

Project Description Letter

January 2, 2024

The following includes:

- This request for the house at 1301 Church *without* any ancillary structures, and description of two qualifying categories – pages 2-9 and 10-12
- the years of construction and other pertinent information regarding the same, as well as documentation on historical background via various primary sources – pages 2-9
- a sketch detailing site and all structures on the same property, page 13
- an indicator on structures to be designated, page 14
- photographs from all sides of each structure to be designated, pages 15 and 16
- copy of 2024 tax payment to the Bastrop County Tax Collector, page 17
- statement of HLC status filing fee, page 18

Your respectfully,

Kenneth and Antoinette Kesselus

Application for Historical Landmark Designation -

LOCATION -- 1301 Church ST

- The house sits on .467 acre of land that is part of Farm Lot #1 west of Main Street, a portion of Bastrop's first subdivision, formed when J.D. Hogan purchased Farm Lots #1 and #2, reserved 55 feet for a street (which became Church Street) and sold a number three-area lots to various owners, including J.R. Nichols, whose residence was on the lot next south to the land under consideration. (Bastrop County Deed Records Vol. G page 110, Vol. I, page 278, and Vol. T, page 175.)

DISTINCTIVE CHARACTERISTICS AND METHOD OF CONSTRUCTION IN SEVERAL PERIODS

Unlike some of the more well-known houses in Bastrop, this one is not grand or large, but it is very characteristic of most older and smaller ones in Bastrop. As contrasted with the Crocheron House, Wilbarger House, and perhaps one or two others, no large house is older than the oldest portion of the house at 1301 Church Street. Many surviving houses in Bastrop, including this one, built before 1880 began small and have been added on to and altered over the decades.

DESCRIPTION OF CONSTRUCTION PHASES

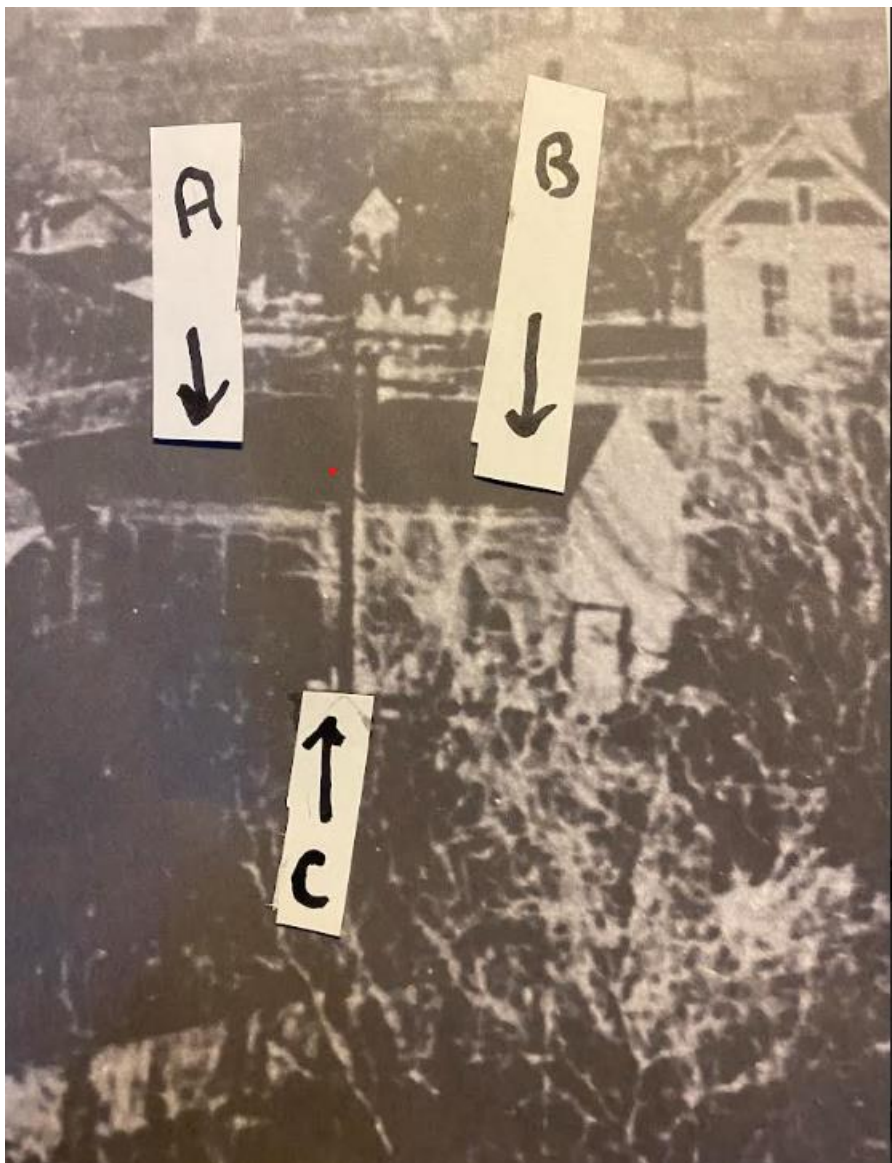
- Beginning / original structure – circa – 1858-1867
 - Date - Circa 1869 -- of the house being located at the current 1301 Church Street
 - J.R. Nichols owned both the property south of this lot (his homestead) and the current 1301 Church Street lot (Deed Records, Vol. I pages 175 and 278) Tax records indicated a significant increase in the combined value of the two lots, pointing to the fact that he added a house in about 1869. (Bastrop County Tax Rolls, Texas State Archives.)
(Possibly the original house at 1301 Church Street was composed of two barracks from the Bastrop Military Academy – see below for details.)

- Structure
 - built with square nails, some hand-mortised joints (mortise and tenon) as evidenced by the following photograph taken during replaced wall material in 2003.

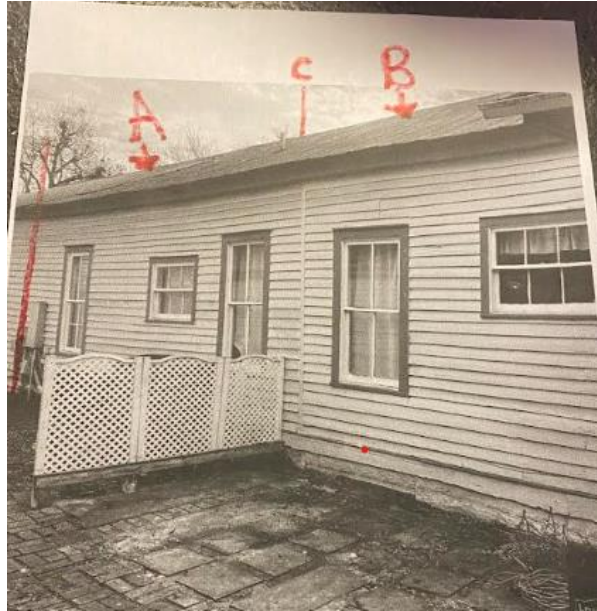


- There were not plates with studs running from attack to sills,
 - It had cedar post piers replaced by concrete ones in 1948
 - Some original rough cedar sills are still intact
- The house, after being located on the current 1301 Church site was composed of two one-story wooden buildings (each 18 X 16 feet) and connected end to end, as illustrated below. (A) is the east building and (B) is the west one. A vertical board (C) covers the small “gap” formed by the connection of the two structures. It was of wood construction with a pitched roof of cedar shingles.

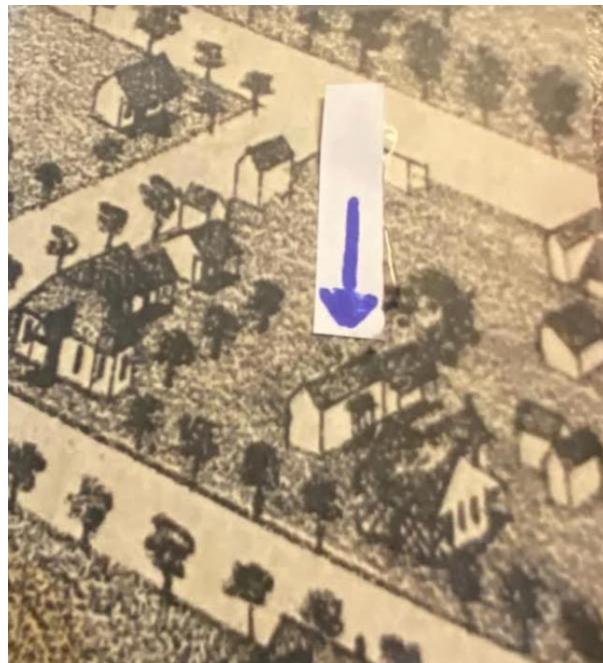
- Below -- North side view as shown in circa 1907 photograph (Bastrop County Historical Society Archives) taken by S.T. Grissom for postcard sales. Mr. Grissom had a photographic studio in Bastrop for a year following May 1907, (*Bastrop Advertiser*, May 25, 1907 and May 10, 1908.)



Portion of current north side view Again, (A) is the east building and (B) is the west one. A vertical board (C) covers the small “gap” formed by the connection of the two structures. (See below for modification of section B)



- Birds eye View (1887) courtesy Bastrop County Historical Society.



- As per Bird's Eye view above and circa 1907/8 photograph, the house, unusually, did not face Church Street but had an entrance facing south. This is apparently due to its being originally owned by Nichols whose residence at the time was south of the house. Perhaps it was for his servants – possible freed slaves that he owned before Emancipation.
- Plausibility of original construction
 - When the 1851 Bastrop Academy became the Bastrop Military Institute in 1858, barracks were added to the north side large Academy building.
 - These are visible in the following photographs of the Academy building taken during the period when it was the military institute.



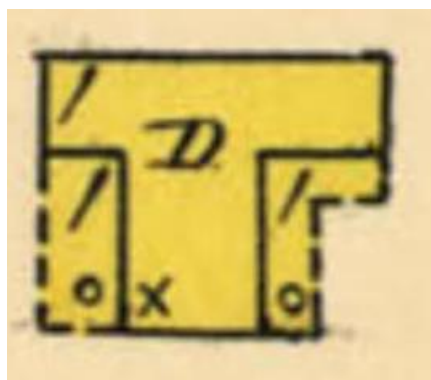
- The barracks bear nearly identical appearance to the two buildings that made up the first house.
- Mrs. Carolina Higgins recalled that “the old student barracks, built by Col. Allen ... were moved away by the citizens who had paid for the buildings.” (*In the Shadow of the Lost Pines*, page 39.) She and her husband moved at least one of the barracks to the rear of their house at the present location of 1206 Church Street. The Allen/Bell House, just north of the Academy a little over a block from the locations of the barracks.
- It is plausible that The house faced the Nichols purchased two of the barracks and moved them to the north of his house and facing it. Since it had no entrance on the street side, it is possible that Nichols used them as servants’ quarters. He had owned slaves prior to the Civil War.

