

ZONING CHANGE REVIEW SHEET

CASE NUMBER: HDP-2018-0483**HLC DATE:**

September 24, 2018

October 22, 2018

November 19, 2018

December 17, 2018

PC DATE:**APPLICANT:** Historic Landmark Commission**HISTORIC NAME:** H. Bailey and Mary Joe Carroll House**WATERSHED:** Johnson Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 2100 Sharon Lane**ZONING FROM:** SF-3-NP to SF-3-H-NP**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from single family residence, neighborhood plan (SF-3-NP) combining district to single family residence – Historic Landmark – neighborhood plan (SF-3-H-NP) combining district zoning.**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture and historical associations.

HISTORIC LANDMARK COMMISSION ACTION: **September 24, 2018:** Postponed to October 22, 2018 at the applicant's request. **October 22, 2018:** Postponed to November 19, 2018. **Vote:** 7-0 (Reed, Koch, and Myers absent). **November 19, 2018:** Initiated a historic zoning case. **Vote:** 6-1 (Papavasiliou opposed; Galindo, Brown, and Hibbs absent).**PLANNING COMMISSION ACTION:****DEPARTMENT COMMENTS:** The house is beyond the bounds of any City survey to date.**CITY COUNCIL DATE:****ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky**PHONE:** 974-6454**NEIGHBORHOOD ORGANIZATION:** West Austin Neighborhood Group**BASIS FOR RECOMMENDATION:****Architecture:**

One-story, rectangular-plan, side-gabled rock-veneered frame house with side-gabled rock-veneered wings to each side of the central block; central, partial-width shed-roofed, independent porch on plain wood posts; single 1:1 fenestration. The house is a good example of vernacular Texas architectural design with its reference to ranch houses, its rock veneer, and its expansive front porch.

Historical Associations:

The house was built in 1940; the first owners were Howard L. and Merle K. Lackey, who lived here until around 1943. Howard L. Lackey was a social worker for the State Division of Child

Welfare; Merle K. Lackey also went into the social work field later, studying at the University of Texas after she and Howard moved from this house to a house on Salado Street. They eventually moved to New Mexico, where both died in the 2000s.

Around 1946, H. Bailey and Mary Joe Carroll bought this house and lived here until around 1972. H. Bailey Carroll was a native of Gatesville, Texas, and earned his Ph.D. from the University of Texas in 1935. After teaching at several other colleges in the 1930s and early 1940s, he returned to the University of Texas to teach history. He was the director of research in Texas history, and became the director of the Texas State Historical Association, as well as the editor of the Southwestern Historical Quarterly, a scholarly periodical publication on Texas history. He was the co-editor of the TSHA's Handbook of Texas, the pre-eminent compilation of articles on Texas history, published in 1952. Dr. Carroll also compiled a bibliography of Texas county histories among other major scholarly works on the history of Texas and the Southwest. Mary Joe Carroll worked for Texas historian Walter Prescott Webb at the University of Texas, and was also instrumental in the creation of the Handbook of Texas, but followed her own career path as a pioneer attending law school and practicing law during an era when few women worked in the legal profession.

Staff has evaluated this house for designation as a historic landmark and has determined that the house meets the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a rock-veneered frame house dating from 1940; rock veneered houses are relatively common, especially in West Austin, but this house exhibits a craftsmanship and rockwork not usually found among more vernacular examples of this type. The house would qualify for landmark designation for its architectural merit.
- b. **Historical association.** The house was the home of H. Bailey Carroll, a renowned figure in Texas historical scholarship, from his career in teaching at the University of Texas, but also for his work with the Texas State Historical Association, especially the publication of the Handbook of Texas, a three-volume encyclopedia of Texas history that was a monumental endeavor. Carroll also edited Texas' most prominent scholarly journal on Texas history, the Southwestern Historical Quarterly. His wife, Mary Joe Carroll, was an early female lawyer in Austin, attending the University of Texas Law School in the mid-1940s. The house qualifies as a historic landmark for its significant historical associations with Dr. and Mrs. Carroll.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

PARCEL NO.: 0115041109

LEGAL DESCRIPTION: N 20FT LOT 5 *& S 40 FT LOT 6 BLK 12 WESTFIELD A

ESTIMATED ANNUAL TAX ABATEMENT: \$8,500 (owner-occupied); city portion: \$2,500 (capped).

