

**HISTORIC LANDMARK COMMISSION**  
**JUNE 24, 2013**  
**DEMOLITION AND RELOCATION PERMITS**  
**HDP-2013-0299**  
**1310 GARDEN STREET / 70 NAVASOTA STREET**

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**PROPOSAL**

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Demolish a ca. 1928 house and addition that was originally used as a neighborhood grocery store.

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**ARCHITECTURE**

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One-story, rectangular-plan, front-gabled frame house with a partial-width, front-gabled independent porch on plain, square wood posts; 1:1 fenestration; the siding appears to be sheets of interior paneling which has been applied to the exterior and painted. There is a one-story, side-gabled addition to the rear of the house with a full-width, shed-roofed, independent porch. This addition carries the address of 70 Navasota Street and was historically used as a neighborhood grocery store.

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**RESEARCH**

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There is an indication in city records that a sewer permit was issued for this address in late 1928, but the permit no longer exists. The late 1928 date coincides with city directory listings, which do not list either address until the edition of 1930-31 (the 1929 directory information was compiled in 1928, and the houses were not extant at that time). The main house, facing Garden Street, had an original address of 1324 Garden Street, and was the home of Charles A. and Sallie Davis, who operated a grocery store in the addition, which had an address of 70 Navasota Street. Their business was known as the Sanitary Grocery, and they were in business here until around 1943. Charles A. Davis is believed to have been raised in Williamson County, Texas – the 1900 U.S. Census report shows him and Sallie as living on a rented farm there. They were living in Stamford, Texas in 1920, where they operated a restaurant, and then were shown in Austin by 1930, where Charles is listed as a night watchman for a construction company, so he had his grocery business in addition to his outside job. The census reports do not show the couple as having a son, but, perhaps entirely coincidentally, another Charles A. Davis was the proprietor of Austin's Sani-Products Company, a potato chip manufacturer, (with a curiously coincidental name to the Sanitary Grocery) in the 1940s, but there is no evidence to show that the two were related.

Around 1943, the Davises moved next door to a bungalow at 72 Navasota Street, and Harry S. Boatright, a construction worker for the State Highway Department, is shown as the owner of the house, while Sybil Smith, who also lived in the house, operated the grocery store. The Boatrights and Sybil Smith lived here until around 1948. By 1949, the house facing Garden Street was shown as vacant, and Walter T. and Jessie Huff lived at 70 Navasota Street, where they operated a grocery. Walter T. Huff was also a long-time janitor at the General Land Office. They lived here until around 1960. They moved into the house around 1953, and kept the grocery at 70 Navasota Street. After the Huffs moved away, the house became a rental unit during the 1960s, and there is no evidence of a grocery store at the Navasota Street address after the Huffs moved away. Victor and Julia Cruz moved into the house in the late 1960s as renters, and by the mid-1970s, they were shown as the owners of the house. Victor Cruz was a foreman for Tony's Tortilla Factory on E. 7<sup>th</sup> Street until the mid-1970s, then went to work for Matt's El Rancho Restaurant, when it was still located at 1<sup>st</sup> (Cesar Chavez) and San Jacinto.

**STAFF COMMENTS**

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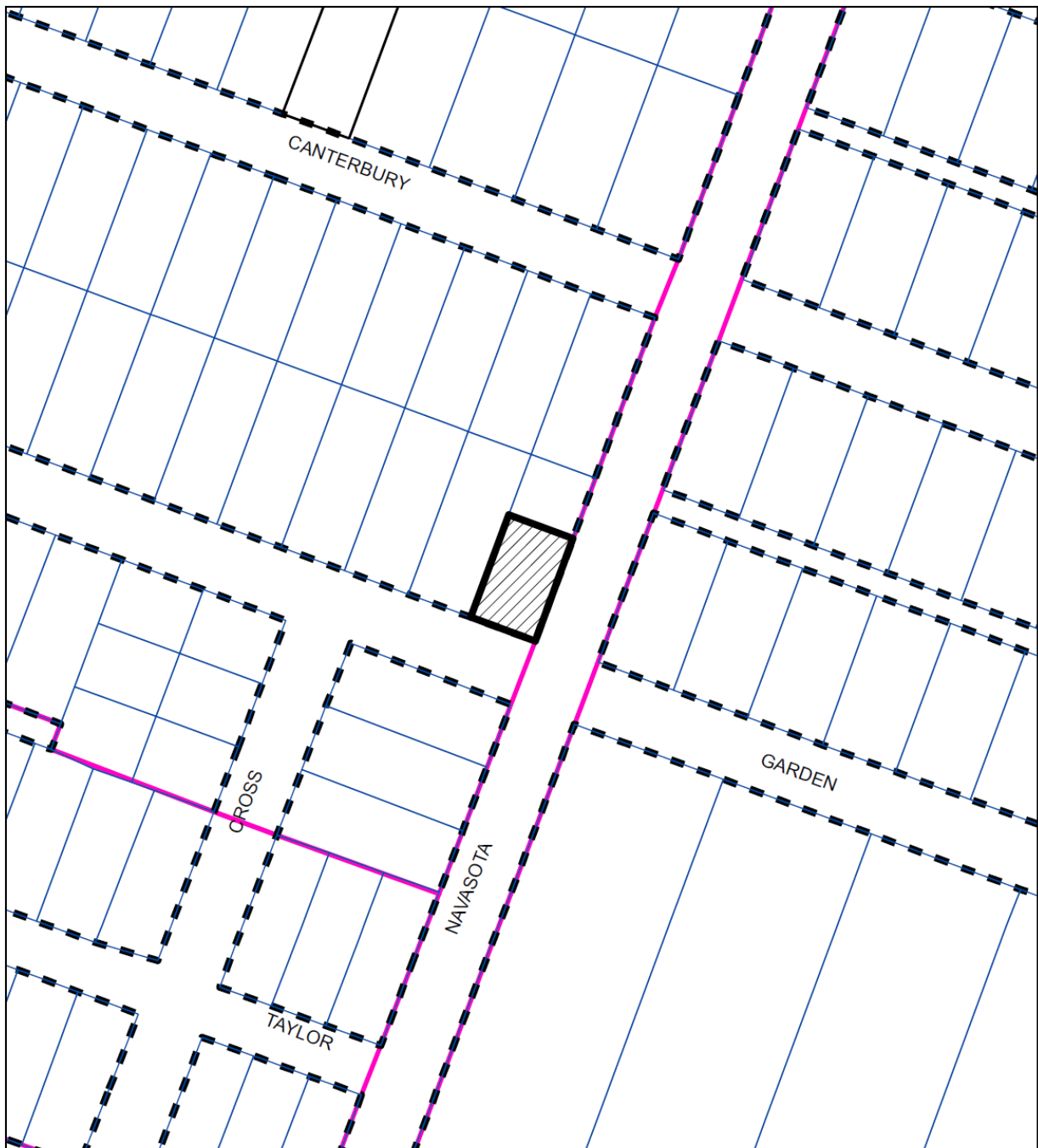
The house does not appear in any City survey.

**STAFF RECOMMENDATION**

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Release the demolition 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



SUBJECT TRACT

ZONING BOUNDARY

CASE#: HDP-2013-0299  
LOCATION: 1310 Garden 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1310 Garden Street and 70 Navasota Street  
ca. 1929







## OCCUPANCY HISTORY

### 1310 Garden Street and 70 Navasota Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
May, 2013

**1992            1310 Garden Street**

Victor Cruz, owner  
No occupation listed

**70 Navasota Street**

The address is not separately listed

NOTE: Victor Cruz, Jr. and his wife, Marilyn, lived at 72 Navasota Street, a bungalow across the alley to the north of the house at 1310 Garden Street. Victor Cruz, Jr. had no occupation listed in the directory.

**1985-86        1310 Garden Street**

Victor and Julia R. Cruz, owners  
Employed by Matt's El Rancho Restaurant, 303 E. 1<sup>st</sup> Street

**70 Navasota Street**

The address is not separately listed

NOTE: Victor Cruz, Jr., and his wife, Marilyn, lived at 72 Navasota Street, a bungalow across the alley to the north of the house at 1310 Garden Street. Victor Cruz, Jr. had no occupation listed in the directory.

**1981            1310 Garden Street**

Victor and Julia R. Cruz, owners  
Employed by Matt's El Rancho Restaurant, 303 E. 1<sup>st</sup> Street

**70 Navasota Street**

The address is not separately listed

NOTE: Victor Cruz, Jr., and his wife, Marilyn, lived at 72 Navasota Street, a bungalow across the alley to the north of the house at 1310 Garden Street. No occupation listed

**1977            1310 Garden Street**

Victor and Julia R. Cruz, owners  
Employed by Matt's El Rancho Restaurant, 303 E. 1<sup>st</sup> Street

**70 Navasota Street**

The address is not separately listed

NOTE: Victor Cruz, Jr., and his wife, Marilyn, lived at 72 Navasota Street, a bungalow across the alley to the north of the house at 1310 Garden Street.