First Addition

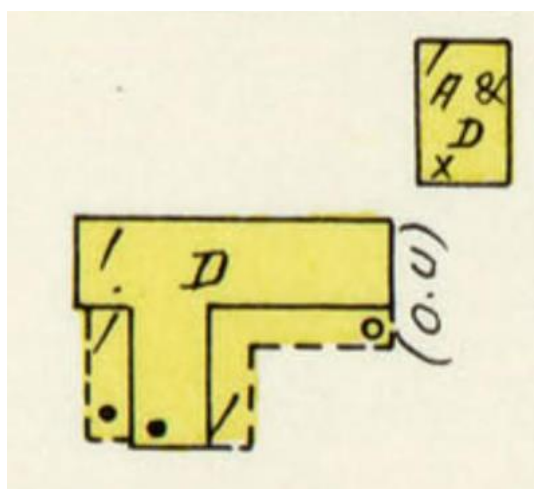
Sometime after the circa 1907 photograph, the owner added an L onto the Church Street end of the original building – including a portion of the west side “barrack” into it. This made it a “T-shaped” house plan with simple Victorian features. There were deep Victorian eaves, a gabled roof with eave returns. At some point seven-foot-wide porches were added.

Evidenced by the following: 1921 Sanborn Insurance Map, 1934 insurance map, and 1948 photograph.

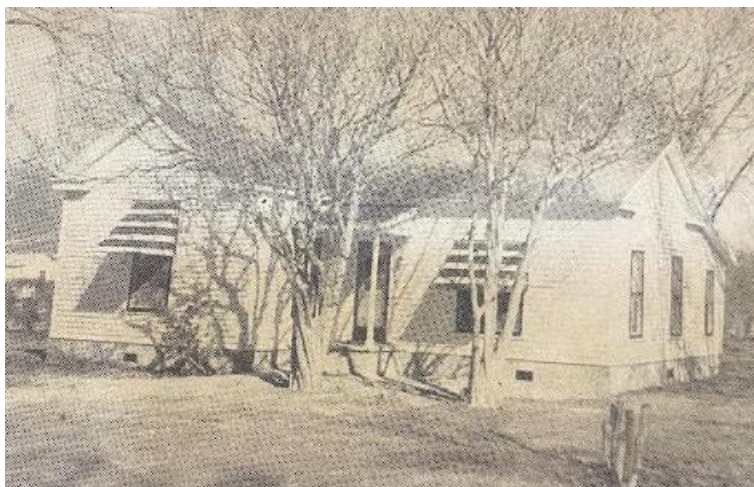
1921



1934



1948



1948 – improvements

- In 1948, the Episcopal Church glazed the porches, remodeled and modernized the interior, and replace three layers of cedar shingle rooves with the existing metal one.

1983 Addition

In 1983, long time carpenter William Kesselus added an eighteen-foot extension to the east following the same roof line and including a stooped porch.

2003 additions

The owners added porches to the front and northwest of the house.

HISTORY OF OWNERSHIP

- 1827 - Republic of Mexico grant of S.F. Austin's Little Colony.
- 1835 – John J. Tumlinson – Deed Records Vol. A, p. 147.
- 1835 - E.M. Pease – Deed Records Vol. A, p. 293.
- 1849 – John D. Hogan – Deed Records Volume G. p. 110.
- 1851 – James Nichols, Deed Records, Vol. I, p. 175
- 1874 - J.P. and Maud Fowler, Deed Records, Deed Records, Vol. U, p. 376.
- 1875 – M.B. And Sally Maynard, Deed Records, Vol. V, p. 8.
- 1876, Dyer and Mollie Moore, Deed Records, Vol. V, p 76.
- 1884 - Winfield and Maggie Olive, Deed Records, Vol. 9, p. 483.
- 1886 - William and Hattie Gibson (brother and sister), Deed Records, Vol. 9, p. 484.
- 1916 - T.N. and Lina Powell, Deed Records, Vol. 60, p. 417.
- 1920 – McCord, Ransome, and Erhard, Deed Records, Vol. 70, p. 245.
- 1920 – Episcopal Diocese of Texas, Deed Records, Vol. 70, p. 451.
- 1982 - Kenneth and Antoinette Kesselus, Deed Records, Vol. 308, p. 373.

ASSOCIATION WITH THE LIVES OF PERSONS SIGNIFICANT IN BASTROP'S PAST.

