

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0051

HLC DATE:

October 26, 2009

PC DATE:

November 10, 2009

APPLICANTS: William R. and Elizabeth A. Myers, owners

HISTORIC NAME: Hildebrand-Scott House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 2431 Wooldridge Drive

ZONING FROM: SF-2 to SF-2-H

SUMMARY STAFF RECOMMENDATION: Staff recommends the proposed zoning change from family residence (SF-2) district to family residence – Historic Landmark (SF-2-H) combining district zoning.

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-2) district to family residence – Historic Landmark (SF-2-H) combining district zoning. Vote: 5-0 (Limbacher ill; Hansen absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-2) district to family residence – Historic Landmark (SF-2-H) combining district zoning. Vote: 8-0.

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

CITY COUNCIL DATE: December 10, 2009

ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

ORDINANCE NUMBER:

CASE MANAGER: Steve Sadowsky

PHONE: 974-6454

NEIGHBORHOOD ORGANIZATION: Pemberton Heights
Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is an excellent example of palatial Tudor Revival-style architecture, and is associated with Ira P. Hildebrand, the dean of the School of Law at the University of Texas from 1924 to 1939, and with Morin M. Scott, a prominent restaurateur and founder of the Continental Club in South Austin.

Architecture:

Two-story monumental L-plan brick Tudor Revival manor with a central hexagonal castellated tower; stone trim surrounds the Tudor-arched entry; stone quoins adorn the tower. Fenestration consists of double-leaf casement windows; metal roof. The

house was designed by Adams and Adams, a San Antonio firm which was also responsible for many houses in San Antonio, the Kerr County Courthouse, the Texas State Highway Building, and the ranch house at the King Ranch.

Historical Associations:

The house was built in 1927 for C.E. Barrett, the president of the Bradford-Barrett Company, a wholesale and retail paint and wallpaper business that he owned with Dewey C. and C.B. Bradford, which later became the Bradford Paint Company. Barrett was originally a real estate man; the 1927 city directory shows him living at 903 W. 26 ½ Street, but he appears in the 1929, 1930-31, and 1932-33 city directories as residing on the south side of Wooldridge Drive, 3 houses east of Harris Boulevard in Pemberton Heights, which corresponds to this house. This house was one of the first built in Pemberton Heights, and represents the ideals of the developers for large-scale estates in the upper-class neighborhood. In 1933, Mrs. Mary F. Barrett sold the house to Dr. Ira P. Hildebrand and his wife Mabel. Ira Hildebrand was born in Fayette County, Texas, graduated from La Grange High School and from Texas Christian University in 1897. He received his law degree from the University of Texas in 1899, then went on to obtain a second law degree from Harvard University in 1902. He entered private practice with Judge T.D. Cobbs in San Antonio and came to teach at the University of Texas Law School in 1907. He was one of the first professors to employ the "case method" of teaching law students. With Judge Ireland Graves, he founded the Texas Law Review in 1923, and was appointed Dean of the University of Texas School of Law in 1924. Under his directorship, UT's law school grew to be one of the largest in the country and its library collections are known nationally. Dean Hildebrand resigned as dean in 1939 to devote more time to research and writing. He passed away in 1944. His widow, Mabel, a native of San Antonio, stayed in the house for a few more years then sold the property to Morin M. Scott. Scott, born in Houston in 1920, was an investor and restaurateur, with the Tally-Ho Restaurant and Waffle Shop on Congress Avenue in the mid-1950s. He opened the Continental Club on South Congress as a private supper club in 1955. Big-name bands played at the Continental Club, and Scott shifted the focus of the business to music and dancing in 1957 when the club opened to the general public. Scott lived here until 1996, and sold the house to the current owners, William and Elizabeth Myers.

PARCEL NO.: 01160011010000

LEGAL DESCRIPTION: Lots 3 and 4, and the north triangle of Lot 2, Block 18, Pemberton Heights Section 1, Outlots 9-10 (.525 acre) of Division Z.

ANNUAL TAX ABATEMENT: \$43,760 (owner-occupied); city portion: \$7,665 (capped).

APPRAISED VALUE: \$3,460,500

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

William R. and Elizabeth A. Myers
2431 Wooldridge Drive
Austin, Texas 78703

DATE BUILT: ca. 1927




ALTERATIONS/ADDITIONS: Additions to each side of the principal block in 1966; the additions followed the original lines, design, and materials of the house.

