaries. These homes are the essence of the neighborhood fabric. Without them, Bouldin becomes just another unidentifiable cluster of houses without anything to knit them together into a neighborhood. This particular block is located at the crest of the hill in Bouldin. As you travel south on Dawson, all but one of the original homes are gone until you reach 901, which stands out in its placement and design. The deep pitch of the gabled roof is fabulous to behold.

I recently renovated my stone house at 906 Bouldin and preserved the character and appearance by adding onto the back of the home along Ramona Street. From the front, you cannot tell that 900 square

feet was added to the home. It is an excellent example of what can happen when an individual invests in not only a personal home, but the preservation of the unique character of the neighborhood.

In case you have not received this from Ms. Allbright, please see below links to information about original construction date in 1925,  
MJ

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**From:** Veronica Allbright [veronica78704@gmail.com]  
**Sent:** Thursday, July 16, 2015 4:52 PM  
**To:** Galindo, Mary - BC  
**Subject:** Re: 901 Dawson

Thank you as I will miss the meeting because I'm in Barcelona, great excuse!  
I think the recent MLS Link is the most important because it shows the date, ( think its on page 3) transfer of titles with the same names , Mary Jane Ramsey ,Thomas Ramsey on down...

to 2014 buyers Hubert Justin & Lauren Mary Jane Ramsey.  
Coincidence that the new wife in 2014 has same maiden name as the other owners since 1984.  
Is this her Grandparents selling it to her & husband?

Also on MLS !page 2(?) shows that this was a gift deed, Special Warranty,

That recent MLS has the details, Just takes someone to look at it  
Best,  
Veronica

On Wednesday, July 15, 2015, Galindo, Mary - BC <[bc-Mary.Galindo@austintexas.gov](mailto:bc-Mary.Galindo@austintexas.gov)> wrote:  
That's great that Terri stopped by. thanks for these links, I will check them out,  
MJ

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**From:** Veronica Allbright [[veronica78704@gmail.com](mailto:veronica78704@gmail.com)]  
**Sent:** Thursday, July 09, 2015 5:48 PM  
**To:** Galindo, Mary - BC; [Trudecables@gmail.com](mailto:Trudecables@gmail.com); Myers, Terri - BC  
**Subject:** Fwd: 901 Dawson

Hi Mary , Thank you for listening & taking an interest in this.... For all our sakes!

As I turned out Terri Myers was knocking on my door. She said she is also interested in the historic value of this & the other houses in the block/neighborhood. I gave here some copies of what I found at the Austin Historic library. I asked her to pass them on to you, I hope you get them.

I added the above attachment of Isaac Decker,a real Texas pioneer, who purchased/ granted the property in the 1800's & the legal name used to describe this section of land mentioned at the 1935 city Council meeting. For some computer reason I wasn't able to send the map of said land, will try later.

RealistReport\_901\_Dawson\_Rd.pdf Sale date 12/2014  
<<https://drive.google.com/file/d/0Bwqu1wqKBc3CM0xoLVIPOHNqOVg2cGJNcnVDWmhYc0VCN09n/view?usp=drivesdk>>

Title Search. On the page "69" near bottom of page is mechanics lien , Dubose  
<https://drive.google.com/file/d/0Bwqu1wqKBc3CWDhGZjh4RFZkcG8/view?usp=drivesdk>

1935 Austin city council meeting , Arboles estate  
<https://www.evernote.com/shard/s445/sh/f0e9de02-de6b-4f7e-9c51-a0cd25519fc0/32eea19bd8518a0640b53641a20e4d12>

<https://www.evernote.com/shard/s445/sh/de420f6b-d36b-4c1e-a098-afb8e9c58406/7a909a01f8ba98389172c17937a9ffe4>

I found this link but not sure if it is from same Dawson & or Tinnin family,

Although I know they would get lumber from Bastrop & the Dawson family had a lumber mill.

And Isaac Decker was also living near Bastrop.

Veronica

Thanks  
 Veronica

Mary Galindo  
 Historic Landmark Commission

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I also believe that these houses can continue to share an appreciation to the past as well as update for modern convenience. That they remind us of a style, characteristics, & materials that are unique together. In place they give our neighborhood a special quality. The houses are as much to the landscape as the live oaks that have grown around them.

Please contact me if I can assist in any way  
Thank you so much,  
Veronica Allbright

Ps. Found Steve's address in between papers. :-)

Hi Steve & Kalaan, I'm forwarding you details I found at the Austin History Library along with some neighbors' comments

I was at both historic meetings for 901 Dawson.