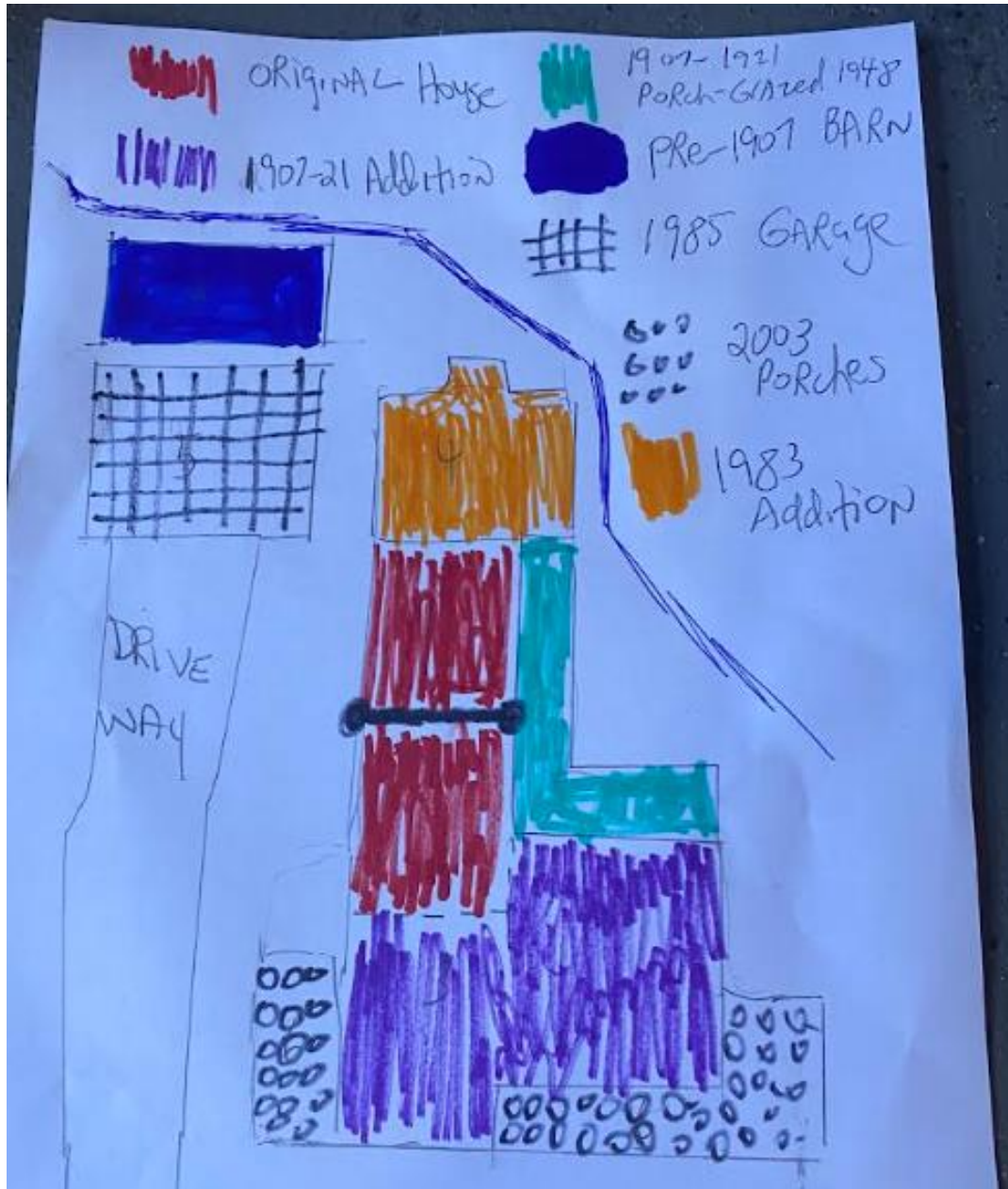
Significant Owners/Residents

- **James R. Nichols**, an early blacksmith and assistant to N.P. Tanner who manufactured rifles for the Confederate Army during the Civil War (*History of Bastrop County, 1846-1865*, Jenkins Publishing Co., Austin, 1988.) He did not live in the house.
- If the first house were indeed composed of two barracks moved from the military institute, then the first occupants would have been **cadets** studying at the most important establishment ever to exist in Bastrop.
- **M.B. Maynard**, Bastrop mayor in 1870s, Bastrop County attorney 1873-6, while living in the house, and later Texas State Senator. (Bill Moore, *Bastrop County*, page 148.)
- **Dyer Moore** served as Bastrop County Judge during the time when he owned the house. He was a very distinguished Bastrop citizen in the last quarter of the 19th century.
- **William and Hattie Gibson** taught a private school in the house for many years (Interview with Nell Fitzwilliam, 1983.)
- **T.N. Powell** served as County School Superintendent, part of which time he lived in the house (Shadow of the Lost Pines, page 44.)
- **Rectors of Calvary Episcopal Church** -- From 1920 (when the Episcopal Church bought the house) until 2000, thirteen Rectors of Calvary Episcopal Church have lived in the house. The church and its clergy have been an important fixture in the life of the community since 1869.
- **Kenneth Kesselus** – From 1981-2000 and 2003 to the present, he lived in the house. A fifth generation Bastropian, Kesselus is one of the most distinguished citizens of Bastrop in the last half century.
 - As Rector of Calvary Church from 1981-2000,
 - he grew a struggling congregation four-fold, made it an integral part of the religious community, and successfully managed the expansion of its 1883 building (the first structure in the county to receive a Texas Historical marker) that provided a stellar example of maintaining a historic nature in a larger building suitable for a larger congregation and modern requirements