ORIGINAL OWNER(S): Ira P. and Mabel Hildebrand (1927)

OTHER HISTORICAL DESIGNATIONS: None.

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows various lots, streets, and zoning designations. Key streets include WATHEN AVE, HARDOUN AVE, WOOLDRIDGE DR, PEMBERTON PL, N LAMAR BLVD, and LONGVIEW ST. Lots are numbered and labeled with zoning codes such as SF-3, SF-2, SF-3-H, GO-MU-NP, MF-4-CO-NP, and P. A specific lot, 10-231, is highlighted with diagonal hatching. The map also shows a large area labeled 'P' and '87-082'.



 **SUBJECT TRACT**
 **ZONING BOUNDARY**
 **PENDING CASE**

HISTORIC ZONING

ZONING CASE#: C14H-2009-0051
ADDRESS: 2431 WOOLDRIDGE DR
SUBJECT AREA: 0.000 ACRES
GRID: H24
MANAGER: S. SADOWSKY



This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**2431 Wooldridge Drive
ca. 1927**



**OCCUPANCY HISTORY
2431 Wooldridge Drive**

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2009

| | |
|------|---|
| 1992 | Morin M. Scott (not listed as owner) No occupation listed |
| 1987 | Morin M. and Joy Scott, owners Investor, Brown Building Also listed are David and Kelcie E. Thirtle, renters, employed by Morin M. Scott. |
| 1981 | Morin M. and Joy Scott, owners Investments, Brown Building |
| 1976 | Morin M. and Joy Scott, owners Investments, Brown Building |
| 1972 | Morin M. and Joy Scott, owners Investments, 103 E. 7 th Street |
| 1969 | Morin M. and Joy Scott, owners Investments, 103 E. 7 th Street |
| 1965 | Morin M. and Joy Scott, owners Investments, 103 E. 7 th Street |

- 1961 Morin M. and Joy Scott, owners
Investments, 103 E. 7th Street; also proprietor, Tally-Ho Restaurant, 623 Congress Avenue, and The Pub, beer, 107 E. 7th Street.
- 1957 Morin M. and Joy Scott, owners
Investments, 103 ½ E. 7th Street; also proprietor, Tally-Ho Restaurant and Waffle Shop, No. 1, 623 Congress Avenue; No. 2, 503 W. 19th Street.
- 1953 Morin M. and Joy Scott, owners
Investments, 103 ½ E. 7th Street; also proprietor, Tally-Ho Restaurant and Waffle Shop, No. 1, 623 Congress Avenue; No. 2, 503 W. 19th Street.
- 1949 Morin M. and Joy Scott, owners
Investments, 103 ½ E. 7th Street; also proprietor, Tally-Ho Restaurant, 623 Congress Avenue, Charles D. Ferguson, manager.
- 1947 Mrs. Mabel Hildebrand, owner
Widow, Ira P. Hildebrand
No occupation listed
NOTE: Morin M. Scott (no wife listed) was living at 1310 Colorado Street; his business was investments, with an office at 103 1/2 E. 7th Street.
- 1944-45 Ira P. and Mabel Hildebrand, owners
Professor, University of Texas
- 1942 Ira P. and Emma M. Hildebrand, owners
Professor, University of Texas
- 1940 Ira P. and Emma M. Hildebrand, owners
Professor, University of Texas
Also listed is Frances Hildebrand, an assistant at Edith Kirkland Interiors, 916 Congress Avenue.
- 1937 Ira P. and Mabel Hildebrand, owners
Dean, School of Law, University of Texas
Also listed is Ira P. Hildebrand, Jr., a file clerk at the Texas Old Age Assistance Commission.
- 1935 Ira P. and Mabel Hildebrand, owners
Dean, School of Law, University of Texas
Also listed are Frances M. Hildebrand and Ira P. Hildebrand, Jr., both students at the University of Texas.
NOTE: The house is listed as 1331 Wooldridge Drive.
NOTE: C.E. Barrett is not listed in the directory.
- 1932-33 C. Edward Barrett, owner
President, Bradford-Barrett Company, wholesale and retail paints, 201-03 W. 9th Street.
NOTE: The house is listed as being on the south side of Wooldridge Drive, 3 houses east of Harris Boulevard.
NOTE: Ira P. and Mabel S. Hildebrand are listed as living at 2503 University Avenue; he was listed as a professor at the University of Texas. Also listed were Frances M. Hildebrand, no occupation stated, and Ira P. Hildebrand, Jr., a student at the University of Texas.

