ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2017-0039 **HLC DATE:** May 22, 2017
PC DATE: May 23, 2017

APPLICANT: Old West 19th, Ltd., owners

HISTORIC NAME: **Carrington's Bluff**

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1900 David Street – Council District 9.

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) combining district to single family residence – Historic Landmark – conditional overlay, neighborhood plan (SF-3-H-CO-NP) combining district zoning.

QUALIFICATIONS FOR LANDMARK DESIGNATION:
Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed in the Comprehensive Cultural Resources Survey (1984) as a Priority 1 for research.

CITY COUNCIL DATE: June 22, 2017 **ACTION:**

ORDINANCE READINGS: 1ST 2ND 3RD **ORDINANCE NUMBER:**

CASE MANAGER: Steve Sadowsky **PHONE:** 974-6454

NEIGHBORHOOD ORGANIZATION: West University Neighborhood Association

BASIS FOR RECOMMENDATION:
Architecture:
The house has evolved over many decades, and represents vernacular Texas design. The house is believed to date from 1870 and still reflects the dominant architectural styles of the mid-19th century, including the prominent south-facing entry with its sidelights and large transom that relate to the popularity of the Greek Revival style in the 1850s and beyond. The one-story house is composed of twin front-gabled sections on either side of the principal entry, with a flat-roofed, monumental almost-full-width porch. The symmetrical composition of the house is also reflective of a reference to the Greek Revival style and the posited construction date of ca. 1870. A massive remodeling project in 1911 added the stucco finish to the house, and a two-story addition was constructed on the west side of the house around 1927. The addition has a hipped roof and a bay window on the first floor. The east porch was removed at some point after 1961 – it appears on the Sanborn maps of 1935 and 1961, but there does not seem to be a permit in city records to reflect that modification. The original one-story part of the house appears to have

been stuccoed in 1937 – it is shown as stuccoed in the 1961 Sanborn map but not on the1935 map. Another large two-story addition was built to the west of the main house in 1990.

Historical Associations:

The land on which this house is located was purchased by Leonidas Davis (L.D.) Carrington in 1854. Carrington was a successful Austin merchant, and it appears that this acreage was to be used as a garden plot for produce by the family, as they built their primary residence at 1511 Colorado Street (now known as the Carrington-Covert House, a designated City historic landmark). The Carringtons, like many of the wealthier families of the time, purchased an entire block (or "outlot") for their farms, outside the designated city lots of Edwin Waller's 1839 grid.

L.D. Carrington (1816-1897), a native of North Carolina, was one of 11 children. In the 1830s, he and a younger brother moved to Columbus, Mississippi for their education, and to work for their uncle, a wealthy Columbus merchant. L.D. became a successful merchant and businessman in Mississippi, and in 1844, he married Martha Hickman Hill, the daughter of a wealthy Tennessee planter. His parents had moved to San Augustine County, Texas in 1840; her parents moved from Tennessee to Bastrop County, Texas in 1850. In 1852, L.D. sold his businesses in Mississippi and moved to Texas as well, settling in Austin, where he set up his mercantile business, the Carrington Company "New Cash Store", which grew to be one of the largest in the region by the close of the decade. Carrington's business provided dry goods, boots, shoes, hats, groceries, cutlery, musical instruments, and fancy articles, a considerable feat, as his business predated the arrival of the railroad in Austin by a good 20 years. His interests also included land speculation, a flour mill, the Austin Artesian Well, and other enterprises. He was elected an alderman of the City of Austin in 1854.

Also in 1854, a year after establishing his business, he bought this acreage, which extended from what is now 22nd Street south to 19th Street between Shoal Creek and San Gabriel Street, but he was renting a house at the time, his wife and children living in Bastrop County with her parents.

He built his family home northwest of the State Capitol, at what is now 1511 Colorado Street; that house was completed in 1857. Unfortunately, Martha Hickman Hill Carrington died soon after the mansion was completed. In 1866, Carrington married a widow, Sarah ("Sallie") Ann Barber. L.D. Carrington sold the family home on Colorado Street in 1870, and moved to this farm, which local legend has it was a dairy farm, with the principal barn across what is now David Street. They lived here until the early 1880s, when they moved to the Buda area, where Sallie Carrington had property and built a two-story hotel, which was a popular and successful stop on the International and Great Northern Railroad. L.D. Carrington served as the postmaster of Buda from 1884 to 1886; the Carringtons also had a mercantile business at Buda as well as a stagecoach stand. L.D. Carrington died at Buda in 1897.

After his parents moved to Buda, the farm was taken over by a Carrington son, R.E. (Robert Emmett) Carrington, who is shown as the owner of the property in the 1890 lot register. It is not clear who occupied the house in the 1880s and 1890s but it appears that the property operated as a farm during those years until the Carrington children decided to subdivide the property into residential lots in 1895.

Charles Morrison bought this property in 1911 and lived here until around 1919. Morrison was born in Ohio and raised in Georgia. He came to Austin in 1901 and worked as a book-keeper and secretary for Scarbrough & Hicks, the city's largest department store at the time. He later went into business with Arthur Moore in a men's furnishings concern known as Moore

and Morrison, at 10th and Lavaca Streets. He then went into the printing business, a career he followed until his retirement in 1956. Morrison was known for his daily swims in Barton Springs Pool, and was granted the honorarium of "Official Greeter of Barton Springs." His son, Dr. Robert Burks Morrison, a premier pulmonary specialist in Austin, was born in this house in 1912. Dr. Morrison was the long-time leader in the Travis County and Texas Tuberculosis associations.

Morrison completed a substantial renovation of the house in 1911, covering the house with stucco and updating the windows. He also reconfigured the house, converting interior spaces into smaller rooms. Morrison and his family lived in the house until around 1919.

Joseph O'Reilly purchased the house and property in 1922, and lived here until 1957. O'Reilly was a local agent for the Texas Company (Texaco) and was later the proprietor of Raatz and O'Reilly, a prominent dry goods concern at 6th Street and Congress Avenue. O'Reilly lived in this house with his daughter and her family, and around 1927, added the two-story addition to the west of the main house, containing the prominent bay window facing south. It appears that around 1937, the original section of the house was stuccoed as well. After Joseph O'Reilly died in 1957, the house was passed down to his grand-daughter, who sold the house to Kathleen Molesworth.

Kathleen Molesworth was born in Uvalde, Texas to an Irish mother and a British father. Her father was a peace officer who had previously served as a Texas Ranger. The family moved to Austin in 1920 for the education of their children. Kathleen Molesworth proved remarkable in the educational attainments of her family, and for women in Texas. She graduated from the University of Texas, and was the first woman to earn a Master's in Business Administration at the University of Texas. She was held back by her gender in her search for employment, having to work as a clerk and secretary until she was able to break into the U.S. Foreign Service. She was fluent in Spanish, and worked for the U.S. government in Guatemala. In the 1950s, she went to London as a commercial attaché with the American embassy. She was instrumental in promoting trade between the U.S. and the U.K. She purchased this house for her retirement home, and lived here until her death in 1983.

Molesworth's nephew, Nick Classen inherited the property; the house became a rental property for students until he and his wife were convinced to let the house be converted to a bed and breakfast inn, which it remains to this day.

PARCEL NO.: 0113001109

LEGAL DESCRIPTION: LOT 9 & S20 FT OF LOT 8 BLK 3 OLT 26-28 DIV D CARRINGTON SUBD & 61X50 AV TRT 6 OLT 13 DIV E PLUS .15AC VAC PT OF W19TH ST

ESTIMATED ANNUAL TAX ABATEMENT: $5,514 (income-producing; no cap).

APPRAISED VALUE: $1,003,580.

PRESENT USE: Bed and breakfast inn.

CONDITION: Excellent

PRESENT OWNERS:
Old West 19th, Ltd. (Tim and Karrie League)
1302 W. 22nd Street
Austin, Texas 78705

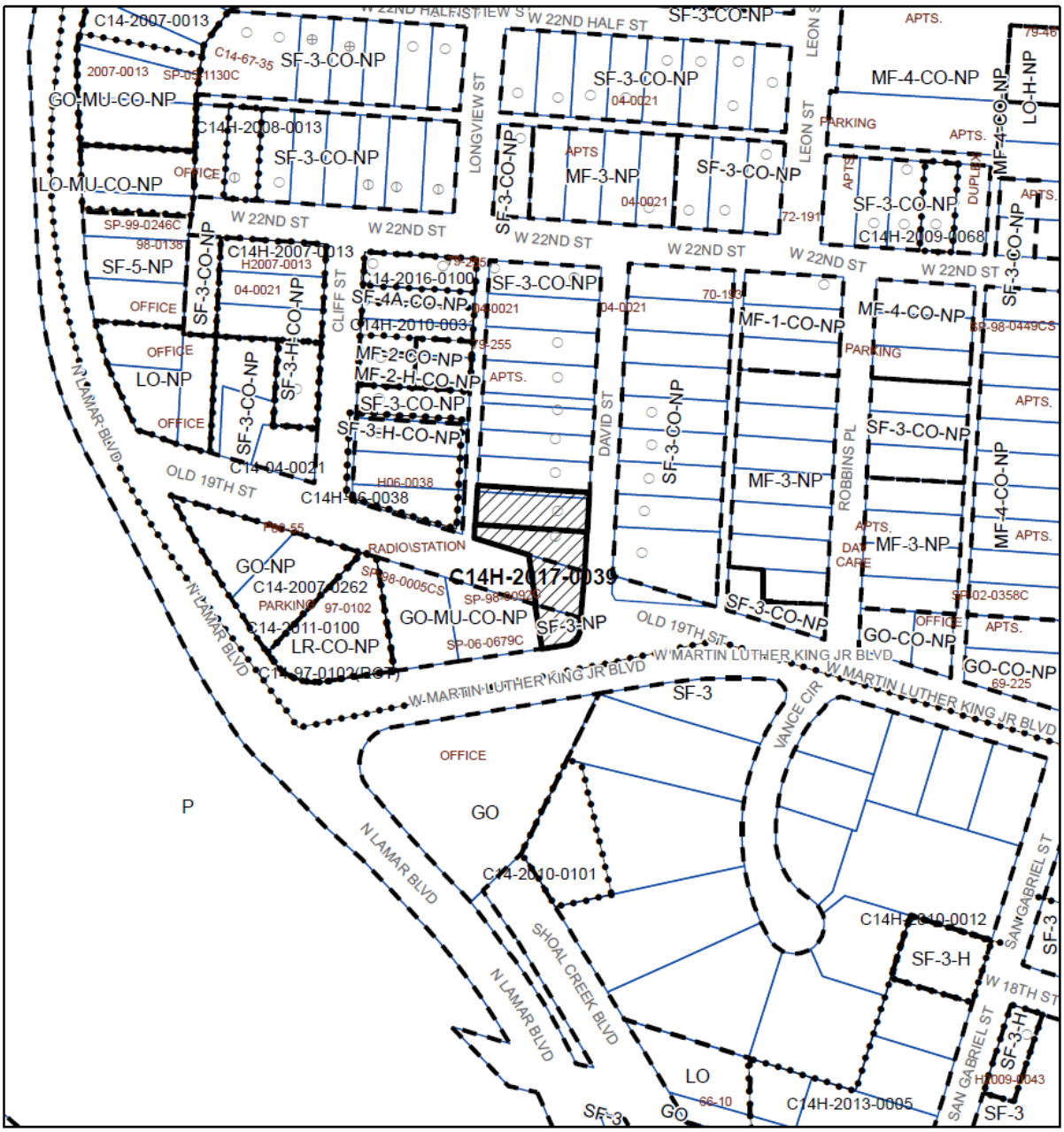
DATE BUILT: ca. 1870

ALTERATIONS/ADDITIONS: Exterior covered in stucco (1911); two-story addition added to the west of the main house (1927); stucco finish (1937); two-story addition to the west (1990).