My house is at 905 Dawson & it is an exact copy of the 901 house with little variances. These are the only 2 houses in this block that have original second story's with original upstairs bathroom & downstairs ( 2 bathrooms in early 1920's WOW!) a solid rock room including a rock floor in the back.

A story & a half stone garage, hay was stored on top floor to dry I was told,, by Ruth Tinnin Dawson & her daughter Elizabeth Tinnin Moore.

the house was "updated" in the late '80's-early 90's by taking out walls in dinning room to increase kitchen size etc, central air added, among other things.

Both houses have MLS records stating built 1925.

This is clearly stated at the top of MLS page on the recent sale of 901 in 12/2014.

This land plot was originally owned by Isaac Decker in the 1830's. He was an original Texas pioneer & he was granted this parcel to homestead.

This land south of the Colorado River had been part of Mexico (?) & occupied by Native Americans/Indians. It was not annexed into Austin.

The title history is sketchy till N.A. Dawson appears.

Both houses were owned & built by N.A.Dawson & his wife Jenie Davis Dawson.

By 1929 there was a mechanics lein.

By 1937 the property was conveyed to Ruth Dawson Tinnin. She & her daughter Elizabeth Tinnin Moore owned 901 & my house along with other properties.

It was then gifted in 1984 by Dawson Tinnin,Elizabeth Tinnin Moore, & Mary Herndon to Mary Jane Ramsey." Consideration: with Love and affection".

1988 Mary Jane Ramsey gifted it to James S. Ramsey " consideration: Love & Affection."

in 1996 James S. Ramsey gifted it to James Thomas Ramsey.

December 2014 MLS states buyers names as Hubbert Justin & Lauren Ramsey Mary Jane.

If I'm not mistaken or if this is a huge coincidence ... This 901 house left the Dawson family ownership to the ownership of the Ramsey family.

And it was originally gifted to the Ramsey's , no money exchanged for this house in many years... Till now 2014!

I've lived at my house since 1975. I've talked directly with the original owners,Dawson family members, who remembered when it was built etc. I also was neighbors on Bouldin & Ebony with the owners of the other rock houses. The Olsons lived on corner of Ebony & Bouldin the Williams lived at Bouldin & Ramona. The 901& 905 houses were The first houses built on this block. The other rock houses were built 10 years or so later.

The new owners did not disclose the accurate date of the house to city, didn't get an inspection or title search when they purchased 901.

I believe they didn't think it was necessary because ,

1. they were going to demolish
2. they all ready knew the history.

This lot is zoned Duplex, could this be an incentive?

There is more to this then the owners lead you to believe!

Veronica Allbright

905 Dawson since 1975

Linda

Thanks for your interest!

At the first meeting there were a few people opposed to the Johanna house being demolished. BUT no one opposed it being demo'd at this last meeting! I think if there had been Someone to oppose that decision that it would have given us "time"!

I saw the sign advertising Demo for Johanna before the ultimate final decision was made. Very bold statement of who is in control , in my humble opinion.

The developer wasn't at the last meeting.

Our neighborhood may not have been part of the Austin city limits until the mid '30's?, not sure, & this may be one reason that accurate dating is faulty, besides the fact that there are whole years missing at the Austin history Library.

Evidently it is the onerous of the Austin residents to monitor these activities, meaning no paid city employees are watching! ? Besides that Austin falls behind in what Dallas, San Antonio, & Houston are doing about historic designations. This is a huge task for individuals with many other responsibilities to go up against developers! Sound familiar?!

I have no idea what the new buyers at 901 Dawson want to do. I just wanted to put forward FACTS that have been omitted or hard to trace. The buyers had full knowledge of date house was built & I assume many many details they did not want exposed.

I see no reason to hide these details

Veronica on Dawson & Ramona

----- Forwarded message -----

From: <[jbird621@yahoo.com](mailto:jbird621@yahoo.com)>

Date: Friday, July 10, 2015

Subject: Re: Fwd: [scc78704] Stone cottage raises passions at landmark commis

To: "[veronica78704@gmail.com](mailto:veronica78704@gmail.com)" <[veronica78704@gmail.com](mailto:veronica78704@gmail.com)>

Just realized that you were forwarding a link to an article in your post, but I couldn't see it - I found the article on the Internet and am reading it now. I guess that the Commission didn't make a final decision. I hope that it will be saved!

Thanks, Joyce on Johanna

Veronica,

Very interesting! It was my understanding that 901 did receive historic landmark status - I haven't verified it, but I hope that it's true. Thanks for helping to save this house!

