

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2023-0147

HLC DATE: January 10, 2024

PC DATE: February 27, 2024

CC Date: TBD

APPLICANT: Jordan Nelson/Center for Women and their Work (property owner)

HISTORIC NAME: Johnson & Johnson Grocery and Home

WATERSHED: Town Lake

ADDRESS OF PROPOSED ZONING CHANGE: 1311 E. Cesar Chavez St./94 Navasota St.

ZONING CHANGE: CS-MU-CO-NP to CS-MU-H-CO-NP

COUNCIL DISTRICT: 3

STAFF RECOMMENDATION: Staff recommends the proposed zoning change from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) to general commercial services-mixed use-historic landmark-conditional overlay-neighborhood plan (CS-MU-H-CO-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION: The property is designated as a Recorded Texas Historic Landmark. The building meets additional criteria for architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: Recommend the proposed zoning change from general commercial services-mixed use-conditional overlay-neighborhood plan (CS-MU-CO-NP) to general commercial services-mixed use-historic landmark-conditional overlay-neighborhood plan (CS-MU-H-CO-NP) combining district zoning (10-0).

PLANNING COMMISSION ACTION:

CITY COUNCIL ACTION:

CASE MANAGER: Kalan Contreras, 512-974-2727

NEIGHBORHOOD ORGANIZATIONS: Austin Independent School District, Austin Lost and Found Pets, Austin Neighborhoods Council, Del Valle Community Coalition, East Austin Conservancy, East Cesar Chavez IBIZ District, East Cesar Chavez Neighborhood Association, East Cesar Chavez Neighborhood Plan Contact Team, East Town Lake Citizens Neighborhood Association, El Concilio Mexican-American Neighborhoods, Friends of Austin Neighborhoods, Greater East Austin Neighborhood Association, Guadalupe Neighborhood Development Corporation, Homeless Neighborhood Association, Neighborhood Empowerment Foundation, Neighbors United for Progress, Preservation Austin, SELTexas, Sierra Club, Austin Regional Group, Tejano Town

DEPARTMENT COMMENTS: The 2016 East Austin Historic Resource Survey recommends the main building as eligible for designation as a local landmark, individually eligible for listing in the National Register of Historic Places and contributing to potential local and National Register historic districts. The survey recommends the secondary building as contributing to potential local and National Register historic districts.

BASIS FOR RECOMMENDATION:

§ 25-2-352(3)(c)(i) Architecture. *The property embodies the distinguishing characteristics of a recognized architectural style, type, or method of construction; exemplifies technological innovation in design or construction; displays high artistic value in representing ethnic or folk art, architecture, or construction; represents a rare example of an architectural style in the city; serves as an outstanding example of the work of an architect, builder, or artisan who significantly contributed to the development of the city, state, or nation; possesses cultural, historical, or architectural value as a particularly fine or unique example of a utilitarian or vernacular structure; or represents an architectural curiosity or one-of-a-kind building.*

The buildings are good examples of the live-work model of neighborhood groceries, consisting of a primary store building and a secondary dwelling space, usually located away from the more public-facing street frontage. The application for historic zoning describes the property in detail:

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 back house at 94 Navasota St. 1311 features a unique facade for what remains in its vicinity. The building has a symmetrical, three-bay primary façade with a central, double-door entrance flanked by matching storefronts composed of three, full-height fixed lights with brick sills and divided light transoms. Alterations are minimal and include painted brick and the replacement of original doors and windows with aluminum doors and

window frames. Despite some loss of original material, 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.

The building's stepped parapet can be seen in an image dating back as early as 1929. Despite this earlier reference, the year 1937 is carved into the brick. This date aligns with building permits issued the same year for both 1311 and 94. The Austin American, May 30, 1937, shows that Johnson and Johnson (words also carved into the front of the building) were given permits for the 1309-1311 "brick fronted stucco store building", and for the 94 Navasota Street "stucco residence". Based on comparison of the 1929 image and what we see today, the original character of the building remains the same.¹

§ 25-2-352(3)(c)(ii) Historical Associations. *The property has long-standing significant associations with persons, groups, institutions, businesses, or events of historic importance which contributed significantly to the history of the city, state, or nation; or represents a significant portrayal of the cultural practices or the way of life of a definable group of people in a historic time.*

The buildings are associated with several Austin grocers, most notably former City Councilman Will T. Johnson. Johnson served as president of both the Austin and Texas Retail Grocers Associations. They are also associated with the development patterns of East Cesar Chavez Street, as described in the application:

From Stephanie Phillips text regarding the East Cesar Chavez Street Survey Area (ARC386M), 'During the period from 1877 through 1928, commercial development lined East 1st (Cesar Chavez) Street, East 6th Street, and East 12th Street, with industrial development clustered near the rail depots along East 4th and East 5th Streets near East Avenue (IH35)... Commercial enterprises of the era were small and locally owned. The most prevalent business types appear to have been grocery stores, along with dry goods stores, meat markets, breweries, saloons, cafés, barber shops and beauty shops... In this climate, businesses owned by Europeans thrived and expanded. They owned and operated the bulk of the small commercial enterprises that characterized the neighborhood. It was typical for families to maintain residences next to their stores.'

This information is in line with the occupant history of both 1311 East Cesar Chavez and 94 Navasota. The buildings were initially purchased by August Kunz who likely lived in the backhouse and used the 1311 address as [his grocery store.]²

PARCEL NO.: 0202050610

LEGAL DESCRIPTION: LOT 10 *& E13 FT OF LOT 9 OLT 33 DIV O CANTERBURY SQUARE

ESTIMATED ANNUAL TAX ABATEMENT: N/A. The property is currently tax-exempt as a charitable organization per Texas Tax Code [Sec. 11.18](#).

APPRAISED VALUE: \$ 1,700,847

PRESENT USE: Gallery and warehouse

DATE BUILT/PERIOD OF SIGNIFICANCE: ca. 1929, 1937

INTEGRITY/ALTERATIONS: High. Plate-glass windows have been replaced, but openings appear unaltered.

PRESENT OWNERS: Center for Women and their Work, Inc., 604 LEIGH ST AUSTIN TX USA 78703-2452




ORIGINAL OWNER(S): August Kunz

OTHER DESIGNATIONS: Recorded Texas Historic Landmark

¹ Nelson, Jordan. Application for Historic Zoning, 1311 East Cesar Chavez Street/94 Navasota Street. 2023.

² Ibid.


$$1'' = 200'$$

 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2023-0147

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 Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION





Source: Application for historic zoning, 2023

Historic Zoning Application Packet

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY

APPLICATION DATE: _____ FILE NUMBER(S) _____
TENTATIVE HLC DATE: _____
 TENTATIVE PC or ZAP DATE: _____
 TENTATIVE CC DATE: _____ CITY INITIATED: YES / NO
 CASE MANAGER _____ ROLLBACK: YES/NO
 APPLICATION ACCEPTED BY: _____

BASIC PROJECT DATA:

1. **OWNER'S NAME:** Center for Women & Their Work
 2. **PROJECT NAME:** Johnson & Johnson Grocery and Home
 3. **PROJECT STREET ADDRESS (or Range):** 1311 East Cesar Chavez St
 ZIP 78702 COUNTY: Travis
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:
 LOCATED _____ FRONTAGE FEET ALONG THE N. ☒ S. ☐ E. W. (CIRCLE ONE) SIDE OF
 Cesar Chavez St (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS
 APPROXIMATELY _____ DISTANCE FROM ITS
 INTERSECTION WITH Navasota St CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____ (OR) SQ.FT. 5,200.00

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
CS-MU-CO-NP	53 (OFFICE SMALL < 10K SF)		5,200.00	53 (OFFICE SMALL < 10K SF)	CS-MU-CO-NP-H
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES / ☒ NO) FILE NUMBER: _____
 7. RESTRICTIVE COVENANT? (YES / ☒ NO) FILE NUMBER: _____
 8. SUBDIVISION? (YES / ☒ NO) FILE NUMBER: _____
 9. SITE PLAN? (YES / ☒ NO) FILE NUMBER: _____

Type text here

Historic Zoning Application Packet**PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):****10a. SUBDIVISION REFERENCE:** Name: Canterbury SquareBlock(s) _____ Lot(s) 10, East 13 Feet of Lot 9 Outlot(s) _____

Plat Book: _____ Page _____

Number: _____

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:****11. VOLUME:** Z **PAGE:** 592-593 **TAX PARCEL I.D. NO.** 0202050610**OTHER PROVISIONS:****12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?** ☒ YES ☐ NO

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) _____

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES ☐ NO ☒**14. IS A TIA REQUIRED?** YES ☐ NO ☒ (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:**15.** ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST

If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:**16. OWNER CONTACT INFORMATION**SIGNATURE:  NAME: Chris CowdenFIRM NAME: Center for Women & Their Work TELEPHONE NUMBER: 512-477-1064STREET ADDRESS: 1311 East Cesar Chavez StCITY: Austin STATE: TX ZIP CODE: 78702EMAIL ADDRESS: [REDACTED]**AGENT INFORMATION (IF APPLICABLE):****17. AGENT CONTACT INFORMATION**

SIGNATURE: _____ NAME: _____

FIRM NAME: _____ TELEPHONE NUMBER: _____

STREET ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

CONTACT PERSON: _____ TELEPHONE NUMBER: _____

EMAIL ADDRESS: _____

City of Austin - Historic Preservation Office
Historic Zoning Application Packet**D. SUBMITTAL VERIFICATION
AND INSPECTION AUTHORIZATION****SUBMITTAL VERIFICATION**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**



10/16/23

Signature

Date

Chris Cowden

Name (Typed or Printed)

Center for Women & Their Work

Firm (If applicable)**INSPECTION AUTHORIZATION**

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

**PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.**



10/16/23

Signature

Date

Chris Cowden

Name (Typed or Printed)

Center for Women & Their Work

Firm (If applicable)

Historic Zoning Application Packet**E. ACKNOWLEDGMENT FORM**

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Center for Women & Their Work have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

1311 East Cesar Chavez St

(Address or Legal Description)

1311 East Cesar Chavez St

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.



(Applicant's signature)

10/16/23

(Date)

Designation Criteria
1311 E Cesar Chavez St

- **The property is at least 50 years old and represents a period of significance of at least 50 years ago:**
 - Johnson & Johnson Grocery and House was the site of german-owned businesses since at least the 1890s. The commercial building dates from 1937, built by Will T. Johnson and his brother, Vernon Polk Johnson. Several members of the family helped to run the store and lived in the craftsman-style house at the rear of the lot.
- **The property retains a high degree of integrity, as defined by the National Register of Historic Places, that clearly conveys its historical significance and does not include an addition or alteration which has significantly compromised its integrity:**
 - Alterations are minimal and include painted brick and the replacement of original doors and windows with aluminum doors and window frames. Despite some loss of original material, 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.
- **The property is individually listed in the National Register of Historic Places; or is designated as a Recorded Texas Historic Landmark, State Archeological Landmark, or National Historic Landmark:**
 - The property is designated as a RTHL.

F. 1: Historical Documentation - Deed Chronology**Deed Research for (fill in address): 1311 E. Cesar Chavez Street**

List Deeds chronologically, beginning with earliest transaction first and proceeding through present ownership. The first transaction listed should date at least back to when the original builder of any historic structures on the site first acquired the property (i.e., should pre-date the construction of any buildings/structures on the site). Please use the format delineated below.

For each transaction please include: name of Grantor/Grantee, date of transaction, legal description involved, price, and volume/page number of deed records. If there is a mechanic's lien please copy the entire document.

