

# ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2009-0008

**HLC DATE:**

March 23, 2009

**PC DATE:**

April 14, 2009

**APPLICANTS:** John E. and Amy Davol Sheffield, owners

**HISTORIC NAME:** Massey-Page House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 1305 Northwood Road

**ZONING FROM:** SF-3 to SF-3-H

**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning.

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 6-0 (Limbacher absent).

**PLANNING COMMISSION ACTION:** Recommended the proposed zoning change from single family residence (SF-3) district to single family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 8-0 (Anderson absent).

**DEPARTMENT COMMENTS:** The house is beyond the bounds of the Comprehensive Cultural Resources Survey (1984).

**CITY COUNCIL DATE:** April 30, 2009

**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:** Pemberton Heights Neighborhood Association

## **BASIS FOR RECOMMENDATION:**

The ca. 1937 house is an excellent example of Neo-classical-inspired Colonial Revival architecture and is associated with two prominent Austin road contractors: L.L. Massey, who built Route 66 through the Texas Panhandle and worked on the Inks Lake Dam; and Holland Page, who constructed Lamar Boulevard, several airfields, including the Lubbock airport, and Camp Swift in Bastrop County.

### **Architecture:**

Two-story rectangular-plan side-gabled brick veneered Colonial Revival-styled house with two dependencies: a one-story front-gabled brick veneered one-bay

garage to the left of the main block, and a two-story front-gabled brick veneered two-bay garage to the right. The main block of the house has symmetrical fenestration with a central doorway and a balconet above. The entry is framed with a full-height Doric portico with a flat architrave and roof and paired columns with single pilasters. The central entry door has a leaded glass fanlight and leaded glass sidelights. Fenestration on the ground floor of the house has a stone keystone in each flat arch; windows are 6:6 in configuration. The balconet above the main door has iron railings and a pair of glazed French doors. The house has woodwork executed by noted local sculptor Peter Mansbendel.

#### **Historical Associations:**

The house was built for Luther L. and Dosha Massey in 1937. Page Southerland Page served as the architect for the house; Weise Brothers were the contractors. The house was originally designed as a duplex with an apartment in the two-story garage dependency to the right of the main block of the house. Luther L. and Dosha Massey chose this design for the anticipated eventuality that they would have live-in help. Born and raised in Kentucky, Luther L. Massey originally went into the flour milling business with his two brothers. Their business soon expanded into large-scale cattle trading, tobacco, and automobile dealerships. Massey became a road contractor in Texas, and moved to Austin from San Antonio in 1934, renting a house on Oakland Avenue while this house was built. His company was very prominent throughout the state, working on such projects as Route 66 through the Texas Panhandle, and the construction of the Inks Lake Dam. Just prior to the completion of this house, the Masseys were on a trip to visit their daughter and infant grandson in Amarillo when they lost control of their car near Waco and collided with an oil truck. Luther suffered serious injuries; Dosha died instantly. Luther returned to this house in Austin, but suffered a stroke several years later. He died at his daughter's home in Abilene in 1943.

Holland and Nelle Page purchased the house in 1940 along with all of its furnishings. Holland Page was born in Red Rock, Texas in 1893, and from an early calling as a mule dealer, he went on to be another prominent road contractor. He had moved to Austin in 1929, and was responsible for the construction of Lamar Boulevard in the 1940s. Page also obtained the paving contract for roads in Caldwell County, Hensley Field airport near Fort Worth, the Lubbock airport, Camp Swift in Bastrop County, and bridges in West Texas near McDonald Observatory. He and Nelle lived in this house until 1971.

Jim Smith, an economist, who was active in promoting national economic affairs in the 1970s and early 1980s, purchased this house from Holland and Nelle Page in 1971 and lived here until 1977. Smith went on to head the Bureau of Business Research at UT in the late 1980s.

Karen Teel was Austin's first female pediatrician, establishing her practice in 1963. She advocated for the creation of the Children's Hospital of Austin, which opened in 1988, and the Dell Children's Medical Center, which opened in 2007.

The current owners are John E. and Amy Davol Sheffield. John Sheffield is an investment banker and corporate development executive. Amy Sheffield is active in fundraising and volunteer work for various philanthropic causes.

**PARCEL NO.:** 02170001030000

**LEGAL DESCRIPTION:** Lot 8, Block 2, Edgemont

**ANNUAL TAX ABATEMENT:** \$14,459 (owner-occupied); city portion: \$2,407 (1/2 of city taxes).

**APPRAISED VALUE:** \$1,086,715

**PRESENT USE:** Single-family residence.

**CONDITION:** Excellent

**PRESENT OWNER:**

John E. and Amy Davol Sheffield  
1305 Northwood Drive  
Austin, Texas 78703

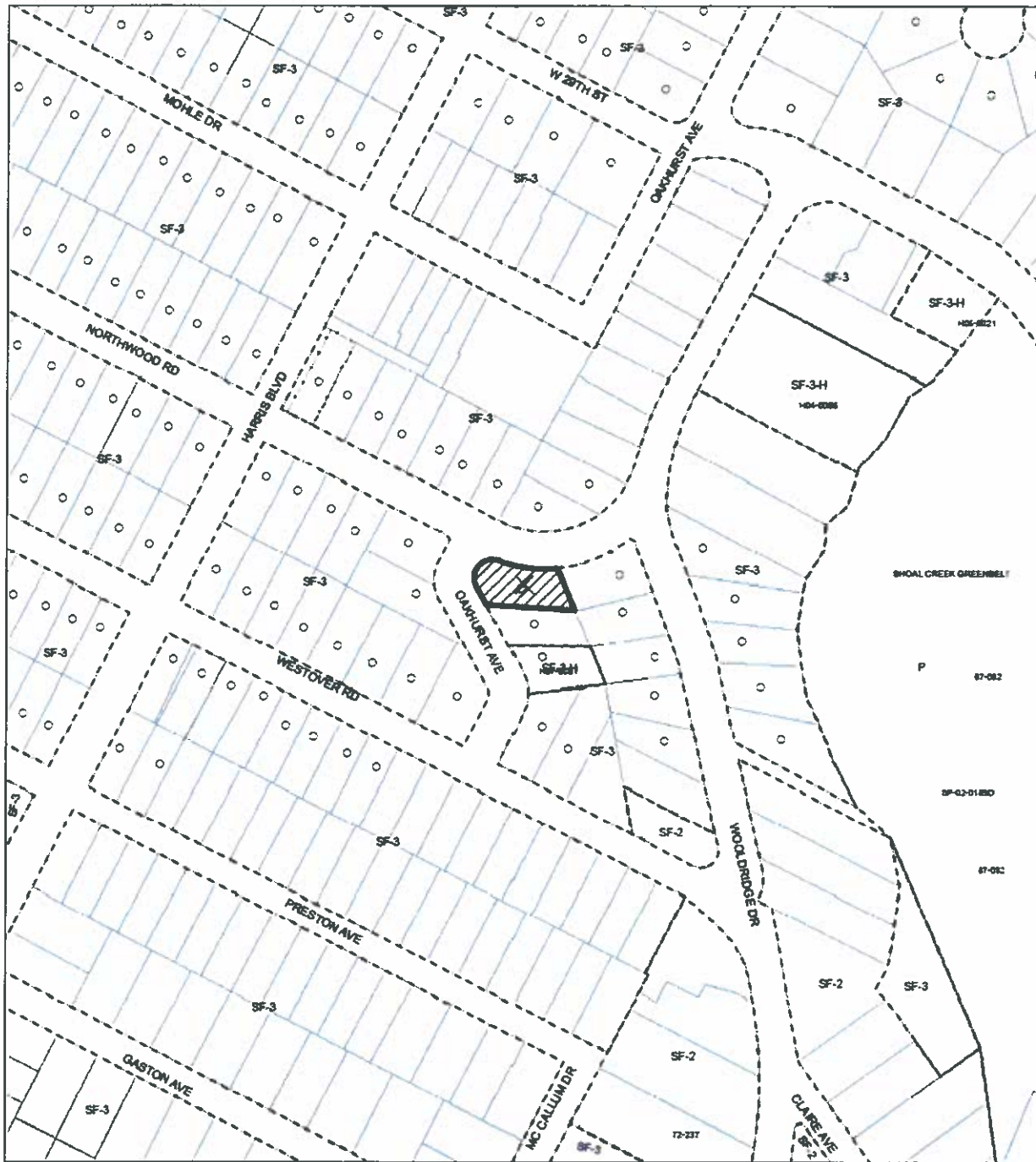
**DATE BUILT:** ca. 1937

**ALTERATIONS/ADDITIONS:** None apparent.

**ORIGINAL OWNER(S):** L.L. and Dosha Massey (1937)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



1" = 200'

 **SUBJECT TRACT**

 **ZONING BOUNDARY**

 **PENDING CASE**

**OPERATOR: S. MECKS**

## HISTORIC ZONING

ZONING CASE#: C14H-2009-0008  
 ADDRESS: 1305 NORTHWOOD RD  
 SUBJECT AREA: 0.000 ACRES  
 GRID: H25  
 MANAGER: S. SADOWSKY



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Principal block and the two-story dependency to the right.



Principal block showing the keystones in the flat-arched first floor windows, the fanlight, sidelights, paired Doric columns and capitals, flat architrave, and balconet.

Massey-Page House  
1305 Northwood Road  
ca. 1937





View of the one-story dependency to the left of the principal block.



Oblique view

Massey-Page House  
1305 Northwood Road  
ca. 1937

## Biography of Luther Lighter Massey

L.L. Massey was born and raised in Simpson County, Kentucky. He and his two brothers, S.H. and J.W., did business under the name of Massey Brothers. They were engaged in the flour milling business and secured control of the big flour mill near Drake. They operated two large farms and carried on a large mercantile establishment at the same place. The brothers were cattle dealers, as well, operating on a large scale. In addition, they had an automobile agency and dealt in tobacco sales.

Moving first to Oklahoma and then to Austin, L.L. and wife, Thedoshia (Dosha) lived in Travis Heights while planning and building the house at 1305 Northwood.

In Austin, L.L. was owner of L.L. Massey Construction, a very successful company that built highways. His company also worked on Inks Lake Dam when the Highland Lakes were in the developmental stage. L.L. Massey is listed several times as a contractor in the Construction History of Route 66, built between 1919 and 1933.

Dosha and Luther had three children: Henry Luther, Kathleen Fanny and William Edward (Bill). Bill now lives out in Palm Springs, California.

