

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

For HCRS use only

received **MAY 8 1980**
date entered **AUG 19 1980**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Stavelly-Kunz-Johnson House

and/or common Quintanilla House

2. Location

street & number 1402 East First Street _____ not for publication

city, town Austin _____ vicinity of _____ congressional district 10

state Texas code 048 county Travis code 453

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

4. Owner of Property

name Carnales, Inc.

street & number 1402 East First Street

city, town Austin _____ vicinity of _____ state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. Travis County Courthouse

street & number Tenth and Guadalupe

city, town Austin _____ state Texas

6. Representation in Existing Surveys

Historic Sites Inventory;
title Nineteenth Century Austin has this property been determined eligible? yes no

date 1975, 1979; 1978 _____ federal state _____ county local

depository for survey records Texas Historical Commission;
Austin Heritage Society

city, town Austin _____ state Texas

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

Built between 1897-1899 the Stavely-Kunz-Johnson house is a 2 storey limestone Victorian dwelling exemplifying the Queen Anne style popular in the last quarter of the 19th Century. The major portion of the house is an "ell" shape open to the Southeast with a 2 storey wooden gallery forming a rectangle of the "ell".

The present appearance of the structure can be attributed to John O. Stavely and August Kunz. John Stavely supplied the one-storey kitchen attached to the rear sometime between 1867-1897, while August Kunz erected the 2 storey ell shaped Victorian residence by 1899 and added modern plumbing within a 2 storey addition to the northeast corner of the house in 1902.

The Stavely structure is believed to be only a portion of a larger house on the site and is presently relegated to status of kitchen behind the much larger Victorian residence. The older structure is constructed of roughly squared and coursed limestone and roofed in rough sawn cedar shingles. Windows are an odd mixture with one 4/1 single hung window installed upside down. Within the single room are walls of rough plaster above a three foot wainscoting and a beaded wood ceiling. There is some evidence that a structure existed on the East face of this structure and under present ownership a porch and airlock for the rear entry are being erected.

The South and West facades of the Kunz structure are gang-sawn limestone blocks with rusticated banding at head and sill levels of windows and doors and rest upon a rusticated base. The remaining walls are roughly squared and coursed limestone with rusticated cut stone sills and lentils at the openings. All exterior walls of the house are load bearing and rest on a continuous stone footing.

The roof is of smooth sawn cedar shingles supported by cedar joists. (Over the gallery is flat seam galvanized metal.) The pedimented gables on the East, West and South facades contain Palladian windows and are sheathed in fish scale cedar shingles. The unadorned gables on the North have smooth sawn cedar shingles identical to those on the roof. Gingerbread pendants are found at the corner eaves of the West and South gables. A gabled dormer with fish scale shingles is inset at the attic level on the South facade. The roof of the main block is pierced by two brick chimneys on the North and West sides which serve the first floor dining and sitting room respectively.

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED MAY 8 1980

DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The metal roofed gallery is supported by fluted columns raised on pedestals capped with a provincial interpretation of the Ionic capital. Twenty-seven inch high railings on turned ballisters enclose the gallery on both levels. The ceilings in both galleries are of beaded wood construction.

The front door (South) is carved wood and bevelled glass. The windows of the house are 4/1, 4/4, 1/1, 4/9, and 9/9 lights with no apparent pattern as to their placement. Inside, the doors and windows are encased with a carved wood design.

The South (main) entrance opens into an entry hall with a dining room and parlor to the left, a sitting room and bathroom to the right and rear of the house. Through the parlor is the kitchen. Fire places serve the dining room and parlor which have carved wood mantels and marble tiles. The upstairs floorplan is almost identical to that of the first floor.

The stairwell has all wood stairs embellished with turned balusters and a pendant at the ceiling penetration. There is a straight run of eleven steps and an 180° turn near the top with ten steps to the second floor landing. The stairwell opens onto a hall with two bedrooms to the right and a bathroom and bedroom to the left and rear.

The walls are plaster. Beaded wainscoting runs three feet high in the entry hall and dining room. The floors are four inch wide pine planks over cedar joists. The majority of the original hardware is intact to display some intricate door hinges. The light fixtures are of modern origin.

