

Pat Morrison 4-17-68
14" x 9" OTHMP
Travis County (Job # 1968)
Location: at site; 1610 Virginia Ave, Austin

2349

OLD ***
I.V.DAVIS HOMESTEAD *

ON LAND GRANTED BY MEXICO
IN 1835,JUST BEFORE TEXAS
REVOLUTION,THIS HOUSE WAS
BUILT IN 1875.OWNER ISAAC
VAN ZANDT DAVIS(1843-1897)
WORKED IN THE GENERAL LAND
OFFICE.GREEK REVIVAL STYLE
HOME HAS 22" THICK WALLS OF
STONE QUARRIED AT OAK HILL. **
RECORDED TEXAS HISTORIC LANDMARK, 1968 ***

* 1/2 " lettering
** 3/8 " lettering
*** 1/4 " lettering

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APPROVED
T.L.
5-1-68

Answer the following questions as accurately and completely as possible when ordering a:
TEXAS HISTORICAL BUILDING MEDALLION AND INTERPRETIVE PLATE.

1. When was the structure built? (Exact date, if possible) 1875
2. If it took more than one year to build, when was it completed? _____
3. Who was the builder? I. V. Davis 1843-1897
4. What materials went into its construction? Stone, wood
5. Who was the architect (if known)? A. W. Bunsen
6. What Architectural period can this structure be classified into? (Gothic, Victorian, Spanish, etc.)
Greek Revival
7. What distinguishing features, on exterior or interior does it have? Two-story gallery with porch,
divided columns, foot-thick exterior walls, four fireplaces.
8. Was the location of the structure significant when it was built? Yes If so, how?
*Only house of its type to be built on the original Isaac Decker League
first established in 1835.
9. Give details of the life of the builder, where he was from, why he settled here, what family he had, were
they famous, etc. I. V. Davis was the husband of Lucy Goodrich Davis, who was
awarded the land upon the death of her father, Col. S. W.
Goodrich, who died intestate* on May 18, 1868.
(* without having made a will)
10. How many generations have lived in this structure? Four or five
11. If a church or public building, give details and circumstances under which it was founded.
12. If a business establishment, what was sold or produced here?
13. What is the timing of the structure in the community (the first one, etc)?
14. Have famous people lived or visited here? Give details.
15. What events important to the area, region, or Texas have occurred here? Kinney Avenue was named
after the Kinney family who owned the house for a time.

- Is this subject to change? Do not use in inscription, please. Exp. 4-3-68

16. What is the present condition of structure? (Be specific) Excellent, since the present owner has done extensive remodeling; only one room is left to be done.
17. Does it need painting and/or repair? No, with the exception of one room.
18. Has the structure been repaired, restored, remodeled or in any way altered from its original appearance? Yes
Central heat and air conditioning installed.
 If so, give details. Exterior walls and shutters painted; wood floors sanded, stained; four fireplaces completely re-built; new wallpaper on ceilings; inside plaster on walls repaired; bathroom remodeled; new space for master bath added; stairway extended and carpeted; grounds landscaped, driveway built.
19. If possible, submit a picture of the structure's original appearance. _____
20. Who is responsible for its upkeep, today? (Give name and address) Cater H. Joseph
1610 Virginia Avenue
21. What is the current use of the structure (residence, museum, library, etc.)? Residence

(If additional History on this structure has been prepared and is available, please submit with application form.)

SEE ATTACHED HISTORY.

Medallion with 14" X 9" Plate (with post) \$85.00

Built in 1875 by Isaac Davis who came to Texas from Mississippi in 1846; entered Confederate Army as a private in 1861; mustered out as a captain in 1865; married Lucy Goodrich who inherited land from her father, Colonel Sterling Goodrich.

2349

Suggested Inscription

A HISTORY
OF
THE CATER JOSEPH HOUSE *and Property*

On March 17, 1835, Isaac Decker, a colonist introduced by R. M. Williamson, agent for Empresario Benjamin R. Milam, concluded a contract with the State of Coahuila and Texas which stated in part: "I, Isaac Decker, ... with the greatest respect make known to you that my station is that of a married man, and that with my family, I have entered the country for the purpose of settling myself permanently therein, and that with the approval of the Agent of said Empresario, I have selected a league of land in his colony ... that I offer to settle and cultivate it as is provided by the law."

With these words Isaac Decker was granted one league of land which began on the south bank of the Colorado River, just west of what is now Lamar Boulevard, and extended south to Williamson Creek in a long rectangle, bounded on the west by Barton Creek.

