

**HISTORIC LANDMARK COMMISSION
JANUARY 23, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2016-0899
2205 CHESTNUT AVENUE**

PROPOSAL

Demolish a ca. 1940 house.

ARCHITECTURE

One-story, wing-and-gable plan frame house with a partial-width shed-roofed independent porch on triple wood posts; single and paired 1:1 fenestration; aluminum siding.

RESEARCH

The house was built in 1940 by Alton and Emma Howell, who lived here until around 1946. Alton Howell was a truck driver for the Sinclair Refining Company. From around 1948 until around 1955, the house was owned and occupied by Grover C. and Lucy E. Colvin. Grover Colvin was a teacher at the State Deaf, Dumb, and Blind Institute for Colored Youth, who then attended the University of Texas in the early 1950s. Lucy Colvin was a teacher at Blackshear Elementary School.

From the mid-1950s through at least the early 1990s, the house was occupied by members of the Salone family. Alexander T. Salone was a teacher at Sims School, who then became the dean of students at Huston-Tillotson College in the late 1960s. His wife, Jewelene Salone, was a public school teacher. They moved to a house on Astor Place, and Jewelene's mother, Tommie L. Humphreys, moved into this house. She was a widow with no occupation listed in the city directories. In the mid-1980s, this house was rented by Brent Salone, son of Alexander T. and Jewelene Salone. In the early 1990s, the house was rented by Sharon Palacios, who was raised by the Salones.

STAFF COMMENTS

The house is listed in the East Austin Historical Survey (2016) as a ca. 1930 house that has had its doors, exterior wall materials, windows, and roof materials replaced. The survey recommends that is not eligible for local or national designation.

The owner and applicant have provided a building condition report that they produced.




STAFF RECOMMENDATION

Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon 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.

LOCATION MAP



1" = 119'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2016-0899
LOCATION: 2205 Chestnut Ave.

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.



2205 Chestnut Avenue
ca. 1940



OCCUPANCY HISTORY 2205 Chestnut Avenue

City Directory Research, Austin History Center
By City Historic Preservation Office
December, 2016

- 1992 Richard and Sharon Palacios, renters
Student
NOTE: Her 2014 obituary shows that Sharon Palacios was born in 1961 in London, England to Samuel and Doris Salone. She was raised by her uncle and aunt, A.T. and Jewelene Salone. She married Richard Palacios. Alexander T. Salone was still alive at the time of the obituary.
- 1985-86 Brent Salone, renter
Employed by the telephone company
NOTE: The directory indicates that Brent Salone was a new resident at this address.
NOTE: Brent Salone was the son of A.T. and Jewelene Salone, and the brother of Sharon Salone Palacios.
- 1981 Tommie L. Humphreys, renter
Retired
- 1977 Tommie L. Humphreys, owner
Widow, Lee Humphreys
Retired

- 1973 Tommie L. Humphreys, owner
Widow, Lee Humphreys
Retired
NOTE: Alexander and Jewelene Salone are listed at 1605 Astor Place. He was the dean of students at Huston-Tillotson College.
NOTE: Tommie L. Humphreys was Jewelene Salone's mother.
- 1968 Alexander T. and Geraldine Salone, owners
Dean of Students, Huston-Tillotson College
NOTE: Tommie L. Humphreys is not listed in the directory.
- 1965 Alexander T. and Jewelene Salone, owners
Alexander: Teacher, Sims School
Jewelene: Employed by the public schools
- 1961 Alexander T. and Jewelene Salone, renters
Alexander: Teacher, Sims School
Jewelene: Teacher, Oak Springs School
- 1957 Alexander T. and Jewelene Salone, renters
Alexander: Teacher
Jewelene: Public school teacher
- 1953 Grover C. and Lucy E. Colvin, owners
Grover: Student, University of Texas
Lucy: Teacher, Blackshear School
NOTE: Alexander and Jewelene Salone are listed at 1136½ - A Chicon Street. He was a porter at Nixon-Clay Commercial College, 119-A W. 8th Street.
- 1949 Grover C. and Lucy E. Colvin, owners
Grover: Teacher, State Deaf, Dumb and Blind Institute for Colored Youth
Lucy: Teacher, Blackshear School
- 1947 Charles A. and Grace F. Greer, owners
Contact representative, Veterans Administration
NOTE: Grover C. and Lucy E. Colvin are not listed in the directory.
NOTE: Alton and Emma Howell are listed at 4704 Gonzales Street. He was a salesman for Sinclair Refining Company.
- 1944-45 Alton and Emma Howell, renters
Driver, Sinclair Refining Company, 209 Nueces Street.
- 1942 Alton and Emma Howell, owners
Driver, Sinclair Refining Company, 209 Nueces Street.
- 1941 The address is not listed in the directory. Alton and Emma Howell are listed at 2203 Chestnut Avenue; he was a driver for the Sinclair Refining Company, 209 Nueces Street.