- he gained distinction in the Diocese of Texas by serving on every major committee and commission, represented the diocese at four triennial national conventions, and served for six years on the national church's governing board.
 - he was honored in 1991, by the Texas A & M Rural Sociality Department and Texas Farmer Magazine as "Rural Minister of the Year."
 - he was designated in 1997 by his alma mater, the Episcopal Seminary of the Southwest, as its "Most Distinguished Graduate."
- As an active citizen dedicated to the wellbeing of Bastrop, he has served in many capacities
 - Member of the Bastrop County Historical Society, 1981 – present
 - Board of Directors, Bastrop Opera House Association, 1982-1983.
 - Secretary, Bastrop Lions Club 1983-1984
 - Board of Directors, Tri-County Council on Alcoholism, 1983-1985.
 - Bastrop Chamber of Commerce Committee on Tourism, 1985-90.
 - Founder of the International Society of Bridge Spitters, 1986
 - Chairman, Bastrop Independent School District Long Range Planning Committee, 1986-1987.
 - Board of Directors, Literacy Volunteers, 1988-1991.
 - Co-founder, Bastrop Philosophical Society, 1992-1997.
 - Mentor, Hand-in-Hand Program, 1993-5.
 - Board of Directors, Martin Luther King, Jr. Scholarship Committee, 1996-1998
 - Member of Citizens' Advisory Council, Sim Gideon Electrical Generating Plant, 1998-2000
 - Co-founder of Bastrop County Cares, 2018
 - In addition
 - The Bastrop Chamber of Commerce designated him as Citizen of the Year for 1986.
 - he has been a frequent speaker and moderator for local community programs, gatherings, and visiting groups.
 - Public Service
 - Chair of the City of Bastrop Chairman Sesquicentennial Celebration, 1984-1986.
 - Bastrop County Historical Commission,
 - Member 1982-1994.
 - Chair, 2021 – present
 - Member City of Bastrop Library Board, 1984-1992.
 - Member Bastrop City Council, 2008-2014
 - Mayor of Bastrop, 2014-2017