## **The Times-Journal**

AND

Twice-a-Week

## **Warren County Courier**

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OUR EDITION.

### **MASSEY BROTHERS.**

No three brothers in Warren county, or elsewhere, have had a more phenomenal business career or met with greater success than have L. L., S. H., and J. W. Massey. They do business under the firm name of Massey Brothers, and their business activities are daily reaching a larger bound. The three brothers were born and reared in Simpson county, but yet when quite young they removed to this county and engaged in the flour-milling business, securing con-

trol of the big mill near Drake, which they operated until recently when they disposed of it to devote their entire time to other pursuits. They conduct two large farms near Drake, and also carry on a large mercantile establishment at that place. They are dealers, too, in cattle, and operate on a large scale. Only recently making a shipment of three cars to Indiana, receipts of which amounted to \$4,000. They have the reputation of buying and handling everything that the farmer sells, and they have no offers made to them in quantities too large for them to handle. They also recently took the agency for this territory for the K. M. F., and Flanagan Automobiles, and will push this branch for all it is worth. The Massey Massey are all high-toned, honorable gentlemen, and the public has learned to have the utmost confidence in them in all business dealings, and this has meant much to them in their successful career. They are yet young men just on the threshold of life's activities, and we bespeak for them yet greater achievements in the business world.



MASSEY BROTHERS.

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# Austin Woman Dies In Wreck at Waco; Husband Is Injured

Mrs. L. L. Massey, 504 Oakland, was instantly killed and her husband was injured early Tuesday afternoon in an automobile accident two and one-half miles south of Waco on Highway 2.

Reports reaching Austin said Mrs. Massey was almost decapitated when the automobile driven by Mr. Massey was in collision with an

oil truck. The truck driver was uninjured.

## Ex-Movie Star

## Asks Action In Taylor Slaying

Mr. Massey, a road contractor, was taken to a Waco hospital where first reports said his condition was critical. At the residence in Austin, however, it was said later advices indicated his injuries were not dangerous and that he was resting well.

### Loss Control of Car

Dispatches from Waco said that Massey suffered a badly gashed left hip, a broken rib, cuts and bruises all over the body, but the chief danger was from shock and loss of blood, doctors said.

The truck driver with whom the Massey car was in collision said the Massey car apparently went off the pavement and Massey lost control in trying to get back on, veering across the road to crash head-on into his truck. State highway patrolmen who investigated said the driver's story was corroborated by the tracks of the car. The Massey car, a sedan, bounced off the way across the road and struck an embankment on the far side after the collision, the truck driver added. Uninjured, the truck driver gave aid to the Austin couple, flagging several passing motorists before one stopped and drove into Waco to summon an ambulance.

### New Home Being Finished

Henry L. Massey, student at the University of Texas, and a younger brother, Billy, left for Waco upon receipt of news of the tragedy.

Mr. and Mrs. Massey were en route to Austin to visit their daughter, Mrs. Kathleen Dittmore, and her infant son, born Jan. 14, when the accident occurred.

The family moved to Austin from San Antonio in 1934. An Austin architectural firm is now completing a new \$25,000 residence for them in Edgemont to which the family expects to move the last of March.

Funeral services have not yet been arranged.

## Mary Miles Minter Wants 15-Year-Old Case Cleared Up

By the Associated Press  
LOS ANGELES, Feb. 2.—Mary

Miles Minter, former film star, demanded of Dist. Atty. Burton

Fitts Tuesday that she either be prosecuted immediately or completely exonerated of complicity in the killing of William Desmond Taylor noted film director mysteriously slain 15 years ago.

Miss Minter appeared at the district attorney's office with her attorney, Eugene H. Marcus, and insisted that if the authorities have any information connecting her with the slaying, she be indicted at once and prosecuted on the evidence.

"We have no evidence at this time to warrant reopening of the Taylor murder investigation," Dist. Atty. Fitts stated.

"It is natural to assume that we are not prepared to prosecute anyone, nor are we accusing anyone."

Wanted in New York



MINTER

Notice of the death of Dosha Massey  
Austin American, February 3, 1937



# Wreck Victim's Rites Scheduled

Funeral services for Mrs. L. L. Massey, 504 Oakland, who was instantly killed Tuesday afternoon in an automobile accident near Waco,

will be held at the First Baptist church Friday at 4 p. m. with the pastor, Dr. S. G. Posey, officiating.

The body will be received by the Thurtow Weed Funeral home Thursday.

Word from Waco Wednesday was that Mr. Massey, although still in serious condition from injuries suffered at the same time that his wife was killed, had spent a good night and was resting easier.

Mrs. Massey is survived by her husband, well known road contractor; one daughter, Mrs. Kathleen Dittmore, Amarillo; two sons, Billy and Henry, both of Austin; one grandson, Carl Alexander Dittmore, Jr., of Amarillo; one sister, Mrs. H. M. Hensley of Heidelberg, Ky.; and three brothers, J. F. Chappell of Harlan, Ky., Al and Bradley Chappell, Hyden, Ky.

Mrs. Massey had been a resident of Austin since 1934, the family having come from San Antonio. She was a member of the Eastern Star, Royal Neighbors, University Dames and the First Baptist church.

Funeral notice for Dosha Massey  
Austin American, February 4, 1937

## LUTHER L. MASSEY

Luther L. Massey, 64, retired Austin contractor, died at the home of his daughter, Mrs. C. A. Dittmore, in Abilene Saturday night after suffering a stroke.