Example:**Transaction Vol./Page**

John Doe to Mary Smith, Vol. 52, pp. 22-60

Lots 1-3, Block B, Driving Park Addition

March 13, 1882

\$2500

Mary Smith, estate, to Ingrid Jones Vol. 409, pp. 552-554

Lots 1-2, Block B, Driving Park Addition

January 12, 1903

(Continue through the present)

Irma Lee Johnson Porsch, Vol. 03071, pp. 00255

Warranty Deed

January 7, 1966

Irma Lee Johnson Porsch to Herman V. Porsch, Vol. 00000, pp. 00000

Miscellaneous

August 9, 1983

Herman V. Porsch to Louis Saldana, Vol. 11001, pp. 00113

Warranty Deed

August 9, 1989

Louis Saldana to Center for Women and Their Work Inc., Inst. 2020121874

Special Warranty Deed

July 15, 2020

Where to find info: <https://stage.travis.prodigycad.com/property-detail/188766/2023>

F. 2: Historical Documentation - Occupancy History
Occupancy Research for (fill in address): 1311 E Cesar Chavez St

Using City Directories available at the Austin History Center or other information available, please provide a chronology of all occupants of the property from its construction to the present. For commercial property, please provide residential information on business owner as well.

Year	Occupant Name	Reference Source
1890-1899	Kunz, August, Groceries and Beer, 1311 E. Cesar Chavez Street	City Directories, Texas State Gazetteer
1890	Kunz, August, Grocer, propr. 94 Navasota Street	City Directories
1890-1898	Chapman, William, Lab Worker, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1898-1906	Wells, Angeline Widow, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1899-1900	Mayer, Charles and Allen Grimes, Mayer & Grimes Grocers, 1311 E. Cesar Chavez Street	Austin Statesman, City Directories, City of Austin Historic Resources Survey
1901-1907	H.A. Herzog, John McNamara Grocer, 1311 E. Cesar Chavez Street	City Directories, Austin Statesman
1901-1906	McNamara, John, Grocer, propr. 1309 E 1st Street	City Directories, City of Austin Historic Resources Survey
1906-1907	J.P. Adams, Buttermaker, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1907-1917	Herzog, Herman, H.A. Herzog Groceries & Feed, 1311 E. Cesar Chavez Street	City Directories
1907-1940	Herzog, Herman, Grocer, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1917-1918	Johnson, William T. and Tennie R. Johnson, Johnson & Johnson Grocery, 1311 E. Cesar Chavez Street	Austin Statesman
1918-1946	Johnson, William T. and Vernon P. Johnson, Johnson & Johnson Grocery, 1311 E. Cesar Chavez Street	Austin Statesman, Austin American
1940 -1945	Johnson, William T. and Tennie R. Johnson, Grocers, propr. 94 Navasota Street	City Directories
1945-1963	Johnson, Raymond, Grocery Manager, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1946-1962	Johnson, Vernon P, Vernon P. Johnson Grocer, 1311 E. Cesar	City Directories, City of Austin Historic Resources Survey

	Chavez Street	
1962-1967	Proprietor unknown, Dee's Groceries, 1311 E. Cesar Chavez Street	City Directories, City of Austin Historic Resources Survey
1963-1974	Johnson, Vernon P., Grocery Owner, propr. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1966-1983	Johnson Porsch, Irma Lee, occupation unknown, propr. 94 Navasota Street	Travis Central Appraisal District
1967-1972	Proprietor unknown, Sam's Furniture & Appliances Used, r. 1311 E. Cesar Chavez Street	City Directories, Austin American Statesman
1972 -1977	Proprietor unknown, A & B Appliances, r. 1311 E. Cesar Chavez Street	City Directories, Austin American Statesman
1974-1989	De los Santos, Mike, occupation unknown, r. 94 Navasota Street	City Directories, City of Austin Historic Resources Survey
1977-1981	Proprietor unknown, Clearmark Printing, r. 1311 E. Cesar Chavez Street	City Directories
1981-1987	Proprietor unknown, Riojas Enterprises, r. 1311 E. Cesar Chavez Street	Austin American Statesman, Travis Central Appraisal District
1983-1989	Porsch, Herman D., occupation unknown, propr. 94 Navasota Street	Travis Central Appraisal District
1987-1992	Proprietor unknown, Jesse's Supplies and Furniture, r. 1311 E. Cesar Chavez Street	Austin American Statesman
1989-2020	Saldana, Louis, Medical Supply Sales, propr. 94 Navasota Street and 1311 E. Cesar Chavez Street	Travis Central Appraisal District
1991-?	Herrera, Sylvia and Ricky Elizondo, occupations unknown, r. 94 Navasota Street	Austin American Statesman
2011-2020	Big Red Sun LLC, r. 1311 E. Cesar Chavez Street	Austin American Statesman
2020	Center for Women & Their Work Inc. nonprofit gallery, 1311 E. Cesar Chavez Street	Current

Biographical information

Biographical data on owners and occupants as available. Please copy all information available, including newspaper articles, family records, marriage certificates, etc. For cemeteries, a list of burial names and biographical data on associated personages required. (Contact the Austin History Center for biography files, obituary records, census data, marriage and death records, etc. Other sources include previous occupants/owners or their descendants, company/organization archives, etc.).

Charles Mayer worked with **Allen Grimes** to operate Mayer & Grimes Grocers at 1311 E. Cesar Chavez Street (then E. 1st Street) for a year from 1899 to 1900. Little is known about the two, although Mayer does appear in the 1889-1890 city directory. At the time, Mayer was a clerk for John Doehler (310 W. 16th cor Guadalupe) and boarded there as well. Doehler sold "dry goods, clothing, boots, shoes, hardware, crockery, [and] groceries" and operated a saloon.

WM. M. KREISLE CO. Dealers in Carpets, AND MOST SELECT STOCK FURNITURE.

[MAT] AUSTIN CITY DIRECTORY. [MAY] 161

WM. RADAM'S MICROBE KILLER
CURES ALL DISEASES.

