

**HISTORIC LANDMARK COMMISSION**  
**AUGUST 28, 2017**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2017-0438**  
**2208 E. 13<sup>TH</sup> STREET**

**PROPOSAL**

---

Selective partial demolition of a ca. 1911 house for renovations and the construction of a below-grade garage.

**ARCHITECTURE**

---

The existing house is a ca. 1911 wing-and-gable plan house that was “modernized” in the mid-1920s with bungalow features, including the clipped front gable, the battered porch posts, and porch piers. The house has had a number of modifications over the years, as it was transformed from a single-family to a multi-family unit, but has retained many of its original features and details.

**PROJECT SPECIFICATIONS**

---

The applicant proposes to remove a non-historic door on the front of the house and replace it with a pair of 2:2 windows that will match other windows on the house. The applicant further proposes the replacement of another door opening onto the wraparound section of the porch with a door and transom, matching the front door on the house. The yard on the north side of the house will be excavated and a new one-bay garage will be installed under the house, along with a door and two windows. On the main floor of the north side of the house, there will be paired sets of 2:2 windows and a triple set of 2:2 windows in the gable end. Windows on the west elevation will be removed and replaced with horizontal windows above eye-level.

**STAFF COMMENTS**

---

The house was recommended as contributing to a local or National Register Historic District in the East Austin Historic Structures Survey (2016). Staff also believes that the house has a high potential for landmark designation.

The applicant is considering landmark designation for the house at a future date, and wants to ensure that the changes proposed with this application are approved by the Commission and consistent with potential future plans for designation.

**STAFF RECOMMENDATION**

---

Approve the project as proposed with the recommendations below. The applicant met with the Certificate of Appropriateness Review Committee, who tendered approval for the proposed project. Staff recommends 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, whether the applicant proposes designation of the house as a landmark in the future or not. In order to preserve the opportunity for future landmark designation, staff recommends that all replacement windows be of the same or similar materials, profile, and configuration as existing windows, and that the applicant follow the Secretary of the Interior’s Standards for Historic Preservation Projects in all aspects of the execution of this project.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**

CASE#: HDP-2017-0438  
LOCATION: 2208 E 13th Street



1" = 133'

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.

2208 E. 13<sup>th</sup> Street  
ca. 1911



## OCCUPANCY HISTORY 2208 E. 13<sup>th</sup> Street

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

- |         |   |
|---------|---|
| 1992    | L.C. Ducre, renter<br>No occupation listed  |
| 1985-86 | Vacant  |
| 1981    | Ann M. Traylor, owner<br>Retired  |
| 1977    | Betty Traylor, renter<br>No occupation listed<br>NOTE: Anne Traylor is listed as the proprietor of Traylor Properties, 3007 N. Lamar Boulevard; she had no address listed in the directory. |
| 1973    | Dorothy Pickens, renter<br>Employed at the Sheraton Crest Hotel, 111 E. 1 <sup>st</sup> Street.<br>NOTE: The directory indicates that Dorothy Pickens was a new resident at this address.   |
| 1968    | Mattie L. Coleman, owner<br>Widow, Ira Coleman  |

- Retired
- 1962 Mattie L. Coleman, owner  
Widow, Ira Coleman  
No occupation listed
- 1959 Ira and Mattie L. Coleman, owners  
No occupation listed
- 1955 Ira and Mattie L. Coleman, owners  
Porter
- 1952 Ira and Mattie L. Coleman, owners  
Porter, Carl Mayer Company, jewelers and silversmiths, 817 Congress Avenue.
- 1949 Ira and Mattie L. Coleman, owners  
Porter
- 1947 Ira and Mattie L. Coleman, owners  
Agent, Excelsior Life Insurance Company, 1206 Rosewood Avenue.  
Also listed is Annie Harrison, no occupation shown.
- 1944-45 Annie Harrison, renter  
No occupation listed
- Tom and Berta L. Nobles, renters  
No occupation listed
- Henry and Katie Strong, renters  
Laborer, C.A. Maufrais, cement contractors, 108 Barton Springs Road.  
NOTE: Ira and Mattie L. Coleman are listed in the Galveston city directory for 1945; he had no occupation listed.
- 1941 Ira and Mattie Coleman, owners  
Porter, Carl Mayer Company, jeweler, 817 Congress Avenue.  
Also listed is Annie Harrison, no occupation shown.
- 1939 Ira and Mattie Coleman, owners  
Porter
- 1937 Ira and Mattie Coleman, owners  
Porter, Carl Mayer Company, jewelers and silversmiths, 618 Congress Avenue.  
Also listed is Harry Coleman, a janitor.
- 1935 James and Alberta Gilbert, owners  
Sweeper, City Trash and Garbage Department.  
NOTE: Ira and Mattie Coleman are listed at 1615 E. 9½ Street; he was a porter for Carl Mayer, jewelers and silversmiths, 618 Congress Avenue.
- 1932-33 James and Rosa Gilbert, owners  
Laborer, City Sanitation Department
- 1930-31 James and Rose Gilbert (colored), owners  
Sweeper, City Street Department

