

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
FEBRUARY 28TH, 2022
PR-2022-013252; GF-2022-016721
2012 EAST 16TH STREET**

PROPOSAL

Construct a two-story addition, covered patio, and deck to a ca. 1906-1908 single-story house. Remodel non-historic ADU.

PROJECT SPECIFICATIONS

- 1) Demolish existing one-story addition.
- 2) Construct a two-story addition. The proposed addition is sited roughly 15 feet from the front porch wall of the house and 22 feet from the front gable wall, in the approximate location of the existing one-story addition.
- 3) Add a dormer to the existing house's roof.
- 4) Open previously enclosed porch at the Alamo Street elevation.

ARCHITECTURE

The house at 2012 E. 16th Street is a single-story L-plan Folk Victorian building with asbestos siding, scalloped shingles at the gable end, and 4:4 screened wood windows. Details include a stained-glass transom above the front door and chamfered posts supporting the partial-width porch.

RESEARCH

2012 E. 16th Street was constructed around 1906 as a rental property. Its first occupants included saleswomen, laborers, railway workers, and clergymen. In the early 1920s, Walter J. and Lavina Jones purchased the home. Walter Jones, called Deacon, operated a restaurant on Leona Street before becoming manager and proprietor of a popular barbecue restaurant on E. 11th Street, Deacon Jones' Place. Jones catered community events¹ as well as operating a café, which he built in 1941.² He was a member of the Austin-Travis County Humane Society and, after his retirement in 1955, served on the organization's Special Donations Committee during fundraising efforts for an Austin animal shelter.³ Jones died in 1966.⁴

DESIGN STANDARDS

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:

Repair and alterations

3. Roofs

The proposed flat-roofed dormer is not appropriate.

Residential additions

1. Location

The proposed addition is located at the rear of house, roughly where the current one-story addition is sited.

2. Scale, massing, and height

The proposed addition's two-story height is mitigated by its significant setback; however, elevations for the primary street frontage were not provided, so its overall impact from E. 16th Street could not be determined.

3. Design and style

The proposed addition's design is somewhat complex, which may increase its visual impact, particularly at the Alamo Street

¹ "Credit Women Have Barbecue on Lake Front," Jun 28, 1945, *The Austin American Statesman*, 15; "UT Club to Eat Barbecued Chicken," Jun 13, 1946, *The Austin American Statesman*, 8; "Newman Club Will Sponsor Carnival Night Wednesday," Mar 28, 1948, *The Austin American Statesman*, A14

² "Rainy Weather Holds Down Building Work: Only 32 Permits Totaling \$38,555 Are Issued Here," Oct 12, 1941, *The Austin American Statesman*, 16.

³ "Humane Society Opens Campaign for \$16,000," Jun 11, 1956; *The Austin American Statesman*, 8.

⁴ "W. J. Jones Funeral on Friday," May 19, 1966, *The Austin American Statesman*, B28.

elevation.

4. Roofs

The proposed gabled roofline is somewhat compatible; the extended transparent eaves at the Alamo Street elevation are not compatible in form or material. The flat-roofed portions of the addition will not be visible behind the existing gable from the main street frontage and distinguishes new material from old. The proposed dormer in front of the addition is not compatible.

5. Exterior walls

The proposed horizontal siding is mostly compatible. The stucco cladding at the addition's flat-roofed portion is less compatible.

6. Windows, screens, and doors

The addition's proposed fenestration appears compatible. The floor-to-ceiling windows at the opened porch Alamo Street elevation differentiates the new construction from the original house.

7. Porches and decks

While the addition's first-floor decks are compatible with the existing house, its second-floor balcony is not.

Summary

The project meets some of the applicable standards.

PROPERTY EVALUATION

The 2016 East Austin survey recommends the property as eligible for local landmark designation and National Register listing, as well 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. The asbestos siding was installed during the historic period. Per MLS images, the back wall of the historic building, including original windows, siding, and door opening, is intact behind the existing single-story addition.
- 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 good example of Folk Victorian architecture.
 - b. Historical association. The property is associated with Walter J. Jones, prominent African American businessman.
 - 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.

STAFF RECOMMENDATION

Initiate historic zoning per survey recommendations. Should the Commission decide against initiation, encourage the applicant to omit the flat-roofed dormer in front of the addition, as well as the shade structure at the addition's Alamo Street eaves, then release the permit upon completion of a City of Austin Documentation Package.

LOCATION MAP



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 22-016721

LOCATION: 2012 E 16TH STREET

1" = 333'

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.