Mattingley Mattie Miss, h. E. P. Hopkins.
Mattingley Zachariah T., h. E. P. Hopkins.
Maud Hudson, telopr Western Union office, r. 502 Crockett cor Rose.
Maupin George E., clk, h. John W. Maupin.
Maupin James A., clk, h. John W. Maupin.
Maupin John W., uph-sterer, 303 E. 12th, r. same.
Maupin John, lab, bds Bertram House.
Mauthe Henry, plasterer, h. Mrs. Mary Mauthe.
Mauthe Mary - wid K. J., r. 400 W. 14th cor Guadalupe.
Mauthe William R., plasterer, h. Mrs. Mary Mauthe.
Maxey John W., asst draughtsman genl land office, bds 1100 Lavaca.
Maxey Robert, bds Mrs. V. Spalding.
Maxey Thomas S., judge U. S. district court Western district of Texas, office ne cor W. 6th, Colorado, bds Mrs. V. Spalding.
Maxford Aaron (c), lab, r. ss E. 5th e of Comal.
Maxwell Anderson (c), meat market, 302 Colorado, r. 511 W. 3d.
Maxwell Archibald, collector Austin Gaslight and Coal Co., r. 92 San Jacinto.
Maxwell James C., farmer, r. 2009 University ave cor W. 21st.
Maxwell Janie Miss, teacher Central Austin public school.
Maxwell Jesse W., county supe of public instruction, office Courthouse, bds R. J. Loving.
Maxwell Louis D., asst foreman A. Van Patten's lumber yd, r. 1311 E. 12th.
Maxwell Maria (c), wks Mrs. O. McCollum, r. same.
Maxwell Melinda (c), r. n of E. 19th $\frac{1}{2}$ mile e of city.
May Elias (c), r. W. 9th w of city limits.
May Mary M. Miss, h. Mrs. M. R. McNabb.
May Mary C. (wid J. V.), sick nurse, r. 303 E. 1st.
May Theresa Miss, wks Joseph Goodman, r. same.
Mayer Carl, watchmkr, jeweler, watches, clocks, jewelry, diamonds, silver ware, 618 Congress ave, r. 810 Trinity cor E. 9th.
Mayer Charles, clk John Doehler, bds same.
Mayer Ernest G., clk Ph. Harfield & Co's bargain store, bds Mrs. O. McCollum.
Mayer Friedolin, boot, shoemkr, shop and r. 204 W. 14th.
Mayer Jose, cigar packer Phoenix Mfg Co., r. 205 W. 7th.
Mayer Joseph, city drummer Remond & Cos, r. 2706 Guadalupe.
Mayer William, clk A. Volz, bds same.
Mayes Eliza (c), r. 1108 Waller.
Mayes Jack (c), wks P. DeCordova, r. same.
Maynard James, university student, bds Rev. N. D. Strayhorn.
Maynard Kate S. (wid C. B.), bds Daniel Brown.
Maynard William G., r. 2513 San Antonio.
Maynor Alexander, teamster, r. 902 Red River cor E. 9th.
Mays Arthur (Arthur Mays & Co.), r. 103 E. 16th.
MAYS ARTHUR & CO. (Arthur Mays, W. S. Isherwood), grain, hay, feed, hides, commission merchants, 413 Congress ave.
Maytown William H., r. Georgetown road sw cor Lunatic Asylum grounds.

COAL AND WOOD, ALL KINDS AND SIZES, W. A. Glass, 107 W. 4th.

WM. M. KREISLE CO. Dealers in Carpets, AND MOST SELECT STOCK FURNITURE.

[DIE] AUSTIN CITY DIRECTORY. [DOH] 97

WM. RADAM'S MICROBE KILLER
CURES ALL DISEASES.

Diener Lydia C. Miss, teacher South Austin (Fulmore) public school, h. H. Diener.
Dietrich Albert, appc blksmith, h. M. D. L. McFarland.
Dietrich Edwin, printer Statesman, rms Hotel Brunswick, bds Capitol Hotel.
Dignan Effie W. (wid J. F.), h. Henry Hutchings.
Dill Livie Miss, clk Avenue Hotel, r. same.
Dill Minnie Miss, teacher East Austin public school, h. Mrs. N. L. Dill.
Dill Nannie L. (wid J. A.), proprs Avenue Hotel, 717 Congress ave.
Dillard David (c), coach cleaner, r. 1114 E. 14th cor Navasota.
Dillingham Brice L., clk James Martin, r. 1205 Rio Grande.
Dills George J., carp, r. 1004 Guadalupe.
Dilworth S. E. (wid), bds Mrs. O. McCollum.
Dinkins Mollie O. (wid J. H.), h. Mrs. Addie Robinson.
Dinwiddie Fannie E. (wid H. H.), bds C. M. Callaway.
DITTLINGER NICHOLAS V., Furniture, Carpets, Stoves, glass and queensware, house furnishing goods, pianos, organs, agt Domestic sewing machines, 302-304 E. 6th, r. same. See left side lines.
Dixon Hattie (wid W. A.), h. C. F. Millett.
Dixon Samuel H., clk State dept of agriculture, insurance statistics and history, r. 1604 W. 14th.
Dixon William, night watchman C. T. Marks, bds Mrs. M. E. Schmidt.
Doak Ferguson, student, bds Miss Alice Graham.
Doan Curtis, wks Hugh McGillivray, bds same.
Dobbins Mary (c), r. rear 608 E. 3d.
Dock Thomas (c), lab, r. 714 West ave.
Dockery Jefferson D., lab, r. 2430 W. 25th.
Docksey James, farmer, r. Mt. Bonnell road nw city limits.
Dodge Charles, h. Mrs. H. E. Turner.
Dodge Clarence P., clk J. E. Hollingsworth, r. 108 E. 14th.
Dodge Henry W. jr., notary public, real estate owner, r. Fairview Park, S. Austin.
Dodge Henry W. sr. Rev., bds Mrs. Belle Breeding.
Dodson Ann (c), r. ns E. 11th 2d block e of Comal.
Dodson Charles (c), r. e of Comal bt E. 11th, Chincapin.
Dodson John H., university student, r. 110 W. 19th.
Dodson Mary (c), wks Victor Schmidt, r. same.
Dodson William, bds John R. Reeves.
Doekel Hannah Miss, wks D. M. Greene, r. same.
Doehler John, dry goods, clothing, boots, shoes, hardware, crockery, groceries, saloon, 310 W. 16th cor Guadalupe, r. same.
Doenicke Norma A. C. Miss, slady Schoolherr & Bro., r. 304 E. 16th.
Dohme C. Adolphus, bkpr A. K. Hawkes, r. 1809 Nueces cor W. 19th.
Dohme George F., brick mfr, yard and r. ss Colorado river, 2 miles sw of city.
Dohme William, h. C. A. Dohme.
Dohme Thekla (wid W. A.), r. 1900 Sabine cor E. 19th.
Dohoney A. P., university student, bds A. N. Denton.