As you may know, the permit to demolish 715 Johanna was issued, and that house is already gone. It's too bad, but at least 901 didn't meet the same fate.

I was planning to go to the 6/22 meeting, but when I reviewed the agenda beforehand, I saw that Steve Sadowsky had recommended issuing the demo permit for 715 Johanna. At that point, I realized that it would probably not be productive to present anything.

So are you saying that the people who were going to demo 901 were planning to do an investment duplex and rent both sides, or were they going to live there and just rent out the other side? I thought they were planning to build/live in a single family home, but didn't really know all the details.

Again, thanks for all you've done on this!

Joyce on Johanna



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(512) 215-4364

**Austin 4/7/15**

**To: Justin Hubbert**

**Re: Existing Residential Framing Assessment**

901 Dawson Road  
Austin, TX 78704

### **Introduction**

I have inspected the existing structure at the above referenced address on behalf of *Justin Hubbert*. The intent of this visual inspection is to determine the adequacy of the existing structure to a future residential development and the extent of structural repairs needed to retrofit the structure to current building codes. This inspection consists of:

- Interview with homeowner/homeowner's representative to inquire about possible distress signs around the building
- Visual inspections on the Exterior of the property to search for any visible signs of foundation movement and of deterioration of structural elements.
- Floor levelness: Relative floor elevations were taken to assess flatness of floor structure.

Per owner's comments, the structure was built in 1925. It consists of a two story residential structure and detached garage. The main house is supported by a combination of a "pier-and-beam" foundation, what appears to be a stone masonry "slab on grade" and flatwork (likely an old patio enclosed by walls). Due to the very low floor height, the original piers could not be visually inspected. There are no available records of the original plans (architectural or structural) or geotechnical investigation done for this house. There is no known history of foundation stabilization or retrofitting (e.g. pier stabilization). Several concrete cylinders (6" diameter) were observed laying on the yard, what MAY suggest that a foundation retrofit work was performed ("pressed piling" method). Drawings containing the original plans are not available.

### **Soil Information**

According to the USDA Soil Survey website, the house is located in the EuC—Eddy soils and Urban land, 0 to 3 percent slopes. The EuC has the following stratigraphy: 0 to 3 inches: gravelly loam; 3 to 14 inches: very gravelly loam; 14 to 20 inches: bedrock. Per Geotechnical investigation done by SEC Solutions (Report # 15143) the upper 11ft consists of low plasticity CLAY (CL) overlaying LIMESTONE Bedrock. The Plasticity Index (PI) of the upper layer of soils ranges from 9 to 14. The exploratory boring



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indicates a very low shear resistance of upper Stratum of soils. **This translates in high settlement potential of structures with shallow foundations like the one under study.**

### Inspection Findings

During my visual assessment, the following was noted:

#### Exterior Inspection:

- a. Main House:
  - Multiple diagonal and vertical cracks (see pictures attached) noticed on stone wall/veneer. Extensive cracking indicates foundation shifting/settlement. In several areas the cracking was so extensive and wide that a mortar repair was performed.
  - Inadequate drainage around the foundation. At the right side yard, the grade slopes towards the foundation. Improper drainage may aggravate foundation movement due to changes in moisture content of the soil.
  - Wood siding/framing too close to grade (ref. picture attached);
  - Flatwork slab connected to house and enclosed with walls. Flatwork structures are not intended to support residential structures. They're typically under-designed and consequently under-reinforced (ref. pictures).
  - What appears to be termite damage to pier-and-beam foundation framing was noticed through a small crawl space opening on the right side of the house. There is no access to the foundation pier-and-beam structure to allow full assessment.
- b. Detached Garage:
  - Extensive cracking observed on all walls. Cracking is severe on left-back corner, where wall is leaning away from the main structure.
  - Substandard attachment to garage (covered), ref. attached pictures.

#### Interior Inspection:

- a. Main House:
  - Different foundation types: "pier-and-beam", grouted masonry "slab on grade" and flatwork. The multiple foundation types are not a good construction practice and most likely contribute to excessive foundation movement. **Grouted stone masonry "slab" is not an engineered slab and has no structural value to support residential structures.** This portion of the house may have been an exterior patio later enclosed by masonry walls contiguous to the house.
  - **Interior Floor elevations indicate that the floor is approximately 3" out of level. This may indicate a high degree of foundation shifting/settlement.**
  - Several cosmetic repairs still visible throughout the house. Per owner comments, these repairs were necessary to cover extensive sheetrock cracking on interior walls and ceiling. This



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reinforces the conclusion of out-of-tolerance foundation movement. Also, large cracks on stone walls had to be mortared to stabilize structure.

b. Detached Garage:

- Under-designed foundation: appears to be grouted masonry slab. Extensive Moisture infiltration noticed inside (walls and "slab").