APPRAISED VALUE: \$919,527

PRESENT USE: Residence

CONDITION: Good

PRESENT OWNERS:

James Mustacchia
2420 Lipzzan Drive
Austin, Tetxas 78732

DATE BUILT: ca. 1940




ALTERATIONS/ADDITIONS: Rear addition.

ORIGINAL OWNER(S): Howard L. and Merle Lackey (1940)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: HDP-2018-0483
2100 SHARON LANE

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.

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2100 Sharon Lane
ca. 1940



OCCUPANCY HISTORY 2100 Sharon Lane

City Directory Research, Austin History Center
By City Historic Preservation Office
September, 2018

1992	Jeff B. Meitz, owner No occupation listed NOTE: The directory indicates that Jeff B. Meitz was a new resident at this address.
1985-86	Todd S. and Diana Machin, owners Vice-president, Texas Commerce Bank, 700 Lavaca Street.
1981	Vacant
1977	Alan Stephens, renter No occupation listed
1973	Vacant
1968	Mary Jo Carroll, owner Widow, H.B. Carroll Partner, Clark, Thomas, Harris, Denius, and Winters, lawyers, Capital National Bank Building, 114 W. 7 th Street.
1965	Horace B. and Mary Joe Carroll, owners Horace B.: Professor, University of Texas Mary Joe: Associate, Clark, Thomas, Harris, Denius, and Winters, lawyers, 12 th floor, Capital National Bank Building, 114 W. 7 th Street.
1960	H. Bailey and Mary J. Carroll, owners H. Bailey: Professor, University of Texas Mary J.: Associate, Looney, Clark, Matthews, Thomas, and Harris, lawyers, 1020 Brown Building, 714 Colorado Street.
1957	H. Bailey and Mary J. Carroll, owners H. Bailey: Professor, University of Texas Mary J.: Associate, Looney, Clark, and Moorhead, attorneys, 1020 Brown Building, 714 Colorado Street.
1953	H. Bailey and Mary J. Carroll, owners H. Bailey: Professor, University of Texas Mary J.: Student, University of Texas
1949	H. Bailey and Mary J. Carroll, owners Professor, University of Texas
1947	H. Bailey and Mary J. Carroll, owners Professor, University of Texas
1944-45	Wesley and Mary L. Stone, owners No occupation listed

NOTE: H.B. and Mary J. Carroll are listed at 1911 Nueces Street; he was a research director at the University of Texas.

NOTE: Howard L. and Merle K. Lackey are listed at 2615 Salado Street. He was a department director for the State Department of Public Welfare; she was a student at the University of Texas.

1941 Howard L. and Merle K. Lackey, owners
Social worker, State Division of Child Welfare

1940 The address is not listed in the directory.
NOTE: Howard and Merle Lackey are listed at 2310 Leon Street. He was a consultant to the state.

BIOGRAPHICAL NOTES:

Howard and Merle Lackey (ca. 1939 – ca. 1940)

The 1940 U.S. Census shows Howard and Merle Lackey as the renters of the house at 2310 Leon Street, the address they had before moving into this house. Howard Lackey was 33, had been born in Pennsylvania, and was a social services consultant. He had lived in Brownsville, Texas in 1935. Merle Lackey was 27, had been born in Texas, and had no occupation listed. She had lived in Galveston, Texas in 1935. They had a daughter, Nancy, 3, who had been born in Texas.

