

## Johnson & Johnson Grocery and House Center for Women & Their Work

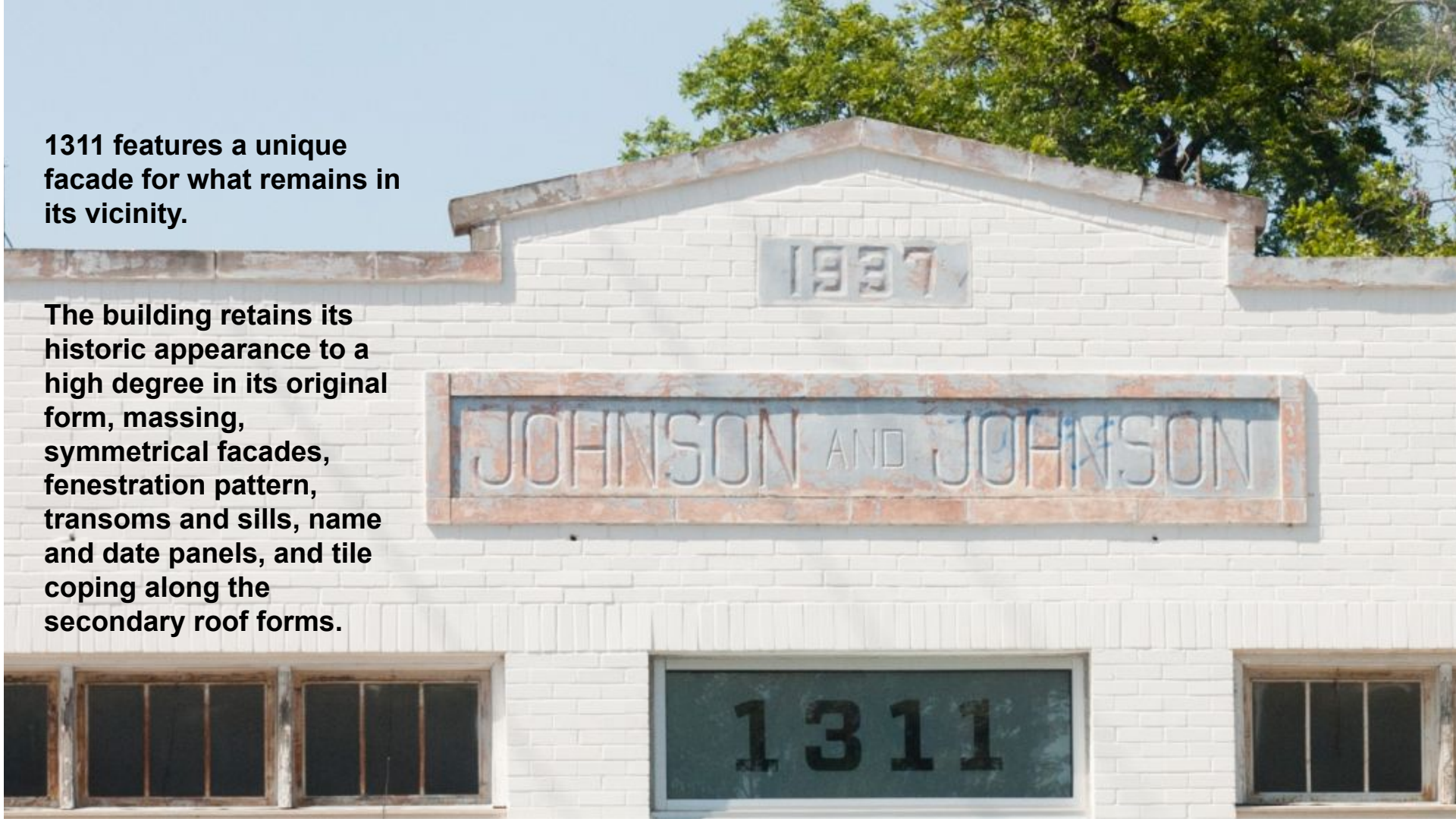
**1311 E Cesar Chavez** is a 2,400 sq ft structure fronting Cesar Chavez with an adjoining outdoor courtyard connecting to a 1,200 sq ft house at **94 Navasota St.**