Besides his daughter, he is survived by two sons, Corp. Henry L. Massey of San Antonio and William Ed Massey of Austin; two brothers, Jim Massey of Franklin, Ky., and Sherwood Massey of Scottsville, Ky.; and one sister, Mrs. Mary Johns of Franklin, Ky.

The body will be brought here to the Wilke Funeral home Sunday where it will be held until funeral arrangements have been completed.

Obituary of Luther L. Massey  
Austin American-Statesman, January 3,  
1943

## LUTHER L. MASSEY

Funeral services for Luther L. Massey, 65, will be held from the Wilke Funeral home at 10 a. m. Wednesday with the Rev. S. G. Posey officiating. Burial will be in Oakwood cemetery. Pallbearers will be J. H. Mayes, B. C. Sheeler, Bob Armstrong, Harvey Young, William Yelderman and H. von Kalow.

Funeral notice for Luther L. Massey  
Austin American, January 6, 1943

roadbuilding takes two teams, the department has to do the planning, designing and contracting, but the contractors have to do the building, and in the early days that was no simple task. One of the surviving early-day contractors recalls:

## 'We Had to Do Everything With

by Bob Warner



nd Page is almost the last of a vanishing breed of 's first highway contractors. At 84 he is semiretired loves to recall his free-wheeling days with all their and downs.

□ His hair is silver, parted neatly in the middle. He is tall, six feet plus. Weight, 194 pounds ("at my peak I weighed about 250 pounds"). His face is lightly touched by age. His hands are strong, graceful and steady. Posture, erect but slightly stooped at the shoulders. Eyes, icy blue behind steel-rimmed glasses. Age, 84 plus. He has a vibrant, infectious laugh that comes freely.

He's Holland Page, one of DHT's first contractors — of whom only a scattered handful remain.

**"I didn't work on the jobs. I was busy borrowing money keeping the thing going."**

Most of the early highway builders whose names are familiar to DHT personnel have been succeeded by sons, grandsons, corporate entities. Holland Page, semiretired, is almost the last of a vanishing breed.

He resides in Austin, has an office decorated with an unbelievable array of memorabilia gathered through the years. Page is a history buff, particularly of that period in which he played a part.

A native of Red Rock, he moved with his bride to Lockhart shortly after their marriage. His father was a railroader. His father-in-law, Mark Withers, was one of the last of the old-time trail drivers who drove longhorns to Kansas markets in the 1880s.

Page got his start as a teenaged mule trader back in the 1920s. "I'd trade for anything that I thought I could make a dollar from," Page laughs. "My father told me I'd come to no good end, that I couldn't make any money unless I got cash for what I owned."

When the Department was organized in 1917, roads were contracted by the counties with State reimbursement. Later the State took over maintenance and provided a regular bidding system for construction jobs.

**"We made a poor man's horse trade — no money changed hands."**

Page's first contracts were for furnishing men and mules for maintenance projects. He also acquired a number of wagons and frescos and got into some dirt-moving work.

But his first big break was when an Austin contractor died and his primitive paving equipment

The Lockhart mule trader made a deal to buy the asphalt trucks and other equipment from the bank. He contracted with the Caldwell County Commission to pave all roads in that county.

"That was a good job," Page explained. "I paid for all the equipment with that one contract."

Like many oldtimers, his conversation is laced with recitations of memorable events — mostly concerning people and projects. His face lights up and he waves as a signal to cut off a listening tape recorder when he remembers an occasion that might prove embarrassing to someone still living — or a slightly risqué story interrupted by chuckles when he tells it.

Did he remember some jobs which were particularly lucrative, or others that were disasters financially?

He quoted another well-known contractor.

"Every contractor has been broke at least four times when his banker didn't know about it," Page said.

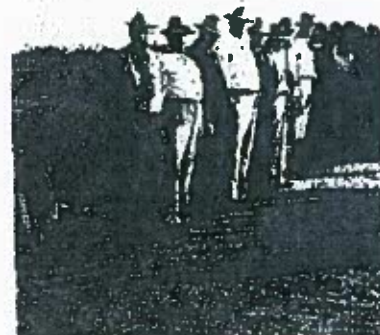
He mentioned two contracts — one during the depression — which literally wiped him out. Wheeling and dealing, he recovered from these fiascos.

How about people who stand out in his memory?

Two employees came immediately to mind. One was C. C. Booth, who Page declared was "the best and highest-paid construction superintendent in Texas." Booth worked for Page as a young man and now is in Costa Rica where he is superintendent of a project contracted by Cecil Ruby, son of another early-day contractor.

The other man also became a key Page employee.

"I hired three California prune pickers," he said. "One of them, W. L. Googins, was honest. The others were crooks. They'd steal your eyeballs. They were the biggest liars I ever saw, but Googins was honest and he made a good hand."



# Now Grease in Those Days'

Page furnished mules for a project near Brownsville, Nueces County, now a part of Corpus Christi.

"I bought a bunch of new mules for about \$200 a round (head). That was a good price in those days. Well, my superintendent and a mule skinner had some kind of difference which ended in a fight.

"That night the mule skinner went to the mule shed where we fed them oats and corn in troughs—letting them eat as much as they wanted because we didn't feed them during the day.