ORIGINAL OWNER(S): L.D. and Martha Carrington (property purchased in 1854).

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



ZONING

Case#: C14H-2017-0039

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 200

1 " = 200 '

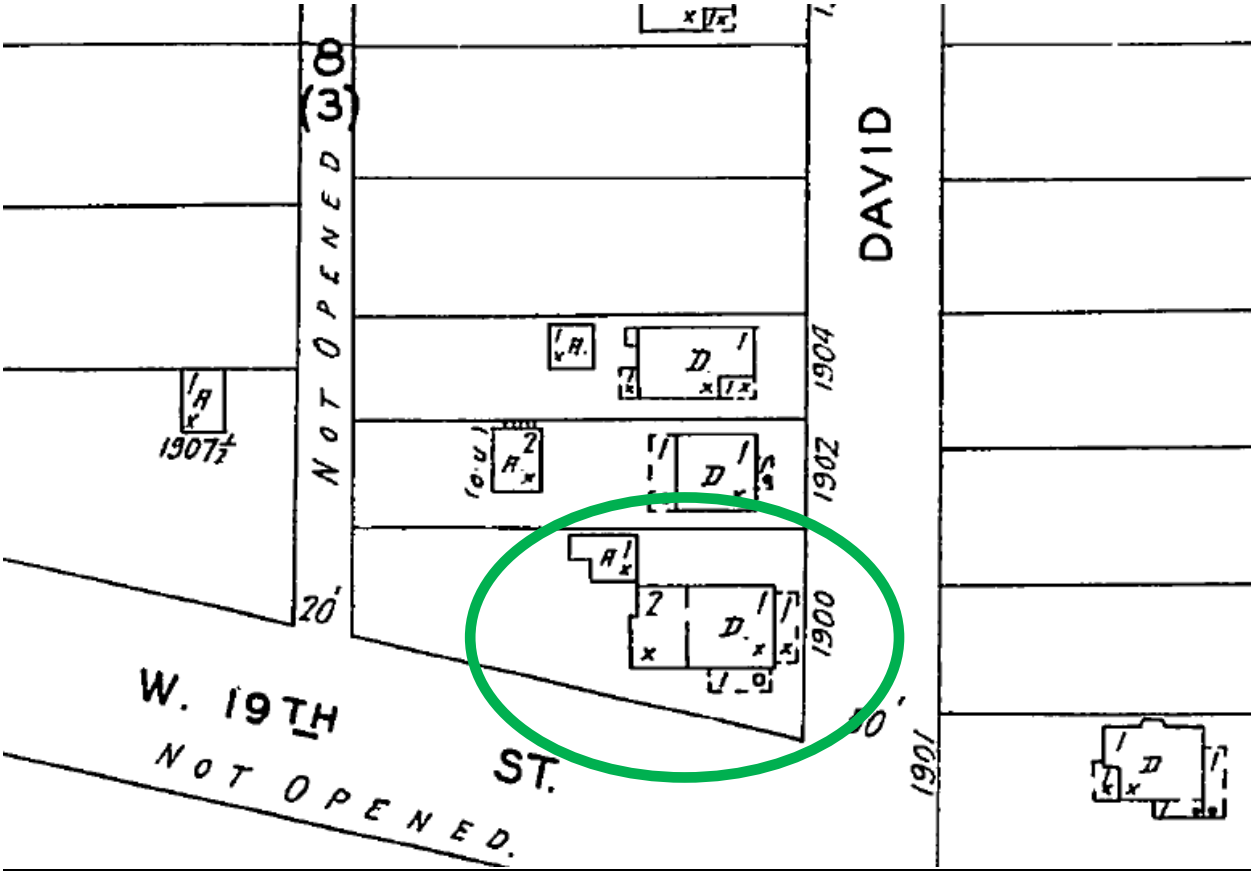
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

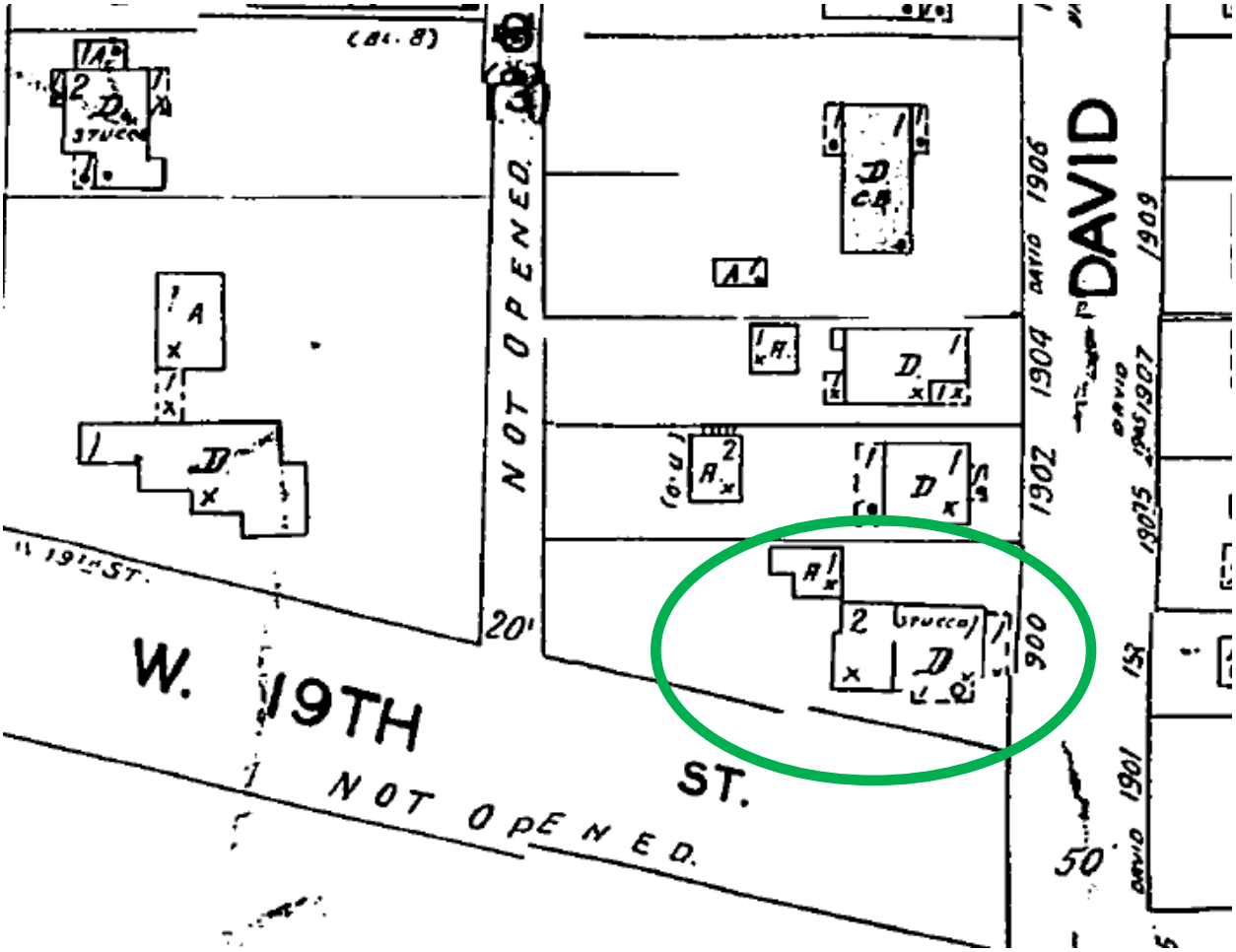
Created: 4/11/2017

1900

1900



The 1935 Sanborn map shows the house with a one-story porch facing east (no longer extant), and the two-story addition to the west.



The 1961 Sanborn map shows the same configuration as the 1935 map above, but with the notation that the house was stucco. The east porch is still shown on this map.

Kathleen Mobeworth 1900 David Street

47 9 3

Carrington Sub.

Repair & Remodel residence

73064 6/4/59 1500.00

Wayland Festro

Putting S.R. on two walls & ceilings
tile floor in bath paint work

Carrington Bluff House
Carrington-Morrison-O'Reilly-Molesworth House
1900 David Street, Austin, Travis County, Texas
Compiled by Phoebe Allen, February 2017

CONTEXT

GEOGRAPHIC SETTING & HISTORY OF PROPERTY

The house at 1900 David Street is an historic Austin property located on a quiet street in the Original West University Neighborhood area known as the Carrington Subdivision or Carrington Acres. The neighborhood is currently a residential area in transition, with most of the older family homes used for student housing. There have been a few demolitions, including one on the same block, and several homes in the vicinity have been renovated for single-family use.

Outlots 26 and 27 of the farmland were granted in 1840 by the Republic of Texas to **Hannah** and **David Gouverneur Burnet** (1788-1870). Burnet served as President of the Republic of Texas for seven months in 1836 and Vice President under Mirabeau Lamar.[1] Outlot 28 was patented in 1842 to **Samuel G. Haynie**, physician and 1850 Mayor of Austin. Leonidas Davis Carrington purchased the three Outlots for his family farm in 1854.

Koch's 1887 Bird's Eye View map illustrates a one-story house on the site, sitting atop a bluff that overlooks Shoal Creek with excellent views of downtown Austin and Pease Park. The house is in an excellent position to have been used as an early outpost, since Indian Territory was just west of Shoal Creek until the 1880s. Significant vegetation runs down the steep bluff south and west of the house to the creek.

