

**HISTORIC LANDMARK COMMISSION  
MAY 20, 2013  
DEMOLITION AND RELOCATION PERMITS  
1173 NAVASOTA STREET  
HDP-2013-0117**

**PROPOSAL**

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Demolish a ca. 1905 house.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled frame house with a central, partial-width, shed-roofed independent porch; 1:1 fenestration; synthetic siding.

**RESEARCH**

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Although the house does not appear to be as old as 1905, city directory records for this address go back that far. The house appears on this site on the 1922 Sanborn map, and it is believed that the same house appears on the 1935 and 1962 Sanborn maps, although the house on the later maps shows the front porch to the right side of the house, rather than centered on the house, as exists now. The water permit application for this address dates from 1932, and it could be that the house was either built at that time (its architecture is more closely related to 1930s style than a 1905 style), or the older house was completely remodeled at that time. There is no interruption in the occupancy history that infers a new or replacement structure.

The first occupants of the house (ca. 1905 – ca. 1911) were Walter and Violet Jefferson, who had lived at 1108 Juniper Street prior to moving in here. Walter Jefferson was a laborer, who worked for the Nalle Lumber Company for some time. They lived here until around 1911. From 1911 until around 1926, the house was occupied by Mary Turner and her daughter, Lillie Campbell. Mary Turner was a widowed woman, who worked variously as a domestic and as a laundress. Lillie Campbell was also a widow, who worked as a cook for private families. Other, single, African-American women rented the house in the late 1920s and mid-1930s, including Lena Pinkston, a maid at the Stephen F. Austin Hotel downtown. Ida Mackey appears as the owner of the house in the 1949 city directory; she lived here until the late 1960s, and died in Corpus Christi in 1973. Ira C. Darby owned and occupied the house after that. I.C. Darby was a porter and yard worker for Goodnight Enterprises.

**STAFF COMMENTS**

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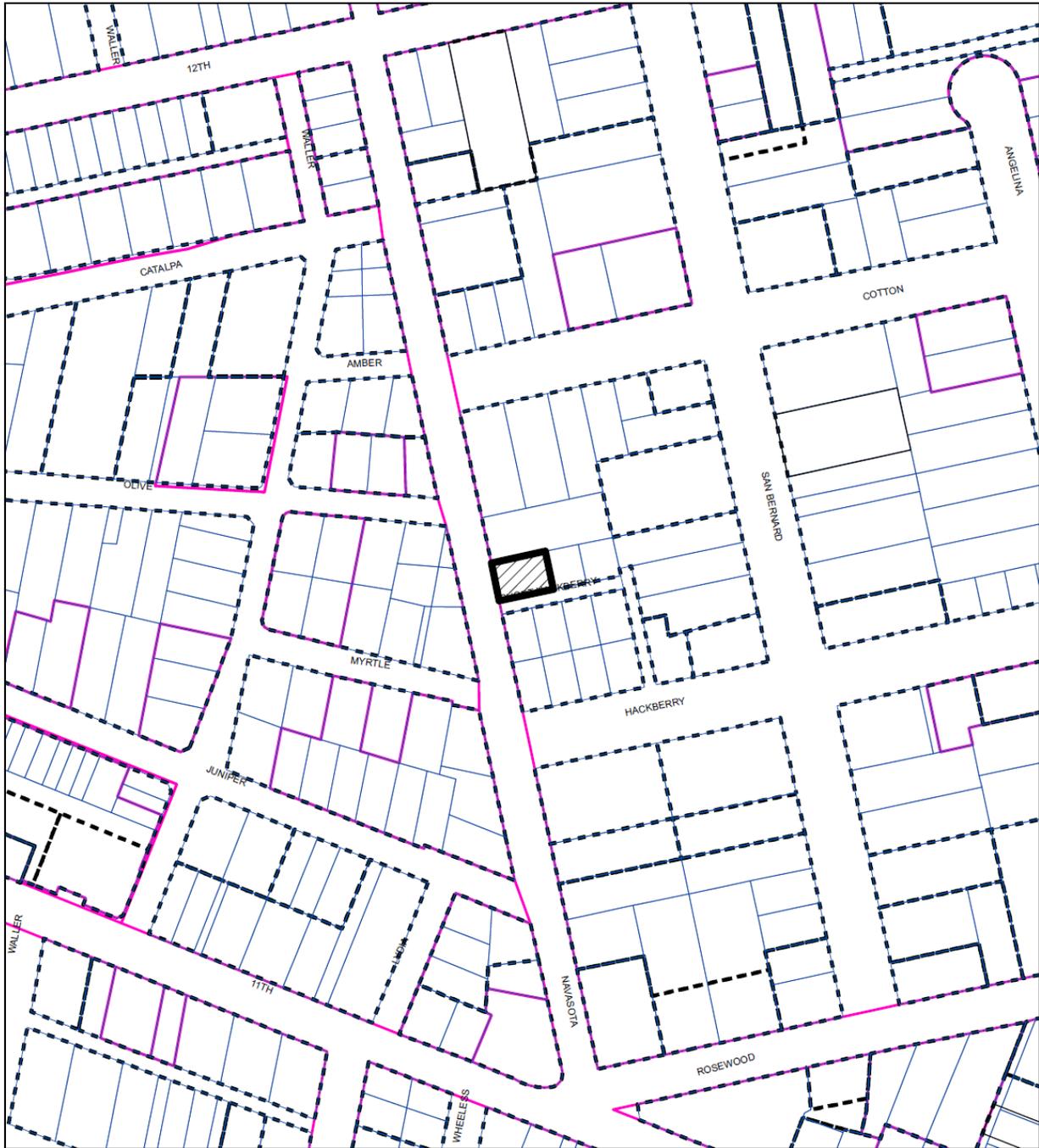
The house appears in the Historic Resources Survey of East Austin (2000) with a medium priority for preservation; however changes to the house eliminate it for eligibility for the National Register. The surveyors in the HRSEA estimated the construction date to be 1915.