"I didn't have anymore idea what I was going to do than a one-eyed jaybird."

lay while they were working. He put powdered arsenic in the oat troughs.

"It was terrible. The mules would rear up on their hind legs and stretch their necks as though reaching for air. Only 11 of the 20-odd mules died. We never did catch the mule skinner because he'd left the country."

Page recalled several of his more challenging projects. He built the runways for Hensley Field (between Fort Worth and Dallas). Colonel Hensley, cut the ribbon at dedication ceremonies as killed flying back to his duty post at San Antonio. A runway extension on Hensley Field required pouring concrete to a depth of 30 feet in a lake bed.

He also built the Lubbock airfield and was general contractor for Camp Swift in Bastrop County. This project included all streets, sidewalks and camp barracks. Page had an office

staff of 40 people on this job, besides hundreds of construction workers.

His office manager was named Tom Smith, and he wrote all checks for the Page organizations. Appropriately, he was known by all as "Uncle Tom". Page still has four active corporations covering various business activities.

Page had two sons, one now deceased, both of whom served overseas during World War II ("the Big War"). Automatically, every Page employee had 10 per cent deducted from his check for War Bonds. Page figured he had two boys getting shot at for a few dollars a month, and his employees could support the effort by buying bonds. One engineer took exception to the practice; Page fired him. Page received a special commendation from Secretary of the Treasury Henry Morgenthau for 100 per cent participation in the War Bond drive.

Page chuckles as he tells of his business defeats as he does at the memory of his conquests. His eyes twinkle as he recalls renting a diesel and gasoline tractor to the late D. E. H. Manigault, then district engineer in Austin.

"I rented them both on a single contract. After using them about a month there was such a big difference Mr. Manigault told me he was going to return the best (gasoline) tractor and use just the diesel (RD 60).

"That's all right," I told him, "The price is the same for one or both."

"Mr. Manigault had a reputation for being a tough man, but he laughed, and paid. But if you tricked him once, he made sure you didn't do it again."

One of Page's less fortunate encounters was not his fault. He was managing Dodier Construction Co. (which he later bought). An associate—also cotton broker, pecan broker, cedar post broker—went to Belgium with a shipload of cotton. There he got to bragging about his construction business.



Page lists that one of his employees, C.C. Boat (center), was "the best and highest-paid construction superintendent in Texas." Boat is now a superintendent on a project in Costa Rica.

"The Belgians thought if he was a big enough operator to handle a boatload of cotton, he was big enough contractor to buy a boatload of cement. So Mr. (William E.) Reed made the deal."

"He asked me to come to the office as soon as he got back and was telling me how we were going to get rich because of the extremely cheap price for which he'd bought the cement."

"We'll get all the concrete paving work in this state," his associate chortled.

Page threw a damper on the purchase as soon as he learned of it.

"The Highway Department won't let you use pound of it," he told Reed, who protested by citing its very high quality.

What Reed didn't know was that the Highways Commission, during the early 1930s, had passed a ruling that barred the use of non-Texas materials in highway construction to the Lone Star State. Although the Belgian factors brought suit, the matter was adjusted in an out-of-court settlement.

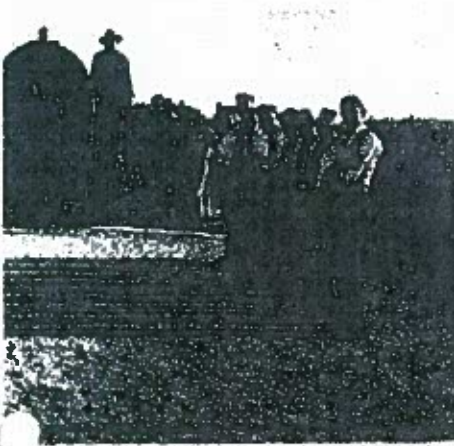
He once bought a trainload of surplus World War I wagons for \$25 each from a "guy wearin' short pants (knickers)." This turned out to be one of Page's better deals as he disposed of the

"All my life I've looked in front of me instead of back of me."

wagons in no time, many in lots, at \$50 apiece. "Everyone thought we both were crazy," Page said.

Page said his percentage of profit was much higher when he left the contracting business a few years ago than it was when he started.

"We worked cheap, but our production was very limited. We had to do everything with elbow grease in those days," Page explained.



Page's first contract was to pave all the county roads in Caldwell County. County commissioners and Texas A&M engineering students turned out to observe the process of shooting asphalt (left). One of Page's favorite employees was a California prune picker named W.L. Goggins (above).

### Holland Page

Holland Page, age 94, passed away early Friday morning, June 19, 1987, after a lengthy illness.

He was a long time resident of Austin, having moved from Lockhart with his wife and two sons in September of 1929. Mr. Page was born in Red Rock, Texas, on June 11, 1893. His father, R.F. Page was a farmer in Bastrop and Caldwell Counties. Mr. Page's mother, Carrie Gray Page, belonged to a pioneer family in Bastrop County. On December 2, 1913, he was married in Lockhart to Nelle Withers, the daughter of Mr. and Mrs. Mark Withers. Her father, an old trail driver, was one of the first settlers in Caldwell County. The Pages had two sons, Holland Page, Jr. and Harold Lee Page.

He was a member of the Masonic Blue Lodge and also belonged to the Scottish and York Rites in Austin, and was the 1950 Potentate of Ben Hur Temple.