In the 1887 map, the 1851 Elijah Sterling Clack **Robertson - Lucy House** at 1802 San Gabriel (razed 1966) can be seen in the Outlot due south of the Carrington farm; the 1855 **Neill-Cochran House** is pictured in the Outlot due north of the Carrington farm, at 2310 San Gabriel. These homes would have been present or under construction when Carrington purchased the farm property in 1854, as would have been the 1851 **Nathaniel Townsend** home at 1800 West Avenue (replaced 1868 by the Angeline Townsend House (razed 1962)), the 1853 **George Glasscock House** at 1400 West (razed 1923), and the circa 1855 **Westhill**, a.k.a. the Chandler-Shelley House at 1703 West Avenue. The **Frank Brown** home at 1500 West Avenue (razed 1905) and the **Denny-Holiday House** at 1803 West Avenue were built circa 1870. The **John Wesley Robertson** home at 900 West 17th, cater-corner southeast to the Carrington Farm, was built circa 1880.

Thus, the Carrington Farm would have been surrounded by a number of active "block" farms – that is, in most cases, each family owned an entire block or Outlot as the site of a family homestead, with separate kitchens, various outbuildings and orchards. These "Outlots" lay outside the lots of the one-square-mile Waller grid laid out in 1839 for the City. These 19th Century families influenced the development of the City of Austin as it moved into the 20th Century.

1935 Sanborn maps indicate 19th Street running along the southern edge of Outlots 26, 27 and 28; however, this street was never opened and was eventually vacated by the City (1982); instead 19th Street was extended south of the planned location, down the bluff to Lamar Boulevard.

ARCHITECTURAL DESCRIPTION

This evolutionary Texas vernacular house presents a challenge in terms of its chronology. Its present appearance dates from the **1911** Morrison remodel with the **1920s-30s** O'Reilly addition of a two-story wing and update of the kitchen. The non-historic Classen addition of a rear garage apartment that abuts, but is not connected to, the historic structure is from the 1980s.

The composition roof is a modified hip roof with two gable ends facing south and one facing east. The roof over the two-story west extension is hipped. The roof of the south/front porch is flat. There is a brick or stone interior chimney faced with stucco, which draws from the living room fireplace. The foundation is partially brick and limestone, partially cement, partially pier and beam, and covered in stucco. The exterior walls are covered in stucco.

It is difficult to discern which parts of the house might date to the 1870s, but architectural historian **Peter Maxson** in January of 2017 was able to ferret out distinguishing late 19th Century and early 20th Century architectural features as follows:

[1] *Austin Daily Statesman*, Feb. 13, 1897, pg. 3. Deed Records, Travis County.

Probable 19th Century features:

- The top board and shelves to the left of the fireplace appear to have been added to a 19th Century inspired "temple front" mantel very similar to the mantel of Bastrop's 1857 Greek Revival style Crocheron House and to other vernacular mantels from the late 1800s. The mantel features columns with bases and entablature.
- Square columns on the south porch are consistent with the 19th Century.
- Ceiling heights in the main sections of the house are very high.
- The front door features a large upper pane with wavy glass, typically early late 19th to early 20th Century; its Greek Revival form is 19th Century. There are seven square windows above the door that appear to be original, with wavy glass; the two sidelights have been replaced.
- The doors of the two east bedrooms each have two vertical panels with very plain surrounds, generally consistent with 19th Century Greek-Revival features.
- The triple panel door at the rear of the kitchen appears to be early and could have been an exterior door.

Early 20th Century features:

- The heavily textured exterior stucco was popular in the early 20th Century.
- Beaded siding on the porch ceiling and upper walls is typical of the turn of the century.
- Oval hardware on the two east bedroom doors is typical of 1910.
- Several windowpanes have wavy glass, generally from prior to WWI.
- The interior kitchen door features five horizontal panels typical of the Teens and Twenties.
- Kitchen cabinet style appears to be from the 1920s or 1930s.
- Walls of the 1922-added bay room and the room added behind kitchen have the formerly exterior stucco on their interior walls.
- Heating vents still in place are typical of the Teens or Twenties.
- Doors between the dining room and living room (likely glass multi-lights) are missing.

Pine floors in the main house appear to be original to either 1911 or the 1930s. A boot scraper is embedded in the east step of the porch, and a mail slot, no longer in use, is embedded into the house at the base of the porch's east window.

The two windows on the south porch are 16 over one (typical of 1900-1910), with sidelights on the left window but none currently on the window to the right of the door. A bay window looks south from the first floor of the two-story extension. Two windows on the east façade are six over six, while one small central window is two over two. Windows on the north façade include a group of three, all one over one. Windows on the west extension are six over six.

The Classens built a gazebo in the south garden. A low stone wall separates the gazebo area from the house.

OVERVIEW: HISTORICAL NARRATIVE
& CHRONOLOGICAL ALTERATIONS

Timeline with Key Property Owners

1840 Burnet & Haynie
1854 Carrington
1887 Bird's Eye Map indicates house
1893 Carrington Acres is subdivided
1909 F.W. Hill
1911 Morrison - remodeled house
1922 O'Reilly - added 2-story west wing (shown on 1935 Sanborn)
1957 Molesworth
1984 Classen – added rear garage apartment
2009 Crumb
2013 Old West 19th Ltd.

The oldest core of the structure is believed by previous owners to have been built by 1877, when L.D. Carrington is listed in the City Directory as residing on "Magnolia Avenue west of city", and in 1881 as residing "third street west of West Avenue." The farmhouse, which may have had dogtrot origins with a central great hall (now occupied by two added bathrooms), may have included subsequently removed rooms as well as a porch that abutted David Street, but was removed after 1935.

In 1854, L.D. Carrington, an early Austin merchant and land speculator, purchased as his family farm, for $3,200, Outlots 26-27, and 28, an area which extended from Palmetto/22nd to Magnolia/19th between Shoal Creek and San Gabriel. The farm lay about a half-mile walk from his 1857 mansion at 1511 Colorado, now the **Carrington-Covert House** (**RTHL 1962**). His wife, the former **Martha Hickman Hill**, supervised the farm, according to their granddaughter, Evelyn M. Carrington, PhD: "The farm demanded some of Martha's attention in planting, drying some of the produce, preserving others and getting the surplus ready to sell in the store."[2]

Previous owners Nick and Linda Classen always understood that the Carrington farmhouse was the core of house. "We understood it to have been a dairy run by the Carringtons, with the barn across David Street and cattle grazing over the whole farm. We were told that the core of Aunt Kay's house was the Carrington dairy house. We think it was built around the core of the Carrington house. We added the bathrooms from closets and tore down a garage to add the rear innkeepers' quarters. The garage had originally been the site of an authentic carriage house."

Past house owners and proprietors of the Carrington Bed & Breakfast business have stated that the property was utilized as an early Austin dairy farm during the years before it was subdivided. One of the earliest property owners, **Frank W. Hill**, is listed in the 1909 City Directory as a dairyman; he and his brother (or father) were merchants and lived only one block east of the Carrington farm from 1890 to 1905. It is possible that the Hill family is related to Carrington's mother, whose father, **William Hickman Hill**, and his brother, **Alexander Campbell Hill** (1834-1897) both came to Texas in the 1850s, but research was unable to confirm this familial connection. Alexander Hill settled in Austin and lived at 2104 Nueces, a few blocks from the Carrington farm. James M. Hill, farmer, resided at 708 W. Magnolia (19th) in 1885-86, about two blocks east of the Carrington farm. Two Hill gentlemen, presumably brothers or father/son – Frank W. Hill (2104 Pearl) and John W. Hill (2106 Pearl), were the owners of Hill & Hill, Dealers in Staple & Fancy Groceries and Feed at 1010 Congress by 1889.

Since City Directories are not indexed by street name until 1905, it is not possible to determine who may have been living in the farmhouse, but tenants or farmhands are likely, since no Carrington or Hill individual is listed on the property after 1881. We do know that Frank W. Hill owned a substantial section of the Carrington Subdivision (see Lot Registers).

Subdivision of Carrington Acres 1895

Carrington Acres was subdivided into four blocks by two of Carrington's sons beginning in 1895. David Street does not appear in the Austin City Directory until **1912**, the year after the lot was purchased by **Charles W. Morrison**, a gentleman who became known as the "Official Greeter" of Barton Springs after his retirement. Because the property value of Lot #9 jumps from $100 to $1000 after Morrison purchased the lot in 1911 (Lot Registers), it is likely that Morrison renovated, remodeled, or completely rebuilt the farmhouse. Either Morrison or the next owner, Joseph O'Reilly, may have reconfigured the original house to face Magnolia rather than David Street after Morrison and his wife purchased Lot #9 in early 1911. The home's lofted ceilings and expansive double hung windows made it well situated to capture breezes above the bluff. Morrison's son, **Dr. Robert B. Morrison**, a prominent Austin Pulmonologist, is recorded as having been born in the house.

Joseph O'Reilly, an agent for the Texas Oil Company (Texaco), purchased the home in 1922 and in 1937 added the two-story west wing[3]. This extension has two airy upstairs bedrooms and a ground floor bay window that captures wonderful views of the Austin skyline through the branches of a large, historic live oak tree. By 1938, 19th Street was relocated to the south and is now known as Martin Luther King Boulevard. During this period the stairs on the west side of the property headed down the cliff to a chicken coup and goat pen.

A 1949 renovation of the house resulted in replacement of the wooden southern porch with concrete. It was likely O'Reilly who removed the east porch (present on the 1935 Sanborn map) and converted a central doorway to a small bathroom window, due to the close proximity of David Street. Until his death in 1957 O'Reilly lived in this house with his daughter, Eileen Howell, and son-in-law, **Grover Marvin Howell**, grandson Marvin Howell Jr., and granddaughter Kathleen Howell. After O'Reilly's death, property ownership transferred to his granddaughter, **Kathleen Howell** (Parrish, later Cone). Her parents continued to live on the property.