NOTE: This house was built in 1940 by Alton and Emma Howell. They had previously lived at 2203 Chestnut Avenue, according to the city directory of 1941. He was a truck driver for the Sinclair Refining Company at 3rd and Nueces Streets.

BIOGRAPHICAL NOTES:**Alton and Emma Howell (ca. 1940 – ca. 1946)**

Alton and Emma Howell appear in the 1940 U.S. Census as the owners of the house at 2203 Chestnut Avenue, which was worth \$750. That house was just to the south of this house, and city building permit records (below) indicate that Alton Howell received a permit to build this house in September of 1940. Both Alton and Emma Howell were white, and both had been born in Texas. Alton Howell was a 43-year old truck driver for an oil refining company. Emma Howell was 42 and had no occupation listed. They had no children listed with them.

The 1930 U.S. Census shows Alton and Emma Howell renting the house at 1401 Canterbury Street in Austin. Alton Howell was a 33-year old laborer for the Severn Brothers oil company. Emma Howell was 32 and had no occupation listed. They had no children listed with them.

The 1920 U.S. Census shows Alton Howell as the 23-year old son of J.D. and Nancy Howell, who were tenant farmers in Justice Precinct 2 of Travis County. Alton was the oldest of the couple's 3 listed children. J.D. and Nancy Howell had both been born in Tennessee. Alton Howell and his next younger brother, Chester, 17, are both listed as farm laborers.

ALTON HOWELL

Funeral for Alton Howell, 72, of 1307 W. St. John, will be 5 p.m. Tuesday at Cook Funeral Home chapel. Rev. Theodore McElroy officiating. Burial will follow in Oakwood cemetery.

Survivors include the widow, Mrs. Emma Howell of Austin; a stepson, Robert H. Davis of Austin; one brother, Chester Howell of Austin; three sisters, Mrs. Ellen McAtee and Mrs. Bell Young of Austin, and Mrs. Lettie Smith of San Antonio; one grandchild; and three great-grandchildren.

Pallbearers will be T. E. Wiley Sr., Arnold Bengston, Ollie B. Davis, Leslie Walker, Elmo Oetkin and Dave Buratti.

Grover and Lucy Colvin (ca. 1948 – ca. 1955)

The 1940 U.S. Census shows Grover and Bessie Mae Colvin living with her parents, Jesse and Simmie M. Bryant, at 1820 W. 11th Street in the Clarksville section of Austin. The Bryants owned their home, which was worth \$1,500. Grover Colvin was 27, had been born in Texas, and was a cook for a retail drug and confectionery business. Bessie Mae Colvin was 28, had been born in Texas, and was a teacher for the Rockdale Public Schools.

Grover Colvin was born in 1912 in Bastrop County, Texas, and died in 2008 in Lubbock, Texas, where he is buried.

Services for Grover C. Colvin, 95, of Lubbock, will be held 1 p.m. Wednesday at Rising Star Baptist Church, with the Rev. Hiawatha Culver officiating and the Rev. Larry Brooks assisting.

Burial will be in Resthaven Cemetery under direction of Ossie Curry Funeral Home.

He expired Friday, January 25, 2008, after a short illness.

He was born December 8, 1912, in Bastrop County Texas. He was a Combat Veteran of WWII, serving in the United States Navy. He married Lucy Etta Colvin in Austin. He was a teacher and principal of various schools in Lubbock for 25 years. He was the first principal of Wheatley Elementary. He has been given the honor of being named a Hero of the African American Community in Lubbock, as well as numerous public and civic awards. He is member of Alpha Phi Alpha Fraternity, Inc. in Lubbock. He retired as a principal of Hodges Elementary here in the city.

His parents, wife and two sisters preceded him in death.

Survivors include: a daughter, Katherine Richardson of Lubbock; a son, Rochelle L. Colvin of Addison, TX, many nieces, nephews, other relatives and a host of friends.

The family will receive friend from 5 to 7 p.m. today at Ossie Curry Funeral Home.

Sections of Grover Colvin's obituary, from the Find-a-Grave website.

Alexander T. and Jewelene Salone (ca. 1955 – ca. 1970)



Jewelene R. Salone

Jewelene R. Salone passed away Thursday, June 22, 1989.