His wife, Nelle Withers Page, preceded him in death in August 1976; and also a son, Holland Page, Jr. in 1973.

Survivors include his wife, Violet B. Page, whom he married in March 1979; his son and daughter-in-law, Harold L. and Mary Beth Page; grandchildren, Harold L. Page, Jr. and wife, Wanda William, Holland Page, his wife, Lolla Curtis, Withers Page, his wife, Shelley, Patricia Page Payne, her husband, Gene; eight great-grandchildren; sister-in-law, Merle B. Page; one niece and three nephews.

Mr. Page was a general contractor, doing contract work for the Texas Highway Department from 1933 to August of 1950. During World War II, the Holland Page Construction Company completed many government contracts, consisting of airfields and various installations.

Funeral services will be held at 1:30 PM, Saturday in the Colonial Chapel of the Cook-Walden Funeral Home, with Reverend Clinton Harris officiating. Graveside services will be held in Lockhart Lodge #890, AF & AM.

Pallbearers for the services will include: Sam Shaw, C.C. Boothe, Hugh Holland, Joe K. Wells, Rex Shields, and Flinn Booker. Honorary pallbearers will be the former employees of Holland Page, General Contractor.

Those desiring may make memorial contributions to Shrine Crippled Children's Hospital, Galveston, Texas, c/o Ben Hur Shrine Temple, 4300 West Lake High School Drive, Austin, Texas 78746.

Arrangements by Cook-Walden Funeral Home, Lamar location.

Obituary of Holland Page  
Austin American-Statesman, June 20, 1987

**PAGE, Mrs. Holland (Nelle), 7602 Rockpoint, died Friday. Services 10 a.m. Monday at Cook-Walden Funeral Home and 4 p.m. Monday at Eeds Funeral Home in Lockhart. Survivors: husband, Holland Page of Austin; son, Harold L. Page Sr. of Austin; four grandchildren.**

Obituary of Nelle Page  
Austin American-Statesman, August 15, 1976



## **The Massey-Page House**

Page Southland designed the beautiful house to be built at 1305 Northland for Luther and Dosha Massey. On October 21, 1936, Luther and Dosha contracted with the Weise Brothers to construct the two story brick veneer residence with a one car garage on the east end, and a two car garage on the west end. The west end of the house also included an apartment with a separate entrance. The Masseys had chosen this design because they planned to live there for the rest of their lives, and a live-in nurse could move into the garage apartment and take care of them in their elderly years.

Artist Peter Mansbendel, a Swiss woodcarver who became the toast of Austin, was commissioned to carve the fireplace mantle. It was one of his last pieces of work as he died in 1940. Mansbendel has numerous works on the U.T. campus and in residences around Austin, including Laguna Gloria Art Museum (for Clara Driscoll's home). He also carved the magnificent doors of the Spanish Governor's Palace in San Antonio.

Just before the completion of their new home, the Masseys had a car wreck on their way to see their first grandchild, and Dosha Massey was killed. Luther was in critical condition for several months. After his release from the hospital, he and his young son, Bill, moved into the new house.

Luther rented the garage apartment to Jack Rather, a wealthy oil man from Dallas. Jack dated Molly O'Daniels, daughter of Governor Pappy O'Daniels, and Bonita Granville, a major Hollywood star, so there were quite a few famous people coming and going.

Luther suffered a stroke a few years later when Bill was at Austin High School, and the house was put up for sale. When Holland and Nelle Page saw the house with all of its beautiful furnishings, they not only wanted to buy the house, but wanted everything in the house, including the china. Luther sold it all to the Pages.

**Chronological Listing of Owners/Occupants  
1305 Northwood**

<b>Year</b>	<b>Occupant Name</b>	<b>Source</b>
1937-40	L.L. Massey	City Directory
1941-71	Holland Page	City Directory
1972-77	Jim A. Smith	City Directory
1978-2007	Carl and Karen Teel	City Directory
2008-present	John and Amy Sheffield	City Directory



Staff photo by Mike Baroff

Pessimists don't take into account the diversification of the Texas economy, says Jim Smith.

## Bullish on Texas

Optimistic forecasts put UT economist in a class by himself

By Kirk Ladendorf  
American-Statesman Staff

If Texans are down in the dumps about their state's recent economic performance, they certainly don't have Jim Smith to blame for it.

Even before he arrived as the new head of the Bureau of Business Research at the University of Texas last fall, Smith was waging a one-economist campaign to spread the good economic word about the Lone Star State.

While others were talking about painful restructuring of the state's economic structure, Smith already saw the signs of an early rebound from what he described as a pause in growth.

### Recession?

Banish the word. It doesn't apply to state economies, Smith says.

Even if it did, it would not describe Texas in 1986, he adds, because the state was continuing to grow in jobs last year despite all the problems in the oil patch and on the real estate front and on the financial statements of the big banks and savings associations.

Smith drove home his resounding optimism in the April edition of *Texas Business Review*: "The Texas economy has started quickly off the blocks in 1987 and is likely to continue running rapidly toward new records. . . . The Texas economy is far

### At a glance

Position: Director, Bureau of Business Research at the University of Texas.

Age: 48.

Education: Bachelor's, master's and doctorate degrees in economics from Southern Methodist University.

On the pessimism about the Texas economy: "We overlook the good news. . . . We overlook the areas in which Texas is a world-class competitor. Reality is way ahead of perception, no two ways about it."

better than it is generally perceived to be, and even more importantly, the outlook is very favorable for economic growth in Texas in 1987 and beyond. It is a most interesting phenomenon that, as a general rule, analysts of regional growth prospects who live and work outside of Texas and compare our economic prospects with those of other states and regions, have a much more robust forecast for the Texas economy than do many analysts residing here."

All this upbeat talk is not to suggest that Smith  
See Smith, C14

March 30, 1967

## Smith From CG

disregards record numbers of bankruptcies, foreclosures, bank closings and business failures. He rates most of those as lagging indicators of old problems in the economy.

The "handwringers," he added, simply don't take into account the incredible diversification that already exists in Texas and the stimulus that should come from tax reform and consumer spending.

"The reason for the gloom is people who made bad bets in real estate," he said. "Economies doesn't exist to make the world safe for real estate developers."

Smith came to UT from Wharton Economic Forecasting Associates in Philadelphia, where he helped get that company's regional forecasting business started last year. He remains Wharton's main consultant on the Texas economy.

His projections for the state include with those of Wharton's a 1.9 percent gain in total employment this year, followed by a 3 percent gain in 1968 and a 2.1 percent gain in 1969. That's not spectacular growth, but nothing to be depressed about either, he said.

Smith's buoyancy about the state of the state's economy makes him something of an exception among economists within Texas.

Other economists point to indicators that Smith passes over, including the survey of non-

agricultural wage and salary jobs. That survey, conducted by the Texas Employment Commission, shows a loss in employment in Texas in the past year of 178,500 jobs, or a 2.7 percent decline, between January 1966 and January 1967.

Economists such as Thomas Plant, Smith's economic forecasting predecessor at the bureau, say the non-ag job survey gives a truer picture of what is really going on in state employment. Smith disagrees. The total employment figures, based on a household survey conducted monthly by the Census Bureau gives the best data, he believes. The total employment survey points to an increase of 23,100 jobs in the state from January of '66 to '67.

Smith faults the non-ag survey for underreporting the jobs created at new businesses. Plant, now the senior economist with the State Comptroller's office, criticizes the total-population survey for using a small sample of only a few thousand people in Texas and for being based on dated population estimates.

Plant says Smith's prediction of nearly 2 percent job growth this year in Texas "is awfully high for this year. It's very hard to justify. The only question in my mind is will we see any growth this year. Time will tell which economist is closer to the target."

Even though Smith is a Texas native, raised in Dallas and educated at Southern Methodist University, he brings an outsider's perspective to the state.

He worked for two decades outside Texas, first for Sears, Roebuck & Co. in Chicago, where he was director of credit research, then at Union Carbide Corp. in Connecticut, where he was chief economist.

During the '70s and early '80s, he was an active player in Washington economic affairs. He took an 18-month leave from Sears in the '70s to work as senior economist in the Federal Reserve Board's mortgage and consumer finance section of the division of research and statistics.

He has also been a consultant to the President's Council of Economic Advisers and a member of the Commerce Department's economic advisory board.

His friends in the profession cite Smith's diversity of experience, his extensive research on consumer credit and his widespread acquaintances with other economists.

"He seems to know everybody who's anybody," said Bill Dunkelberg, an economics professor at Purdue University, who is also chief economist for the National Federation of Independent Businesses.

"The key characteristic of Jim Smith is he knows every economist in the country," said Bruce Lippke, president of Wharton Econometrics. "We were launching a regional service and we used Jim as our front person in establishing contacts with all the regional economists around the country."

Smith describes himself as an eclectic economic thinker who is tied to no one dogma.

"I borrow good ideas from anybody who has them," he said. "I'm not proud."

He thinks his job at the Bureau of Business Research "is probably, for an economist, the best job in

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He thinks his job at the Bureau of Business Research "is probably, for an economist, the best job in

the state. It's a bully pulpit."

His challenge at the bureau is a daunting one. Even though the bureau is the oldest state economic research agency in the nation, it has been on a downward budgetary slide for the past decade, losing ground in both state support and the size of its staff. In 1978, the bureau received more than \$433,000 in state support; this year, the funding level is about \$38,000 less.

The bureau is a part of the University of Texas, but its funding comes through a separate line item in the state budget. For two years in Gov. Bill Clements' first term, the bureau was subjected to the line-item veto and received no direct state support. UT's administration provided supplementary funds to keep the bureau operating at a reduced level during those years.

Despite the budgetary squeeze, Smith says he plans to expand the bureau's size and staff by attracting privately funded economic research projects.

The bureau will move forward, he predicts, adding, "I'm going to figure out how to get enough money to do that."



### **Biography of Karen Teel**

Dr. Karen Teel was Austin's first woman pediatrician, actively practicing in Central Texas from 1983 to 2006. She passionately advocated for the creation of the Children's Hospital of Austin, which opened in 1988, and the Dell Children's Medical Center of Central Texas, which opened in July 2007. Karen was also instrumental in bringing the first neonatologist to Austin.

The Karen W. Teel, M.D. Lectureship was created to honor Dr. Teel's pioneering contributions to pediatric healthcare in Central Texas.

Dr. Teel was founder and president of the Central Texas Pediatric Physician Alliance and a member of the Elizabeth Ann Seton Board of Trustees. She was the second woman to serve on the American Board of Pediatrics.