**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-2013-0117  
LOCATION: 1173 Navasota 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.

1173 Navasota Street  
ca. 1905



## OCCUPANCY HISTORY 1173 Navasota Street

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

- |         |   |
|---------|---|
| 1992    | I.C. and Dorothy Darby, owners<br>Yard worker, Goodnight Enterprises (not listed in the directory).   |
| 1985-86 | I.C. and Thelma Darby, owners<br>Driver, Goodnight Enterprises (not listed in the directory).   |
| 1981    | I.C. and Thelma Darby, owners<br>Driver, Goodnight Enterprises (not listed in the directory).   |
| 1977    | I.C. and Thelma Darby (not listed as owners)<br>Driver, Goodnight Enterprises (not listed in the directory).  |
| 1973    | I.C. and Thelma Darby (not listed as owners)<br>Driver, Goodnight Enterprises (not listed in the directory).  |
| 1968    | Ida Mackey, owner<br>Widow, William Mackey<br>No occupation listed<br>NOTE: Ira C. and Thelma Darby are listed as living at 518-A E. 12 <sup>th</sup> Street; he was a busboy at Hill's Café. |
| 1962    | Ida Mackey (not listed as owner)<br>Widow, William Mackey<br>No occupation listed   |
| 1957    | Ida Mackey, owner<br>Widow, Will Mackey<br>No occupation listed   |
| 1952    | Ida Mackey, owner<br>No occupation listed   |
| 1949    | Ida Mackey, owner<br>No occupation listed   |
| 1947    | Katie C. Houston, renter<br>No occupation listed<br>NOTE: Ida Mackey is not listed in the directory.  |
| 1944-45 | Katie C. Houston, renter<br>Widow, James Houston<br>No occupation listed  |
| 1941    | James and Elliott Lee, renters<br>Porter  |

1939 Pearl Johnson, renter  
Maid

1937 Lena Pinkston, renter  
Maid, Stephen F. Austin Hotel, 7th Street and Congress Avenue.

1935 Lena Pinkston, renter  
Maid, Stephen F. Austin Hotel, 7<sup>th</sup> Street and Congress Avenue.

1932-33 Henrietta Grant, renter  
Maid  
NOTE: Lena Pinkston is listed as a maid for the Stephen F. Austin Hotel; she lived at 1611 E. 7<sup>th</sup> Street.