Kathleen Parrish sold the house in 1957 to **Kathleen Molesworth**, who retired to the home after 22 years of US Foreign Service. She had previously purchased the outside tract of land along the cliff side, and the house at 1901 David Street. After much wrangling with the city, the old 19th Street was finally vacated, resulting in the current .44 acre lot at 1900 David Street. Molesworth's influence on the house can be seen in the 1959 remodeling of the

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[2] Carrington, Evelyn M. PhD. "Martha Hickman Hill," 1979. Carrington Papers, AR.H.001. Austin History Center.
[3] City of Austin Building Permit, Marvin Howell. 108-6/10/37. Note: Permits are not available before 1934.

exterior of the ground floor with stucco and the addition of two bathrooms in the main house.[4]

Carrington Bluff B&B

After Molesworth's death in 1983, her nephew **Nick Classen** inherited the property. The Classens rented the house to students for a few years, but were approached by Gwen and David Fullbrook to operate the house as a Bed & Breakfast. The Fulbrooks persuaded the Classens to build the rear garage apartment as living quarters for the innkeepers, opening up the entire main house for rentals and converting closets into bathrooms for each bedroom.

According to Gwen Fullbrook in a December 2016 phone conversation, she and her husband David were the innkeepers of the Carrington Bluff Inn from 1989 until 1995. "It had been a student residence prior to that. We first added two bathrooms and used the large side room for ourselves. Later we talked Nick Classen into adding the garage apartment in the rear and moved our family, including our 14-month-old son, to the garage apartment so that the B&B part was all in the main house." David Fullbrook built the gazebo to offer garden weddings. Gwen had a good relationship with legislators and with writers from UT and the Ransom Center, who would stay for a month or more at a time.

Lisa Mugford bought the business from the Fullbrooks in 1995 and ran it until 1999. Phoebe Williams, who had worked for Mugford, was the proprietress up until about the time the property was sold to the Crumbs.

Legislators and writers from UT and the Ransom Center were regular long-term guests. George W. Bush's advance team stayed at the house before and during his inauguration as Governor of Texas. Carrington Bluff Inn has been used as a B&B and/or short-term rental for family reunions, writers, tourists, visiting parents of students, and legislators since 1989.

In 2009 **Catherine Riegle-Crumb** and **Robert Crumb** purchased the property. They replaced the main air conditioning system in the main house, refinished all of the wood floors, renovated the kitchen in the carriage house, installed an ornamental iron fence around the property, added extensive landscaping, and remodeled the space under the carriage house into a climate controlled storage space/game room. The Crumbs also added an alarm system and central sprinkler system.[5]

There are four bedrooms, and five baths in the main house, in addition to the kitchen, dining room, living room, family room, and a large utility room. Details of interest include a well drafting fireplace and longleaf pine floors.

The rear, two-story garage apartment has about 1200 square feet of living space with a large, one-car garage, two carpeted bedrooms, 1½ baths, and an open kitchen/dining/family room with parquet wood floors. The under-carriage space is an air-conditioned room with two large closets.

Proprietors operated the Carrington Bluff Inn from 1989 until the house was sold in 2009. It has continued to be operated, since its sale in 2013, as a Bed & Breakfast and short term rental by the current owners, Old West 19th Limited. Additional details regarding the history of the farm can be found in the following biographies of the key owners.

BIOGRAPHIES of KEY OWNERS

L.D. Carrington (LDC), Owner 1854-1893

Leonidas Davis Carrington (1816-1897) was born in Orange County, North Carolina to **William Davis Carrington** (1792-1849) and **Frances "Fanny" Cozart** (1793-1878). L.D. Carrington had ten siblings. In the early 1830s L.D. and a younger brother, Hubbard, were employed by a wealthy uncle, **Albert Cozart**, in Columbus, Mississippi, where they were educated.[6] Columbus was a shipping point for cotton, hides, molasses, pork, timber and cooperage, and in return, supplies were provided for plantations in northwestern Alabama and northeastern Mississippi.

L.D.'s father and other members of his family migrated to the new Republic of Texas by 1840, and were living in San Augustine County when L.D. visited them in the winter of 1840-41 (Carrington Papers: Gifford White 1966: 172). L.D. stayed long enough to conduct some business, including the purchase of five Negro slaves in Montgomery County, Texas for $1,500.[7] He returned to Mississippi in 1841, leaving his property to be managed by

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[4] City of Austin Repair & Remodel Permit, Kathleen Mobeworth [sic], Repair & Remodel residence, 73604, 6/4/59. $1500. "Putting S.R. on two walls & ceilings, tile floor in bath, paint work. Wayland Festro.

[5] Crumb, Robert. "Carrington House: Notes on History." 2013, based on deeds and papers from Nick Classen.

[6] The Carrington-Covert House. Archeological Investigation of a 19th Century Residence in Austin, Texas. Texas Historical Commission, Office of the State Archeologist Reports, Number 25. Feb. 1974.

Parmelee, Deolece, Director of Research, Texas State Historical Survey Committee. "The Carrington-Covert House in 19th Century Austin," pg. 2. 1968. Dr. Evelyn M. Carrington, interview by Parmelee, Dallas, Nov. 11-12, 1968.

[7] Carrington Papers. Briscoe Center for American History. File Box 2B177, Bill of sale of slaves made between Wm. Davis Carrington and Leonidas Davis Carrington during the Republic of Texas. Feb. 6, 1841.

his brother Duncan.[8] A younger brother, D.C., lived in Nacogdoches during the Republic of Texas period. Duncan Cameron Carrington secured a headright for 640 acres in Leon County in East Texas and became a leader in its development.[9]

In 1844 L.D. Carrington married wealthy Tennessee heiress **Martha Hickman Hill** (1824-1859) of Garden Hill Plantation near Franklin, Tennessee.[10] Martha was educated at a seminary in Nashville, where her aunt lived. Their first son, Robert Emmett, was born September 18, 1845 at his grandfather Hill's Gardenhill Plantation near Franklin, Tennessee. Numerous letters written to L.D. by Martha wrote numerous letters from her parents' home in Gardenhill addressed to her husband, L.D. Carrington, Merchant, Columbus, Mississippi between July 6 and October 6, 1845, during her pregnancy up until just after the difficult birth.[11] The young family lived in Columbus, Mississippi by 1848, where their second child was born,[12] and continued L.D.'s successful business as a merchant under the guidance of his uncle.[13]

Mrs. Carrington's father, **William Hickman Hill** (1788-1853), moved his family to Bastrop County, Texas around 1850, and L.D. Carrington entertained the idea of starting a plantation nearby. His father-in-law and other friends encouraged him to go instead to Austin, where "a man of his business habits would be happier" (Hill 1853). Hill's brother, Alexander Campbell Hill (1834-1897) also came to Austin from Tennessee in 1852.

Carrington left Mississippi with his wife's parents following the death of Martha's sister of tuberculosis; her brother Will was ill from the same disease. L.D. sold his Mississippi business at a sizeable profit and left Gardenhill on September 4, 1852, traveling through Memphis and Little Rock and crossing the St. Francis River. After delays of illnesses and rain, they reached Austin on Nov. 13, 1852. The family rented a house and the Hill's slaves occupied tents in the suburbs, where their services were rented out until Mr. Hill purchased 738 acres of land with 50 acres in cultivation, a frame dwelling and outhouses, with a creek running through the land three miles northwest of Manor, Texas.[14]

Thus in 1852 L.D. Carrington's family was in Austin, and he began to speculate in land in Travis and other Texas counties, purchasing land confiscated for non-payment of taxes. In July of 1852, he bought two lots for $61.64. At a Sheriff's sale in December of 1852, L.D. bought 6,720 aces of land for $14.34. He bought other land and continued speculation for many years throughout the state.[15]

Within six months of his arrival, L.D. opened one of the largest mercantile houses in Central Texas. In 1853 he contracted for the three-story brick Lamar Moore Building at 700 Congress Avenue with an annual rent of $900.[16] The **Carrington Company "New Cash Store"** was opened on September 25, 1853.[17] There was no railroad, but Carrington advertised his goods as being from New York. His silent partner in the store was a brother-in-law, David Clarke of Denton. An article in the *State Gazette* describes the store's goods:

> Dry Goods, boots, shoes, hats, groceries, handward, cutlery, musical instruments and fancy articles and in short every article usually kept in a general Dry Goods and Grocery establishment. His goods have been selected with strict attention and regard to the requirements of the country. His assortment embraces every article in the market and In part consists as follows: Fancy and Staple Dry Goods, printed and plaid tissues; bearges and delaines; plain and dotted Swiss muslins, printed and painted muslins, Bishop and Victoria lawns; French ginghams, jaconet, swiss edging and inserting; ladies needle worked capes, collars, chemisetts; ladies embroidered handkerchiefs, and undersleeves, silks, sateins, alpaca and alpaca robes; ribbons, a great variety; ladies and gents gloves, every description; wreaths and artificial flowers; English, French and American prints; checks of all styles; linen, Irish linen and drilling; table cloths and toweling; cottonade and tweeds of every kind; bleached and brown domestics; ticking and Osnaberg Enligh, French and German hosiery; shell side and tuck combs, linseys, kerseys, blankets of every description; ladies hand baskets, & etc."[18]

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[8] Parmelee, 1968.
[9] State of Texas General Land Office, File 459, Robertson Land District.
[10] Parmelee, 1968. Pg. 3.
[11] Carrington Papers. Briscoe Center for American History. File Box 2B177, Letters from Martha Carrington to her husband. Carrington, Evelyn M. PhD. "Martha Hickman Hill," 1979, 19 pages.
[12] Carrington-Covert House RTHL file, Texas Historical Commission. 49 pages.
[13] Carrington-Covert House RTHL file, Texas Historical Commission. pg. 17 of 49.
[14] Carrington, L.D. biographical file. Austin History Center, Typed manuscript, pg. 53
[15] Carrington, L.D. biographical file. Austin History Center, Typed manuscript, pg. 54-55. Parmelee, pg. 4-5.
[16] Carrington, L.D. biographical file. Austin History Center, Typed manuscript, pg. 57
[17] *Texas State Times* 1854; Brown n.d. 15:18. Carrington Papers, AR.H.001, Austin History Center.
[18] *State Gazette*, Austin, Texas, Dec. 8, 1855, Vol. 7, No. 16, pg. 4, col. 7

The quarters of the U.S. District Court were regularly listed as "over Mr. Carrington's store".[19] On September 15, 1853, ten days before the store opened, Carrington bought the block (Block 148, Lot 46) just north of the 1851 State Capitol yet outside the pre-Civil War city limits, where he proceeded to build his family home. (pg. 59) His wife and three children may have stayed with her father in Bastrop County until 1853 (her father died in June of 1853; her mother lived with son Hubbard, and later lived in Leon County), but were living, perhaps temporarily in a building on the premises, by the time the Carringtons' fourth child was born in 1854; a fifth child was born in 1856.