The 1902 addition built by August Kunz added a cedar gable to the original cross-gabled roof plan. It was also to bring in modern plumbing. Within the addition are an upstairs and downstairs bath with five foot high wainscoting and an adjoining room on each floor. Ceilings in the baths were beaded while the adjoining rooms were plaster. The walls, windows and floors match those of the rest of the older house.

The present owners (Carnales, Inc.) are rehabilitating the structure. The only new additions are a dormer to the rear and a porch which will house an airlock and wheel chair ramp on the East. The rest of the revisions consist of the addition of central air/

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY

RECEIVED MAY 8 1980

DATE ENTERED AUG 19 1980

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 2

heat, a new roof to match original, new wiring and plumbing, carpeting, sheetrock ceilings, driveway and parking and a slight stairwell modification. This revision consists of a turn toward the north (or rear) of the house. The opening will be where a window was on the north wall of the original Kunz house prior to the 1902 addition to that face.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry invention	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

The Stavely-Kunz-Johnson residence represents an unusually fine example of regional cut limestone and cedar blended with the popular Victorian architecture. One of the most outstanding homes in its immediate East Austin neighborhood it serves as a highwater mark of middle class affluence in turn-of-the-century Austin. It also serves as an important landmark and center in the neighborhood today.

John O. Stavely made the first improvements to the property under his ownership between 1867-1897. Information about this structure is sketchy. There may have been a two-storey structure on the property. The only remaining part of this house is the present day kitchen.

August Kunz, proprietor of the Colorado Flour Mill which was located on the North bank of the Colorado River built his two storey Victorian residence between 1897-1899. Between the dining room and kitchen is a hallway with an inscription in the stone "Moved here July 13, 1899" and the initials "HK" of Henry Kunz, one of August Kunz's sons. August Kunz was a miller in Germany before he brought his wife Emilie and son Oscar to Texas in the mid-1800's. Kunz was a prosperous man who purchased much property in the East Austin area during the 1880's and 1890's. Kunz added a two storey portion in 1902 which brought modern plumbing to the house.

Between 1911-1970 the James S. Johnson family occupied the house without making any notable improvements or revisions. It was then sold to the United Pentecostal Church of Jesus Christ in 1970 and used for Sunday School class meetings until 1972 when Joel V. Quintanilla began restoration starting with resurfacing the front porch. This began the current East Austin neighborhood interest in the house as a focal point for restoration efforts throughout the neighborhood as a whole.

Carnales, Inc. acquired the property in 1979 and has made substantial progress towards rehabilitating the structure which will serve as rental space. This structure will serve as a landmark for the residents of East Austin as well as providing quality office space to draw business into the area.

9. Major Bibliographical References

Austin, Travis County Collection. Austin Public Library: 1840-1875 Census Records, City Directories 1877-1976, Structure Files, Bibliographical Files, Maps.

10. Geographical Data

Acreege of nominated property 0.20

Quadrangle name Austin East

Quadrangle scale 1:24000

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

UMT References

A

1	4	6	2	2	2	0	0	3	3	4	7	9	0	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

Outlot 20, Section 0 includes the structure and its immediate environs only.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title Carla Fraser

organization

date April 2, 1980

street & number 1721-B Enfield Rd.

telephone 472-0123

city or town Austin

state Texas 78703

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date April 28, 1980

For HCERS use only

I hereby certify that this property is included in the National Register

Carla Fraser
Keeper of the National Register

date 8/19/80

Attest: *Bill G. Swenor*
Chief of Registration

date 8/13/80

Property

Starvelly-Kung-Johnson House

State

Tx, Travis

Working Number

5.8.80.1295

Ref.# 80004155

TECHNICAL

Photos

5

Maps

1

CONTROL

A notable local example of the blending of Victorian stylistic elements with traditional regional construction materials and techniques. The house is not in pristine condition, but the important features are still there and being restored. VBD is confusing - is it the whole lot or a smaller area which should be more precisely described? CALL.