1930-31 Susie Heck (colored), renter  
No occupation listed

1929 Addie Felder (colored), renter  
No occupation listed

1927 Addie Felder (colored), renter  
No occupation listed

1924 Lillie B. Campbell (colored), renter  
Cook, John W. Hill, 2106 Pearl Street. NOTE: John W. Hill was the proprietor of Hill & Hill, groceries, 1010 Congress Avenue.

1922 Lillie B. Campbell (colored), renter  
No occupation listed

1920 Mary Turner (colored), renter  
No occupation listed

1918 Mary Turner (colored), owner  
Laundress

1916 Mary Turner (colored)  
No occupation listed  
Also listed is Lillie Campbell (colored), a cook.

1914 Mary Turner (colored)  
Domestic  
Also listed is James Campbell (colored), a laborer.

1912-13 Mary Turner (colored)  
No occupation listed

1910-11 Walter Jefferson (colored)  
Laborer

1909-10 Walter Jefferson (colored)  
Laborer, Nalle Lumber Company, 601-23 E. 6<sup>th</sup> Street.  
NOTE: The address is listed as 1119 Navasota Street.

- 1906-07      Walter Jefferson (colored)  
 Laborer  
 NOTE: The address is listed as 1119 Navasota Street.
- 1905            Walter Jefferson (colored)  
 No occupation listed  
 NOTE: The address is listed as 1119 Navasota Street.
- 1903-04        Unknown  
 NOTE: Walter Jefferson is listed as a laborer living at 1108 Juniper Street.

## **BIOGRAPHICAL NOTES**

### **Walter and Violet Jefferson (ca. 1905 – ca. 1910)**

Walter Jefferson is listed in the 1910 U.S. Census at this address. He was then 47 years old, had been born in Louisiana, and was a laborer in the building trade. His wife was Violet, 46, who had been born in Texas and was a laundress at home. By 1920, according to the census report, Walter and Violet Jefferson had moved to 1103 E. 11<sup>th</sup> Street; he was a laborer, and she was a laundress at the house.

### **Mary Turner and Lillie Campbell (ca. 1911 – ca. 1928)**

Mary Turner appears in the 1920 U.S. Census report at this address. She was then a 59-year old widow, who had been born in Texas, and had no occupation listed. With her lived her daughter, Lillie Campbell, a 35-year old widow, who had been born in Texas, and was a cook for a private family. Mary's grand-daughter, Frances Tennan, was then 24, and lived in this house with her husband, Edward, 25, who was a farm laborer. The 1910 U.S. Census shows Mary Turner living at 903 E. 11<sup>th</sup> Street, with her grand-daughter, Frances Campbell. This census report shows Mary as a native of Kentucky, who was working as a washer-woman at home. The 1900 U.S. Census shows Mary Turner and Lillie Campbell living at 400 E. 13<sup>th</sup> Street, with her daughter, Lillie Campbell, and grand-daughter, Frankie Campbell. None of the women had an occupation listed in the census report, but the 1900 census report also shows Mary Turner as a native of Kentucky.

By 1930, only Lillie Campbell is still listed in the Travis County census reports. She was living at 1206 Hackberry Street in a rented house, and worked as a cook for a private family. It is believed that Mary Turner died in the 1920s, but there are no obituaries for her in the Austin newspapers. It is also believed that Lillie Campbell died in 1936, but there is no obituary for her, either.

### **Susie Heck (ca. 1930 - ca. 1932)**

Susie Heck appears in the 1930 U.S. Census as renting a house at 1200 San Bernard Street in Austin. She was then a 32-year old divorcee, who had been born in Texas, and worked as a maid for a private family. She apparently lived alone.