Jewelene was born in Jasper, Texas, on April 27, 1925, where she attended school and graduated from J.H. Rowe High School. She moved to Austin, Texas, where she attended Houston Tillotson College, received her Bachelor's degree and also became an active member of the Alpha Kappa Alpha Sorority. She continued her education at Prairie View A&M University to complete requirements for her Masters degree, while teaching at Fiskville School in Travis County.

After receiving her Masters degree, Jewelene continued her teaching career in the Austin Independent School District. Her professional organizations included the Texas State Teachers Association and Delta Kappa Gamma. She retired after 36 years of service, at which time she was the recipient of the Yellow Rose of Texas Award signed by Governor Mark White and presented by Representative Wilhelmina Delco.

She is survived by her husband, Alexander T. Salone of Austin; her mother, Mrs. Tommie Lee Humphrey of Jasper, Texas; two sons, Brent E. Salone, Bryon B. Salone; one daughter, Sharon Salone Palacios, all of Austin; five grandchildren, Telsha Marie Palacios, Richard Palacios, Jr., Benjamin Thomas Salone, Laura and Amy Cooper; four aunts, Retha Holmes, Lucy Etta Colvin, Ruverta Moye, Myrtle Johnson; one uncle, Mack Ray Shankle, all of Jasper; and numerous cousins, nieces, nephews, and friends.

The rosary will be held Sunday, June 25, 1989, at 7:00 PM at King Tears Mortuary. Funeral Mass will be held at Holy Cross Church at 12 noon, Monday, June 26, 1989.

Obituary of Jewelene Salone
Austin American-Statesman, June 24, 1989

SALONE, Jewelene R., 64, of Austin died Thursday. Rosary 7 p.m. today at King-Tears Mortuary. Funeral Mass noon Monday Holy Cross Catholic Church. Burial Assumption Cemetery.

Funeral notice for Jewelene Salone
Austin American-Statesman, June 25, 1989

Alton Howell 2205 Chestnut Ave.
247 - 3 3 -
Sunrise Addn.
frame res. & box gar.
20379 - 9-10-40

5

Building permit to Alton Howell for the construction of this house (1940)

#2593 N^o 17158A
 APPLICATION FOR SEWER CONNECTION.
 NW 1/2 Austin, Texas, 9-17-1940
 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 Alton Howell
 at 2205 Chestnut Ave Street,
 further described as lot 3, block 3, outlot
 subdivision Sunrise Addition division, plat 247,
 which is to be used as a Res.
 In this place there are to be installed 5 fixtures.
 I agree to pay the City Sewer Department the regular ordinance
 charge.
 3 DEEP Respectfully,
 AT - PL ACE P.L.B. Co.
 Stub Out
 Connected 10-10 19 40 Permit Pd.
 Size of Main 6 inches. 9-16-40
 Size of Service 4 inches. 10-4-40
11 Feet Deep in ST A-1122
28 Feet from Property Line Con 20
 Feet from Curb Line S 7 N
 Inspected by Bostwick L 6
 Connection made by Morris
14091 Sewer in Chestnut Ave
L.H.B.

Sewer connection application by Alton Howell for this address (1940)

✓
Chas. A. Greer 2205-B Chestnut Ave.

247 - 3 3 -

Sunrise Addition

Frame garage apartment

29368 3-7-46 \$2,000.00

Owner

5

Building permit to Charles Greer for the construction of a frame garage apartment (1946)

Alexander Salone 2205 Chestnut Ave.