COAL AND WOOD, ALL KINDS AND SIZES, W. A. Glass, 107 W. 4th.

Charles Mayer's listing and John Doehler's listing in the Morrison & Fourmy's General Directory of the City of Austin for 1889-1890.

William T. (1883-1955) and **Tennie R. Johnson** (1884-1953), married, lived at 94 Navasota and operated the grocery store at 1311 E. Cesar Chavez Street (then E. 1st Street). William T. Johnson was born and raised in Travis County but met and married Tennie Roberts Smith in Oklahoma where William was working as a grocery store clerk. They moved back to Austin, and William continued working as a grocer. He was an active part of his community—serving on City Council for six years and three terms, teaching Sunday school programs at his church, and bring president of the Austin Retail Grocers Association and the Texas Retail Grocers Association. At the time of their deaths, both William and Tennie had lived in Austin for the majority of their livs. They had two daughters, Jessie and Irma, and one son, Raymond.

Funeral Set Today For Will T. Johnson

Mrs. Johnson, Ex-Councilman's Wife, Succumbs

Mrs. Will T. Johnson, wife of the former city councilman, died at her home at 705 East Monroe Wednesday night. She was 69 and had been in failing health since May.

Mrs. Johnson had been a resident of Austin for more than 40 years, moving to Texas after she met and married Johnson in Oklahoma. She originally was from Mississippi.

Johnson served three terms—six years—on the City Council but did not seek reelection this year. He is a retired grocer.

Mrs. Johnson was a member of the Ward Memorial Methodist Church.

Survivors include her husband; two daughters, Mrs. Jessie Waltrip and Mrs. Herman Porsch, both of Austin; a son, Raymond Johnson of Austin; a brother, Joseph R. Smith of Los Angeles, Calif.; and six grandchildren.

The body is at Cook Funeral Home where services are pending.

Funeral services for Will T. Johnson, former member of the Austin City Council, will be held Sunday at 2 p. m. at Cook Funeral Home. The Rev. Wesley N. Schultz will officiate.

Johnson, 72, died early Saturday at his home here, 705 East Monroe.

A past president of the Austin Retail Grocers Association and Texas Retail Grocers Association, Johnson was born and reared in Travis County. While a young man, he moved to Oklahoma where in 1900 he began working in a grocery store.

He was married in 1906 to Miss Tennie Roberts Smith. She died in October, 1953.

A few years after his marriage, he returned to Austin, later opened his own grocery store. He had expanded this business to three stores before he retired in December, 1945.

In 1955 he married his surviving widow, Mrs. Hallie Johnson of Austin. Other survivors include two daughters, Mrs. Jessie Waltrip and Mrs. Irma Lee Porsch; one son, Raymond Johnson, all of Austin; his stepmother, Mrs. J. S. Johnson of Austin; three sisters, Mrs. Irma Graham, Mrs. Clyde White, and Miss Nona Johnson, all of Austin; two brothers, Jim H. Johnson of Del Valle and Vernon P. Johnson of Austin; six grandchildren and two great grandchildren.

At the time of his death, Johnson was serving on the board of trustees of Ward Memorial Methodist Church, where he had been a member 37 years. He was also a teacher and former Sunday School superintendent of youth at the church.

Johnson was a member of the City Council for six years.

He was a 32nd degree Mason, Past Grand Master of the Oddfellows Lodge, a member of the Modern Woodmen of America, South Austin Civic Club, and an active member of the Chamber of Commerce.

Palbearers will be his nephews, Pearce Johnson, Dr. B. F. Johnson, Harold Bush, Norman Fyten, George Condra and Don Livers. Burial will be in Oakwood Cemetery.



WILL T. JOHNSON

Tennie R. Johnson's obituary in the Austin American (October 8, 1953) and Will T. Johnson's obituary in the Austin American (December 18, 1955)

Raymond D. Johnson (1913-2008) was the Johnson & Johnson Grocery Store manager after his father. Raymond was born in Austin and lived here throughout his life, with the exception of his time serving in WWII. He received the Air Medal, Presidential Unit Citation, and the Bronze Star for his airforce work in Germany. Outside of his military experience and grocery work, Raymond also found employment as a woodworker and with the U.S. Postal Service. Like his father, Raymond was dedicated to his community and served as both a volunteer firefighter and a Scoutmaster.