### **Lena Pinkston (ca. 1934 – ca. 1938)**

Lena Pinkston appears in the 1930 U.S. Census for Waxahachie, Texas. She was then a 33-year old Texas-born widow who worked as a cook for a private family. She does not seem to appear in the 1940 U.S. Census.

### **Pearl Johnson (ca. 1938 – ca. 1940)**

Pearl Johnson appears as the renter of this house in the 1940 U.S. Census. She was then a 59-year old Texas-born widow, who worked as a maid for a private family. She lived here with her sons, Horace Williams, a 17-year old building contractor, and Balthazar Williams, 21, and his wife, Jennie Mae, 18. Balthazar was also a building contractor. Pearl and D. Johnson appear in the 1930 U.S. Census as the renters of a house at 1009 E. 12<sup>th</sup> Street. D. Johnson

was a cook in a hotel; Pearl Johnson was a cook for a private family. The couple had two sons: Balthazar Williams, 10, and Horace Williams, 6.

**Ida Mackey (ca. 1948 – ca. 1969)**

Ida and Will Mackey appear in the 1930 U.S. Census, living in a rented house on the Austin-Bastrop Road. Ida Mackey was then 33, and had been born in Texas. Will Mackey was then 35, and worked as a cotton farmer. Ida Mackey is believed to have died in Corpus Christi, Texas in 1973.

**DARBY, I.C., 90, of Austin died Thursday. Services pending with King-Tears.**

Death notice for I.C. Darby  
Austin American-Statesman, March 11, 2011

**DARBY, I.C., 90, retired porter, of Austin died Mar. 10. Visitation 9 a.m. Wednesday, King-Tears Mortuary. Services 1 p.m. Thursday, Mount Zion Baptist Church, Austin. Burial Evergreen Cemetery.**

Funeral notice for I.C. Darby  
Austin American-Statesman, March 12, 2011

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

**PERMIT FOR WATER SERVICE**

AUSTIN, TEXAS

N.º 8531

M. Address 1173 Navasota St.  
 Plumber Size of Tap 3/4" Date 10-26-32

Foreman's Report

Date of Connection 10-26-32  
 Size of Tap Made 3/4  
 Size Service Made 3/4" Cop.  
 Size Main Tapped 4"  
 From Front Prop. Line to Curb Cock 6' 0"  
 From Prop. Line to Curb Cock  
 Location of Meter 10' Sid = Elong  
 Type of Box Lact. Box  
 Depth of Main in St. 36"  
 Depth of Service Line 36"  
 From Curb Cock to Tap on Main 20' 6"  
 Checked by Engr. Dept. 12-2-32 ZOA

Child. 1" Cop. on E-37702

No. Fittings	Size
1	Curb Cock 3/4
1	Elbow 3/4
1	St. Elbow 3/4
1	Bushing 3/4 x 1/2
1	Reducer 3/4 x 1/2
	Pipe
	Lead Comp.
1	Nipples 1/2 x 1/2
1	Union 3/4
	Plug
	Tee
	Stop
	Box
1	Lid
	Valves
	Req. No.

Foreman's Signature

**INDEXED**

Water service permit for this address (1932)

