

**HISTORIC LANDMARK COMMISSION**  
**DEMOLITION AND RELOCATION PERMITS**  
**JULY 6<sup>TH</sup>, 2022**  
**PR-2022-066309; GF-2022-078748**  
**908 E 13<sup>TH</sup> STREET**

**PROPOSAL**

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Addition to a ca. 1920 house.

**PROJECT SPECIFICATIONS**

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- 1) Construct a three-story rear addition immediately behind the roof ridge. The proposed addition is clad in fiber-cement siding, with fixed undivided glazing, shed-roofed dormers in a compound gabled roofline, and a roof deck.
- 2) Construct an ADU at the rear of the lot.
- 3) Construct a detached studio at the rear of the lot.

**ARCHITECTURE**

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The house at 908 E 13<sup>th</sup> Street is a single-story hall-and-parlor with a side-gabled metal roof and horizontal wood siding.

**RESEARCH**

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Annie McCradie built the house at 908 E 13<sup>th</sup> Street around 1920. Annie was a working-class homeowner, with her first recorded profession as a laundress. Annie McCradie lived in the house for almost 30 years, from 1920-1949. Herbert and Rose Dodson lived in the house from 1952-1959. Herbert worked as a gardener and laborer.

**DESIGN STANDARDS**

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The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects at potential historic landmarks. The following standards apply to the proposed project:

*Residential additions*

1. Location

The proposed additions and new buildings are in the rear of the property.

2. Scale, massing, and height

The proposed 3-story addition is not compatible with the other single-story houses on the block or with the existing structure.

3. Design and style

The proposed addition's design and style do not appear compatible with the existing house.

4. Roofs

The proposed roof's complexity is not compatible with the historic-age house.

5. Exterior walls

The proposed exterior wall material appears compatible.

6. Windows, screens, and doors

The proposed fenestration is mostly incompatible.

7. Porches and decks

The proposed roof deck is not compatible.

*Summary*

The addition does not meet the applicable standards.

**PROPERTY EVALUATION**

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The 2016 East Austin survey recommends the property as contributing to potential local and National Register historic districts.

*Designation Criteria—Historic Landmark*

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:

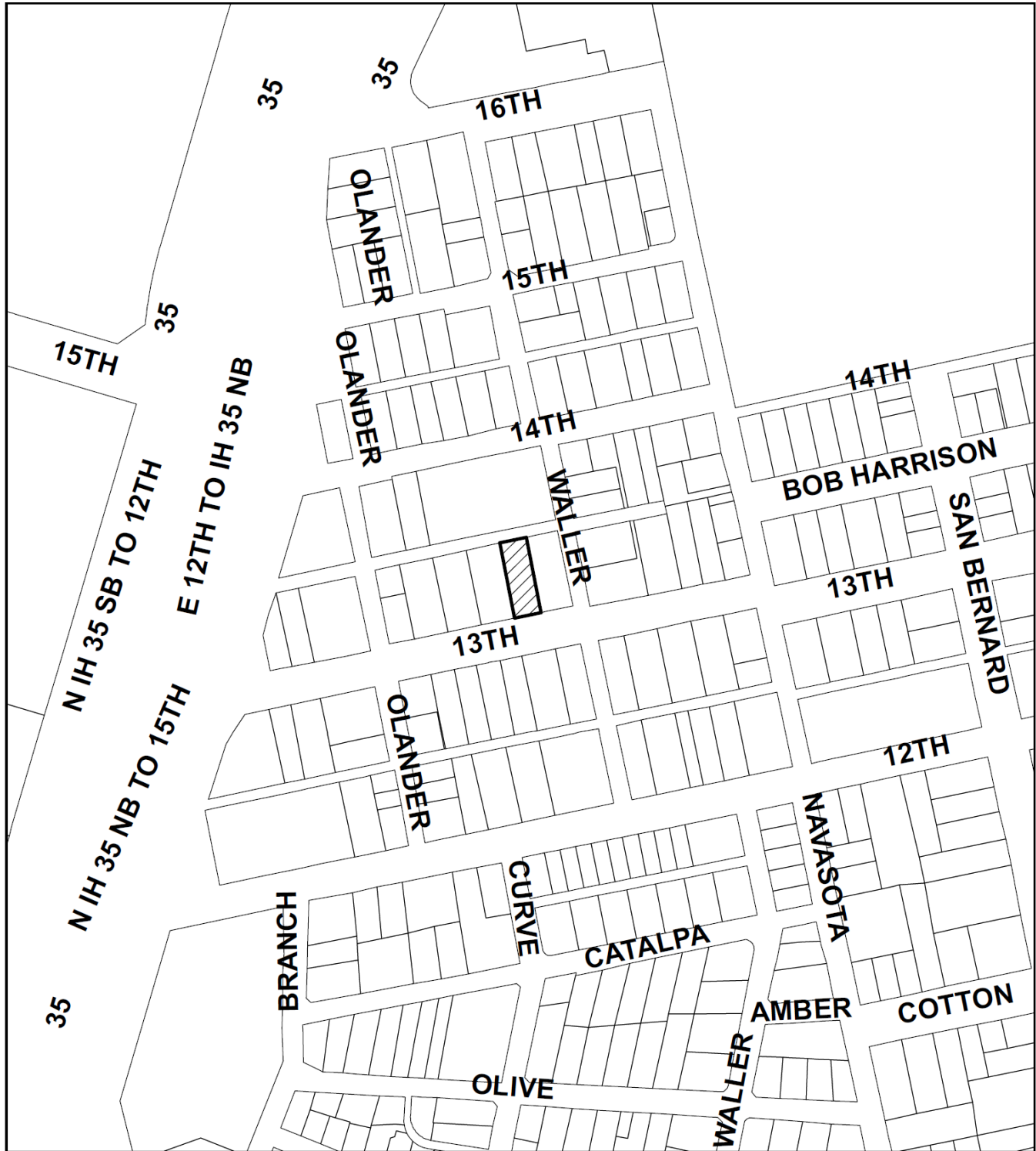
- a.* Architecture. The building is a hall-and-parlor National Folk house.
- b.* Historical association. According to the 2016 East Austin survey, the property has significant historical associations with working-class Austinites.
- c.* Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d.* Community value. The property 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.




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**STAFF RECOMMENDATION**

Consider initiating historic zoning. Should the Commission decide against initiation, encourage applicant to consider a 2-story addition instead of a 3-story addition, then release the permit upon completion of a City of Austin Documentation package.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

CASE#: PR 22-066309  
 LOCATION: 908 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.

## PROPERTY INFORMATION

### *Photos*



*Google Street View, 2022*

### *Occupancy History*

City Directory Research, February 2022

1959	Herbert E. and Rosie Dodson, owners Hoseman
1957	Herbert E. and Rose Dodson, owners Laborer
1955	Herbert E. and Rose Dodson, owners Gardener
1952	Herbert E. and Rose Dodson, owners Gardener
1949	Annie McCradle, owner Rear – Wylie and Helen Darnell, renter Driver
1947	Annie McCradle, owner Rear – Franklin Harris, renter
1944	Annie McCradle, owner Rear – Vacant
1941	Annie McCradle, owner Aurelius McCradle, renter

Porter, Harry A. Saathoff  
Rear – Israel and Lola Fontaine, renters  
Agent, National Health & Accident Insurance Company

1939 Annie McCradie, owner  
Rear – Harris Johnson, renter

1937 Annie McCradie, owner

1935 Annie McCradie, owner

1932 Annie McCradie, owner

1929 Annie McCradie, owner

1924 Annie McCradie, owner

1920 Annie McCradie, owner  
Laundress

1916      Address not listed

## Permits

# WATER SERVICE PERMIT

Austin, Texas

D No.
832

Received of \_\_\_\_\_ Date \_\_\_\_\_

Address 908 E. 13th St.