HISTORIAN

*call/accept
Grosvonts
7/9/80*

ARCHITECTURAL HISTORIAN

*8/13 - VBD is whole lot.
please call w/ state*

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

*accept
Grosvonts
8/13/80*

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered **AUG 19 1980**

Federal Register Entry

2.3.81

Re-submit _____



LAW OFFICE
MALCOLM GREENSHAW
ATTORNEY
BARBARA ANN BELL
ATTORNEY

Stavelly-Kunz-Johnson House
1402 East First Street
Austin, Travis County, Texas

AUG 19 1980

Photo by Danny Hardy, 1979.
Negative on file at Texas Historical Commission.

South elevation, camera facing north.

Photo 1 of 5.

MAY 8 1980



Stavely-Kunz-Johnson House
1402 East First Street
Austin, Travis County, Texas

AUG 19 1980

Photo by Danny Hardy, 1979.
Negative on file at Texas Historical Commission.

Southeast oblique, camera facing northwest.

Photo 2 of 5.

MAY 8 1980



Stavely-Kunz-Johnson House
1402 East First Street
Austin, Travis County, Texas

AUG 19 1980

Photo by Danny Hardy, 1979.
Negative on file at Texas Historical Commission.

Northeast oblique, camera facing southwest.

Photo 3 of 5.

MAY 8 1980



Stavelly-Kunz-Johnson House
1402 East First Street
Austin, Travis County, Texas

AUG 19 1980

Photo by Danny Hardy, 1979.
Negative on file at Texas Historical Commission.

Northwest oblique, camera facing southeast.

Photo 4 of 5.