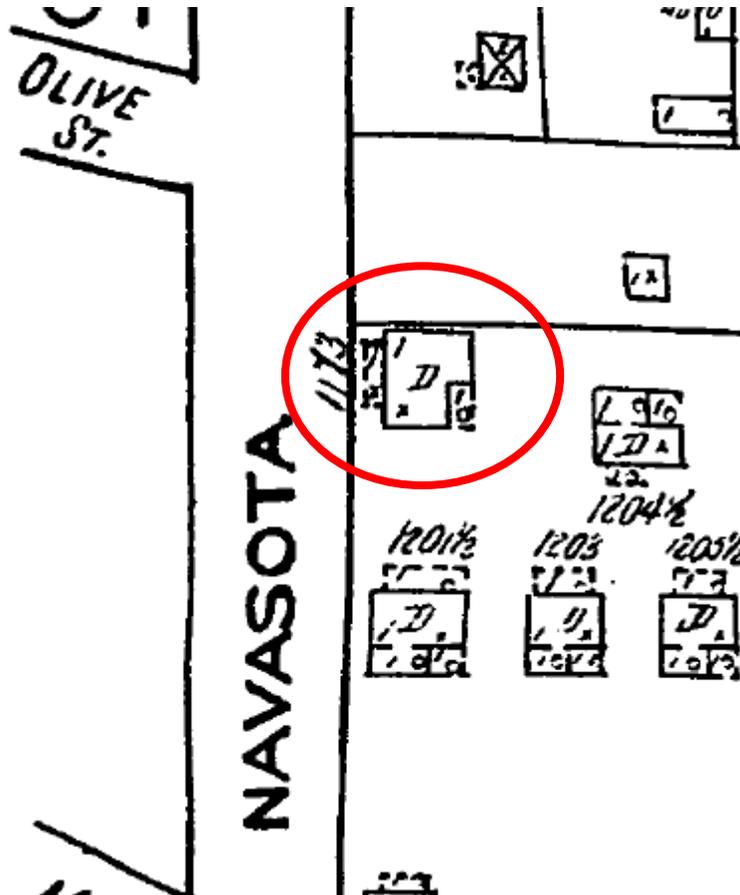
**C. B. Cathey** 1173 Navasota St.  
 33 N.W. 50x75' of 1 6 56 B

Box wash house.  
 50969 5-22-52 \$20.00

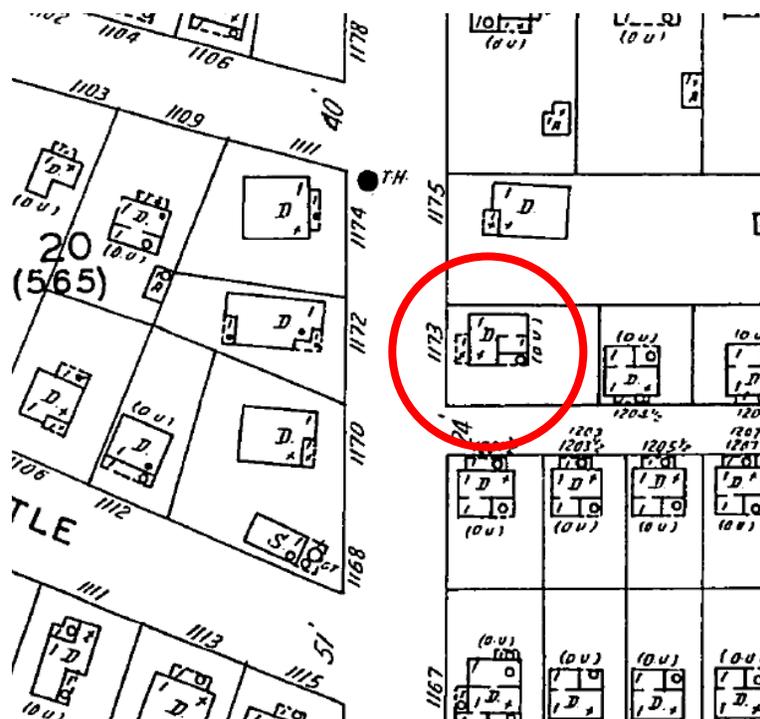
**Owner**

8-9-73 137639 I. C. Darby metal acc. bldg. CP 200 sq. ft.