Raymond Douglas Johnson Raymond Douglas Johnson, 94, of Austin, passed away on Wednesday 23, 2008. Raymond was born on December 7, 1913 in Austin to parents William Turner Johnson and Tennie Roberta Smith. An Austin native and lifelong resident, Raymond grew up in Austin's 10th Ward and graduated from Austin High School in 1931. His family owned three Johnson and Johnson Grocery Stores in Austin and Raymond worked at each throughout his youth. Also after graduation he embarked on two different cross country trips where he visited a total of 43 states on his Indian motorcycle. Raymond was a veteran of WWII where he provided distinguished service as a Flight Officer and Glider Pilot. He served in Germany and during Operation Varsity he landed his glider behind enemy lines during the largest single-day airborne operation of the War. He was the recipient of the Air Medal and Presidential Unit Citation and the Bronze Star. Upon his return to Austin, Raymond worked for Precision Woodworking where he was a cabinet maker. Concerned that there would not be many more houses built in Austin he found a more stable career with the U.S. Postal Service where he worked until he retired as the Superintendent at the Austin Mail Facility shortly after he was widowed in 1973. He purchased rural property on Lake Austin in 1937 and went on to build what would be his lifelong home in 1946. Raymond served for many years as the Chief of the River Hills Volunteer Fire Department before passing the position to his sons. He also served as Assistant Scoutmaster of Troop 91 in Austin. Raymond had a passion for helping people and impacted many young lives by taking in family and non-family during tough times, straightening them out and then returning them to the world. He was an animal lover who had many wonderful friendships with his dogs over the years. Raymond will be remembered as a terrific story teller and the consummate practical joker who was rarely seen without his trademark cigar in his mouth. He enjoyed hunting, fishing and gardening. Raymond will be truly missed by so many. Raymond was preceded in death by his parents William and Tennie Johnson, loving wife Patsy Louise Johnson, infant son Melvin Douglas Johnson, sisters Jessie Anna Waltrip and Irma Lee Porsch and brother J.W. Johnson. Raymond is survived by his sons, Dr. Raymond D. Johnson Jr. and wife Kim and Billy Pete Johnson and wife Susan; grandchildren, Amber George and husband Justin, Roxi Tsakas and husband Tasos, Cody Johnson, Jacki Barrientes, John Parker, Jessica Parker, Tabitha Bailey and Chance Barrow; great-grandchildren, Maggie George, Austin George, Javen Barrientes, Jaya Barrientes and Tristan Tsakas and his niece, Peggy Aldridge and husband Jim. Funeral services will be held at 1:00 p.m. on Saturday at Cook-Walden/Forest Oaks Funeral Home. Committal services with Military Honors and Taps played by Raymond's nephew B.A. Waltrip Jr. will follow at Cook-Walden/Forest Oaks Memorial Park. In lieu of flowers, memorials may be made to the Drift Inn Wildlife Sanctuary, 400 York Creek Rd.; Driftwood, TX 78619, or to the charity of your choice. The family has established a website in Raymond's honor at www.MeM.com Visitors to the site may view photos and tributes as well as sign the online guestbook and leave voice greetings.

Raymond D. Johnson's obituary in the Austin American-Statesman (July 25, 2008)

F.9: Historical Documentation - Brief Historical Narrative

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 back house at 94 Navasota St. 1311 features a unique facade for what remains in its vicinity. The building has a symmetrical, three-bay primary façade with a central, double-door entrance flanked by matching storefronts composed of three, full-height fixed lights with brick sills and divided light transoms. Alterations are minimal and include painted brick and the replacement of original doors and windows with aluminum doors and window frames. Despite some loss of original material, 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.

The building's stepped parapet can be seen in an image dating back as early as 1929. Despite this earlier reference, the year 1937 is carved into the brick. This date aligns with building permits issued the same year for both 1311 and 94. The Austin American, May 30, 1937, shows that Johnson and Johnson (words also carved into the front of the building) were given permits for the 1309-1311 "brick fronted stucco store building", and for the 94 Navasota street "stucco residence". Based on comparison of the 1929 image and what we see today, the original character of the building remains the same. Similarly, materials mentioned in the 1937 permit are consistent with both existing spaces. The interior's floor plan remains open, with only two small enclosed spaces added in the last decade. Restrooms remain located at the rear of the building. Raw concrete floors reveal modifications to the space over time, although the original footprint of the structure has not changed.

Again, 94 Navasota is a stucco residence with wing and gable. It is placed approximately 20 feet from the street, with a lawn space in front, and four front steps surrounded by a porch; a raised wooden platform with columns supporting either side of the roof. Interesting elements of the Navasota house include cedar posts that can be seen supporting the structure as well as wooden 2x4's in the attic measuring outside the modern standard, dating them near the turn of the century. Hardwood floors in excellent condition exist throughout the residence. Four doors exit to different sides of the building: the west-facing entryway, the north-facing access to the courtyard, and two south-facing doors, both with stairs attached.

From Stephanie Phillips text regarding the East Cesar Chavez Street Survey Area (ARC386M), 'During the period from 1877 through 1928, commercial development lined East 1st (Cesar Chavez) Street, East 6th Street, and East 12th Street, with industrial development clustered near the rail depots along East 4th and East 5th Streets near East Avenue (IH35)... Commercial enterprises of the era were small and locally owned. The most prevalent business types appear to have been grocery stores, along with dry goods stores, meat

markets, breweries, saloons, cafés, barber shops and beauty shops... In this climate, businesses owned by Europeans thrived and expanded. They owned and operated the bulk of the small commercial enterprises that characterized the neighborhood. It was typical for families to maintain residences next to their stores.'

This information is in line with the occupant history of both 1311 East Cesar Chavez and 94 Navasota. The buildings were initially purchased by August Kunz who likely lived in the backhouse and used the 1311 address as the 'Kunz August Grocer'

The first record of the 1311 East 1st Street building is from the 1890 city directory. Here it is seen under the ownership of Kunz August and is called "Groceries and Beer". This is confirmed again in the Texas State Gazetteer and Business Directory of 1890-91. In the 1898 city directory, we can see the building, including the address 1309 East 1st St., remains under the same ownership. By 1899 the building was under the ownership of Charles Mayer and Allen Grimes. The 1898 city directory shows the 94 Navasota house being owned by Angeline Wells with the business "Wells Cass, wks Austin Ice and Fuel Co.", being run there as well. In 1900, Mayer and Grimes put the business up for sale in the classified ads in the Daily Statesman.