### Conclusions

Based on my visual observation, the numerous signs of structural distress throughout both buildings (Main House and Detached Garage) are evidence of underlying serious structural problems related to deficient design (*or lack thereof*) and construction. ***The extent and nature of the distress will not allow for the strengthening/retrofitting without extensive damage to and/or demolition of current construction.***

Proper foundation engineering will require that a substantial portion of the house (rear structure) be demolished to accommodate a new pier-and-beam foundation to match original structure. That will affect the entire garage building, since it is currently founded on a non-engineered foundation (mortared rock slab). Current moisture issues and potential collapse of a section of wall will require the garage structure to be demolished.

The extent of needed repairs on the main house must include foundation (piers, wooden floor joists and connections) and superstructure (walls, structural sheathing, ceiling joists and rafters) will render the project financially challenging. Further engineer's inspections will be required to evaluate the condition of framing elements after cladding is removed.



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**Limitations**

This is exclusively a visual inspection. This report is not intended to offer any warranty on the future performance of the building structure. If you have any questions, please contact us at (512) 215-4364 or by e-mail: [marcos@sectexas.com](mailto:marcos@sectexas.com).

Sincerely,



Marcos V. Dequeiroga, PE  
Principal  
SEC Solutions LLC

**Lauren Hubbert**

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**From:** Jonathan Ramsey - Real Estate Broker  
**Sent:** Friday, June 19, 2015 5:14 PM  
**To:** Lauren Hubbert  
**Subject:** Re: 901 Dawson

Hi Lauren, Wow, I guess I shouldn't be surprised that someone would try to hang you up like that. I know who Ruth D Tinnin & Elizabeth Tinnin Moore are. They are my great grand mother and my grand mothers sister. Neither of them ever lived in the home. Elizabeth ( we called her Aunt Betty) may have lived at 905 Dawson at some point but I am pretty sure she just used it as a rental as well. She lived next door to me in the 70's and has been dead for a long time as has Ruth Tinnin. She died when I was in the 5th grade and lived on Manchaca Rd most of her adult life. I forwarded this stuff to my dad to see if he can answer any questions. He is out of town but I left him a message to check his email and call me. It was handed down from generation to generation as a rental. No one in my family has ever lived there that we are aware of. At one point it was a duplex that is why there are two meters. They also owned a bunch of other homes in the neighborhood none have been marked as historical as of yet. I am sorry they are putting you through all of this. My family members have always owned, bought, and sold rentals. They were business minded. I don't think they would have objected to you building your new home. To bad they can't speak for themselves. My dad is on vacation. I am sure I will hear from him some time tomorrow. I will see if I can reach my aunt tomorrow as well.

Warm Regards, Jonathan

Warm Regards,



**Lauren Hubbert**

---

**From:** Jonathan Ramsey  
**Sent:** Monday, June 22, 2015 8:06 AM  
**To:** Lauren Hubbert  
**Subject:** Fwd: 901 Dawson

Hi Lauren, this is my from my Dad. See below.

Sent from my iPhone

Begin forwarded message:

**From:** Rita Ramsey <yayaramz@gmail.com>  
**Date:** June 21, 2015 at 7:50:42 PM CDT  
**To:** Jonathan Ramsey - Real Estate Broker <nativeaustinagent@gmail.com>  
**Subject:** Re: 901 Dawson

Betty Moore (my aunt) & Ruth Tinnin (my grandmother), Jane Parker (my great aunt), Mrs. Mae Herndon (great aunt), N.A. Dawson (great grandfather) are relatives mentioned in this document. To my knowledge none of them resided in the house at 901 Dawson Rd. It was a duplex lot, that was utilized for the purpose of renting. All of the Dawsons dabbled in real estate buying and selling in the Bouldin Neighborhood. Betty Moore and Ruth Tinnin sold many homes to total strangers and were not in the least concerned about the legacy at the time. Telling stores of neighborhood to their renter, does not mean they ever wanted to control the properties after their death. I am 70 years old and lived at 916 Bouldin Avenue and attended Becker Elementary School. During my lifetime none of the Dawsons lived in the house at 901 Dawson Rd.

On Fri, Jun 19, 2015 at 4:29 PM, Jonathan Ramsey - Real Estate Broker <nativeaustinagent@gmail.com> wrote:

Read below.

Warm Regards,