MAY 8 1980



Stavelly-Kunz-Johnson House
1402 East First Street
Austin, Travis County, Texas

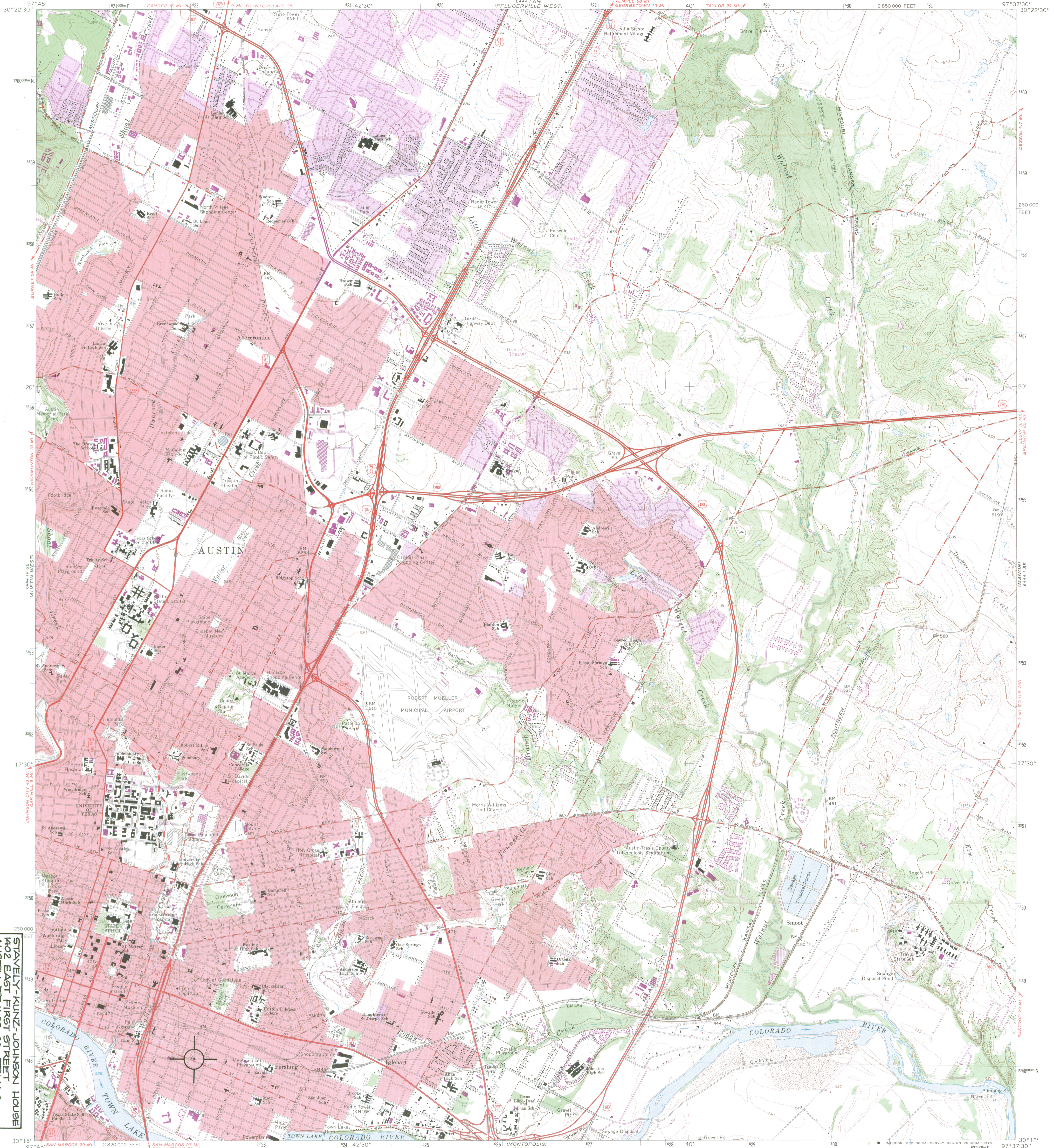
AUG 19 1980

Photo by Danny Hardy, 1979.
Negative on file at Texas Historical Commission.

Gable detail of south facade.

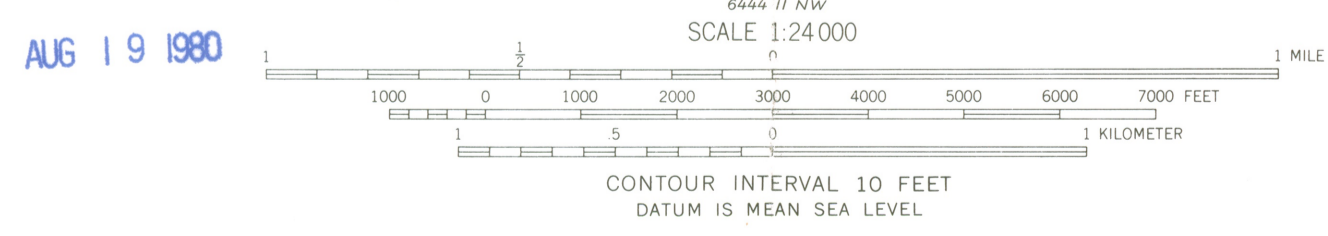
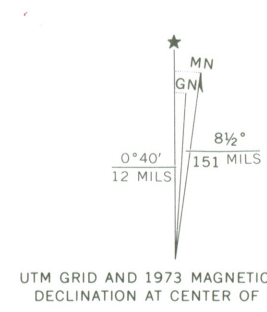
Photo 5 of 5.

MAY 8 1980



STAVELY-KUNZ-JOHNSON HOUSE
402 EAST FIRST STREET
AUSTIN, TRAVIS CO., TEXAS
UTM REFERENCE:
14/622200/3547300

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1952. Field checked 1954. Revised from
aerial photographs taken 1966. Field checked 1966
Polyconic projection. 1927 North American datum,
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled from aerial photographs
taken 1973. This information not field checked
Purple tint indicates extension of urban area



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

3097-242

AUSTIN EAST, TEX.
SW/4 AUSTIN 15' QUADRANGLE
N3015—W9737.5/7.5
1966
PHOTOREVISED 1973
AMS 6444 1 SW—SERIES V882

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered AUG 19 1980

<u>Name</u>	<u>Location</u>
Stavelly-Kunz-Johnson House -	Austin Travis County

Also Notified

Honorable John G. Tower
Honorable Lloyd Bentsen
Honorable J. J. (Jake) Pickle

State Historic Preservation Officer
Mr. Truett Latimer
Executive Director
Texas State Historical
Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NR

Byers/mjd

9/2/80

For further information, please call the National Register at (202)343-6401.