By 1901 the grocery had changed hands again to H.A. Herzog. Herzog's name comes up in the Sep 12th, 1905 want ads, where he is recorded asking for a, "sober, industrious man, middle age, German preferred, to attend to horses and store." This suggests that the owners were likely German immigrants, something that can be surmised by the name of the original owner, August Kunz, and the knowledge that the commercial enterprises in the area were mainly owned and run by European immigrants.

The 94 Navasota house was then (1906) under the ownership of JP Adams, who was a butter maker and ran the Florence Creamery from his residence.

On July 19th, 1907 an article in the paper was published discussing the number of liquor licenses filed in the county. Under Malt Licenses we find H.A. Herzog, 1311 East First street. According to another Daily Tribune city directory, this was also Herzog's residence.

The 1917 automobile registry in The Statesman is the first record of the Johnson & Johnson name being associated with the 1311 address. William T. and Tennie R. Johnson are listed in the 1930 U.S. Census as the renters of the house at 1309 E. 1st Street in Austin. William and Tennie were married in 1905 and came to Austin from Oklahoma and a few years later, opened their grocery store. The Historical Resources Survey of IV 2016 (p. 337) has the grocery listed beginning in 1922.

As mentioned previously, building permits were issued in 1937. This is likely when the buildings became what we see today. The Stephanie Phillips text (ARC386M) from 2013

gives a description, statement of significance, and recommendations for the East Cesar Chavez street survey area, "The original function of each building is often clearly delineated not only by its size, scale, and architectural style, but also its proximity to the sidewalk.

Residential properties are predominantly set back approximately ten to twenty feet to allow for a front yard, walkway, vegetation, and porches of various sizes. The treatment of these lawn spaces vary from lot to lot, some featuring more gravel or rocky-based floor beds and others with mowed grass and native and non-native trees or shrubbery, including palm and cypress. Residential porches predominantly consist of two to four front steps surrounded by a raised wooden platform with pillars or columns supporting either side of the roof. However, the complexity, craftsmanship, and style vary from residence to residence." This is the case with 94 Navasota. We can see that it meets this description almost entirely. The Navasota house is listed jointly with the 1311 commercial building in the Historic Resources Survey III of 2016 as a residential, single family house bungalow paired with a commercial block.

Referencing commercial properties, she states, "In contrast, most of the original commercial properties, especially one-to-three lot stand- alone or strip structures, are built immediately adjacent to the sidewalk. Front doors are directly accessible a step or two away from the pedestrian flow. Thus, the public and private natures of original commercial and residential properties, respectively, are clearly delineated by their ease of access to the city street that is often consistently bustling with traffic." This description matches the 1309-1311 East Cesar Chavez property. The white painted stucco one-story commercial block was likely constructed as a result of the city's zoning laws that designated the survey area as commercial. We can see the intended nature of both buildings based on their distance from the sidewalks.

The Navasota house went back on the market in 1940, listed as 4 rooms and 1 bath by Garret & Ziller. The house was acquired by the Johnson family soon after that. In a historic landmark commission article (HDP-2013-0886), the 94 Navasota house is said to be occupied by William T. and Tennie Johnson. It seems that they lived there with their son (Raymond) and daughter in law as well. An article in the 1945 Austin Statesman describes Raymond Johnson's journey to England as a pilot in the strategic air force. His wife is listed as living at 94 Navasota in this article. Further, it states that Raymond was "manager of Johnson and Johnson Food Store" The property remained in the hands of the Johnsons for at least the next 15 years. The Austin Statesman obituaries of 1960 show that Vernon Johnson was residing there at the time of his death. Clearly, the 94 Navasota house was an integral part of the Johnson and Johnson grocery store, as it housed numerous members of the family, and employees of the company, between 1945-1960.

The two buildings changed hands and purposes more quickly over the subsequent years but they remained owned by the Johnson family, specifically by Irma Lee Johnson Porsch (Raymond Johnson's sister). In 1966, it was transferred to her son Herman D. Porsch then

finally it was sold out of the family to Louis Saldana in 1989. This information can be found on the Travis Central Appraisal District website under deeds. The two lots are shown as one property (188766) on this website.

As late as 1962, the 1311 commercial building continued to be used as a grocery store but in 1964 its use began to change. First, in 1964, the Statesman has an ad for “top prices, paid for used furniture. All types needed, Sam’s Furniture, 1311 East 1st.” Then we can see that the building changed purposes again with A & B Appliances in a 1974 advertisement for ‘Refrigerators, stoves, washers, and dryers - sold, bought, trades - guaranteed - delivery and service - we have a good selection now. Come in for your good deal today. A&B 1311 E. 1st.’ It then changed again in 1981 to Riojas Enterprises (furniture), in 1987 to Jesse’s Supplies and Furniture, and then finally became vacant for over 20 years before being rented by landscape architecture firm Big Red Sun in 2010.

Several people lived in the Navasota house after leaving the care of the Johnsons. We learn that the residence was occupied by Mike DeLos Santos through another Austin American Statesman article in 1974. A birth announcement from the Statesman tells us that Sylvia Herrera and Ricky Elizondo welcomed a daughter, Ashley, to the household on March 30th, 1991. In 2010, under the care of Big Red Sun, a local garden and landscaping design business, the properties were well maintained. The property also contained a painted brick fence with aluminum doors that extended to the lot line on the northwest. On July 15, 2020 the two buildings were sold to Women & Their Work.

According to the East Cesar Chavez Street Survey Area Description, Statement of Significance, and Recommendations document, “Because an analysis and breakdown of the survey area’s history revealed its association with several prominent early 20th century Austin businessmen and families, there is a possibility that several individual properties within the area, if not already nominated as an Austin Landmark, could be nominated under the additional Criterion B- person of significance at the local level...The survey area is of quintessential importance to the developmental and social history of Austin.”

