



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

September 6, 2023

HDRC CASE NO: 2023-339
ADDRESS: 228 ODELL ST
LEGAL DESCRIPTION: NCB 7391 BLK 22 LOT 12 & 13
APPLICANT: Mitch Ford/FORD MITCHELL SCOTT - 228 Odell Street
OWNER: Mitch Ford/FORD MITCHELL SCOTT - 228 ODELL ST

REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 228 Odell Street.

FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **HISTORIC CONTEXT:** The structure at 228 Odell St is a 1935 one-story bungalow single-family residence in the Kenwood neighborhood of north-central San Antonio in City Council District 1. Mitch S. Ford currently owns the property. The earliest known occupants of the house are Reverend Eugene J. (1913-2007) and Jessie Lee Alcorn (1916-2009) Martin and their family who resided at the house for over 60 years. Mr. Martin was reverend at St. John Baptist Church at 119 West Olmos Drive, a Greyhound Bus Station employee, and an armored truck driver at the Federal Reserve Bank (Carter-Taylor-Williams Mortuary 2007). Mrs. Martin worked for the San Antonio Independent School District and assisted with church and community organizations. In 1942, the Martins and their five children moved to San Antonio from Granger, Texas (Carter-Taylor-Williams Mortuary 2009). At this time, the family settled in the Odell Street bungalow where they had six more children (Carter-Taylor-Williams Mortuary 2009). Originally a three-room house with an outdoor privy, the family added onto the home during the 1950s and 1960s (KSAT 12 2023). Mr. and Mrs. Martin were pivotal in improving Kenwood after the neighborhood experienced decades of disinvestment and discrimination. Kenwood was historically the home to many domestic employees who worked in the mansions of Monte Vista and Olmos Park (Ayala 2015, KSAT 12 2023). Despite being so close to these wealthy enclaves, Kenwood was ignored for much of its existence, evident through its unpaved roads, substandard housing, and lack of recreational facilities. During the term of Mayor Lila Cockrell (1989-1991), the Martins worked to establish the Kenwood Community Center and the Kenwood Health Facility (Carter-Taylor-Williams Mortuary 2009). Their activism led to neighborhood-wide revitalization of Kenwood by the U.S. Department of Housing and Urban Development (Carter-Taylor-Williams Mortuary 2009). Throughout their ownership, the house was used for community gatherings, lodging for newcomers to the city, and meetings for the Kenwood Community Club and the Colored Organized Youths (COYS) (Carter-Taylor-Williams Mortuary 2009; Martin 1959; San Antonio Register 1972).

c. **SITE CONTEXT:** The subject property occupies Lots 12 and 13 in the 1904 Hazelwood subdivision of Kenwood, a historically Black neighborhood located on the near-north side of San Antonio, bounded by Olmos Drive on the south, Wildwood on the north, between McCullough and San Pedro. The neighborhood is characterized by its mix of housing types, including single-family homes and duplexes constructed by the San Antonio Development Agency (SADA) during the 1970s urban renewal era, as well as churches, a senior living center, a community center and health clinic, and active commercial street corridors. The house at 228 Odell is situated mid-block between Howard Street and North Main Avenue, among a variety of brick-clad minimal traditional homes and ranch-style residences, and the El Salvador Assembly of God Church at the corner of Odell and North Main Avenue.

d. **ARCHITECTURAL DESCRIPTION:** The subject property does not exhibit a distinctive architectural style, but does feature elements of the Craftsman style, such as exposed rafters and its bungalow form. Facing south from Odell Street, the front façade has two bays arranged in an L-Plan with a recessed integrated porch. The porch area on the west end (right side) of the house has a front-gable roof and the bay on the east end (left side) has a side-gable roof. The front door is set within the ell of the integrated porch. A pairing of 1/1 single-hung vinyl windows flank the entrance on the porch volume and the east volume. The east and west elevations have a side-gable roof and are approximately 4.5 bays long. Both side elevations have three 1/1 single-hung vinyl

windows spaced throughout the wall area. One of these windows on the east elevation is a small 1/1 single-hung vinyl window in the kitchen area. Towards the south end of the east elevation is a pantry-sized volume that juts outwards from the building. The south (rear) elevation has a front-gable roof with a shed-roof extension in its southeastern corner. A small 1/1 single-hung vinyl window and back door are behind an uncovered nonhistoric-age wooden deck. The front yard is bordered by a historic-age knee-high concrete retaining wall. At the center of the retaining wall, two steps and a concrete walkway join the porch to the sidewalk. The bungalow has several historic-age additions and modifications. By 1963, the Martins added a rear addition (Nationwide Environmental Title Research 1963). The rear porch was enclosed during this time. In 1969, concrete was poured for the porch and aluminum siding was installed (Bexar County Clerk 1969). Between 1966 and 2019, a garage was present where the driveway currently exists (Bexar County Clerk 1966, Google 2019). Nonhistoric-age alterations to the historical house include replaced windows, doors, wall cladding, and porch supports. The house has vinyl windows, metal composite doors, and HardiPlank cement board siding. The replaced siding appears to have covered existing wooden siding beneath the cement board siding. Exposed rafters are covered by a fascia board. According to historical images (Images 9-12) of the house, a secondary door adjacent to the current entrance was set within the ell of the porch (now enclosed). At this time, the windows were 1/1 single-hung wooden sashes, and the porch supports were metal. Now, the supports are rectangular wooden posts and wooden railings have been installed at the porch staircase. Additional changes to the property include an extended nonhistoric-age privacy fence on the east side yard and a hog wire front yard fence and gates.

e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the prominent family of Reverend E.J. and Jessie Lee Martin who both contributed to the development of the historically Black Kenwood neighborhood.

11. It is distinctive in character, interest or value; strongly exemplifies the cultural, economic, social, ethnic or historical heritage of San Antonio, Texas or the United States; as a significant social space where community organizations' meetings, visitors, and gatherings were hosted by the Martin family.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; as one of the last remaining bungalow residences in the Kenwood neighborhood. Although the building has modifications, it retains its location, bungalow design, neighborhood setting and feeling, and domestic association.

RECOMMENDATION:

Staff recommends approval of a Historic Landmark Designation of 228 Odell St. based on findings a through e.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer