

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-07-0035

**HLC DATE:**

April 23, 2007

**PC DATE:**

June 12, 2007

**APPLICANT:** Steven and Lindsey Crow

**HISTORIC NAME:** Brogan House

**WATERSHED:** Waller Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 3018 West Avenue

**ZONING FROM:** SF-3-CO-NP

**TO:** SF-3-H-CO-NP

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 8-0 (Leary absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence, conditional overlay, neighborhood plan (SF-3-CO-NP) district to single family residence, conditional overlay, neighborhood plan – Historic (SF-3-H-CO-NP) combining district zoning. Vote: 9-0.

**DEPARTMENT COMMENTS:** The Brogan House is listed as a Priority 1 in the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** June 21, 2007

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Heritage Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1906 Brogan House is an excellent example of vernacular Victorian residential architecture and has significant historical associations with Livingston Mays, a prominent Williamson County merchant who moved to Austin around 1896, and built this house in 1906, and with Professor Albert P. Brogan who lived here from 1924 to 1981.

**Architecture:**

One-story wing-and-gable plan frame house with a hipped roof, partial wraparound porch on plain square wood posts, single and paired 2:2 and 1:1 fenestration; transom above the door, and hipped-roof central dormer containing twin vents; two-story rectangular-plan tower addition to the rear with a pyramidal metal-clad roof. The house is in excellent condition and maintains its historic appearance.

The Brogan House is an excellent example of a vernacular Victorian house, built by carpenters (rather than designed by an architect) incorporating popular elements of Queen Anne design onto smaller, more modest houses. The wing-and-gable plan is a traditional building form, allowing for an expansive front porch, which is evident on the Brogan House, and simplified ornamentation in comparison to the overblown Victorian decoration of Queen Anne houses.

**Historical Associations:**

The house was built around 1906 for Livingston M. Mays, a prominent Round Rock merchant who also ran a quarry, lumberyard, and engaged in land speculation throughout the state. Mays moved to Austin around 1897, first locating on Guadalupe Street, and establishing the Mays Seed and Grain Store. Mays sold the property to their daughters in 1910, but continued to live at the house until his death in 1914. The Mays daughters contracted with Brydson Brothers Lumber Company to make renovations and improvements to the house in 1914, including a room and continuation of the porch on the south side. From 1914 to 1917, they rented the house to Tecumseh H. Thompson, the chief deputy U.S. Marshal for the Western District of Texas; then to Rev. Robert Ware Jopling, the pastor of the University Presbyterian Church, from 1917 to 1920. The house was sold to T.R. Garth in 1919. Garth, a professor of psychology at the University of Texas, was noted for his work with Native Americans. Garth sold the property in 1923 to Albert Brogan, who received his undergraduate and graduate degrees from Harvard. He was a professor of philosophy at the University of Texas and dean of the Graduate School from 1936 to 1959. The Brogans contracted with Brydson Lumber Company in 1933 to construct a room and bathroom, and renovate the interior of the house. In 1948, the Brogans employed landscape architect Coatsworth Pinkney to develop their landscaping. Dr. Brogan sold the house to Simon Atkinson in 1982. Atkinson was the associate dean of the school of Architecture at the University of Texas. Atkinson constructed the two-story post-modern square tower with a pyramidal roof at the back of the house in 1983. The house was sold in 1998 to the present owners, Steven and Lindsey Crow. Dr. Steven Crow is a physician with the Peoples Clinic and the David Powell Clinic; Lindsey is triage nurse at Seton.

**PARCEL NO.:** 02170208060000

**LEGAL DESCRIPTION:** Lot 40 and the north 11.5 feet of Lot 39, Outlots 72 and 75, Division D, Oakwood Addition

**ANNUAL TAX ABATEMENT:** \$5,619 (owner-occupied); city portion: \$1,366

**APPRAISED VALUE:** \$370,981

**PRESENT USE:** Residence

**CONDITION:** Excellent

**PRESENT OWNER**

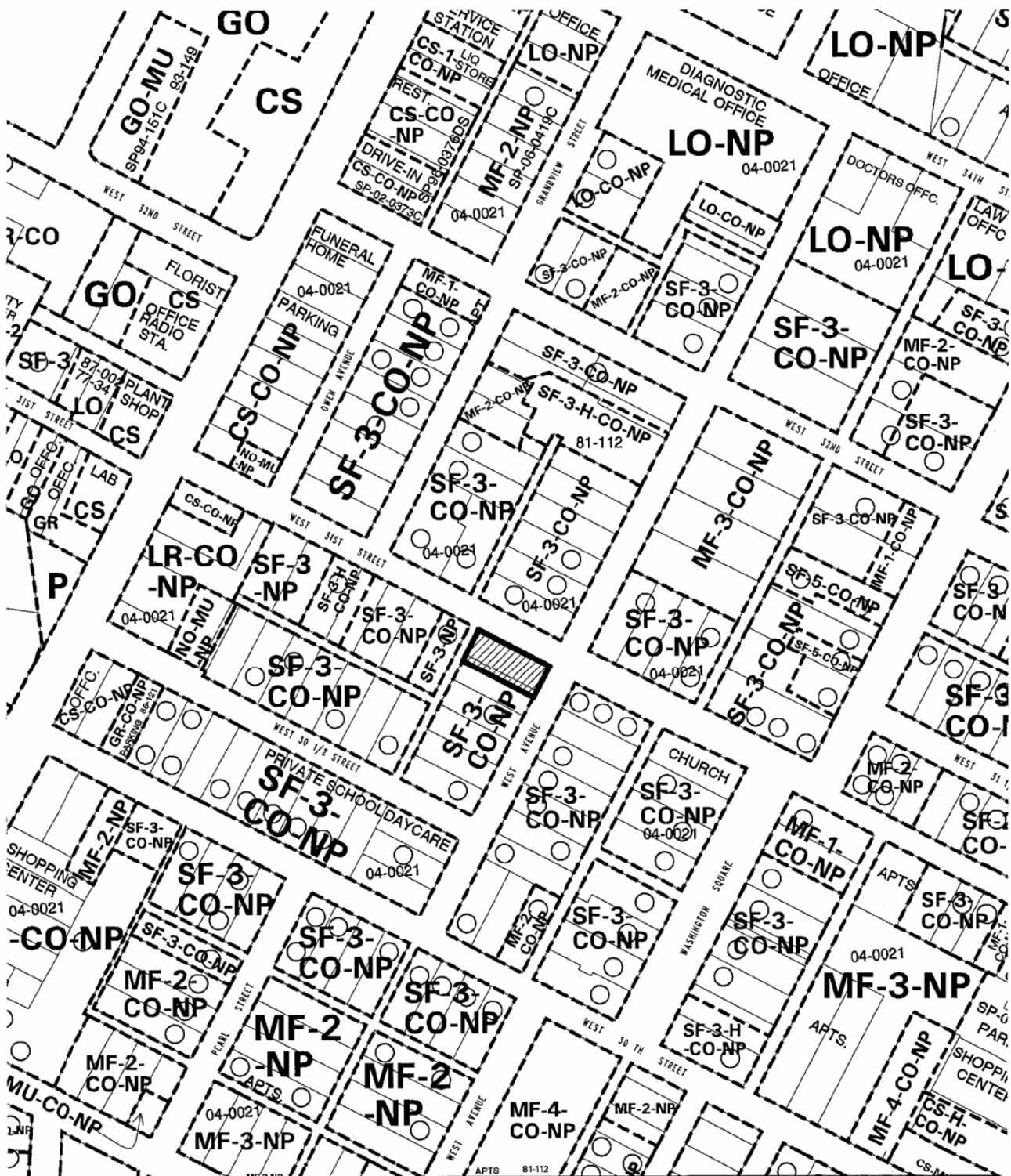
Steven and Lindsey Crow  
3018 West Avenue  
Austin, Texas 78705

**DATE BUILT:** ca. 1906

**ALTERATIONS/ADDITIONS:** Modifications to the front porch and the addition of a side room (1914); addition of a room and bathroom (1933); construction of a two-story tower (1983).

**ORIGINAL OWNER(S):** Livingston M. Mays (1906)

**OTHER HISTORICAL DESIGNATIONS:** None.



|               |                       |                           |  |   |
|---------------|-----------------------|---------------------------|--|---|
| <br>1" = 200' | SUBJECT TRACT         | HISTORIC ZONING           |  | CITY GRID<br>REFERENCE<br>NUMBER<br>J25 |
|               | PENDING CASE          | CASE #: C14H-2007-0035    |  |   |
|               | ZONING BOUNDARY       | ADDRESS: 3018 WEST AVE    |  |   |
|               | CASE MGR: S. SADOWSKY | DATE: 07-04               |  |   |
|               |                       | SUBJECT AREA (acres): N/A |  | INTLS: SM                               |



4th Floor / receptionish intake Sweeney  
**A. APPLICATION FOR Historic ZONING**

3/30 @ 1pm

OK to go  
 SS  
 3-28-07

**PROJECT INFORMATION:**

**DEPARTMENTAL USE ONLY**

APPLICATION DATE: 3/30/07 FILE NUMBER(S): C14H-2007-0035  
 TENTATIVE HLC DATE: \_\_\_\_\_  
 TENTATIVE PC or ZAP DATE: \_\_\_\_\_  
 TENTATIVE CC DATE: \_\_\_\_\_  
 CASE MANAGER: S. Suckow CITY INITIATED: YES / NO  
 APPLICATION ACCEPTED BY: [Signature] ROLLBACK: YES/NO

**BASIC PROJECT DATA:**

1. OWNER'S NAME: Lindsey + Steven Crow  
 2. PROJECT NAME: Brogan House  
 3. PROJECT STREET ADDRESS (or Range): 3018 West Ave  
 ZIP 78705 COUNTY: Travis  
 IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:  
 LOCATED \_\_\_\_\_ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF  
 \_\_\_\_\_ (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS  
 APPROXIMATELY \_\_\_\_\_ DISTANCE FROM ITS  
 INTERSECTION WITH \_\_\_\_\_ CROSS STREET.

4. ACRES .17 (OR) SQ.FT. 7,457

**5. ZONING AND LAND USE INFORMATION:**

| EXISTING ZONING | EXISTING USE | TRACT# (IF MORE THAN 1) | ACRES / SQ. FT. | PROPOSED USE     | PROPOSED ZONING  |
|-----------------|--------------|-------------------------|-----------------|------------------|------------------|
| <u>SF-3-NP</u>  | <u>Res.</u>  |                         |                 | <u>SF-3-H-NP</u> | <u>SF-3-H-ND</u> |
|                 |              |                         |                 |                  |                  |
|                 |              |                         |                 |                  |                  |

**AREA TO BE REZONED:**

**RELATED CURRENT CASES:**

6. ACTIVE ZONING CASE? (YES NO) FILE NUMBER: \_\_\_\_\_

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name:

DAKWOOD  
Block(s) 72, 75 Lot(s) 40, 11.5 ft. #39 Outlot(s)  
Div. D.  
Plat Book: 2 Page  
Number: 148

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

11. VOLUME: 13213 PAGE: 02075 TAX PARCEL I.D. NO. 211219, RCF ID 2 NO.  
0217020806000

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

\*12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES NO  
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) NP  
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): \_\_\_\_\_  
OTHER PROVISIONS: \_\_\_\_\_

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.

16. OWNER CONTACT INFORMATION

SIGNATURE: [Signature] NAME: STEVEN C. CROW - LINDSEY CRO  
FIRM NAME: Steve Crow Inc TELEPHONE NUMBER: 512 420-8650  
STREET ADDRESS: 3018 WEST AVENUE  
CITY: AUSTIN STATE: TEXAS ZIP CODE: 78705-2114  
EMAIL ADDRESS: stevecrow@austin-tx.com

OWNER INFORMATION:

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION

SIGNATURE: \_\_\_\_\_ NAME: \_\_\_\_\_

102

Revised February 15, 2005

zoned SF3-CO-NP West University  
\* Residential design overlay Ref? 81-112  
Neighborhood Plan 75-115

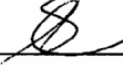
**A.**

## **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.**

 3-20-07  
Signature Date

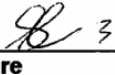
Steve Crow ms; Lindsey Crow  
Name (Typed or Printed)

N.A.  
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.**

 3-20-07 Lindsey Crow 3/20/07  
Signature Date

Steve Crow ms; Lindsey Crow  
Name (Typed or Printed)

N.A.  
Firm (If applicable)



## E. ACKNOWLEDGMENT FORM

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

I, Steven C. Crow - Lindsey Crow 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

3018 West Avenue  
(Address or Legal Description)

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.

Steven C. Crow  
(Applicant's signature)  
Steven C. Crow

Lindsey Crow  
Lindsey Crow

3/20/07  
(Date)

| LINE NO. | BEARING & DISTANCE |        |
|----------|--------------------|--------|
| L1       | N 30°07'03" E      | 56.99' |

*ALLEY*  
(B. ROW)

*West 31st Street*

*LOT 39*

*LOT 40*

*West Avenue*

Lindsay Crow 6 23 98  
6 23 98

3018 West Ave.  
AS OF MARCH 2007

\* THE NORTH 11.5 FT. OF LOT 39

PLAT OF SURVEY

10

TAX CERTIFICATE  
Nelda Wells Spears  
Travis County Tax Assessor-Collector  
P.O. Box 1748  
Austin, Texas 78767  
(512) 854-9473

NO 606626

ACCOUNT NUMBER: 02-1702-0806-0000

PROPERTY OWNER:

CROW STEVEN CURTIS & LINDSEY  
3018 WEST AVE  
AUSTIN, TX 78705-2114

PROPERTY DESCRIPTION:

LOT 40 \*& N 11.5FT LOT 39 OLT 72\*7  
5 DIV D OAKWOOD

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 3018 WEST AV

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

| YEAR              | ENTITY                            | TOTAL      |
|-------------------|-----------------------------------|------------|
| 2006              | AUSTIN ISD                        | *ALL PAID* |
|                   | CITY OF AUSTIN (TRAV)             | *ALL PAID* |
|                   | TRAVIS COUNTY                     | *ALL PAID* |
|                   | TRAVIS COUNTY HEALTHCARE DISTRICT | *ALL PAID* |
|                   | ACC (TRAVIS)                      | *ALL PAID* |
| TOTAL SEQUENCE 0  |                                   | *ALL PAID* |
| TOTAL TAX:        |                                   | *ALL PAID* |
| UNPAID FEES:      |                                   | * NONE *   |
| INTEREST ON FEES: |                                   | * NONE *   |
| COMMISSION:       |                                   | * NONE *   |
| TOTAL DUE ==>     |                                   | *ALL PAID* |

TAXES PAID FOR YEAR 2006 \$8,709.71

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2006 EXCEPT FOR UNPAID YEARS LISTED ABOVE.  
The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).  
Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 03/05/2007

Fee Paid: \$.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

## OCCUPANCY RESEARCH FOR 3018 WEST AVENUE

| YEAR      | OCCUPANT NAME AND OCCUPATION   | SOURCE   |
|-----------|--|--|
| 1906-1907 | Mays, L. M. , prop. Mays Seed And Grain Store, r. 3020 West Ave.[Formerly Asylum Ave. also Oakwood Ave.]<br>(see Attached)                     | City Directory   |
| 1909-1911 | Mays, Livingston M., trav. colporteur Baptist Ass'n, r. 3010 West Ave.   | City Directories   |
| 1913      | Mays, Livingston M., real estate, r. 3010 West Ave   | City Directory   |
| 1914      | Mays, Livingston M., r. 3010 West Ave. Skinner, Willis L. Rev., Missionary Austin Baptist Assn., r. 3010 West Ave.                             | City Directory   |
| 1916      | Thompson, Tecumseh H., chf. dep. U. S. Marshal, (under U. S. Marshal and former Texas Ranger, John H. Rogers) r. 3010 West Ave. (see attached) | City Directory<br>online History of Marshals for the Western District of Texas |
| 1918      | McGregor, Temple H., atty, (State Senator and Representative) 3010 West Ave. (see attached)  | City Directory<br>'phone Book<br>Austin H. C.                                  |
| 1918      | Joplin, R. W. Rev., Pastor University Presbyterian Church, r. 3010 West Ave. (see attached)  | City Directory<br>Austin H. C.<br>'phone book                                  |
| 1919-1921 | Garth, Thomas R., Adjunct Professor of Psychology, 3010 West Ave.  | UT Directory<br>City Directory   |
| 1920      | Joplin, R. W. Rev., Pastor University Presbyterian Church, r. 3016 (3010) West Ave.  | City Directory<br>Austin H. C.   |
| 1922      | Garth, T. H., Adjunct prof. of Psychology, U. of T., r. 3016 (3010) West Ave. (see   | City Directory   |

attached)

|                 |   |   |
|-----------------|---|---|
| 1924-1929       | Brogan, A. P., Professor and Dean Emeritus, U. of T., r. 3018 West Ave. (see attached)                      | City Directory<br>U. of Texas<br>Austin H. C. |
| 1930-1931       | Dolley, Jas. C. assoc. prof U. of T, . (vice-chancellor, acting president) r. 3018 West Ave. (see attached) | CityDirectory<br>Austin H. C.                 |
| 1933-1981       | Brogan, Albert P.r. 3018 West Ave.  | City Directory                                |
| 1983-1987       | Atkinson, Simon D., Assoc. dean U. of T., r. 3018 West Ave. (see attached)                                  | City Directory                                |
| 1988-1989       | Atkinson, Penny, tchr., r. 3018 West Ave.   | City Directory                                |
| 1990-1992       | Atkinson, Penelope A., splst, U. of T., r. 3018 West Ave.   | City Directory                                |
| 1996            | No listing for 3018 West Ave.   | City Directory                                |
| 1997            | Dekker, Anemone M., r. 3018 West Ave.<br>Lacey, R. H., r. 3018 West Ave.                                    | City Directory                                |
| 1998 to present | Crow, Lindsey, r. 3018 West Ave.<br>Crow, Steve, r. 3018 West Ave.  | City Directory<br>TaxNetUSA                   |

## DEED RESEARCH FOR 3018 WEST AVENUE

### TRANSACTION

### VOL./PAGE

Edward M. House to Austin Real Estate and  
Abstract Company  
Lots Nos. 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15,  
16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,  
28, 29, 30, 31, 32, 33, and 34 of Walton &  
Parish's subdivision of part of Out Lot 72,  
Division "D". (Plat in Book Z, p. 620)  
11 April 1902  
\$2,000.00

Vol. 172, p. 646

T. A. Doxey and wife, Jennie B. Doxey to  
Austin Real Estate and Abstract Company  
eight and two thirds acres of land, more or  
less, part of Outlot seventy five in Division  
"D" together with all improvements there on  
7 January 1902  
\$1750.00

Vol. 173, p. 456

Austin Real Estate and Abstract  
Company to Hannah B. Mays  
Lot 40 of Oakwood Subdivision of part  
of Out lot No. 72 Division "D" of the  
City of Austin  
16 June 1906  
\$275.00

Vol. 206, p. 219

L. M. Mays and Hannah B. Mays to Alice  
Mays, Patsie Mays and Ruth Mays  
Lot Number 40 of the Oakwood Subdivision  
of parts of Out lots 72 and 75 Division "D"  
8 April 1910  
\$600.00

Vol. 256, p. 162

The Stacy-Robbins Company to Kate Skinner,  
Alice Mays, Patsie Mays and Ruth Mays  
The north 11 1/2 feet of Lot Number 39 of  
Oakwood Subdivision of parts of Out lots 72  
and 75 Division "D"  
24 April 1914  
\$200.00

Vol. 266, pp.  
573-574

W. L. Skinner, husband, Kate Skinner, Ruth  
Mays, Alice Mays, and Patsy Mays to T. R. Garth  
Lot No. 40 and the North 11 1/2 feet of Lot No.  
39 in Oakwood, a resubdivision of a part of Out lots  
Nos. 72 and 75, in Division "D"  
4 October 1919  
\$2750.00

Vol. 315, pp.  
401-403

T. R. Garth and wife, Ethel N. Garth to  
A. P. Brogan  
Lot No. 40 and the North 11 1/2 feet of Lot No.  
39, in Oakwood, a resubdivision of a part of Outlot  
Nos 72 and 75, in Division "D"  
26 June 1923  
\$5,000.00

Vol. 352, pp.  
165-166

A. P. Brogan, also known as Albert P. Brogan,  
acting herein by and through his agent and  
attorney on fact, Francis Albert Brogan and  
Francis Albert Brogan, Independent Executor  
of the Estate of Cleo Rice Brogan to Simon  
Atkinson and wife Penelope Atkinson  
Lot 40 and the North 11.5' of lot 39, Oakwood,  
a subdivision in the city of Austin, Travis County,  
Texas, according to the map or plat of record in  
Volume 2, page 148, Plat Records of Travis County,  
Texas.  
5 March 1982  
\$90,000.00

Vol. 7702,  
p. 134

Deed of Trust  
Vol. 7702,  
p. 137

Simon David Atkinson to Penelope Anne Atkinson  
 Lot 40 and the north 11.5 feet of Lot 39, Oakwood,  
 Austin, Travis County, Texas, also known as  
 3018 West Avenue  
 19 June 1987  
 Special Warranty Deed-Divorce Settlement

Vol. 10421  
 pp. 0847-0848

Penelope Anne Atkinson to Roger H. D. Lacey  
 and wife, Anemone Dekker  
 Lot 40 and the north 11.5" of lot 39, Oakwood,  
 a resubdivision of a part of outlots 72 and 75,  
 Division "D"  
 12 January 1996  
 \$213,750.00

Vol. 12606  
 pp. 1991-1992

Roger H. D. Lacey and wife, Anemone Dekker to  
 Steven Curtis Crow and Lindsey Crow  
 Lot 40, and the north 11.5 feet of Lot 39, of  
 Oakwood, a subdivision in Travis County, Texas  
 9 June 1998  
 \$285,605.00

Vol. 13213  
 p. 02075

ADDITIONAL INFORMATION FROM CITY LOT REGISTER, OUTLOT  
 72, DIVISION "D"

|      |                        |   |           |
|------|------------------------|---|-----------|
| 1907 | Lot 40                 | L. M. Mays  | \$800.00  |
| 1908 | Lot 40                 | Unrendered  | \$1600.00 |
| 1910 | Lot 40                 | Mrs. H. B. Mays value \$925; amount fixed<br>by Board of Equalization | \$1200.00 |
| 1915 | Part lot 39,<br>Lot 40 | Pattie, Alice ,<br>and Ruth Mays                                      | \$1300.00 |

This last information does not provide answers. It raises  
 questions.



**MAYS-BROGAN-ATKINSON HOUSE**  
**3018 West Avenue**  
**THESE WALLS CAN TALK**

They tell quite a story of the driving forces behind the excellence that is the University of Texas and the good people who immigrated to Texas. They also tell of religion, politics and the U. S. Marshals Service. These walls have heard music, almost broken under the weight of books, and been touched by brilliant change. These walls are Austin and reflect it's style and history.

The story of the house will begin with the land upon which it sits. A patent issued by the Commissioner of the General Land Office, dated 1 September 1846, sold to **Juliet Jaynes (Jayne)** lots 74, 75 and 72 in Division "D." situated in the Government Tract adjoining the City of Austin. Mrs. Jayne was the widow of **Judge Brewster Helme Jayne** who was killed by Indians in 1842. The family had come to Texas in 1840.