**1311 features a unique facade for what remains in its vicinity.**

**The building retains its historic appearance to a high degree in its original form, massing, symmetrical facades, fenestration pattern, transoms and sills, name and date panels, and tile coping along the secondary roof forms.**





94 Navasota is a stucco building with wing and gable. Interesting elements include cedar posts that support the structure as well as wooden 2x4's in the attic measuring outside the modern standard, dating them to the late 1800's. Four doors exit to different sides of the building.

This house serves as our education space, called the **Learning Lounge**. It had very little preservation work done for many decades.







H.A. Herzog Groceries & Feed circa 1901 | 1929 advertisement

YOUR I.G.A. GROCER

Your I.G.A. Store is home owned---home interested. Money you spend at your I.G.A. stays here to work for this town.

**SUGAR 10 lbs. 57c**

Referenced in the Austin City Directory in 1890, the building at 1311 East Cesar Chavez first served as a **neighborhood grocery store**. Adjacent to this at 94 Navasota was the grocer's home with a yard connecting the two structures. **Miraculously, these properties have remained together and intact to this day.** The 1311 building served as a thriving grocery until the 1960's, then as a used furniture and appliance store. In 1989, it became vacant and remained vacant for over 20 years until it was rented by an appointment-only landscape architecture firm in 2010. **CW&TW bought the property in 2020 and has returned the spaces to a bustling cultural community hub.**





## Project Overview

- We seek to preserve and restore our historic gallery and education space in East Austin.
- The project will continue rehabilitation efforts to these structures that began with the purchase of the building in 2020.



- As part of our plan to preserve and return these spaces to our community, we received RTHL designation and are pursuing historic zoning.





## Preservation Priority 1: Roof Repair

- Cut out and remove existing roof membrane above leak location
- Inspect for hidden damages and replace as needed
- Remove existing flashing at front parapet wall
- Fully adhere 60mil TPO roofing membrane at front parapet wall location to extend out roof deck
- Hot air weld all field seams and provide t-patch at all applicable locations
- Custom fabricate and install 24GA Kynar parapet coping with 22GA galvanized wind cleat at front elevation
- General maintenance
- Probe all existing field welds and repair on as-needed basis





## **Preservation Priority 2: Foundation Leveling**

The historic building is supported by original cedar posts as well as cinder blocks that were added at a later date. To bring the building to code, the cinder blocks will be removed and a new pier and beam system will be installed. Cedar posts will be preserved alongside new supports.



## **Preservation Priority 5: Add insulation**

Open cell spray foam





### **Preservation Priority 3: Add Gutter System**

Gutters will be added (there are none now) on all four sides of the building for 75' of total. A fascia board will need to be added before installing gutters.





## Preservation Priority 4: Repair Windows

### Jamb Restoration - On site

Remove sashes, scrape jambs free of excess paint and repair small rot or damage, ensure pulleys are cleaned, tuned and functional, install Sampson Spot Cord to weights. Prime and paint jambs with 2 coats premium water-based paint, cover openings with plywood. Mill new parting bead and interior stop. Re-install sashes and ensure smooth operation.

### Window Sash Restoration - In shop

Full containment set up before work begins. Remove glass, all existing putty and paint, sand smooth, repair all damage with epoxy or wood to match, prime with oil-based primer, clean and bed original glass & finish glaze with linseed oil putty. Apply 2 coats premium water-based paint. Bulb weatherstripping at meeting rail and lower sash as needed, caulk exterior parting bead and interior stop. Clean and lacquer existing hardware.







## **Preservation Priority 4: Repair Doors**

Repair rot or damage, sand smooth, repair all damage with epoxy or wood to match.