227 3 3

Sunrise

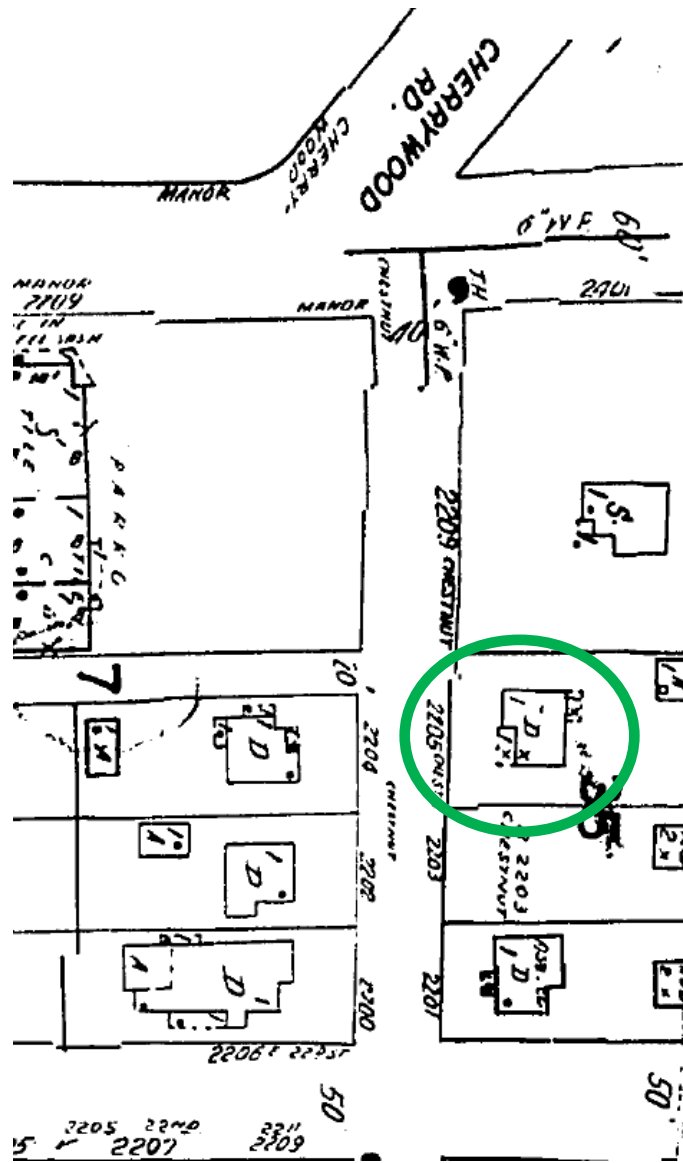
Remodel and Repair Residence

80810 8-7-61 1668.00

US Building Materials

RESIDENCE Apply Aluminum Siding

Building permit to Alexander Salone for aluminum siding (1961)



The house is shown on the 1962 Sanborn map. The east side of the 2200 block of Chestnut Avenue is not covered by the 1935 Sanborn map.



2205 CHESTNUT AVENUE, 78722



NORTH ARROW STUDIO

512.956.0644

northarrowstudio.com

BUILDING CONDITIONS REPORT

DATE: 2017.01.17

PREPARED BY:

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&

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To whom it may concern:

At the request of the client an inspection of the above property was performed. The report is based on a visual inspection of the accessible components.

Roof

Observations: At its current state the roof is not performing as intended. The presence of wood rot is visible at roof eaves and fascia. The roof structure along the back yard addition appears to be sagging and the screw-down metal roof shows signs of deterioration and likely failure. The aforementioned issues with loose and rotting roof members appear to be long standing, and will continue to allow the development of mold and mildew.

Siding and Walls

Observations: At its current state the aluminum siding is not performing as intended. Siding is missing or loose in several areas, and is already showing moisture problems with the potential for mold and mildew. Large portions of the interior walls are warping and several cracks are present. Window frames and sills are showing evidence of wood rot.

Floor and Roof Framing

Observations: At its current state the foundation is not performing as intended. There is visible evidence of the structure settling, likely caused by moisture retention in the crawl space due to poor ventilation and site drainage problems. This is in turn creating deformation/deflection of the floor framing in addition to wood decay and moisture problems of the crawl space. The bottom of the top plate is absent in wall framing, and is not to current code. Also, roof framing lacks adequate cross-bracing members.

Crawl Space

Observations: At its current state the foundation is unlevelled, and not performing

as intended. There is evidence of the structure settling and moisture retention at the crawl space, causing deformation/deflection of the floor in addition to wood decay and moisture problems at crawl space, likely due to poor ventilation and drainage. The existing grade is sloping towards foundation, accelerating any water related damage.

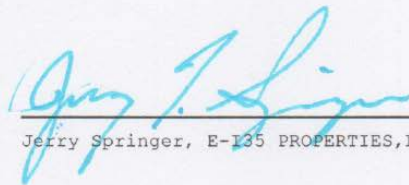
Porch

Observations: At its current state the foundation is not performing as intended. Both the wood decking and porch framing are rotting throughout.

Summary

This building is showing signs of extreme deterioration and structural failure, which has been expedited by deferred maintenance and substandard construction methods including but not limited to; outdated electrical wiring, plumbing lines, and wood framing and bracing. The substantial water damage and rot has caused serious damage to the structural wood framing and building envelope, and should be considered unsafe to occupy. The substantial water damage and rot has a high potential for the continued development of mold and mildew. Considering all of our findings comprehensively, we believe that this building is not an acceptable candidate for relocation as the structural integrity, especially the floor, roof and wall framing which will be secured directly to the transportation vehicle, is highly unlikely to withstand the process of being relocated. Although methods exist to move houses of extreme structural degradation, these processes involve extensive alteration to the existing building.

Regards,



Jerry Springer, E-135 PROPERTIES, L.L.C.

Date

1-17-17



Francisco X. Arredondo, North Arrow Studio

Date

20170118