Merle K. Lackey died in Tularosa, New Mexico in 2000; Howard Lackey died in Alamogordo, New Mexico in 2006.

H. Bailey and Mary J. Carroll (ca. 1946 – ca. 1972)

The 1940 U.S. Census shows Bailey and Mary Joe Carroll renting a house in Arlington, Texas. Bailey Carroll was 36, had been born in Texas, and was a history teacher at the state college. Mary Joe Carroll was 26, had been born in Texas, and had no occupation listed. They had a son, Joe Speed Carroll, 3, who had been born in Texas.

Horace Bailey Carroll was living at this house at the time of his death in 1966. He was born in 1903 in Gatesville, Texas, and was a professor at the University of Texas.

CARROLL, HORACE BAILEY (1903–1966). H. Bailey Carroll, historian, son of J. Speed and Lena (Russell) Carroll, was born in Gatesville, Texas, on April 29, 1903. He successively attended Southern Methodist University, McMurry College, Texas Technological College (now Texas Tech University) (B.A., M.A., 1928), and the University of Texas (Ph.D., 1935). He began teaching history at Texas Technological College in 1928 and subsequently taught at Texas Wesleyan, Lamar State, Hillsboro, West Texas State, Eastern New Mexico, and Arlington State colleges before returning to the University of Texas in 1942 as a member of the history department, director of research in Texas history, and associate director of the [Texas State Historical Association](#). In 1946 he became professor of history, director of the association, and editor of its [Southwestern Historical Quarterly](#) and [Junior Historian](#).



Walter Prescott Webb and H. Bailey Carroll review the *Handbook of Texas*. Courtesy of the Texas State Historical Association (TSHA).

Under Carroll's direction and coeditorship the two-volume *Handbook of Texas* was published in 1952. His first work was *Gúadal P'a*, published in 1941; the next year he edited *Three New Mexico Chronicles*. He compiled a bibliography of *Texas County Histories* (1943) and wrote *Texan Santa Fe Trail* (1951), which was followed by his indispensable checklist of *Texas History Theses* (1955). These and twenty-six volumes of the *Quarterly* stand as a monument to his editorial skill and scholarly standards. Fourteen of his articles were published in learned journals, and he served six journals in advisory capacities. He held honorary memberships in a number of regional societies, including the [Sons of the Republic of Texas](#), and was a member of the Mississippi Valley Historical Association (now the Organization of American Historians), the American Association for State and Local History (of which he was vice president), the [Texas Folklore Society](#), the Bibliographical Society of the United States and Canada, and the [Philosophical Society of Texas](#). He was a fellow of the Royal Geographic Society of London and of the Society of American Historians. He received a Rockefeller research grant and wide recognition for his pioneer leadership in the [Junior Historian](#) movement, which originated in Texas and spread throughout the country. Largely because of Carroll's efforts, interested citizens established a fund for the benefit of the Texas State Historical Association. In 1948 he initiated a book-publication program that made possible the issuance of eighty books under the association's colophon by 1990.

Carroll was married on June 3, 1935, to Mary Joe Durning, and they had one son. A cerebral stroke in 1961 impaired his health permanently, although he continued his work almost to the day of his death, May 12, 1966. Each year since 1967 the H. Bailey Carroll Award has been presented to honor the best article in the *Southwestern Historical Quarterly* for the past year.

Handbook of Texas, Texas State Historical Association

CARROLL, MARY JOE DURNING (1914–1995). Mary Joe Carroll, lawyer, was born in Wichita Falls, Texas, on June 25, 1914, to Joseph Harlan and Mary (Douglas) Durning. When she was two years old her father, as an employee of Texas Power and Light, moved the family to Sherman, where Mary Joe attended public school and graduated second in her class. She attended the University of Texas on a scholarship won in the University Interscholastic League state debate championship. She graduated from UT with honors in 1934 and received her M.A. on June 3 of the next year, the day she married H. Bailey Carroll, a history instructor and graduate student at the university. They had two sons. During and after college Mary Joe Carroll did research and editing for Texas historian Walter Prescott Webb. In the late 1930s she worked as an associate editor of the Handbook of Texas, of which her husband was managing editor.