- 1929 James and Rose Gilbert (colored), owners  
Sweeper, City Street Department
- 1927 James and Rosa Gilbert (colored), owners  
Helper, City Sanitary Department
- 1924 James and Rosie Gilbert (colored), owners  
No occupation listed
- 1922 Frank and Bessie Allen (colored), renters  
No occupation listed  
NOTE: James and Rosa Gilbert are listed at 2004 E. 13<sup>th</sup> Street; he had no occupation shown.
- 1920 Vacant
- 1918 Benjamin and Nell Graham (colored), renters  
Yardman
- 1916 Bennie Graham (colored)  
Laborer, University of Texas  
NOTE: The alphabetical section of the directory shows Bennie Graham living at 2105 East Avenue.
- 1914 Henry W. Walker (colored)  
Contractor (office at the house)
- 1912-13 Frank W. Tarver (colored)  
Carpenter
- 1910-11 Frank W. Tarver (colored)  
Carpenter
- 1909-10 The address is not listed in the directory.  
NOTE: Frank Tarver was a carpenter living at 2206 E. 14<sup>th</sup> Street.

**BIOGRAPHICAL NOTES:****Frank and Cora Tarver (ca. 1911 – ca. 1913)**

Frank and Cora Tarver appear at 2206 E. 14<sup>th</sup> Street in the 1910 U.S. Census. Frank Tarver was 38, had been born in Texas to Tennessee-born parents, and was a house contractor. Cora Tarver was 28, had been born in Texas, and had no occupation listed. They had a son, Thomas, 4 months.

**James and Rosa Gilbert (ca. 1923 – ca. 1936)**

Jim and Rosa Gilbert appear in the 1920 U.S. Census as the owners of the house at 2004 E. 13<sup>th</sup> Street. Jim Gilbert was 44, had been born in Texas, and did sanitary work for the City. Rosa Gilbert was 39, had been born in Texas, and had no occupation listed. They had 3 “lodgers,” all children, one of whom is listed as his “adopted son” in the 1930 census.

The 1930 U.S. Census shows Jim Gilbert as a 50-year old divorced man, and the owner of this house, which was worth \$800. He was a laborer doing odd jobs. He had 2 female lodgers, one of whom was a cook in a fraternity house. In addition, he had an adopted son, Boyd McNeil, 18, who had no occupation listed.

There is no known record of James Gilbert's death in Texas; he is not buried in a city cemetery.

**Ira and Mattie Coleman (ca. 1936 – ca. 1970)**

Ira and Mattie Coleman appear in the 1940 U.S. Census as the owners of this house, which was worth \$2,000. Ira Coleman was 44, had been born in Texas, and was a porter in a retail jewelry store. Mattie Coleman was 47, had been born in Texas, and was a cook for a private family.. With them lived Mattie Coleman's mother, Annie Harrison, a 70-year old widow who had been born in Texas, and had no occupation listed; and Mattie's sister, Amy Belle Harrison, 27, who had been born in Texas, and was a school teacher.

**IRA COLEMAN**  
 Funeral services for Ira Coleman, 61, who died Thursday, will be held Sunday at 1 p.m. at the Ebenezer Baptist Church with the Rev. Robert L. Rowe, officiating. He was a veteran of World War I. Burial will be in the Evergreen Cemetery under the direction of Phillips and Upshaw Funeral Home.  
 He is survived by his wife, Mrs. Mattie Coleman; one daughter, Helen Louise Coleman; four aunts, Mrs. Carolyn Allen, and Miss Jennie Coleman of Austin, Mrs. Ellen Horn, Washington, D. C. and Mrs. Tellie Earls, Round Rock, four uncles, John Coleman and Jones Blackburn of Austin, Harry Coleman, Corpus Christi and Walter Coleman, Dallas.

Obituary of Ira Coleman  
 Austin Statesman, December 19, 1959

**COLEMAN, Mattie, 96, of Austin died Tuesday. Services 2 p.m. Friday at Peaceful St. James Baptist. Burial Evergreen Cemetery. (Fuller-Sheffield)**

Death notice for Mattie Coleman  
 Austin American-Statesman, October 2, 1986