L.D. Carrington was elected as an **Alderman** of Austin City in 1854 under Mayor John S. Ford.[20] Later that year he was on a committee to organize a county fair and was a trustee negotiating the purchase of a church building for Austin's Christian congregation, for which his brother Hubbard later served as first permanent pastor. A ledger indicates that he was also the managing partner of Phelps & Johnston from Sept. 25, 1853 to Jan. 1, 1859.[21] In addition to his continuing mercantile business, he held an interest in the Travis Power Mill.[22] "By 1857-58, Carrington seems to have had a sideline interest in a flour mill, for noted in his Ledger is the purchase of a mill with "bolting cloth" and considerable quantities of wheat."[23] He was also a stockholder in the Austin Artesian Well[24] and continued to buy and sell land in Austin and several areas of the state, often available due to delinquent taxes.

In 1854 L.D.'s uncle **Wiley Hubbard Davis Carrington** (1820-1887), together with his wife and son, arrived in Austin and bought two large farms 12 miles north of Austin. Wiley practiced law and occasionally preached in the Christian Church.

By 1857 L.D. Carrington's family had moved into their newly built mansion, now known as the **Carrington-Covert House**, at 1511 Colorado Street, a National Register property and Recorded Texas Historic Landmark.

The Carrington Farm

In November of 1854 L.D. purchased for $3,200 a farm from **Hannah and David Burnet**, who had received the land from the Republic of Texas and where they lived when former President Burnet served as Secretary of State (1846-48).

The Carrington Farm (Outlots 26-28) lay between Magnolia/Martin Luther King Boulevard and Palmetto/22nd Street, and from Shoal Creek to San Gabriel.[25] The land had some buildings, and was about half a mile from their limestone mansion. Martha, who was fond of gardening, likely supervised planting and other tasks on the farm such as gathering food and drying plants. It may have been the chief garden plot for the family.[26]

> "He [Carrington] had lands and other interests in Buda, where he died, but his home place was in Austin between Shoal Creek and San Gabriel Street and between 22nd (then Palmetto Street) and 19th (then Magnolia). This plat of land was given Hannah and David G. Burnet by the Republic of Texas, but was purchased by Leonidas Davis Carrington in 1854."[27]

Tragedy & Civil War

In late 1858, Carrington was financially able to close his retail business and a newspaper, *The Texas Sentinel*, he had purchased the year before. On December 24, 1859, Martha, chronically ill with tuberculosis, died at the age of 35 following the death of her infant son Luther four days prior, as well as the death of 13-month-old son Walter the previous July. He continued life with five surviving children: Robert Emmett, 14; Elizabeth Hill, 12; Frances, 9; L.D., Jr., 6; and William Duncan, 4.

In the 1860 census Carrington's real estate was valued at $20,000 and personal property at $4,000. Carrington owned eight slaves at the time of the 1860 Census and Slave Schedule. Initially opposed to secession, L.D. Carrington eventually formed a voluntary company of "exempts" (older or disabled men) and was elected as Captain of Company B, Battalion of Exempt Volunteers, Texas, CSA. Two of his youngest uncles, William Davis Carrington, Jr. and Luther F. Carrington, returned to Mississippi to enlist. Four of Carrington's brothers also served in the Confederacy, two of whom died at the Battle of Shiloh. His son Emmett also served, but was not yet 20 when

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[19] Parmelee, pg. 18.
[20] Brown, Frank. *Annals of Travis County and the City of Austin*, MS Vol, Chapter 16, page 37.
[21] Ledger, Carrington Papers, Austin History Center.
[22] The Carrington-Covert House. Archeological Investigation of a 19th Century Residence in Austin, Texas. Texas Historical Commission, Office of the State Archeologist Reports, Number 25. Feb. 1974. (DRTC, Q: 119)
[23] Parmelee, pg 18.
Ledger of L.D. Carrington & Co., Carrington Papers, Austin History Center, pg. 468.
[24] Ledger, as cited, pg. 469
[25] Carrington, Evelyn M. Letter to editor T.F. Harwell, Kyle News, Aug. 4, 1944, Carrington Family Papers, Dolph Briscoe Center for American History, University of Texas at Austin.
[26] Parmelee, pg. 16.
[27] Carrington, Evelyn M. Letter to editor T.F. Harwell, Kyle News, Aug. 4, 1944, Carrington Family Papers, Dolph Briscoe Center for American History, University of Texas at Austin; she cites her sources as based on documents in the Texas State Library Archives and papers in the Archives in the Library of the University of Texas.

the war ended. L.D. was pardoned June 15, 1866.[28]

Post War

After the war, L.D. Carrington married a second wife, widow **Sarah "Sallie" Ann Barber Jackson**[29] (1825-1910), on October 3, 1866. They had one son together, Leonidas, born in 1868. In the 1870 City Directory L.D. Carrington and Son are in business on Congress Avenue. L.D. sold the family home on May 5, 1870, settling the estate claims of his children by giving them land throughout the state, and moved to his farm.

His daughter Elizabeth was married by 1871. His oldest son, **Robert Emmett Carrington** (1845-1900), married the only daughter of Hannah and William Gowdey Denny in 1867. Carrington gave his son a city plot at 1108 Nueces, where Emmett built his own family home, and where L.D. is also listed as a resident in the 1872-73 City Directory. He and Emmett were in business again as merchants of dry goods and groceries in 1872-73 on Congress between Ash (9th) and Hickory (8th), and at 920 Congress in the 1877-78 City Directory. L.D. continued to be active in Austin civic life. In 1872 L.D. helped organize a Board of Trade for the general advancement of the community and the improvement of business relations.

Directories are not available for 1874-76, but Leonidas D. Carrington is listed as residing on Magnolia Avenue (19th) west of the city in the 1877-78 City Directory (the farm) and on the third street west of West Avenue between Magnolia (19th) and Chestnut (18th) in 1881-82 Directory. L.D. is not listed in Austin City Directories for 1883 or thereafter.

Mrs. L.D. Carrington purchased three lots in DuPre, Texas (near Buda) on January 4, 1882. The couple built a two-story hotel there and Mrs. Carrington made an agreement to feed people on the train two to three times daily at the train's stop in DuPre. "It was said to be the most popular hotel and dining room on the International & Great Northeren Railroad, between St. Louis and San Antonio." The depot was a short distance south of the hotel, near the present Buda Library. Mrs. Carrington had several servants who helped her. After the railroad was completed her cooks came to work at the hotel. Mr. Carrington was postmaster in Buda from 1884 to 1886. His first wife had been a sister to Mr. J.A. Chandler's wife Lizzie, both of Buda.[30]

Carrington and his second wife also owned a home in Buda, where they kept a stagecoach stand as well as mercantile businesses.[31] L.D.'s son **William Duncan Carrington** (1856-1944) also lived in Buda, at the corner of Cherry and Cedar Streets, where he was a pharmacist and banker from 1891 until his death.

Subdivision of Carrington Farm

R. E. Carrington is listed as the owner of the Carrington Farm (Blocks 26, 27 and 28 in Division D) in the 1890 Lot Register. L.D. died at the age of 81 in Buda in 1897 and was buried in Oakwood Cemetery in Austin.[32] His widow Sallie A. J. Carrington moved back to Austin and lived at the Railway Depot, where she worked as the proprietress of the I&GN Railway Dining Hall, as listed in the 1898-99 City Directory.

Following his death, the 1900 Lot Register indicates that the Carrington Addition was being subdivided by his two sons and sold to individuals as **Carrington Acres**; Lots 14-17 in Block 3 were owned by T.W. Hill.[33] Leon Street was named for Leonidas Davis Carrington, and David Street is a corruption of Davis [a Davis Street already existed], according to a handwritten letter by Carrington's granddaughter, **Evelyn M. Carrington** (1898-1952), at the Austin History Center.

Carrington and Hill family descendants include former Austin City Council member **Lowell Lebermann**, developer **Walter Carrington**, and Tracor founder **Frank McBee, Jr**.

Charles Morrison, Owner 1911-1922

Charles William Morrison (1875-1966), who purchased the property in January of 1911 and lived at 1900 David Street until about 1919, may have remodeled or added on to the original Carrington farmhouse. He held an honorary title as "Official Greeter" of Barton Springs for many of his later years – the title given by Mayor Tom

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[28] Carrington Papers. Briscoe Center for American History. File Box 2B177. Pardon Certificate.

[29] Carrington, Evelyn M., Letter to the Editor of the Buda newspaper, Sept. 27, 1971, Austin, newspaper not named. Carrington file, Austin History Center. Sally Barber Jackson was a sister of Martha Barber Jackson. Both initially married Jackson brothers.

[30] Stovall et al, "Clear Springs & Limestone Ledges, A History of San Marcos & Hays County," Hays county Historical Commission, 1986.

[31] Parmelee, Deolece, Director of Research, Texas State Historical Survey Committee. "The Carrington-Covert House in 19th Century Austin." Summary of history compiled by Parmelee, from Carrington-Covert House RTHL file, Texas Historical Commission. Pg. 12 of 49.
"Captain Carrington Dead," Austin Daily Statesman, Feb. 13, 1897, p. 3.

[32] *Forum,* Austin. Letter to the Editor from Dr. E.M. Carrington of Dallas. Sept. 27, 1971. pg. 5.

[33] Carrington Family Papers, Dolph Briscoe Center for American History, University of Texas at Austin.

Miller. He was known for his almost daily swims at the Springs, and was apparently the first to receive a free lifetime pass on his 85th birthday.

Charles was born in Youngstown, Mahoning County, Ohio to Robert Bruce Morrison (1852-1899) and Susannah Reep Morrison (1855-1947), one of six sons, and grew up in Georgia, where he graduated from Emory University. Charles came to Austin from Georgia in 1901, was a member of the Austin Rifles, the manager for Scarbrough & Hicks on Congress (1905 City Directory), bookkeeper for Scarbrough & Sons for many years and was later associated with Arthur Moore in "Moore & Morrison, Men's Furnishings, Shoes, Tailors, Cleaning & Pressing, Staple & Fancy Groceries" (1916 City Directory) at 10th and Lavaca before working in the printing trade until his 1956 retirement. He married **Mary Williams Donaldson Morrison** (1879-1929) in 1908. They had two sons, Robert and Ralph H. Morrison. Mrs. Morrison had one daughter, Mary Virginia Donaldson Carter (1901-2006), by a previous marriage. Charles died in Austin and was buried in Lockhart.