**1973            1310 Garden Street**

Victor and Julia R. Cruz (not listed as owners)  
Foreman, Tony's Tortilla Factory, 1300 E. 7<sup>th</sup> Street.

**70 Navasota Street**

The address is not separately listed

1968

**1310 Garden Street**

Victor and Julia Cruz (not listed as owners)  
Foreman, Tony's Tortilla Factory, 1300 E. 7<sup>th</sup> Street.

**70 Navasota Street**

Beatrice Lopez, renter  
No occupation listed

1962

**1310 Garden Street**

Floyd and Elizabeth Collins, renters  
No occupation listed

**70 Navasota Street**

Vacant

1957

**1310 Garden Street**

Walter T. and Jessie Huff, owners  
Proprietor, Huff Grocery, 70 Navasota Street.

1955

**1310 Garden Street**

Walter T. and Jessie M. Huff, owners  
Proprietor, Huff Grocery, 70 Navasota Street.

1952

**1310 Garden Street**

Vacant

**70 Navasota Street**

Walter T. and Jessie Huff, owners  
Janitor, General Land Office

1949

**1310 Garden Street**

Vacant

**70 Navasota Street**

Walter T. and Jessie Huff, owners  
Proprietor of a grocery store at 70 Navasota Street, and janitor at the General Land Office.

1947

**1310 Garden Street**

Harry S. and Violet Boatright, owners  
Construction worker, State Highway Department

**70 Navasota Street**

Sybil B. Smith  
Proprietor of a grocery store at this site.

1944-45

**1310 Garden Street**

NOTE: The directory indicates the address as 1324 Garden Street.  
Harry S. and Violet Boatright, renters  
No occupation listed

**70 Navasota Street**

Sybil Smith, groceries

NOTE: Sybil Smith listed her home as 1324 Garden Street.

NOTE: Charles A. and Sallie Davis are listed as living at 72 Navasota Street; he had no occupation listed.

1941

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1939

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1937

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1935

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1932-33

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1930-31

**1324 Garden Street**

Charles A. and Sallie E. Davis, owners

Proprietor of the Sanitary Grocery, 70 Navasota Street.

1929

Neither address is listed in the directory.

NOTE: Charles A. and Sallie Davis are not listed in the directory.

**BIOGRAPHICAL NOTES:****Charles A. and Sallie Davis (ca. 1930 – ca. 1943)**

Charles A. and Sallie Davis appear in the 1940 U.S. Census at 1324 Garden Street, a house they owned, and which was worth \$3,000. Charles A. Davis was then 67 years old, had been born in Texas, and was a merchant. Sallie Davis was then 65 years old, and had been born in Texas. She had no occupation listed in the census report. The 1930 U.S. Census also shows Charles and Sallie Davis at this address; he was listed as a night watchman for a construction company. The 1920 U.S. Census shows them as the renters of a house at 80 San Marcos Street, along with their daughter, Virgie, then an 18-year old stenographer for an insurance company. Charles Davis is listed as a clerk in a department store. The 1910 U.S. Census shows the family living in Stamford, Jones County, Texas, where Charles A. Davis was the proprietor of a restaurant. Besides Virgie, they had an older daughter, Viola (or Vida), who does not appear in later census reports with the family. The 1900 U.S. Census shows Charles, Sallie, and Vida living on a rented farm in Williamson County, Texas.

Charles A. Davis died in Travis County in 1949. His obituary lists him as a retired merchant and he was living in Hyde Park at the time of his death. He was buried in Leander, Texas. His wife, Sallie, outlived him, but no obituary appeared in the Austin newspapers for her.



Walter T. and Jessie Huff (ca. 1948 – ca. 1960)

**W.T. (SHORTY) HUFF**  
 W. T. (Shorty) Huff, 77, of 1607 Waterston, died in a local hospital on Sunday. He had been a resident of Austin for the past 30 years and was employed for 20 years in the Texas General Land Office prior to his retirement.  
 Funeral will be Tuesday at 2 p.m. at Walke-Clay Funeral Home. Rev. Jimmy Jones of West Gate Apostolic Church and Rev. John Wright, officiating. Burial will be in Pleasant Grove Cemetery in Elgin.  
 Pallbearers will be Lee "Sonny" Sharpe, John Sharpe, James "Doc" Pittman, Claud "Buddy" Pittman, Kenneth Ollinger and Richard Johnson.

Obituary of Walter T. Huff  
 Austin American, October 16, 1973

NOTE: Claude "Buddy" and Sadie Pittman lived at 72 Navasota Street in the mid- to late 1950s, while Walter and Jessie Huff lived here at 1310 Garden Street and had their grocery store at 70 Navasota Street