Mrs. Carroll had wanted to be a lawyer. Not until 1944, however, did she begin her studies. Despite her responsibilities at the Handbook and with her family, she persevered and, after taking only one or two classes a semester, graduated with honors in 1955. She died at her home on March 17, 1995, after a long illness.

J.R. West 2100 Sharon Lane
 N20' of 5 & 840' of 6
 155 - 12 -
 Westfield A
 Rock Venr. Res & Box Garage
 19498 - 5-6-40
 §

Building permit for the construction of this house (1940)

WATER SERVICE PERMIT

N^o 17558

Austin, Texas

Sec 155

Received of J. R. West Date May 3, 1940

Address 2100 Sharon Lane

Amount Two and 50/100 - - - \$ 2.50

Plumber Burleson

		Size of Tap	
Date of Connection	5-10-40		
Size of Tap Made	3/4"		
Size Service Made	3/4"		
Size Main Tapped	6"		
From Front Prop. Line to Curb Cock	ON P.		
From S ₁ Prop. Line to Curb Cock	41'		
Location of Meter	ON P.		
Type of Box	MAIA		
Depth of Main in St.	3'		
Depth of Service Line	2'		
From Curb Cock to Tap on Main	13'		
Checked by Engr. Dept.	6-13-40 LE		

No. Fittings	Size	
1	Curb Cock	3/4"
	Elbow	
1	St. Elbow	3/4"
1	Bushing	3/4"
1	Reducer	3/4" to 1/2"
15	Pipe	3/4" 100' 0"
1	Lead Comp.	3/4" 100' 0"
	Nipples	
1	Union	3/4" 100' 0"
	Plug	
1	Tee	3/4"
1	Stop	3/4"
1	Box	3/4"
1	Lid	3/4"
	Valves	
	Job No.	1915
	Req. No.	46571

INDEXED

Water service permit for this address (1940)

Connection Charge \$ #2308 No 16870A

APPLICATION FOR SEWER CONNECTION.

Austin, Texas, 5-3 1940

To the Superintendent of Sewer and Public Improvements,
City of Austin, Texas

Sir:—

I hereby make application for sewer connection and instructions

on premises owned by O. R. West

at 2100 Sharon Lane Street,

further described as lot N. 2004515.4086, block 12, outlet

subdivision Westfield "A", division 155, plat 155

which is to be used as a Rice

In this place there are to be installed 8 fixtures.

I agree to pay the City Sewer Department the regular ordinance charge.

Respectfully,

3'-DEEP AT-4C Stub Out Paul D. Bushman

Connected 6-25 1940 Permit PD

Size of Main 6 inches. 6-21-40

Size of Service 4 inches. OV

3 Feet Deep in ST

Feet from Property Line Con on

Feet from Curb Line N. L. L.

Inspected by Boothright

Connection made by Corbington ✓

13740 13-1345

Sewer connection application for this address (1940)

OWNER H. Bailey & Mary Jo Carroll 2100 Sharon Lane
 N. 15th of E & So. 35th of E
 PLAT 155 LOT/ 20 BLK. 12 DIV 6

SUBDIVISION Westfield A

OCCUPANCY Repair Fire Damage to Residence

BLD PERMIT # 86495 DATE 1-11-63 OWNERS ESTIMATE 5,000.00

CONTRACTOR Owner NO. OF FIXTURES -

WATER TAP REC # SEWER TAP REC #

RESIDENCE

New wallboard; Repair floors & Ceiling; Replace windows & doors; general fire repair; May need replacement of plbg. & heating.

Building permit to H. Bailey and Mary Joe Carroll to repair fire damage (1963)