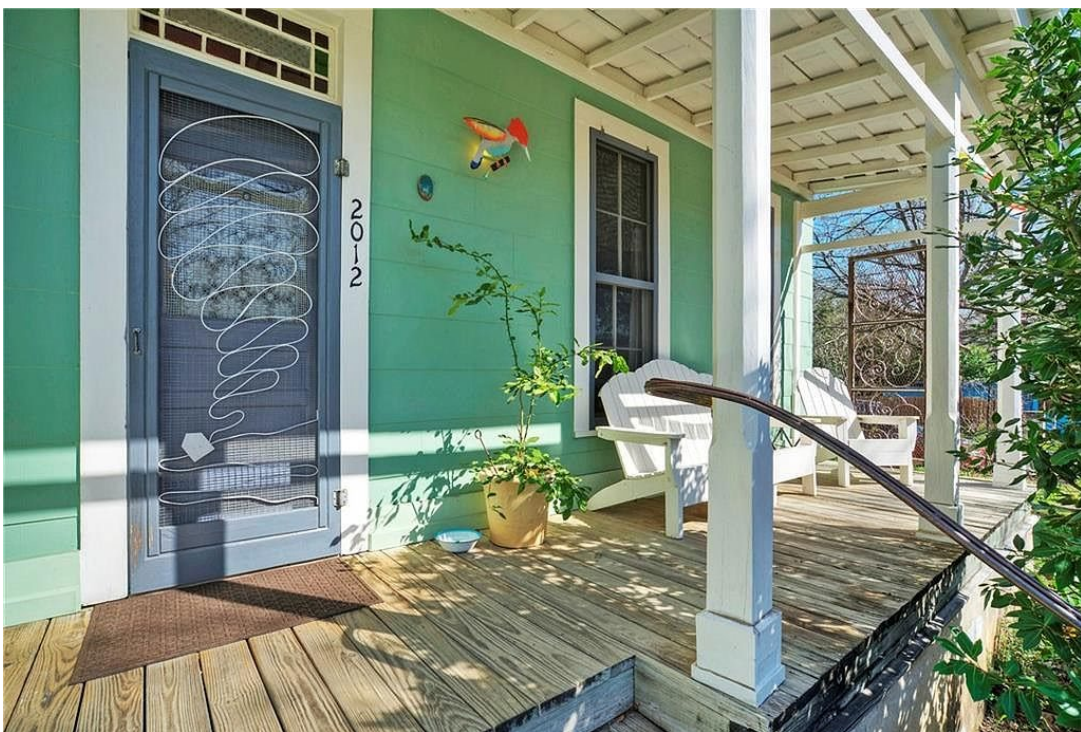
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PROPERTY INFORMATION

Photos





[Zillow.com](https://www.zillow.com), 2020





Applicant, 2022



Secondary Alamo St. elevation, 2011, Google Street View

Occupancy History

City Directory Research, February 2022

1959	Walter J. Jones, owner
1952	Walter J. and Vina Jones, owners Deacon Jones' Place
	Lee L. Jones, renter Department manager, Quality Seafood Market
1949	Walter J. and Vina Jones, owners Deacon Jones' Place
	Lee L. Jones, renter Driver
1944	Walter J. and Vina Jones, owners Manager, Deacon Jones' Place
1941	Walter J. and Vina Jones, owners Deacon Jones' Place
	Lee L. Jones, renter Waiter
1935	Walter J. and Vina Jones, owners

	Deacon Jones' Place, 1114 E. 11 th St.
1932	Walter J. and Vina Jones, owners
1929	Walter J. and Lavina Jones, owners Transfer
1927	Walter J. and Lavina Jones, owners Restaurant, 1104 Leona
1924	Walter J. and Vina Jones, owners
1920	Peter M. and Mila Rhemann, renters Farmer
1918	John M. and Alice Dawson, renters Dorla Dawson, renter
1916	Daniel D. Clinger, renter Dairyman
	Virgil C. Clinger, renter Switchman
	Henry D. Clinger, renter
	Julia Clinger, renter
1914	Milton H. Robinson, renter
1912	Milton H. Robinson, renter Retired
	Reverend George H. Allen, renter
	Mary C. Allen, renter
1909	Marion P. Hall, renter
	Etta Hall, renter Saleslady, Voss & Koock
1906	Not listed

Historical Information

Ye Olde Fashioned Barbecue Place

Formerly

DEACON JONES

The same place and the same hands that made Deacon Jones

famous are back again to serve you the best barbecue in town.