Dr. Robert Burks "Bob" Morrison, who practiced pulmonary medicine in Austin for 40 years until his retirement in 1983 and death in 2005, was born at home on Carrington's Bluff, 1900 David Street, in Austin on December 22, 1912. Dr. Morrison was former president of the Texas State Tuberculosis Association and Travis County Tuberculosis Association, a former member of the Board of Governors of the American College of Chest Physicians, Honorary Director of the American Lung Association of Texas, former Medical Director of Brackenridge Hospital and Director of the Brackenridge TB Clinic, and a life member of the Texas Medical Association. He was a graduate of Austin High School and the University of Texas. Dr. Morrison, together with his father, Mr. Charlie, held two of the very rare life-time swimming passes to Barton Springs Pool.[34]

Joseph O'Reilly & Howell Family, Owners 1922-1957

O'Reilly (1857-1937) was a local salesman with The Texas Company (Texaco) and was associated with the firm of Raatz & O'Reilly, a dry goods store on the southeast corner of 6th and Congress, for more than two decades. He was a prominent church leader at St. Austin's Catholic Church.

His daughter, Eileen Howell and her husband and two children lived with O'Reilly. Eileen was also active in St. Austin's Chapel, a past president of the Newman School Mothers' Club, University Newman Club, and in the Austin Woman's Club.

O'Reilly's son-in-law, **Grover Marvin Howell**, was employed by the State Fire Insurance Commission in 1927 and continued in insurance. The couple and their two children lived with her father in the house until it was sold by their daughter, Kathleen Howell (Mrs. Sam) Parrish of Snyder, Texas, who inherited the house in 1936.[35]

Kathleen Molesworth, Owner 1957-1983

Kathleen "Kay" Lindesay Molesworth (7 Dec 1895-1983) lived at 1900 David after she retired in 1956 from a 22-year career as an officer in the US Foreign service, and resided there until her death. She left the property to her sister's son, **Nicholas Classen**, who sold it in 2009.

A remarkable woman, Kay was born in Uvalde, Texas to an Irish mother, Jane Emily Charlotte Galbraith, and British father, William "Pat" McKinnon Molesworth. Mr. Molesworth was born in England and came to the States at the age of 15, went on one trail drive and settled in Uvalde. He served briefly as a Texas Ranger and worked primarily as a peace officer in Texas. In 1920 the family moved to Archway Street in Austin to educate the four children: Kathleen, Hilda, E.W., and Frances, all of whom graduated from the University of Texas. Mrs. Molesworth was one of the first presidents of the Austin Council of Parents and Teachers.

Kathleen Molesworth attended the old Austin High when it was at Trinity and 9th. She received her BA in 1917 and an MBA in 1920. She was the first woman to receive a Masters in Business Administration at the University of Texas. Finding appropriate work was more difficult; she found a job as a secretary to the president of the University from 1920-23, but was only allowed to type. In 1923 she visited relatives in England, where she met the commercial attaché of Madrid, Spain, and agreed to fill in for his secretary for three weeks; she stayed nearly three years. She worked for the W.S. Merrell Company in Cincinnati, Ohio from 1925-26, and for the Department of Commerce in Havana, Cuba from 1926-28. She spoke fluent Spanish and, over the next eight years, she held various positions with the US Foreign Service in Guatemala. In 1944-45 she served as vice consul in Algiers, Algeria. She was transferred to London in 1946 as consul and second secretary from 1946 to 1949. Kathleen boasts the honor of being one of the first two women in the Foreign Service to be presented to England's Court of Saint James. In 1948 she was presented to King George VI and his Queen. Texas newspapers headlined the story as "Royalty Gets Curtsy From Texan." At the time of her retirement she held the record in diplomatic service representing the U.S. abroad.

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[34] Morrison, Charles W., vertical file (undated clippings), Austin History Center. Obituary, Austin Statesman, 12/10/1966. "Morrison Returning to Barton's Sunday," Austin American, Aug. 23, 1957. "Agile Cholly Takes Dip At Age 85," Austin American, Aug. 26, 1960. Austin American-Statesman, July 22, 2005.

[35] American Statesman, July 19, 1936. Obituary, Austin Dispatch, Feb. 6, 1937. O'Reilly, Joseph, Austin History Center.

She returned to the US in 1949 and worked in Washington, D.C. for a year before returning to London as a commercial attaché with the American Embassy, where she promoted trade between the US and England and was a delegate to international conferences on tariffs and trade.

She entertained dignitaries from the United States, including Truman Capote. When she returned to Austin, she spoke English with a British accent and brought with her wonderful letters, souvenirs and furniture. A pillar of the All Saints Episcopal Church, she served as the organist and led a children's choir. She never married. Her African American housekeeper, Maggie Reed, who had worked for her parents, worked for "Kay" until Kay's death. She took in her nephew Nicholas' son Wade after Nick and his first wife were in an automobile collision. She is buried at Oakwood Cemetery.[36]

Karrie & Tim League, Current Owners

Old West 19th Street is wholly owned by Tim and Karrie League, and was organized in order to hold property in the neighborhood purchased by the Leagues in order to preserve desirable aspects of the neighborhood where they live. The Leagues are the founders and owners of the Alamo Drafthouse Cinema and are enthusiasts of historic architecture and preservation. Tim League was formerly on the board of Preservation Austin. Together, the Leagues have restored the **Goff Radkey House**, where they live, at 1305 W. 22nd Street, and the historic **Ritz Theater** on 6th Street, which is now returned to its original function as a movie theater. They have also purchased 313 E. 6th Street, a former brothel which has been converted to a cocktail lounge, and 612 E. 6th Street, the historic **King Tears Mortuary**, which has been converted into offices and a small restaurant space. Both remodels have preserved the historic facades.

Out of town, the Leagues have done a full historic remodel, in compliance with the extremely strict San Francisco historic standards, of the **Historic Mission Theater**, restoring it to its full 1917 splendor and returning it to its original use as a movie theater. They are currently involved in the bidding process to purchase the **Baker School** in Hyde Park from AISD in the hopes of moving the administrative offices of the Alamo Drafthouse Cinema into a beautiful historic building.

The Leagues purchased the property at 1900 David Street at the request of Lin Team (through Preservation Austin) in order to salvage the property from use as a fraternity house. They use the house to board management trainees of the Alamo Drafthouse Cinema and as a short-term rental property.

HISTORICAL SIGNIFICANCE & SUMMARY

The Carrington Bluff House merits Historical Landmark status with both the City of Austin and the State of Texas through its evolutionary architecture as a Texas vernacular house and through its numerous historical associations. The Carrington Farm occupied three Outlots originally granted to President of the Republic of Texas' **David Burnet** and his wife Hannah and to **Samuel G. Haynie**, physician and 1850 Mayor of Austin.

The site was the farm and/or residence of several illustrious Austin figures: **Leonidas Davis Carrington** & wife, **Martha Hickman Hill Carrington** (farm owners 1854-1893); "Official Greeter of Barton Springs" **Charles W. Morrison** (resident 1911-1922) and the birthplace of his son, prominent Austin pulmonologist Dr. Robert B. Morrison; Texas Oil Company agent **Joseph O'Reilly** & family (residents 1922-1957); and US Foreign Service retiree **Kathleen Molesworth** (resident 1957-1983). Converted to a Bed & Breakfast by Molesworth's nephew, bagpiper Nick Classen, it has been open to the public for rental since 1989, offering its clients an Austin history from the days of the Republic to the present.

The home's Period of Significance ranges from the 1854 purchase of the land as a farm and illustration of a house on the 1887 Bird's Eye View Map, through the period of occupancy by the O'Reilly and Howell families, with recognition of Molesworth's lengthy occupancy until her death in 1983. The present appearance of the house dates to the initial Morrison remodel of 1911 and the O'Reilly addition of the two-story wing in 1937.

DEED CHAIN & LOT REGISTERS

Related Chronological Notes Regarding Ownership

[36] Phone conversation of nephew Nicholas Classen and his wife Linda, Oct. 2, 2016, with Phoebe Allen. Molesworth, Wm. McKinnon & Molesworth, Kathleen, Austin History Center vertical file: "Cap's Horse Liked Fishin," Hart Stilwell, Austin Statesman Sept. 25, 1955. "Former Austinite Holds Record in Diplomatic Service Representing U.S. Abroad for 22 Years," American Statesman, Aug. 20, 1953. "Foreign Service Career Ended, She Plans to Travel, Make Austin Her Home," Austin American, 1956. "Government Careerist is Former Austin Girl," American Statesman, May 29, 1955.

Carrington Bluff Farmhouse, 1900 David Street

Legal Description from TCAD: Lot 9 & South 20 feet of Lot 8 Block 3, Outlot 26-28 Division D, Carrington Subdivision & 61X50 AV Tract 6 Outlot 13 Division E Plus .15 acres Vacated Part of West 19th Street. Plat Book 1, page 94.

1840 State of Texas **to Hannah** (wife of David G.) **Burnet**. V2 #242, pg. 111, General Land Office Patent Book. Lots 26 & 27 of Division D. File 660 confirms the "original purchase of" Lots 26 & 27 by H.E. Burnet [sic] in 1840. Patent confirmation filed Feb. 27, 1855. Signed March 1, 1855 by Gov. E.M. Pease.

1840 **Lot 26 & 27** patented to M.E. **Burnett** [sic; should read H.E., as cited in 1940 deed to **Hannah Burnett**].[37]

1842 Mar 8 **Samuel G. Haynie**, **Outlot 28**. Patent 167, Vol. 2 Lots 28-31, 49-51, 60, 62, 64, 66-67 of Division D. Confirmation of Patent. File 344, General Land Office.

1854 Nov 23 **Julia A. Rallins** sold Lot #27 to **Leonidas D. Carrington** (LDC), noting that it had been granted to **Hannah Burnett**. Book H – 139.

1854 Dec 9 **Morgan C. Hamilton** sold Lot #26 to L.D. Carrington. Book I-398.

"Leonidas Davis Carrington purchased for $3,200 the property between Palmetto/22nd and Magnolia/19th, Shoal Creek and San Gabriel in 1854 as a family farm. The land was originally owned by Hannah and David G. Burnet, to whom it had been given by the Republic of Texas."[38]

1859 Dec 24 *Martha Hickman Hill Carrington, LDC's wife died. LDC moved to the family's farm in the 1870s.*
1877-82 *LDC is listed in Austin City Directory for 1877-78 and 1881-82.*
1877 *Farmhouse was built by the year he is first listed in City Directory, but may have been built much earlier for occupancy by farm hands and/or as an outpost overlooking Shoal Creek for protection against Indians.*

1879 Lot Register **Outlots 26 & 27 LDC $3500** (first Lot Register City of Austin)
1879-80 Lot Register Outlots 26, 27: LDC $3500, Outlot 28: unknown $400

1887 **Birds' Eye View of Austin** map by Koch shows house on bluff property

1893 Dec 9 **Subdivision of Carrington Acres** filed by R.E. Carrington and Fannie E. Graves, and W.D. Carrington. Plat Book, Vol. 1, page 94. Subdivision on April 28, 1895.