Isaac Decker then began selling portions of the land to settlers or colonists, beginning with (for our purposes) David (sometimes called Daniel) Browning in 1838, a total of 2022 acres.

Daniel Browning sold some of his land to Henry Adams in 1839. Adams, after having to sue the heirs of Daniel Browning to gain undisputed title in 1848, sold a portion to James H. Raymond in 1852.

A few days later James H. Raymond sold 1010 acres to John M. Swisher. In 1853, James G. Swisher, James E. Bouldin, John M. Swisher and James H. Raymond had the land surveyed and divided

into two equal parts, each containing about 1200 acres. H. L. Upshur, the Travis District Surveyor, wrote, "I have not included the island in the river fronting the lower half of the league, there being no evidence that I could command and to prove that it ever was included in the original survey..."

On November 22, 1853, James H. Raymond, who was later to be an Austin banker, sold the land he had bought from John M. Swisher, containing 1133 $\frac{3}{8}$ acres, to Sterling W. Goodrich.

A petition was filed on July 14, 1868, to probate the estate of Col. Sterling W. Goodrich, deceased, by his wife, Mary A. Goodrich. She asked to control the community property under the provisions of the act of August 26, 1856, and asked that appraisers be appointed to value the property, since her husband had left surviving children. The Court ordered that this be done. Col. Goodrich had died May 18, 1868, without leaving a will.

On September 8, 1870, a suit was filed against Mrs. Goodrich by the surviving children of Col. Goodrich who were: W. E. Goodrich, D. C. Goodrich, Fannie E. Boardman and husband, S. E. Goodrich, Mrs. M. C. Thornton, Lucy L. Davis and husband I. V. Davis (who later built the house under consideration), and J. A. Adams and husband. These petitioners claimed that Mrs. Goodrich was entitled as surviving wife to $\frac{1}{3}$ interest of the landed estate during her natural life and that they, the petitioners, were entitled to the balance of the land to be distributed according to their respective interests and rights.

Mrs. Goodrich had two minor children, Bettie and Tex. Ellan. The petitioners showed that during the lifetime of Col.

Goodrich, he gave to his said children as follows: to W. E. Goodrich, \$750 and negroes valued at \$1300; to B. G. Goodrich \$750 and negroes valued at \$1500; to Mrs. Adams \$750 and negro property valued at \$1500; to Mrs. Lucy Davis \$225; to Mrs. Boardman negroes valued at \$1500. The plaintiffs said that some of them had made valuable improvements on parts of the land and wanted it divided as to allow them the improvements they had made.

In the settlement that followed, the Court decreed that, in part, one share of said real estate be set apart for Lucy Goodrich Davis, less in value the \$225 her father had already advanced her. The land was divided into 10 parts when the Court had finished the disposition of the estate, and Lucy Goodrich Davis' part was the No. 3 portion as shown on the attached map, amounting to 49 acres of field and pasture and worth \$2387.16.

On September 7, 1875, a mechanic's lien agreement was entered into by I. V. Davis (husband of Lucy Goodrich Davis) and A. W. Bunsen:

"The said A. W. Bunsen agrees to furnish all the material to do the carpenter work on a house being built by the said I. V. Davis, one mile from the City of Austin, south of the Colorado, on his place ... being a part of the Goodrich tract...

"There will be ten windows in the lower story; sash to be 10" x 18" glass 12; lights. There will be ten pr. of 10 x 16 glass, 12 lights, sash upper story. A double door in front, with side lights and transom. There will be six doors 3' x 7' 1½ with transoms; and six doors 3 x 7 ft. 1½ in. within transoms. One

door 2'6" x 6'6". The outside door frames will be cased only on the inside, with 4" casings; no jam linings to window frames; only stool. There will be an 8" base in all the rooms and hall of lower story; and 6" base up stairs, with bead. Blinds to all windows with rolling slats. Joists for lower and upper floor to be 2" x 10--2" center ceiling joists to be 2' x 6" 2 centers to project 18" outside of the walls, to form cornice. All floor joists over 10' between bearings, are to be bridged with 1" x 3" lumber. There are no partitions built of wood. There will be one flight of stairs in the hall, with a platform in place of return turned newel and balusters moulded nail and heads rounded the first half of stairs; and platform to be enclosed with T. & G.D. flooring for a closet with 2'6" and 6'6" door. The balance of stairs to be ceiled underneath, the same as all the ceilings overhead, in all rooms and hall, with wide boards; joints covered with battons, 2" wide, all dressed. Also, four mantle pieces of neat pattern. All flooring to be T. & G. (tongue and groove) dressed inch lumber. Roof to quarter pitch; hipped; rafters; 2" x 4" - 2'rt; 1" x 3", battons used for sheathing; best quality of shingles; to show 4½" to the weather; with saddle boards over hips. Cornice will be plainbox; tin gutter in place of crown mould with pipe. All of which the said Bunsen agrees to do in a good workmanlike manner in consideration of \$1155 currency, which amount I. V. Davis agrees to pay as follows: \$80 when all the frames in lower story are placed. \$200 when the framing lumber for joists, rafters and sheathing and shingles are on the place. \$100 when the flooring and lumber are on the place. \$80 when the