Catering a Specialty

1002 East 11th Street

Phone 7-0616

The Austin Statesman (1921-1973); Jul 29, 1955; 11

Humane Society Opens Campaign for \$16,000

The Austin-Travis County Humane Society, whose forces have been augmented by a special voluntary donations committee headed by O. H. Elliott, Monday opened its campaign to raise \$16,000 still needed for its \$49,750 animal shelter fund.

The society opened its campaign after receiving a contribution of \$25,000 from Mr. and Mrs. Robert L. Ziller, 800 Edgecliff Terrace. This gift, with previously raised donations, placed the society in position to start construction of the animal shelter probably in July.

The formation of the special donations committee was announced by Gordon Mills, general

chairman. Aiding Elliott in the committee work are Dr. E. H. Givens, Theodore Youngblood, Walter (Deacon) Jones, M. J. (Andy) Anderson and Eddie Posey.

Mills also announced that Harold (Buster) Novy of the Trans Texas theaters will screen a children's show at 10 a.m. June 23, closing day of the campaign. All proceeds from the show will go into the building fund.

The shelter is to be built by the Humane Society and operated under an agreement with the City, which will turn over impounded dogs to the Humane Society for placement or humane disposal.

Acting City Manager Terrell Blodgett revealed last week since the new "leash law" went into effect Jan. 2, the city has killed more than 1,000 dogs.

Mills announced contributions to the shelter fund may be mailed directly to Animal Shelter Building Fund, P. O. Box 646, Austin.

"Humane Society Opens Campaign for \$16,000," Jun 11, 1956; *The Austin American Statesman*, 8.

W. J. Jones Funeral On Friday

Funeral services for Walter J. (Deacon) Jones will be held at 11 a.m. Friday at the Ebenezer Baptist Church with Rev. Robert L. Rowe officiating. Burial will be in the Evergreen Cemetery under the direction of Fuller Mercer Sheffield Funeral Service.

Deacon Jones was a retired businessman and former owner and operator of the Deacon Jones Barbecue place on East 11th Street.

A graveside ceremony will be by the Butler Mayflower Lodge No. 1263 under the supervision of Sammie Lee Owens, Worshipful Master.

Survivors include his widow, Mrs. Vina Jones of Austin; two sons, W. J. Jones Jr. of Bronx, N.Y. and Lee Louis Jones of Austin; and one brother, Archie Plummer of Austin.

Pallbearers will be the deacons of Ebenezer, Perry Edmondson, Alonzo Marshall, Shearlie Gregg, Arthur Parks, William Kerley and Clarence O. Williams Sr.

"W. J. Jones Funeral on Friday," May 19, 1966, *The Austin American Statesman*, B28

Permits

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

N° A 820

PERMIT FOR WATER SERVICE

Austin, Texas

M. Laura Kelly Address 2011 E 16

Plumber himself Size of Tap 1/2 Date 6/3/26

Foreman's Report.

Date of Connection 6/7/24

Size of Tap Made 1/2

Size Service Made 1/2

Size Main Tapped 2"

From Front Prop. Line to Curb Cock 8.6.4

" " " " " " 2

Location of Meter in Side P.

Type of Box Small

Depth of Main in St. 16.1

" " Service Line 1.4"

From Curb Cock to Tap on Main 9.4.1

Checked by Engr. Dept. _____

No. Fittings	Size
1 Curb Cock	1/2"
1 Elbow	1/2"
1 St. Elbow	1/2"
1 Bushing	1/2"
1 Reducer	1/2"
1 Pipe	1/2"
1 Lead Comp.	1/2"
1 Nipples	1/2"
1 Union	1/2"
1 Plug	1/2"
1 Tee	1/2"
1 Stop	1/2"
1 Box	1/2"
1 Lid	1/2"
1 Valves	1/2"

JUN 12 1926

Req. No. 5795

Foreman's Signature A. L.

Water tap, 1926

SANITARY SEWER SERVICE PERMIT

No. 15577A-

Austin, Texas

Received of Harton Date 4/18/1939

Address 2012 E. 16th.

Amount _____ \$ _____

Builder or Owner Walter Jones Plumber _____

Lot 6 Block 4 Subdivision _____ Plat No. 39

Date of Connection 4/25/1939

Sewer tap, 1939

Walter J. Jones 11-16-82 2012 East 16th St.

39 6 4

Crowes Subd.

Frame Addition to Residence

84784

7-26-62

141.75

Owner

3

BATH

Addition, 1962