Juliet Tims was born 6 May 1809 in Chester, South Carolina; the daughter of Amos Tims and Mary Cabeen. Her first marriage was to William L. Brown on 20 April 1826. Her second marriage was to Brewster Helme Jayne on 30 September 1828 in Greene Co., Alabama. He was born 19 August 1789 in Setauket, Suffolk Co., New York and was the son of William Jayne and Mary Helme.

In 1850, Juliet Jayne and her children: Marcissa born 1833 in Alabama; Juliet born 1837 in Mississippi; Amos born 1839 in Mississippi and Caroline born about 1842 in Texas were living in Rankin Co., Mississippi.

Juliett (Juliet) Jayne moved back to Texas. On the 1880 census for Groesbeck, Limestone Co., Texas; Juliett Jayne was head of a household composed of her son, Amos, and grandson, Oscar Williams born about 1862 in Mississippi. The next household consisted of her daughter Juliett (Jayne) Camp, her husband, Grey Camp and children. Juliet Tims Brown Jayne died 26 July 1886.

Juliet Jaynes sold out lots seventy two, seventy four and seventy five in division D on 28 February 1848 to A. N. Hopkins, who already owned adjoining out lot 76. Over the years the land changed hands. In 1891, it was still just outside the city limits of Austin, north of present day 29th Avenue. The State Lunatic Asylum was just to the north and Hyde Park was just to the north east. Out lot 75, Division D, included most of what was called "Gypsy Grove."

On 11 April 1902, Edward M. House sold lots 5 through 34 of Walton and Parish subdivision ( Subdivision filed and recorded 15 February 1877; Book Z, page 620) of part of out lot No. 72, Division "D" to Austin Real Estate and Abstract Company. T. A. Doxey and his wife, Jennie B. Doxey sold 8 2/3 acres, more or less, part of out lot No. 75 in Division "D" 7 January 1902 to Austin Real Estate and Abstract Company.

In 1903, Oakwood Addition; a "Re Subdivision of a part of Out Lots 72

/ / /

& 75 Div 'D' " located N. of 30th, W of Oakwood Ave., S. of 32nd, was annexed by the city of Austin. On 14 January 1903, The Austin Real Estate & Abstract Co. by **William H. Stacy**, President dedicated the streets and alleys for public use (Vol. 2, Page 142 filed June 1903). The Oakwood addition was slow to develop with most houses being built after 1915. *The Handbook of Texas Online* reports: "In 1905 Austin had few sanitary sewers, virtually no public parks or playgrounds, and only one paved street."

Of interest; the property at 3112 West Avenue, known as the Penn or Heritage House, was in the Oakwood Subdivision when it was annexed. In June and August 1903, R. L. Penn bought 12 lots and part of a 16 foot alley in Oakwood from Austin Real Estate and Abstract Company. (Vol. 183, p. 330 and p. 380)

Lot No. forty (40) of Oakwood Subdivision of part of Out lot No. 72, Division "D" of the city of Austin, Travis County, Texas was purchased 16 June 1906 for two hundred seventy five dollars by "**Mrs. Hannah B. Mays**, wife of L. M. Mays, out of her own separate means" from The Austin Real Estate and Abstract Company, William H. Stacy, President. (Vol. 206, p. 219)

The effective year built is 1897 on the Travis County tax segment information. No mechanic's lien or other reference has been found for the construction of the original house.

The large front or music room, parlor (which extends seven feet out from the front) and two rooms, which have a bay (interior measurements 3.1 X 30.7 feet) on the north or 31st Street side of this frame house feature wavy glass in a 2/2 windows. Each glass pane is fourteen (14) inches by thirty six (36) inches. The ceilings are twelve (12) feet high and there were fireplaces most rooms, according to a report by a Brogan descendant of numerous chimneys in the roof line. There are still three old chimneys. Double doors lead from the large front room to a room next to the parlor which was probably the dining room. There was a hall from the large front room to the back of the house and perhaps one to the south.

The front of the original house was probably about 36 feet wide, had a 24 X 7 foot front porch and was one story with an attic. The original roof was cedar shake. There were major additions/ alterations/ repairs in 1914, 1933 and 1982 which are described later.

The result is a wonderful example of postmodern style and the uniqueness that defines this style. *The Handbook of Texas ONLINE*; under ARCHITECTURE, expresses the house well: "Such contrasts between high-tech and vernacular design illustrate the rich diversity of Texas architecture. Variety contributes to the cultural richness of cities, towns, and rural areas, reflecting particular attributes of the people and the land to which they belong."

The city directories indicate that Livingston and Hannah Mays moved to Austin from Williamson County after Hannah's father's death in 1896

although several of their children came to Austin earlier. Livingston Mays first appears in the 1898-99 city directory. In 1903-1904, they were living at 2907 Guadalupe in Austin.

It is likely that the Mays family knew ancestors of Steven C. Crow, present owner. His GG Grandparents, the W. D. Lloyd family lived at 3302 Asylum Ave. (later West Ave.) in 1905-1906. The Lloyds owned the North Austin Dairy. His GGrandparents, the John H., Jr. and May (Lloyd) Biggs family lived at 3400 Guadalupe in 1910-1911. It is likely that his grandmother, Hazel Biggs Crow, was born in the house at 3400 Guadalupe. J. H. Biggs owned the Yellow Front Tailor and Cleaning Shop. Another Lloyd daughter, Saphronia, was married to Thomas H. Seekatz and lived at 3304 Asylum Ave (later West Ave.) in 1910.

L. M. Mays was married first to Rebecca Shinn on 24 September 1851 in Fayette Co., Tennessee. She died 28 July 1854 of tuberculosis, apparently in Williamson Co., Texas. He was married secondly to her sister, **Hannah Brantingham Shinn** on 29 November 1855 in Williamson Co., Texas. Hannah B. Shinn Mays was born 19 April 1833 in Salem, Ohio and died in 1912 in Dallas, Texas. The Shinn sisters were the daughters of James Shinn and his first wife, Polly Sebrell Shinn, who was born 29 July 1798 in Black Water, Surry Co., Virginia and died 16 October 1845 in Mineral Point, Wisconsin. James Shinn and Polly Sebrell were married 8 October 1828 in Salem, Ohio. They had five children.

James Washburn Shinn was born 29 September 1807 in Salem, Ohio and died 29 October 1896 in Niles, Alameda Co., California. He married his second wife, Lucy Ellen Clark, 26 November 1846 in Platteville, Wisconsin. It is reported that he was a life long Quaker.

The couple had seven children, two of whom died young. A son, born in Williamson County, Texas, was the well known author and naturalist, Charles Howard Shinn. Millicent Washburn Shinn, another child, born in California, was the first woman to earn a Ph. D. from the University of California. Her "Notes on the Development of a Child," published in 1898, continues to be hailed as a masterpiece and classic in its field.

**Livingston McDaniel Mays** was born about 1830 in Virginia; the son of John Snyder Mays (1790-1832) and Martha (Patsy) McDaniel Mays, born 19 May 1791 in Virginia and died 8 August 1869 in Williamson Co., Texas. Martha Mays, Livingston Mays, Margaret C. Henderson (f, 8 years) and Martha E. Henderson (f, 5 years) were on the 1850 census for Fayette Co., Tennessee with Livingston Mays a landlord in a hotel owned by his mother. James, Lucy and Rebecca Shinn were residents of the hotel. (Although no blood relationship has been established: the current owner's ancestor; William L. Mays, native of Virginia, was also on the 1850 census for Fayette Co., Tennessee.) The L. M. Mays extended family moved to Williamson County, Texas in 1851; as did the Shinns. The Shinns moved on to California in 1855.

On the 1860 census for Williamson Co., Texas; the household consisted of Martha Mays, L. C. (M) Mays, Hanah Mays, Amelia O. Mays

(age 12, born in Tennessee), Rebecca M. Mays, Arthur J. Mays, May Henderson and Martha Henderson. The Mays children on the 1870 census for Williamson Co., Texas were: Rebecca, Arthur, Edwin, Kate, Alice, Foe, and Patsy. Mat Henderson, female, age 22 born in Tennessee was also in the home. Reportedly, the couple had twelve children, with Rev. Livingston (Livy) T. Mays being the eleventh.

L. M. Mays was a merchant in Williamson and Travis Counties, Texas. He was an early pioneer in Williamson County having arrived in 1851 with his extended family. The main business street in Round Rock is Mays Street which was named for him. L. M. Mays' first business partner was G. W. Davis and later, was J. M. Black. Their many businesses included a store, a quarry, lumberyard and land speculation throughout Texas including drilling for oil. He was a leading citizen who had much to do with civic development. The first telegraph from Round Rock was from Mays and Black Store. He was postmaster at Old Round Rock as was his daughter, Alice. His portrait hangs in the Williamson County Courthouse.

In 1898-1908, he was the proprietor of Mays Seed and Grain Store in Austin with his son Arthur who had come to Austin about 1886. (Arthur, apparently inherited his grandfather, James W. Shinn's gift for horticulture.) Arthur Mays business had been destroyed by a fire on 3 August 1893. L. M. Mays later held the position of Trav. colporteur for the Baptist Association and dealt in real estate

L. M. Mays was a Deacon in the First Baptist Church of Austin and at his death in 1914, had been a 42 year member of the Travis County Missionary Association. He was survived by daughters: Mrs. W. L. (Kate) Skinner and Misses Alice, Ruth, and Pattie Mays, one daughter (Rebecca) in Dallas; one son (Arthur) in Dallas and son, Dr. L. T. Mays in Tennessee

Dr. "Livy" T. Mays was a Baptist minister as was **Rev. Willis Luther Skinner**, husband of Kate Mays. Kate Mays Skinner and Alice Mays were music teachers as was their sister, Rebecca who was a music instructor at the college in Weatherford., Parker Co., Texas. Rebecca's husband was David Switzer, President of Weatherford College. Ruth Mays also taught.

On 8 April 1910, L. M. Mays and Hannah B. Mays sold the property together with all improvements to their daughters; Alice Mays, Patsie Mays and Ruth Mays for six hundred dollars (\$600.00). It is noted that the lot was "the same lot conveyed to the said Hannah B. Mays by The Austin Real Estate and Abstract Company...." (Vol. 256, pg. 162.)

The 1914 Austin City Directory lists residents of home as Livingston M. Mays and Rev. Willis L. Skinner, Missionary, Austin Baptist Association. On 24 April 1914, The Stacy-Robbins Company sold the north eleven and one-half (11 1/2) feet of lot No. Thirty-nine (39) of Oakwood subdivision of parts of Out lots Nos. Seventy-two (72) and Seventy-five (75) in Division "D", of the City of Austin to Kate Skinner, Alice Mays, Patsie M. Mays and Ruth Mays for two hundred dollars (\$200). (Vol. 266, pp. 573-574)

On 25 April 1914, Kate Skinner, joined by her husband, W. L. Skinner, Alice Mays, Patsie M. Mays and Ruth Mays contracted with Brydson

Brothers, a firm composed of J. J. Brydson, R. W. Brydson and Burt Brydson, to construct, erect, finish and deliver....certain additions, repairs and improvements....to the dwelling house of said parties. for thirteen hundred and fifty dollars (\$1350) in gold coin of the United States of America. (Vol. 263, pg. 348) A room and a continuation of the porch were added to the south side which extended into the 11 1/2 feet part of Lot 39., judging from maps.

After L. M. Mays death in 1914, the house was rented to **Tecumseh H. Thompson**, Chief Deputy U. S. Marshal under United States Marshal for the Western District of Texas, John Harris Rogers who had been a captain in the Texas Rangers known for carrying a Bible along with his guns.

Deputy Thompson was born in Virginia about 1879; the son of T. H. and Emma R. Thompson. His father was a bookkeeper. In 1910, Deputy T. H. Thompson, his wife, **Leah C.** and children Mary A. and Katherine were living in San Antonio, Bexar Co., Texas. He was Deputy Collector, U. S. Revenue. Of interest; his wife was born in Missouri and his daughter, Mary A. was born about 1905 in Oklahoma.

Deputy Thompson was in Austin telephone directories and city directories 1916-1919. He moved from 3010 West Avenue to 1213 Baylor in Enfield in 1917.

The Thompson family was back in San Antonio, Texas on the 1930 census and T. H. Thompson was Deputy Clerk for the U. S. District Court. T. H. Thompson died in San Antonio on 12 September 1951.

**Sen. Temple Harris McGregor** was perhaps, briefly, the next tenant. It is unclear from the city directory and telephone books if Sen. Temple Harris McGregor lived at 3010 West Ave. in 1918. He is listed at the address along with Rev. R. W. Jopling in the street listings but at 3008 in the person listings. His residence in the telephone book was 3010 West Ave. from summer 1918 through 1931 when I stopped looking.

On the 1920 and 1930 censuses, he lived at 3008 West Avenue. He was born 12 May 1870 in Lebanon, Tennessee; the son of Andrew McGregor and Eudora Anderson. He married **Nellie Herndon**, a native of Missouri and they had two children; **Douglas McGregor** and **Marietta McGregor Creel** (Mrs. Wylie F. Creel.) Both children were successful attorneys and public servants as was their father.

Sen. McGregor was memorialized as a "distinguished elder statesman of Texas upon his death 4 March 1953 in Austin. He served in the Texas State House 8 January 1907 through 12 January 1909 from Houston, Harris Co., Texas. From 14 January 1913 through 28 May 1915, he served as State Senator from Austin, Travis Co., Texas and from 13 January 1931 through 8 January 1935; in the House. from Austin, Travis Co., Texas.

Sen. McGregor was known as a gifted orator. His numerous contributions to the well being of Texas are included in attached materials.

**Rev. Robert Ware Jopling**, who was pastor of the University Presbyterian Church from November 1911 through March 1920, lived in

5 . 2

the house from 1917-1920. Rev. Jopling was born 11 May 1865 in Virginia; the son of William Ware Jopling and Susan Elizabeth Claytor. He was on the 1910 census for Red Springs, Robeson Co., North Carolina.

On 16 November 1915, he married **Sue Hampton Tyler** (daughter of Gov. James Hoge Tyler of Virginia and Sue Hammet.) and their daughter, Sue Tyler Jopling was born 4 November 1916 in Travis Co., Texas. They also had a son, James Robert who was born 10 August 1918 and died 11 August 1920.

"High Points in the History of the University Presbyterian Church" states that "Mr. Jopling brought with him the traditions of Virginia and Carolina Presbyterianism. He was a careful student of Scripture and a dedicated minister." Under his leadership, students were brought into the church as deacons and leaders, "The church assumed support of East Austin colored Sunday School" and bought "property at 20th and West Ave for Mission Sunday School."

In 1930 Rev. Jopling and his family were living in Lancaster, Lancaster Co., South Carolina where he was a clergyman in the Presbyterian Church. He died 8 June 1944 and is buried in the Tyler Plot of the Westview Cemetery in Radford, VA. along with his wife, children and in-laws. Gov. Tyler's marker reads in part "....SOLDIER CHRISTIAN STATESMAN Holding all men as God's children and loving them without respect to race or creed, he was beloved likewise by all mankind. A devoted member of the Presbyterian Church for sixty years, entrusted with many of its highest missions...."

The house was sold 4 October 1919 to **T. R. Garth** by W. L. Skinner, husband, Kate Skinner, Ruth Mays, Alice Mays and Patsy Mays (Book No. 315, pages 401-403), although Rev Jopling's family remained in the house until 1920 with the Garths. On 18 October 1919, the mechanic's lien for the addition and repairs was released by Mrs. Antoinette W. Cullen, widow of Edward F. Cullen. (Vol. 315, p. 396)

**Thomas Russell Garth, Ph.D.** was born 24 December 1872 in Paducah, Kentucky; the son of Robert and Jane Elizabeth Campbell Garth. Robert Garth was born in Scotland and was a bookkeeper. T. R. Garth married **Ethel Nadine Tucker** in 1909. Their children were Thomas Russell, Francis Marion and Ethel Nadine Garth, who was adopted.

"Who Was Who In America" Vol. I, 1897-1942, p. 442 gives information about Dr. Garth's education and work. He received his B. A. (1909) and M. A. (1910) from the University of Denver. In 1917 he received his Ph.D. from Columbia University.

His positions were: "Psychologist N. Y. post-Grad Sch., 1912-13; asst. in edn., State Normal Sch., Farmville, Va., 1913-1915; asst. prin. N. Y. Parental sch., 1915-16; prin. Barton Heights Sch., Richmond, Va., 1916-17; head dept. of edn., State Normal Sch., Canyon, Tex., 1917-1919; adj. prof. psychology, U. of Tex., 1919-22; prof. edn., U. of Denver, 1922-1929, prof. ednl. psychology, 1929-30, prof. exptl. psychology, 1930--; prof. in

*10-12*

Summer Sch., U. of Colo., 1922, U. of Tex., 1923. Asst. Rockefeller Hookworm Investigation, 1912; mem. Univ. race Commn., 1920. Head expdn. to study color blindness of Indians, 1930-31, to study foster Indian child in white homes, 1935-37, also with various expdns. to study psychology of the Indian, 1919--; specialist with U. S. Govt. in Indian Service School, 1936, 37. Democrat. Presbyn. Author: Mental Fatigue During Continuous Exercise, 1918; Race Psychology, 1931; Educational Psychology, 1937; Life of Henry Augustus Buchtel, 1937. Home: Denver, Colo. Died Apr. 20, 1939."

Dr. Garth was known for his study of the racial psychology of Native Americans. His work has been praised and damned but continues to be referenced. House & garden Television referred to his work 16 August 2001 in "The Elements of Color."

On 26 April 1923, T. R. Garth and wife, Ethel N. Garth sold the property to another University of Texas professor, A. P. Brogan (Vol. 352, p. 165).

**Albert Perley Brogan, Ph.D.** was born 22 July 1889 in Omaha, Nebraska, the son of Francis Albert Brogan and Maude Haskell Perley Brogan. Of special note is the fact that he, his father and his two grandsons are listed in "Who's Who in America." Dr. Brogan is also listed in "Texas Writers Of Today" by Florence Elberta Barns. He was president of the Western Division of the American Philosophical Association in 1932 among many other accomplishments.

Francis Albert Brogan was born 6 December 1860 in Dewitt, Iowa; the son of Francis Brogan, a farmer, and Ann Cummins Brogan. Maude Haskell Perley was born 1 September 1869 in Emporia, Holt Co., Nebraska; the daughter of Isaiah Edward Perley and Mary Jane Allen Perley.

Dr. Brogan received three degrees from Harvard University: A. B. in 1911; A. M. in 1912 and Ph. D. in 1914. He joined the faculty of the University of Texas in 1914 and served almost fifty years. He was instructor of Philosophy from 1914 to 1917; adjunct Professor from 1917 to 1923; Assistant professor from 1923 to 1925, professor since 1925 and assistant dean of the Graduate School from 1932 to 1936.

He was Dean of the Graduate School from 1936 to 1959. At the time of his death on 9 April 1983, he was Graduate Dean Emeritus and Professor of Philosophy Emeritus. "Apart from a visiting professorship at the University of Chicago in 1931, his entire professional career was at UT." Dr. Brogan was a member of a number of professional associations and a writer of note. His son donated funds to support the Albert P. Brogan Reading Room at the University of Texas.

Dr. Brogan married **Mary Cleo Rice** on September 1916. She was born 18 January 1888 in Marlin, Falls Co., Texas; the daughter of Benjamin Herbert Rice and Mary Bowles Carter. The Brogans had two children; Mary Rice Brogan, who was a veteran Texas reporter for the *Houston Chronicle*, and Francis Albert Brogan II. At the time of his death on 9 April 1983, he was survived by: son, Francis A. Brogan of San



Antonio, grandson, John Albert Brogan, great-grandchildren, Patricia and David Brogan, of San Antonio and grandson, Frank Cofer Brogan of Corpus Christi.

The grandsons spent the summers with their grandparents, the Brogans and the John Cofers, as their mother, Patricia Cofer, passed away when the boys were eight and five. Dr. Brogan's grandsons report that during the Depression their grandfather enclosed the screened porch and added a bedroom and bath.

On 16 May 1933, A. P. Brogan and Mary Cleo Brogan entered into a contract with Brydson Lumber Company for \$1500.00 to deliver "one additional room and one additional bathroom to the dwelling house....also to provide new floors in the entire enlarged dwelling house, with the exception of the kitchen, change certain partitions to the present building and make other various repairs and alterations to said present building...." (Vol. 448, pages 178-181) This is further confirmed by comparing the 1922 and 1935 Sanborn Maps. The Brogans employed the noted Austin landscape architect, C. Coatsworth Pinkney, in 1948, to draw plans for the front and 31st Street side yards. Mrs. Brogan grew roses in the back yard.

Young Francis Brogan was a ham radio operator and had his station in the out building which had a garage and one room. While in high school, he operated an AM radio repair business with customers driving down the alley and passing their radios through a window in the rear of the building. He told his children about being forced to go to dancing classes at the Penn House because there were not enough boys.

During Dr. Brogan's visiting professorship at the University of Chicago in 1931, **James Clay Dolley, Ph. D.** lived in the house. Dr. Dolley was born 29 September 1900 in Lebanon, Illinois. He earned a B. A. in 1919 from McKendree College in Illinois. He received his M. A. from the University of Illinois and his Ph. D. from the University of California in 1928 and he joined the staff of the University of Texas in 1928 as an assistant professor of business administration. Dr. Dolley was associate professor of banking and investments from 1929 to 1935.

In 1935 he was made full professor and in 1945 he became vice-president of the University until September 1952 when he became acting President of the University of Texas. He held this position until January 1953. On 1 February 1953, he became president of The Austin National Bank but rejoined the University as system vice chancellor for fiscal affairs from 1955 to 1966. In 1966 he returned to full time teaching at the University because at age 65, he was no longer eligible to hold an administrative post under University regulations. Dr. Dolley died 28 July 1977 in Austin. Dr. Dolley is listed in "Who's Who in America," 38th edition and other lists of outstanding persons.

James Clay Dolley married **Lois Dee** on 5 July 1921. Lois Dee Dolley was born about 1901 in Illinois and died 10 April 1988 in Austin. She was the daughter of James G. Dee, a Methodist Episcopal Minister and Fannie M. Dee. The Dolleys had one daughter, Norma Dolley Kennedy.



Dr. Brogan, through his son as agent and attorney in fact, sold the house to **Simon David Atkinson**, Associate Dean, University of Texas and wife, **Penelope Atkinson**. ("Vendor's lien retained In a Deed dated March 5, 1982, recorded in Volume 7702, Page 134, Deed Records of Travis County, Texas and a Deed of Trust of even date therewith recorded in Volume 7702, Page 137, Deed of Trust Records of Travis County, Texas") The new owner reported that Dr. Brogan had so many books that the foundation was affected. His extensive library was donated to Baylor University by the family.

Information from the School of Architecture-The University of Texas at Austin online reveals that Dr. Atkinson received his "Dipl., Architecture from the Leeds School of Architecture and Planning in 1965; his Dipl., Planning and Design, Architectural Association in 1966; M. A. Urban and Regional Studied, Sussex (England), 1970 and Ph. D. University of Sheffield, 1989."

Dr. Atkinson is "Director, Post Professional Program; Director, Graduate Program in Urban Design; Professor and Mike Hogg Centennial Professor in Community and Regional Planning." In addition to his duties at the University, Dr. Atkinson is an international urban consultant and is active in many organizations.

Dr. Atkinson opened the interior of the house, incorporated a small U-shaped area and enhanced the roof line with a post modern tower; making this one of the most interesting and surprising houses in the area. The variously pitched roof line with it's tower is eye pleasing and unique.

It is a surprising house when explored as one expects the usual older house but finds a "court yard" room after the very traditional front rooms. This area effectively separates various personal living spaces and provides a spacious common area with an open kitchen. It is functional but fun; with large columns instead of walls. The house itself is entertaining and provides a wonderful place to enjoy friends.

The biggest surprise and most child pleasing aspect is the open area above, which is reached by a wide stair way that narrows as it leads to a landing which redirects the stairs westward and up to the second level. A cat walk crosses the open space to a loft with the open tower area above. This upper living area is rustic/modern with bare wood and use of hog wire fences along stairs, cat walk and as barrier in loft. Sky lights provide natural light. There is a traditional, original, attic area above the front rooms also reached from the landing.

The front of the house faces East and is Traditional/Southern while the rear faces west and has a Western/Spanish feeling. This intentional juxtaposition is clearly defined by the use of stucco in the tower. It has an arch entry with three styles of windows above; a different one at each level. When the old garage was being replaced it was evident that the rear would actually be a handsome facade.

Penelope Anne Atkinson received the property in a divorce settlement 19 June 1987. On 12 January 1996, Penelope Anne Atkinson sold the

property to **Roger H. D. Lacy** and his wife, **Anemone Dekker**. (Volume 13213. pp. 1991-1992)

Roger H. D. Lacey and Anemone Dekker sold the property to **Steven Curtis Crow, M. D.** and his wife, **Lindsey Crow** on 9 June 1998. (Deed Volume 13213, page 02075). Dr. Crow is a physician for Peoples Clinic and the David Powell Clinic. Lindsey Crow is a triage nurse for Seton.

The Crows removed the deck and hot tub in the back yard. In July 2004; a replacement "green" building, in the footprint of the garage and storage room, was completed. The old building could not be renovated due to it's deteriorated condition. The metal roof was reused as fencing.

**The house at 3018 West Avenue meets meets the following  
City Historical Landmark Criteria:**

1) The house is over fifty years old. The effective year built is 1897 on Travis County Tax Records. The house was occupied by the Mays family in 1906-07 City Directory street listings.

2) It retains sufficient integrity of materials and design to convey its historical appearance although additions were made in 1914, 1933, and 1982.

3) Architecturally; the property embodies the distinguishing characteristics of Texas vernacular and post modern styles joined in an imaginative adaptation for modern living.

4) The house represents a rare example of the personal work and vision of award winning architect and urban planner, Dr. Simon David Atkinson who continues to contribute to the development of Austin. Brydson Brothers/Lumber made 1914 and 1933 changes.

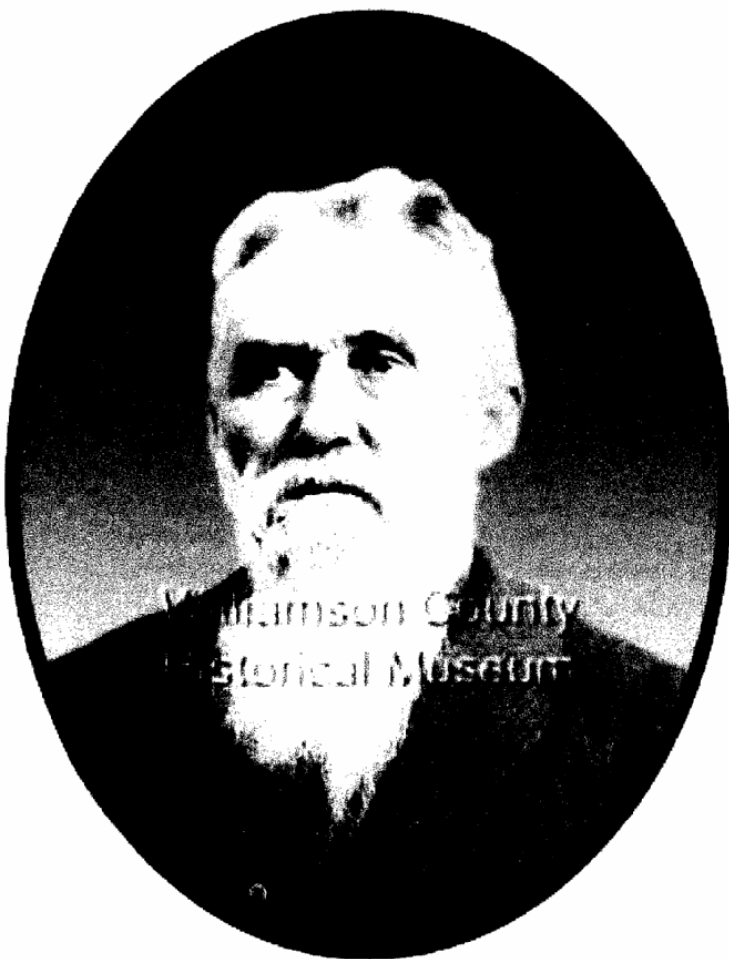
5) The house has significant association with persons, groups and institutions which contributed to the history of the city and state. The Mays family were early and prominent settlers of Williamson County. The family made contributions to the culture of the state. Five Mays daughters were teachers and the family was significant in the Baptist Church.

The house has been the home of four noteworthy professors of the University of Texas. They are: Dr. Thomas Russell Garth, Dr. Albert Perley Brogan, Dr. James C. Dolley (was acting U. T. President) and Dr. Simon David Atkinson.

6) The house has community value. The post modern tower is a familiar visual feature of the neighborhood and the combining of old with new in a creative, playful way contributes to the unique character of Austin.

Compiled by Marshaleigh Orr Bahan for 3018 West Avenue

10-10



MAYS  
SKINNER

**L. M. MAYS**

**Born Mar. 21, 183-**

**Came to County Dec. 1851**

AF-BLUG.  
BROGAN, Albert Perley  
BROGAN, Mary Price

Wednesday, May 11, 1977      The Austin American-Statesman      Austin, Texas—Page B5

## Veteran reporter dies at 58

Capitol Staff  
Veteran Texas reporter Mary Rice Brogan of Austin died here Tuesday, apparently of a heart attack.

Miss Brogan, 58, a *Houston Chronicle* reporter at the Capitol for 15 years, was the daughter of Dr. and Mrs. A.P. Brogan of Austin.

She began her newspaper career in 1940 with the *Austin American-Statesman* and later worked for the *San Antonio Express*.

Funeral services are tentatively scheduled for 1:30 p.m. Thursday at Weed-Corley Funeral Home.

*"The Austin American-Statesman" - April 14, 1977*

## Deaths and funerals

### Dr. Albert Perley Brogan

Dr. Albert Perley Brogan died April 9, 1983.

He was a professor in the Philosophy Department at the University of Texas and at the time of his death he was Graduate Dean Emeritus and Professor of Philosophy Emeritus. Dr. Brogan was born in Omaha, Nebraska July 22, 1889, the son of Francis Albert and Maude Haskell (Perley) Brogan. He was a student at the University of Nebraska from 1907-09; received his A.B. from Harvard in 1911; his A.M. in 1912 and his Ph.D. in 1914. He was married to Mary Cleo Rice September 26, 1916. They had two children, Mary Rice and Francis Albert. In 1914 Dr. Brogan came to the University of Texas. He was an instructor of Philosophy until 1917, an adjunct professor from 1917-23, an assistant professor from 1923-25, a professor since 1925, Assistant Dean

of the Graduate School from 1932-36, Dean of the Graduate School from 1936-59. He retired in 1963. He was a member of American Philosophical Association (President of the western division in 1932), A.A.A.S., and had contributed numerous articles to various philosophical publications.