### **Biography of John E. Sheffield**

John Sheffield was born in Dallas and raised in Nederland, Texas. He has served as an investment banker, corporate development executive and business professional for more than 14 years, including previously working for Bank Street. He has led and executed transactions across a broad array of industries (telecom, media, technology, energy and healthcare) for financial sponsors and corporations both large and small. Prior to rejoining Bank Street, Mr. Sheffield was the Vice President Corporate Development for ReAble Therapeutics, a Blackstone Group portfolio company which completed nearly \$1.8 billion in acquisitions during his tenure. Mr. Sheffield was also a Vice President at Bank of America in New York in the healthcare M&A group and in the corporate divestitures group. Previous investment banking experience included telecom, media and technology at Wasserstein Perella as well as energy at Harris Nesbitt. He began his professional career as a CPA with PriceWaterhouseCoopers. Mr. Sheffield has an MBA in Finance from the University of Texas, a Masters of Management from EM Lyon (France), and a BBA in Accounting from Southern Methodist University.

### **Biography of Amy Sheffield**

Amy Sheffield was born and raised in Houston, Texas. She received her B. S. in Human and Organizational Development from Vanderbilt University, an MBA in Marketing from the University of Texas, and additional education through Sotheby's American Arts course. Amy was gallery manager at Richard York Gallery in New York from 2001-2003. She is active in fundraising and volunteer work while raising their two children, Sydney and Jack.

OK to go  
SS  
2-23-09

## A. APPLICATION FOR HISTORIC ZONING

### PROJECT INFORMATION:

#10240717

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>2/26/09</u>	FILE NUMBER(S): <u>C44H-2009-0008</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>S. SODOLSKI</u>	CITY INITIATED: YES <input checked="" type="radio"/> NO <input type="radio"/>
APPLICATION ACCEPTED BY: <u>[Signature]</u>	ROLLBACK: YES/NO

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Amy &amp; John Sheffield</u>	
2. PROJECT NAME: <u>The Massey Page House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1305 Northwood</u>	
ZIP: <u>78703</u> COUNTY: <u>Texas</u>	
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.	

### AREA TO BE REZONED:

4. ACRES _____	(OR)	SQ. FT. _____			
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</u>	<u>Residence</u>	_____	_____	<u>Residence</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____

### RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES/NO)	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES/NO)	FILE NUMBER: _____
8. SUBDIVISION? (YES/NO)	FILE NUMBER: _____
9. SITE PLAN? (YES/NO)	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Edgemont  
 Block(s) 2 Lot(s) 85 Section(s) Edgemont  
 Plat Book: \_\_\_\_\_ Page \_\_\_\_\_  
 Number: \_\_\_\_\_  
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

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

11. VOLUME: \_\_\_\_\_ PAGE: \_\_\_\_\_ TAX PARCEL I.D. NO. 02 1700 0103 0000

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES/NO NO  
 TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) \_\_\_\_\_  
 13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES/NO NO  
 14. IS A TIA REQUIRED? YES/NO NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)  
 TRIPS PER DAY: \_\_\_\_\_  
 TRAFFIC SERIAL ZONE(S): \_\_\_\_\_

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.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION  
 SIGNATURE: Amy Sheffield NAME: Amy & John Sheffield  
 FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 512-215-9942  
 STREET ADDRESS: 1305 Northwood  
 CITY: Austin STATE: TX ZIP CODE: 78703  
 EMAIL ADDRESS: Amy.Sheffield@Austin.TX.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION  
 SIGNATURE: S. Deaderick NAME: Suzanne Deaderick  
 FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 477-2929  
 STREET ADDRESS: 2502 Harris Blvd.  
 CITY: Austin STATE: TX ZIP CODE: 78703  
 CONTACT PERSON: \_\_\_\_\_ TELEPHONE NUMBER: \_\_\_\_\_  
 EMAIL ADDRESS: Suzanne@Grander.com.net

DEPARTMENTAL USE ONLY: \_\_\_\_\_

## D. 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.

Amy Sheffield 2-24-09  
Signature Date  
Amy Sheffield  
Name (Typed or Printed)

\_\_\_\_\_  
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.

Amy Sheffield 2-24-09  
Signature Date  
Amy Sheffield  
Name (Typed or Printed)

\_\_\_\_\_  
Firm (If applicable)



## E. ACKNOWLEDGMENT FORM

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

I, Amy Sheffield 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

1305 Northwood  
(Address or Legal Description)  
Austin, Tx. 78703

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.

Amy Sheffield  
(Applicant's signature)

1-24-09  
(Date)

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

NO 1029480

TAX MAP NUMBER: 02-1700-0103-0000

PROPERTY OWNER:

SHEFFIELD JOHN EDWARD &  
AMY DAVOL SHEFFIELD  
1305 NORTHWOOD RD  
AUSTIN, TX 78703-1939

PROPERTY DESCRIPTION:

LOT 8 BLK 2 EDGE MONT

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1305 NORTHWOOD RD

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
2008	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:  
UNPAID FEES:  
INTEREST ON FEES:  
COMMISSION:  
TOTAL DUE ==>

\*ALL PAID\*  
\* NONE \*  
\* NONE \*  
\* NONE \*  
\*ALL PAID\*

TAXES PAID FOR YEAR 2008 \$22,442.12

TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 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 02/17/2009

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 