Amount \_\_\_\_\_

Plumber Replace old Service Size of Tap \_\_\_\_\_

Date of Connection	Size	No. Fittings
Size of Tap Made		Corp. Cock
Size Service Made		Elbow
Size Main Tapped		St. Elbow
From Front Prop. Line to Curb Cock		Bushing
From Prop. Line to Curb Cock		Reducer
Location of Meter		Pipe
Type of Box		Lead Comp.
Depth of Main in St.		Nipples
Depth of Service Line		Union
From Curb Cock to Tap on Main		Plug
Checked by Engr. Dept. <u>1-30-51 RW</u>		Stop
		Box
		Lid
		Valves
		Job No.
		Req. No.

Water service permit, 1951

Rosa Dodson 908-B East 13th St.

W.53.6' of 38 - 41 B

Add bath room and front porch.

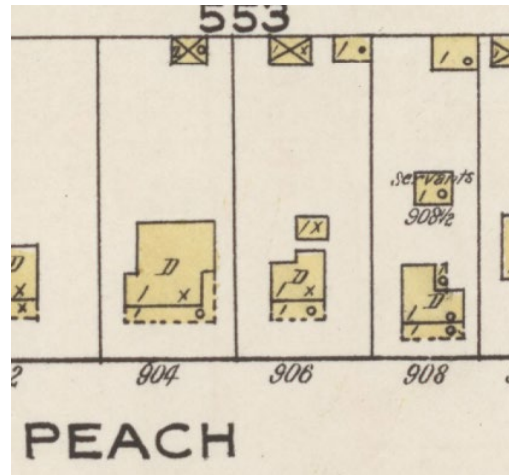
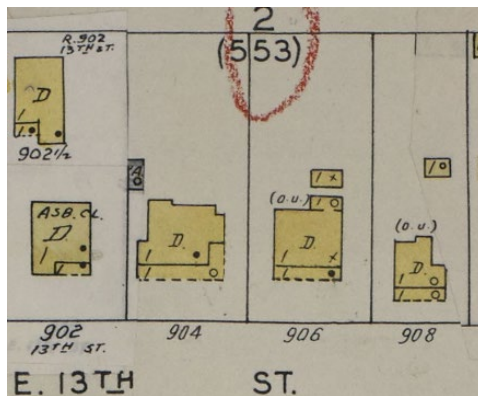
45249 7-5-50 \$300.00

**Owner**

Building permit, 1950



## Sanborn Maps



Sanborn maps, 1962 and 1922

## Historical information

**COUNTY COURT**  
(Tom Johnson, Judge)

Estate of Annie McCradie, deceased, filed. Mrs. A. B. Fuller applicant for appointment as executrix.

Estate of T. H. McGregor, deceased, filed for probate as a Muniment of Title.

"Other 1 -- no Title." *The Austin Statesman* (1921-1973), Mar 17, 1953, 3

**MRS. ROSA L. DODSON**

Mrs. Rosa L. Dodson, of 908 E. 13th St. died at her home Wednesday.

Funeral will be Monday at 11 a.m. at the Bethel Union Baptist Church at Giddings, Rev. M. L. Smith officiating.

Burial will be in the Giddings City Cemetery under the direction of King-Tears Mortuary, Inc.

Survivors include one sister, Miss Pearl A. Ray of Austin; and several neices and nephews.

**HERBERT DODSON**

Herbert E. Dodson, 58, of 908 East 13th Street died in a local hospital Saturday.

Funeral services will be held Thursday at 11:30 a.m. at Shorter Chapel A.M.E. Church in Giddings with Rev. H. Miles officiating.

Burial will be in Giddings City Cemetery under the direction of King-Tears Mortuary, Inc.

Survivors include his widow, Mrs. Rosa L. Dodson of Austin; two sisters, Mrs. M. E. Woodfork and Mrs. Edna Stykes of Giddings; two brothers, Everett Betts of San Benito, and William W. Betts of Washington, D. C.

"Deaths and Services." *The Austin Statesman* (1921-1973), Sep 02, 1972, 15

"Deaths and Services." *The Austin Statesman* (1921-1973), Nov 25, 1970, 16