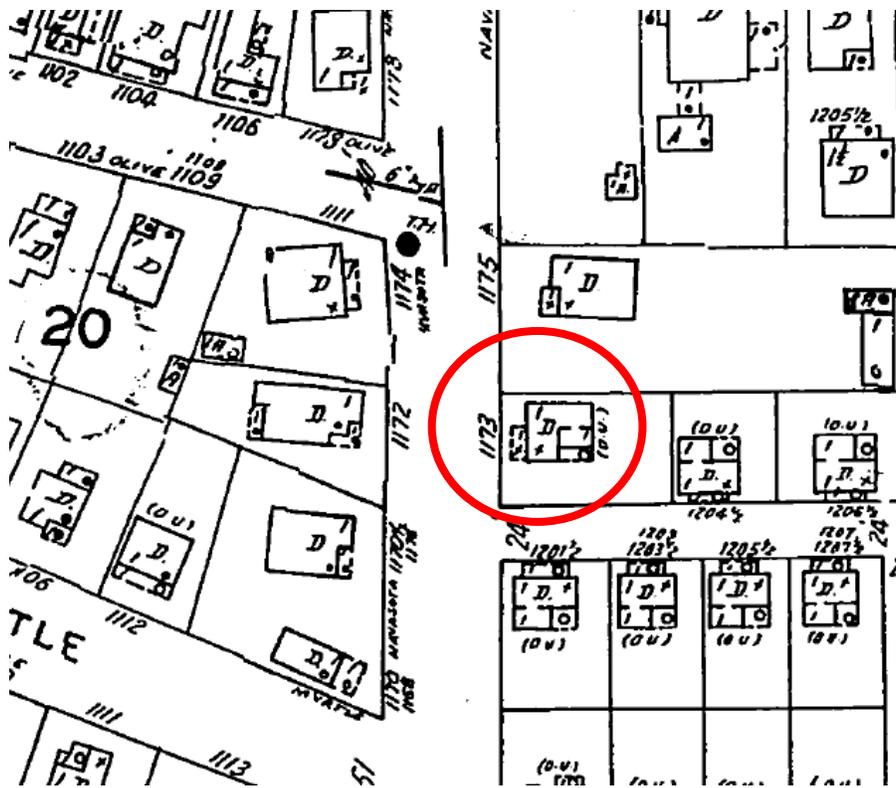
Building permit to C.B. Cathey to build a wash house (1952)



The house appears on the 1922 Sanborn map with an open back porch.



The 1935 Sanborn map shows the house with a slightly different configuration – the house has been squared off with rear additions on the south side, and the porch appears not to be centered on the house.



The 1962 Sanborn map shows the same configuration as the 1935 map above.

**From:** newcastle homes <[newcastlehomes@yahoo.com](mailto:newcastlehomes@yahoo.com)>  
**To:** steve sadowsky <[Steve.Sadowsky@austintexas.gov](mailto:Steve.Sadowsky@austintexas.gov)>  
**Sent:** Tuesday, May 7, 2013 2:55 PM  
**Subject:** 1173 navasota - important update

hey steve,

hope you are well. please note the following:

- before requesting our demo permit we contacted the president and another member of the robertson hill NA. this occurred 2-28-13 and it fully documented. they failed to reply.
- as directed at the last HLC meeting, i contacted stan strickland and we met yesterday (5-6-13), along with the architect we engaged, francois levy.
- as directed, i then met with the RHNA at their quarterly meeting that night--1173 navasota was officially on their agenda and discussed.
- while RHNA does not support the demolition of any structure, they do not oppose this project and recognize my rights and other realities, like that the structure is not worthy of moving, cannot feasibly be remodeled/restored, and that city analysis has deemed it not to be historic.
- even though i am not obliged to, i agreed to alter our design to make it less boxy and more in tune with the small homes nearby.
- i did not agree to present them new plans for their approval, nor did they request this. i DID give them my word that i would tweak our design based on their input. these alterations have largely been accomplished at NH's expense and will be seen through.
- i doubt i will have final plans by the 5-20 HLC meeting but i expect to receive my permit since i have lived up to my end of the deal, and then some, and stan has given me his word he would confirm this.

thanks, and let me know that you got this.

l e x

note once we get our permit, we will carefully deconstruct the home to avoid landfilling as much as possible, engage local residents in need of work, and provide much-needed material for other remodeling projects! (this will be headed up by richard roberts, who does the historic analyses for ECC NPT and assisted us all here.) want to get that in there too!

thanks!

l e x