Survivors include his son, Francis (Frank) A. Brogan, San Antonio; grandson, John Albert Brogan; great-grandchildren, Patricia and David Brogan, all of San Antonio and grandson, Frank Cofer Brogan of Corpus Christi.

Services, 2:00 PM Saturday, Weed-Corley Funeral Home, with burial in Austin Memorial Park.

Palbearers: John A. Brogan, Frank C. Brogan, William A. Kratz, and John H. Bevis, Jr. Honorary palbearers: Dr. David L. Miller and Dr. Jack Murphy.

The family suggests contributions to educational

institutions or charity of your choice.

# UT NEWS

THE UNIVERSITY OF TEXAS AT AUSTIN

News & Information Service

Director: Amy Jo Long

Box Z, University Station, Austin, Texas 78712

Area Code 512

471-315

Contact: Amy Jo Long

Subject: Brogan Death

## RELEASE ON RECEIPT

AUSTIN, Texas (Spl.)--Dr. Albert Perley Brogan, who served on The University of Texas faculty almost 50 years and was graduate dean for more than 20 of those years, died Saturday (April 9) in San Antonio following a long illness.

Dr. Brogan, 93, joined the UT faculty in 1914 as an instructor and advanced through the ranks to professorship in the Philosophy Department. He was dean of the Graduate School from 1936 to 1959, although he was on leave as dean in 1957-58 and had a faculty research assignment in 1958-1959.

He was on modified (part-time) service in the Philosophy Department until his retirement in 1963. At the time of his death, he was graduate dean emeritus and professor of philosophy emeritus.

Dr. Brogan had three degrees from Harvard University--A.B. (1911), A.M. (1912) and Ph.D. (1914).

His scholarly interests included ethics and the general theory of value. Apart from a visiting professorship at the University of Chicago in 1931, his entire professional career was at UT.

Dr. Brogan is survived by a son, Frank A. Brogan of San Antonio. Preceding him in death were his wife, Cleo Rice Brogan, and a daughter, Mary Rice Brogan.

Funeral services will be held Saturday (April 16) at Weed-Corley. Burial will be in Austin Memorial Park.

###

Distribution: Wire Services, Local Papers, Radio/TV Stations and Education Editors.

4/11/92

Dr. Albert Perley Brogan died April 9, 1983; prof. of philosophy, born Omaha, Neb., July 22, 1889; son of Francis Albert and Maude Haskell (Perley) Brogan; student, U. of Neb., 1907-09; A.B. Harvard, 1911, A.M., 1912, Ph.D., 1914; married Mary Cleo Rice, Sept. 26, 1916—children, Mary Rice and Francis Albert. With U. of Texas since 1914; instr. of philosophy until 1917; adj. prof., 1917-23, asst. prof., 1923-25, prof. since 1925, asst. dean of Graduate School, 1932-36, dean of Graduate School, 1936-1959, retired in 1963. Member Am. Philos. Assc. (pres., western div. 1932), A.A.A.S. Contbr. to Philos. Rev., Jour. of Philosophy and Internat. Jour. Ethics. Survived by son, Francis (Frank) A. Brogan, San Antonio, grandson, John Albert Brogan, great-grandchildren, Patricia and David Brogan, San Antonio, grandson, Frank Cofer Brogan, Corpus Christi. Service, 2:00 p.m. Saturday, April 16, Weed Corley Funeral Home. Pallbearers, John A. Brogan, Frank C. Brogan, William A. Kratz and John H. Bevis, Jr. Honorary pallbearers, Dr. David L. Miller and Dr. Jack Murphy. Family suggests contributions to Educational Institutions or charity of your choice.

**FROM:** Marshaleigh Bahan <mobahan@sbcglobal.net>  
**SUBJECT:** **Fwd: 3018 West Ave Historical Property**  
**DATE:** December 18, 2006 1:33:05 PM CST

From: "Brogan, John A." <JABrogan@CPSEnergy.com>  
Date: November 20, 2006 10:52:18 AM CST  
To: <mobahan@sbcglobal.net>

Subject: 3018 West Ave Historical Property

To: Marshaleigh Bahan phone 512-323-9126

Dear Ms. Bahan

My stepmother Hazel Brogan told me that you inquired yesterday about my Grandfather's house at 3018 West Ave., Austin Texas. I understand that you are interested in turning it into a historical designated property.

My stepmother said you were looking for information about this house.

This coming weekend I will try to look through some of my family albums and see if there are any pictures of the house.

For what it is worth, here is what I know about the house. As you know my grandfather Albert Perley Brogan bought the house in the early 1900's.

He was married to Mary (Cleo) Rice.

They raised my father Francis Albert Brogan and his sister Mary Rice Brogan in this house.

All of those people are now deceased as you probably know by now.

One of my father's childhood friends is still alive and could provide you some good information about this house.

He lived in a house about a block away from this house.

He said that he lived at 3105 West Ave (Which is now where an apartment complex exist)

The stories I was told about this house are as follows:

1 During the depression, my grandfather remodeled the house by having some screened areas enclosed.

I believe the original front porch wrapped around the house on the south side of the house. (In reference I would call the side facing West Ave the East side of the house.) So I think he enclosed the porch on the south side and enlarged the bedrooms.

2. My father (who was born in 1924) became a ham radio operator (W5HZI) when he was about 12 or 13. He had a ham radio station in the building in the back yard on the south end of the building, while the car was parked in the north side of that building. My father while he was in high school started a business repairing AM radios in that back building. Customers would literally drive their cars down the alley behind this building and would drop off their radio's though the window in the rear of the building.

3. When my father moved his father out of the house and sold the house, the people who then purchased it added on the cupilo (second story room).

Before this, the house was strictly a one story house. I suspect they may have finished off the attic area since it was very large as I recollect.

4 I do not know if you are interested in the background on my grandfather. You may have already researched this data. He was a philosophy professor at UT Austin. He later became head of the philosophy department @ UT Austin. After that he became dean of the graduate school in about the 1960's at UT Austin. I imagine you can find more data about that on the internet.

5. Robert Adams and my father had a wire strung between their two homes and had their own private telephone line set up between



the two houses.

6. I grew up in San Antonio but spent many of my summers while I was growing up visiting and staying with my grandparents at this house.

7. After high school and during college I actually lived with my grandparents for a couple of summers with them. So I am very familiar with the house.

At one point I helped install some lighting in the back yard for them.

8 When I helped my stepmother clean out my fathers paperwork I ran across my grandfather's financial journals that relate to his expenses during the times he lived at the house. I do not know if you would be interested in those or not. Let me know if you are.

9 The formal living room at my house in San Antonio is currently furnished with a lot of the furniture that my grandfather had in his living room area.

If you would like pictures of the furniture, I could provide that. I suspect I can find pictures of family inside the house that would show some of that furniture.

My stepmother said you expressed an invitation to drop by and see the house. Usually every time I visit Austin, I drive by the house and look at it from the outside thinking about my family. I would be very interested in seeing how it looks now if the invitation is extended to me. I just talked to Robert Adams a few minutes ago.

He said he has a daughter that currently lives in Austin and he makes regular trips to Austin to visit with her. He seemed interested in seeing the house. He was telling me about a Ms. Penn (?? spelling) who was the Matron of the neighborhood as he described it. He said that there was a historical designated plaque at her house. I suspect he can provide you with a lot of neighborhood information.

I am sending a copy of this email to my Brother Frank Cofer Brogan. He might remember additional information that you could

use. I am interested in what you end up doing about the historical designation. Please keep me informed about developments. Feel free to call me at my house phone 210-342-0586 or my cell phone 210-289-9732 if you have any questions. My home email is jabrogan@satx.rr.com. My home address is: 230 Montfort Drive, San Antonio, Texas 78216.

John A. Brogan P.E.