frames in upper story are placed. \$150 when the roof is completed. \$50 when all the floors are laid. The balance when all is completed, or a note bearing $2\frac{1}{2}\%$ per month." *\$1155 total cost*

The walls of this house are 22" thick, constructed of stone and mortar. The stone is rock hard quartz quarried at Oak Hill. The two-story porch and divided columns were added at a later time along with a two-story addition at the rear.

The house faces east on a bluff overlooking the city across the river with a large expanse of open land in front and 12 oak trees, some towering taller than the house, surrounding it.

Isaac Van Zandt Davis was born in Mississippi on November 5, 1843, and moved to Texas with his father's family in 1846, settling in the vicinity of Austin. He entered the Confederate Army at the age of 18 years, and served throughout the war, doing his whole duty, and came out as Captain; he was connected with the General Land Office at Austin for many years. He married Miss Lucy Lanier Goodrich at Austin in 1867. He died at Austin, July 23, 1897, aged about 54 years, leaving a widow and 4 children.

In 1893, the Davises sold the property to Edmund Griffin, a stockman from England, for \$3538. The transaction included 8 8/10 acres on the condition that on or before 15 months from date a Rapid Transit Railway would be built from the north side of the Colorado River on Brazos Street to a point near the land conveyed. However, although several ferries were operating across the Colorado at this time, the records do not show that this railway was ever built.

Edmund Griffin died on June 19, 1904, without leaving a will. One of his daughters was Elizabeth Griffin Kinney, the baby of

the family. She married W. C. Kinney and they built "Rocky Cliff", the present home of Dr. and Mrs. E. J. Lund of Austin.

Edmund Griffin's widow, Mary S. Griffin, and her children sold for \$7500 the same property (in two tracts) as was sold by I. V. Davis to Edmund Griffin, to George P. Kinney in 1916. George P. Kinney was the brother of W. C. Kinney.

George P. Kinney also bought two tracts in 1918 adjoining.

The father of George P. Kinney was Daniel P. Kinney, who was born in New York, June 26, 1833, and came to Austin in the early 1850's when about grown. He lived in or near Austin until his death December 16, 1899, aged 66. Daniel Kinney left a considerable family. H. B. Kinney, an Austin Postmaster in 1872, was a brother.

On March 23, 1931, George P. Kinney, the son of Daniel Kinney, gave an affidavit, "that the 8.8 acres conveyed to him by Mary S. Griffin lies south of Barton Springs Road, that the N. line is the south line of Barton Springs Road, the east line is the west line of Goodrich Avenue which is also known as Kinney Avenue, and that this land is part of the George P. Kinney homestead and has been actually used, held and occupied by George P. Kinney for at least 15 years."

On October 1, 1934, George P. Kinney owned approximately four acres of the original 8.8 acre tract, having sold off the remainder.

George P. Kinney died September 2, 1937, leaving the property to his widow, Carrie Mae Kinney, who subdivided lots 1 to 7 as shown on the map and who dedicated to the use of the public the portion shown as Virginia Avenue and Cater Drive.

Her son, Girard Kinney, having lived in the house nearly all

his life, bought the family homestead from his mother in 1946. He continued to live there with his family until he sold the house to the present owner, Cater H. Joseph, in 1966.

The Kinneys thus had possession of the property for 50 years.

The present owner is a third generation Austin businessman. His grandfather, the first Cater Joseph, came to Austin from Lebanon in 1890 and was in the dry goods and grocery business at 210 Congress Avenue for many years. The Joseph Estate still owns this piece of downtown real estate.

Compiled and written by

Marlee Baker
[REDACTED] Blvd.
Austin, Texas

March 15, 1968



L.V. Davis Homestead

TRAVIS COUNTY

2349

NEAL DOUGLASS PHOTOGRAPHY
125 Perry Brooks Building
Austin, Texas - 78701