Key: LDC = Leonidas Davis Carrington
REC = Robert Emmett Carrington, son of LDC
WDC = William Duncan Carrington, son of LDC

1893 Lot Register Outlots 26, 27, & 28 R.E. Carrington $8000

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[37] Sandusky, William. Topographical Map of the Government Tract Adjoining the City of Austin, 1840, as copied by Robert Reich in 1863, and by Waller Boggs in 1951. General Land Office.
[38] Carrington Family Papers, Dolph Briscoe Center for American History, University of Texas at Austin. A history paper by Evelyn M. Carrington, and a letter to the editor of the Kyle News from Evelyn M. Carrington note the same information – both in Carrington file at AHC.

1894 Lot Register Block 1 R.E. Carrington et al$2436
Block 2 $2033
Block 3: Lots 1-17 $1819
Block 4 $1712

1894 Feb. 12 LDC sold property to REC
Feb. 20 REC sold or transferred some lots to WDC
Feb. 21 REC sold some lots to Fannie Graves

1895 Lot Register Block 1: various; Lots 3-6: W.D.C. $850
Block 2 Lot 1: LDC Jr. $900
Lots 2-4: WDC
Lots 5-6: Hill
Lots 7-9 WDC $650
Block 3 Lot 9: Fannie E. Graves $134
Lots 1-2: $266
Lots 10-17: REC $900

1897 Lot Register **Block 3, Lot 9: Mrs. F.C. Graves $100**
Lots 1-2: Mrs. F.C. Graves $300
Lots 3-8: W.D. Carrington $750

1902 Lot Register **Block 3, Lot 9: G,ano, John Allen,** "su val 1 and 2"
Lots 1-2: G,ano, John Allen $70
(Gano is listed as a real estate dealer 1905 City Directory)
G,ano also owns Block 2, Lots 7-9, 11-19
Lots 3-8: W.D. Carrington $450
Block 3: Lots 10-17 $450; Block 4, Lots 1-16 $475. F.W. Hill.

1909 Lot Register **Block 3, Lot 9: F. W. Hill $100** (page 418)
Lots 3-6: W.D. Carrington $600
Block 1, Lots 4-6: W.D. Carrington $1200
Lots 13-20: W.D. Carrington, $1200
Block 2, Lots 1-3: L.D. Carrington [Jr.] $1500
Lots 4-6: W.D. Carrington $600
Lot 9: F.W. Hill $600
Lots 11-19: F.W. Hill $900

1911 Jan 26 May & F.W. Hill to **Charles W. & Mary W. Morrison**. Lot 9 in Block 3 of Outlots 26, 27, & 28, Carrington Subdivision. $2,250. Witnessed 26 Jan. 1916. V245/600-601. *1910-11 City Directory lists **Frank W. Hill**, dairyman, and Frank E. Hill, farmer, residence Delvalle Road 5 miles se of Courthouse.*

*1911 May 12 William D. & Janie H. Carrington of Hays Co. to **Charles W. Morrison**. $1350 for Lots 3,4,5,6 in Block 3, Outlot 26, 27, and 28. V246/14.*

1912 Lot Register **Block 3, Lot 9: Morrison, Charles W. $1000**
Block 3, Lots 7-8: Moore & Morrison $300

1913 Lot Register Block 3, Lot 9: Morrison, Charles W. $1000
Block 3, Lots 7-8: Moore & Morrison $300

1922 Ap 3 **Charles W. Morrison** to **Joseph O'Reilly** (d1937) w/ Eileen O'Reilly Howell & husband Grover Marvin Howell, Marvin Jr. and granddaughter Kathleen Howell. Vol/pg not found.

1922 Apr 10 Clarence L. Kain (et al) to Joseph A. O'Reilly V360/417

1936 Nov 17 **Joseph A. O'Reilly** to granddaughter **Kathleen Howell** (with the right to continue to occupy with his daughter Eileen O'Reilly Howell). Lot 9 & So. 20 ft. of Lot 8. V551/292.

1957 1 May **Kathleen Howell Parrish** & husband Samuel Ray Parrish Jr. & her father G.M. Howell, the present occupant, for $10 to **Kathleen Molesworth**. Lot 9 & So. 20 ft. of Lot 8. V2044/256.

1982 Sep 23 City of Austin Quitclaim to Kathleen Molesworth for property vacated by City Council 8/12/1982 (far west portion of property) V7873/294.

1984 Kathleen Molesworth to nephew **Nicholas W. & Linda Stallones Classen** V11839/427

1989-1995 ***Gwen and David Fullbrook*** *(as of 2016 running a B&B in Fredericksburg) were proprietors of Carrington Bluff*

1995-1999 Lisa Mugford bought the business from the Fullbrooks until she moved on to the Mansion at Judges Hill.

2000-2009 Phoebe Williams, who had worked for Mugford, bought and ran the Carrington Bluff B&B business as the proprietress up until about the time the property was sold.

1999 Jun 1 Linda Stallones Classen to Nicholas William Classen Doc. # 1999062876 SE cor of N 30 ft. of Lot 8. Also see #2007024702

2009 Aug 28 Nicholas William Classen to **Robert Crumb** & Catherine Riegle-Crumb. #2009149163TR

3/29/2013 Robert A. Crumb & to **Old West 19th LTD** 2013057255TR (Karrie & Tim League)

OCCUPANCY CHAIN

Leonidas Davis Carrington House, 1900 David Street *& Related Listings*
(red indicates trail of Hill family, possible relatives and dairyman)

1872-73 **Leonidas D. Carrington, Sr**, res. cor. College Ave & Neches St. with sons R.E. and L.D. Jr., merchants/clerks, L.D. Carrington & Co. Congress bet Ash & Hickory
1872 is the first City Directory. No dairies listed in index.

1877-78 **Leonidas D. Carrington** (L.D. & R.E. Carrington Co) res. Magnolia west of city LDC & R.E. Carrington, dry goods and groceries, 920 Congress bet Ash & Mulberry

1879-80 *Robert E. Carrington sw cor Neches & College (LDC not listed)*

1881-82 **LDC r. third street west of West Ave. bet Magnolia & Chestnut**

1883-84 *Carrington, W.S., clerk E.W. Shands & Son, r. 1108 Neches*
_ Lonnie D. Jr., clerk, W. Moses
_R.E., ass't clerk Supreme Court, r. 1108 Neches
_Wm. D., clerk Land Office, r. 307 E. Mesquite
_W.H.D., lawyer, r. 910 Lavaca
LDC not listed

1885-86 *Carrington, Leonidas D. [Jr], clerk W. Moses & Son, r. 2005 Guadalupe*
_Robert E. r. 1108 Neches
Hill, James M., farmer, r. 708 W. Magnolia Ave. [approx. @ Pearl St.]

1887 **Birds' Eye Map of Austin** indicates a house north of 19th/Magnolia on the Carrington property

1887-88 *Carrington, Lee, cigars, tobacco, newsstand, Raymond House, r. 1108 Neches*
_R. Emmett Jr., clerk Lee Carrington, h. R. E. Carrington Sr.
_Robert E. Sr., grocer, r. 1108 Neches cor E. 12th
No dairies listed in index. No Alexander Hill.

1889-90 *Carrington, Maggie S. (widow W.H.D.), r. 910 Lavaca cor W. 10th*
_Robert E., clerk, r. 1108 Neches, cor 12th
_Wm. L, clerk, h. REC
Hill, Frank W., Hill & Hill, ws Pearl bet W19th & 22nd
Hill, John W., Hill & Hill, r sw cor 22nd & Pearl
Hill, Alexander C., farmer, 2004 Nueces bet 21/22
Thomas H. Jones, N. Austin dairy, ns Fairgrounds (?) n of city limits

1891-92 *Carrington, Margaret S. (wid WHT), r. 910 Lavaca*
_Mignonette Miss, teacher Austin High School, r. 910 Lavaca
_Robert E. Jr., student, h. REC Sr.
_Robert E. Sr., clerk, 1108 Neches
_Wm. L., h. REC

1893-94 *Carrington, Frederick, university student, bds. L.D. Carrington*

_Leonidas D. [Jr.} clerk, W. Moses & Son, r. 718 W. 23½
_Maggie S. (wid WHD) 910 Lavaca
_Robert E., direct tax clerk State Comptroller's office, r. 1108 Neches
_Wm. L, clerk Austin Shoe Co., h. REC

1895-96 *Carrington, L.D. Jr., clerk, r. 2222 Leon cor W. 22nd*
_Maggie S, same
_Robert E., 1108 Neches
_Wm. L., clerk W.G. Belding, H. REC
Hill, Frank W., 2104 Pearl; John W. 2106 Pearl (Hill & Hill groceries, feed)
Graves, Fannie C. (wid. Wm. E.) 2005 Guadalupe
No Gano listed. No dairy in vicinity.

1897-98 *Carrington, Leonidas D. [Jr], clerk Ash & Hirshfeld, r. 2222 Leon*
_Lillian Miss, teacher U. preparatory school, h. 910 Lavaca
_Margaret S., (same as above)
_Migonette Miss, principal University preparatory school, h. 910 Lavaca
_Robert E., clerk, r. 1108 Neches
_Wm. L, clerk, Belding, 1108 Neches

1890-99 *Carrington, Sallie A.J. (wid L.D.) proprietess I&GN dining hall, I&GN Depot, r. same*
_Leonidas D., clerk Ash & Hirshfeld, r. 2222 Leon, cor W. 22nd
Hill, Alexander C., farmer, 2004 Nueces bet. 21st/22nd
_ Frank W. (Hill & Hill) r. ws Pearl bet 19/22
_John W. (Hill & Hill) r. sw cor 22/Pearl
Hill & Hill, 1010 Congress
No dairy listed in vicinity.