- Chronicler of Bastrop History -- Ken has written many works on the history of our town and county, including
 - Books
 - *History of Bastrop County Before Statehood*, Jenkins Publishing Co., Austin, 1986.
 - *History of Bastrop County, 1846-1865*, Jenkins Publishing Co., Austin, 1988.
 - *Edward Burleson: Texas Frontier Leader*, with John H. Jenkins, Jenkins Publishing Co., Austin, 1990. (Bastrop's most prominent citizen) – winner of the Summerfield G. Roberts Award for best book on the Republic of Texas in 1990.
 - *History of Bastrop County During Reconstruction*, Wash Jones Press, 2011.
 - *Sesquicentennial History of Calvary Episcopal Church*, 2019.
 - *History of Bastrop, Texas: 1874-1900*, Wash Jones Press, 2020.
 - *Bastrop Chamber of Commerce: A Centennial History*, 2021.
 - Booklets
 - *History of the Citizens State Bank, Bastrop, Texas, 75th Year Jubilee Celebration*, 1984.
 - "The Samuel May Williams Family Sawmill," *Sayersville Historical Association Bulletin*, Fall 1988.
 - *The First National Bank: A Century of Progress and Service in the Bastrop Community*, 1989.
 - *The Bastrop Advertiser and the Remarkable Cains*, 2003.
 - *Bastrop According to Ken*, compilation of occasional column from *The Bastrop Advertiser*, 2008
 - *A History of Firefighting in Bastrop, Texas*, 2019

SKETCH OF THE HOUSE and grounds



The Structure for which the application is made refers only to the house described via photographs on pages 15 and 16.

PHOTOGRAPHS

Facing North



Facing West



Facing South



Facing East



TAX RECEIPT



BASTROP COUNTY TAX OFFICE
 Elin Owens - Tax Assessor/Collector
 P.O. Box 579
 214 Jackson Street
 Bastrop, TX 78602
 Ph: (512) 581-7161

Receipt Number: 2024-1274820-BAST

Payor: KESSELUS, KENNETH W & ANTOINETTE
 (00102439)
 1301 CHURCH STREET
 BASTROP, TX 78602

Owner: KESSELUS, KENNETH W & ANTOINETTE
 (00102439)
 1301 CHURCH STREET
 BASTROP, TX 78602

Quick Ref ID: R47825
Owner: KESSELUS, KENNETH W & ANTOINETTE
 (00102439)
Owner Address: 1301 CHURCH STREET
 BASTROP, TX 78602

Property: R47825
Legal Description: FARM LOT 1 W M ST, ACRES 0.467
Situs Address: 1301 CHURCH ST BASTROP 78602

Tax Year/Taxing Unit	Taxable Value	Tax Rate	Levy	Tax Paid	Amount Paid
2023					
City Of Bastrop	379,855	0.499400	837.35	837.35	837.35
Bastrop County	354,855	0.321490	621.53	621.53	621.53
County Road	354,855	0.072040	159.58	159.58	159.58
				Total Payment Amount	1,618.46
				Check (Ref # 1341) Tendered	1,618.46
				Total Tendered	1,618.46
Remaining Balance Due as of 1/2/2024					0.00

Date Paid: 01/02/2024
 Effective Date: 12/29/2023
 Station: MEGAN
 Cashier:

PAYMENT RECEIPT

Receipt ID 24-000001



RECEIVED FROM

Ken Kesselus
 Wash Jones Press
 1301 Church Street
 Bastrop, TX 78602

RECEIVED BY

City of Bastrop, TX
 Melissa Gustafson
 1311 Chestnut Street
 Bastrop, TX 78602

FEE NAME	INVOICE ID	ACCOUNT NO.	AMOUNT
Technology Fee	24-000002	108-00-00-4025	\$ 6.00
Project Name: 1301 Church St - Historic Landmark Designation Project ID: 24-000001 Department: Planning Department Project Address: 1301 Church St, Bastrop, TX 78602			\$ 6.00
TOTAL PAID			\$ 6.00

Paid Date
 January 02, 2024

Payment Method
 Check
 # 1342