Furthermore, according to the Historic Resource Survey IV, 2016, p. 337, the 1311 building has, “No previous local designations; Recommended eligible as a local landmark; Recommended contributing to a local historic district.” According to the Historic Resources Survey III of 2016, the 94 Navasota building (which is listed under the 1311 address) has, “No previous local designations; Recommended contributing to a local historic district” and “No previous NRHP designations; Recommended contributing to a NRHP district.”



Property Profile Report

General Information

Location: **1311 E CESAR CHAVEZ ST**
Parcel ID: **0202050610**
Grid: **MJ21**

Planning & Zoning

*Right click [hyperlinks](#) to open in a new window.

Future Land Use (FLUM): **Single Family, Mixed Use, Transportation**
Regulating Plan: **No Regulating Plan**
Zoning: **CS-MU-CO-NP**
Zoning Cases: [C14-00-2102](#)
[C14H-2023-0147](#)
Zoning Ordinances: **001214-20**
[19990225-070b](#)
Zoning Overlays: **ADU Approximate Area Reduced Parking
Residential Design Standards: LDC/25-2-Subchapter F
Selected Sign Ordinances**
Neighborhood Plan: [EAST CESAR CHAVEZ](#)
Infill Options: **Mixed Use Building Infill Option, Secondary Apartment Infill
Option, Small Lot Amnesty Infill Option**
Neighborhood Restricted Parking Areas: --
Mobile Food Vendors: --
Historic Landmark: --
Urban Roadways: **Yes**

Zoning Guide

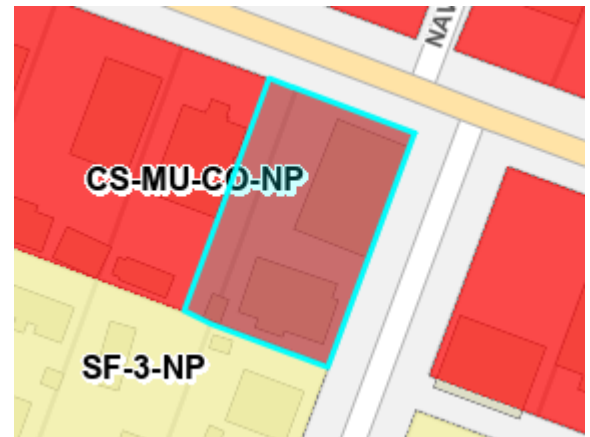
The [Guide to Zoning](#) provides a quick explanation of the above Zoning codes, however, the [Land Development Information Services](#) provides general zoning assistance and can advise you on the type of development allowed on a property. Visit [Zoning](#) for the description of each Base Zoning District. For official verification of the zoning of a property, please order a [Zoning Verification Letter](#). General information on the [Neighborhood Planning Areas](#) is available from Neighborhood Planning.

Environmental

Fully Developed Floodplain: **No**
FEMA Floodplain: **No**
Austin Watershed Regulation Areas: **URBAN**
Watershed Boundaries: **Lady Bird Lake**
Creek Buffers: **No**
Edwards Aquifer Recharge Zone: **No**
Edwards Aquifer Recharge Verification Zone: **No**
Erosion Hazard Zone Review Buffer: **No**

Political Boundaries

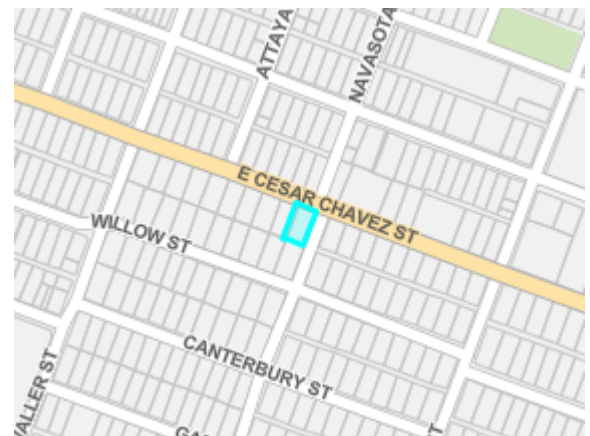
Jurisdiction: **AUSTIN FULL PURPOSE**
Council District: **3**
County: **TRAVIS**
School District: **Austin ISD**
Community Registry: **Austin Independent School District, Austin Lost and Found Pets,
Austin Neighborhoods Council, Del Valle Community Coalition, East
Austin Conservancy, East Cesar Chavez IBIZ District, East Cesar
Chavez Neighborhood Association, East Cesar Chavez
Neighborhood Plan Contact Team, East Town Lake Citizens
Neighborhood Association, El Concilio Mexican-American
Neighborhoods, Friends of Austin Neighborhoods, Greater East
Austin Neighborhood Association, Guadalupe Neighborhood
Development Corporation, Homeless Neighborhood Association,
Neighborhood Empowerment Foundation, Neighbors United for
Progress, Preservation Austin, SELTexas, Sierra Club, Austin
Regional Group, Tejano Town**



Zoning Map



Imagery Map



Vicinity Map

TEXAS HISTORICAL COMMISSION

real places telling real stories

August 18, 2023

Johnson & Johnson Grocery and House
1311 East Cesar Chavez St
Austin, TX 78702

RE: *Johnson & Johnson Grocery and House, Recorded Texas Historic Landmark, Travis County, Texas.*

To whom it may concern:

The property for Johnson & Johnson Grocery and House, located at 1311 East Cesar Chavez St, Austin, Travis county, was designated a Recorded Texas Historic Landmark (RTHL) in 2023. This special status, awarded to properties deemed worthy of preservation for their architectural integrity and historical associations, conveys a measure of legal protection to the building per Texas Government Code, Section 442.006. Notification of any modifications to the exterior of this structure should be made to the Texas Historical Commission at least 60 days prior to the commencement of work.

The Texas Historical Commission applauds your efforts to protect the irreplaceable heritage of Texas. Please contact me at 512/463-8769 or bob.brinkman@thc.texas.gov if you need additional assistance.

Sincerely,



Bob Brinkman
Coordinator, Historical Markers Program
History Programs Division