1900-01 *Carrington, Leonidas D. [Jr.] (same)*
_Mary E. (wid R.E.) 1108 Neches
Hill & Hill (John W. & Frank W.), groceries, feed, 1010 Congress
(John W. Hill resided 2106 Pearl; Frank W. Hill at 2104 Pearl)

1905 *Gano, John Allen Sr. real estate dealer, h. 1010 Lavaca (see Lot Register 1902)*
Hill, Frank W. prop. Hill & Hill, fancy groceries, 1010 Congress, res. RFD #8
Hill, John, h. 2106 Pearl, real estate (with five additional family members – 2 high school teachers, 1 instructor in mineralogy at UT, 2 UT students)

1910-11 **No David Street. "19th ends at West Avenue**."
Morrison @ 205 W. 10th No Carrington on Leon Street.
Frank W. Hill, dairyman, and Frank E. Hill, farmer, residence Delvalle Road 5 miles se of Courthouse

1900 David:
1912-13 **Morrison, Charles W., 1900 David**
1914 same
1916 Morrison, Charles W., 1900 David, (Moore & Morrison, Mens Furnighings, Shoes, Tailors, Cleaning & Pressing, Staple & Fancy Groceries @ 2600 E. 19th
1918 Morrison, Charles W. (Mary) @ 1900 David, Moore & Morrison

1920	1900 David is Vacant
1922	**Harris, Henry J**. (Artemeze S.), building contractor, 1900 David
1924	Vacant
1927	**O'Reilly, Joseph A.** (owner) salesman The Texas Co. [Texaco] h. 1900 David
	O'Reilly, Mary
	Howell, G. Marvin (Eileen) emp. State Fire Ins. Comm. R. 1900 David
1932-33	O'Reilly, Joseph A., (same occ)
	O'Reilly, Mary
	Howell, G. Marvin (Eileen), ins. agent
1939	O'Reilly, Mary
	Howell, G. Marvin (Eileen; 2), insurance
1944-45	**Howell, G. Marvin (Eileen**; 2) insurance
1952	Howell, G. Marvin (Eileen) special agent
	Howell, Kathleen, student UofT
	Howell, Grover M. Jr. (Virginia) clerk City Planning & Zoning Comm. H. 3307 Walnut Ave.
1955	Howell, G. Marvin (Eileen) insurance salesman (o)
1960	**Molesworth, Kathleen** (no occupation listed)
1965	Molesworth, Kathleen, retired
1970	Molesworth, Kathleen, retired
1975	Molesworth, Kathleen, retired
1980	Molesworth, Kathleen, retired
1983	*Death of Kathleen Molesworth*
1985-86	**Herb H. Fair** (o) no occupation listed [Classens have never heard this name.]
1990	**Inn Carrington Bluff** (David J. Fullbrook, Gwen K. Fullbrook)
1996	Carrington's Bluff, Gwen Fullbrook
	(also listed are Edward & Lisa Mugford, who are also at 1901 David)

CARRINGTON FAMILY TREE
Leonidas Davis Carrington (1816–1897)
Compiled from online trees and Austin History Center files

Parents:
William Davis Carrington (1792 NC – 1849 AL or MS) – son of Nathaniel & Anna Davis Carrington. Secured unconditional headright certificate for 640 acres in Leon County in East Texas. Died in MS. Married **Frances "Fanny" Cozart** (1793 NC-1878 TX) on Sept. 6, 1813.
Their children:

1. Reanna (Riana) Carrington Patterson (1814-) had 2 daughters
2. **Leonidas Davis Carrington** (1816-1897)
3. **Duncan Cameron Carrington** (1818-1891) was captain of Co. E, Baylor Regiment. 9 children. He immigrated to Texas from Tennessee in 1836. He became a citizen of Leon County in 1841 and was a merchant there for 46 years. He represented the 49th District in the 16th Legislator and served in the CSA during the Civil War. He held the Power of Attorney for LDC beginning January 19, 1841 in Montgomery County.
4. **Wiley Hubbard Davis Carrington** (1820-1887) was a captain in the 16th Texas Volunteer Infantry organized at Camp Groce in 1862. His own company was organized July 1863 at Austin and transferred in August to the service of the Confederate States at Camp Terry.[39] He was a lawyer, planter and preacher, having moved from Columbus, Mississippi to Texas in 1854. He had two farms totaling 6,000 acres, where he grew cotton with the help of slaves. His town house was located at 910 Lavaca. He married Margaret Scott Turnipseed and had 7 children. They had four daughters: Maude, Lilian, Mignonette (Pearce), and Pearl, and three sons: Daniel, Hubbard Jr. and Clive. Lilian (1862-1955) was the owner and principal of the University Preparatory and Grammar School of Austin, later The Carrington School, from the early 1890s until WWI. Students included the folklorist John Lomax, governor's daughter Ima Hogg, and Janet House, daughter of President Wilson's close colleague, Col. E.M. House. Wiley Hubbard was the pastor of Central Christian Church from 1867 to 1874.
5. Martha Carrington Rodgers (1822-1894 TX) had 10 children.
6. Holly Mangum Carrington Clarke (1824-1872)
7. Isabella Frances Carrington (1827-1827)
8. William Davis Carrington Jr. (1830-1862) First Lieutenant, Co. H, 6th MS Calvary, killed in the Battle of Shiloh.[40]
9. Luther Fairbanks Carrington (1834-1862), 2nd Lt. of Co. K, 14th MS Infantry, was wounded in action and died shortly after the Battle of Shiloh. No children.
10. Mary Carrington Abbott (1831-1862 MS) had no children.
11. Josephine Carrington (bTX dOK) married a LaFlore and had 4 children.

Leonidas Davis Carrington (1816 Orange County NC – 1897 Buda, TX) buried Oakwood Cemetery, married (1) **Martha Hickman Hill** (1824-1859) m.1844 and (2) Martha **Sarah Ann Barber Jackson** (1825-1910) m. 1865, a widow, she owned "the most popular eating place" on the International and Great Northern railroad between St. Louis and San Antonio. L.D.

[39] Carrington, Evelyn M. Letter to the editor of Kyle News, Aug. 4, 1944, Carrington AF-Bio file, Austin History Center.
[40] Carrington, Evelyn M. Letter to the editor of Kyle News, Aug. 4, 1944, Carrington AF-Bio file, Austin History Center.

Carrington died in Buda.[41]

Martha Hickman Hill was the daughter of **William Hickman Hill** (1788-1853) and Sarah Sally Brown Hill (1790-1867). His brother **Alexander Campbell Hill** (1834-1897) also came to Austin in 1852.

Children:

1. **Robert Emmett Carrington** (1845 TN-1900) married Mary Ellen Denny. Ran away from school and enlisted at age of 16, a private in Company G, 6th Infantry, CSA, organized in 1861 as the Travis Rifles. Transferred to Capt. Duncan Cameron Carrington's Company, Lane's Regiment, and served as an aide-de-camp and later Lieutenant in Mar. Gen. John A. Wharton's Division, Trans-Mississippi Department. Cited for gallantry by Colonel George Wythe Baylor, 2nd Arizona Calvary, in engagement near Monette's Ferry in Louisiana.[42]
   AHC: Was born 'at his grandfather Hill's Garden Hill Plantation near Franklin, Tennessee. Emmett spent his early years in Columbus, Mississippi, where his father was a successful merchant under the guidance of a rich uncle, Albert Cozart. In 1852 LDC Sr. moved his family to Austin, Texas, where he built and ran a retail store. By 1857 he moved his family into the mansion now known as the Carrington-Covert House, located on Colorado Street at West 16th Street. He and his wife at that time had five children: Robert Emmett, Elizabeth Hill, Frances, Leonidas Davis Jr., and William Duncan. The family's farm stretched from what is now 19th Street to 22nd Street and from present Pearl Street to Shoal Creek. In December 24, 1859, Emmett's mother died at the age of 35 following the death of 13 month old Walter Carrington on July 23, 1859, and Luther in December, 1859. In 1869 Emmett ran away from his boarding school and enlisted in a company of soldiers being recruited by his uncle, Duncan Cameron Carrington. Later he became aide-de-camp to Colonel Walter P. Lane, C.S.A." …He moved to a new house on Neches in 1872; his father, LDC, "was then living on the old Burnet property which he had purchased in 1854 as a farm. He had sold the Carrington-Covert House on May 5, 1870." … Robert had six children, including **Wm. Leonidas (Lee) Carrington**(1868-1935) who married Bertha Gray, and whose daughter was **Evelyn Carrington** (-1985) of Huntsville, Texas. Dr. Evelyn M. Carrington was a pioneer clinical psychologist and mental hygienist. R.E. Carrington worked at his father's store on the east side of Congress between 7th and 8th. The store burned and his father opened a store in Buda, where R.E. Sr. worked for a short while, then joined the staff of the State Comptroller. His widow, sons and daughters continued to live at 1108 Neches after his death. R.E.'s granddaughters included Gladys (Mrs. Norman) McArthur, and Dorothy C. Gowen, daughters of Wm. Lee Carrington.

2. Elizabeth Hill Carrington (1848 MS -1891) married 1868 Robert Grant; 1879 James A. Chandler; James H. Parker 1891. No children.

3. Frances Elizabeth Carrington (1851 MS-) married William F. Graves Sr. One son.

4. Leonidas Davis Carrington Jr. (1853 TX-1908) married Ella Bradford West and (2) Nora Idele Hill. (9 children)

5. **William Duncan Carrington** (1856 TX-1944). Alumnus of Texas Military Institute, worked in the Land Office as a young man and helped to rescue State papers when the State Capitol

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[41] *Forum,* Austin. Letter to the Editor from Dr. E.M. Carrington of Dallas. Sept. 27, 1971. pg. 5.

[42] Carrington, Evelyn M. Letter to the editor of Kyle News, Aug. 4, 1944, Carrington AF-Bio file, Austin History Center.

burned. A pharmacist. A banker, who retired after a woman held up the bank.[43] Educated in Austin schools and at the Texas Military Institute, he worked in the Texas Land Office and helped to remove records from Gov. Roberts' office when the Capitol burned. He studied pharmacy and opened a drug store in Buda, practicing his profession until his death. He was part owner and president of the local bank and lived in a large three-story colonial house in the center of Buda. His first wife, Rowena Rainey, had one son, Dr. Walter Carrington. His second wife, Jane Hardy McDowell, survived him and moved to Lockhart to live with her sister. Grandson Walter R. Carrington was a real estate developer and builder in Austin in the 1970s.[44] Two children.

6. Walter Hill Carrington (1858 TX -1859)
7. Luther Hill Carrington (1859 TX-1859) died at birth

LDC married a second wife, widow **Sarah "Sallie" Ann Barber Jackson**[45] (1825-1910), on October 3, 1866. They had one son together, Leonidas, born in 1868.

[43] Carrington, Evelyn M. Letter to the editor of Kyle News, Aug. 4, 1944, Carrington AF-Bio file, Austin History Center.
[44] *Forum*, (Kyle?). Letter to the Editor from Dr. E.M. Carrington of Dallas. Sept. 27, 1971. pg. 5.
[45] Carrington, Evelyn M., Letter to the Editor of the Buda newspaper, Sept. 27, 1971, Austin, newspaper not named. Carrington file, Austin History Center. Sally Barber Jackson was a sister of Martha Barber Jackson. Both initially married Jackson brothers.