- 1930-31 C. Edward Barrett, owner
President, Bradford-Barrett Company, wholesale and retail paints, 201-03 W. 9th Street; and vice-president, Citizens Industrial Bank.
NOTE: The house is listed as being on the house side of Wooldridge Drive, 3 houses east of Harris Boulevard.
- 1929 Charles E. Barrett, owner
President, Bradford-Barrett Company, wholesale and retail paint, window glass, wall paper, picture frames, art materials, 201-03 W. 9th Street.
NOTE: The house is listed as being on Wooldridge Drive, Pemberton Heights.
- 1927 The address is not listed in the directory.
NOTE: Charles E. Barrett is listed as a real estate man living at 903 W. 26 ½ Street.

| | |
|----------------------|---------------------|
| I. P. Hildebrand | 2431 Wooldridge Dr. |
| 159 | 3&4 |
| Pemberton Heights #1 | |
| Rock storage room | |
| 23344-2/10/42 | \$60.00 |
| | None |

Building permit to Ira P. Hildebrand for the construction of a rock storage room (1942)

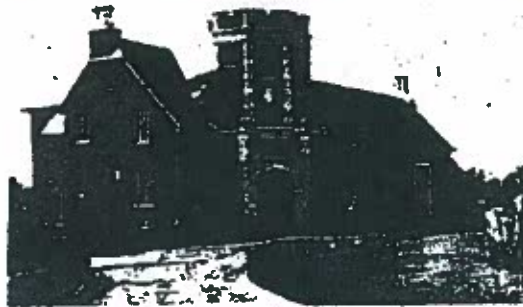
| | | | |
|--|------------------------|-----------------|-----------------------|
| OWNER | Mr. & Mrs. Morin Scott | ADDRESS | 2431 Wooldridge Drive |
| PLAT | 159 | LOT | 3 |
| | | BLK | 1418 |
| SUBDIVISION | Pemberton Hts. Sec 1 | | |
| OCCUPANCY | Family room & Kitchen | | |
| | OWNERS | | |
| BLD PERMIT # | 09285 | DATE | 4-8-66 |
| | | ESTIMATE | 15,000.00 |
| CONTRACTOR | Lloyd Gibson | NO. OF FIXTURES | 5 |
| WATER TAP REC # | | SEWER TAP REC # | |
| Brick Veneer Addition to Residence & Remodel | | | |
| 784 sq.ft. | | | |

Building permit to Morin M. Scott for the construction of a brick veneer addition (1966)

No. 46 — 2431 Wooldridge "Hildebrand-Scott House"

This home was built in 1927 and is thus one of the earliest in Pemberton. The home's distinctive design is the product of the architectural firm Adams and Adams, founded in San Antonio in the early 1900s. Carleton Adams and his uncle Carl Adams designed the ranchhouse at the King Ranch, and many homes for San Antonio's elite, as well numerous commercial and public buildings, such as the Kerr County Courthouse and the Texas State Highway Building (see Point of Interest No. 11).

The home was built for Ira Hildebrand and his wife Mabel three years after Professor Hildebrand was named Dean of the University of Texas Law School, a position he held until 1940. Dean Hildebrand received his law degree from the University of Texas in 1899, and soon afterwards enrolled in Harvard's law school, from which he graduated with a second law degree in 1902. He then returned to Texas and entered practice in San Antonio. In 1907 he was invited to teach at the U.T. law school. He was one of the first professors there to adopt the "case method" of teaching. His speech was enlivened by cowboy metaphors. His favorite examples for Contracts class included a horse owned by "A" of Waco and sold to "B" of Austin, a cowboy who entered a unilateral contract by training a pony, and a windmill needing repair so that "offer and acceptance" of a contract could be demonstrated. His students were very fond of him and called him "Hildy" behind his back. In 1923, Dean Hildebrand, Judge Graves (see Point of Interest No. 3) and another professor founded the Texas Law Review, an elite, student-published scholarly journal still in existence. Dean Hildebrand remained actively involved in the journal and frequently entertained the student staff lavishly at this house. A 1920s photograph below shows the dirt driveway and small trees.



(left) The Hildebrand-Scott House in the 1920s, as seen in a photo from the Austin Citizen.

Under Dean Hildebrand's direction, the law school grew to be one of the largest in the country and the school library increased by thousands of volumes. He died in 1944.

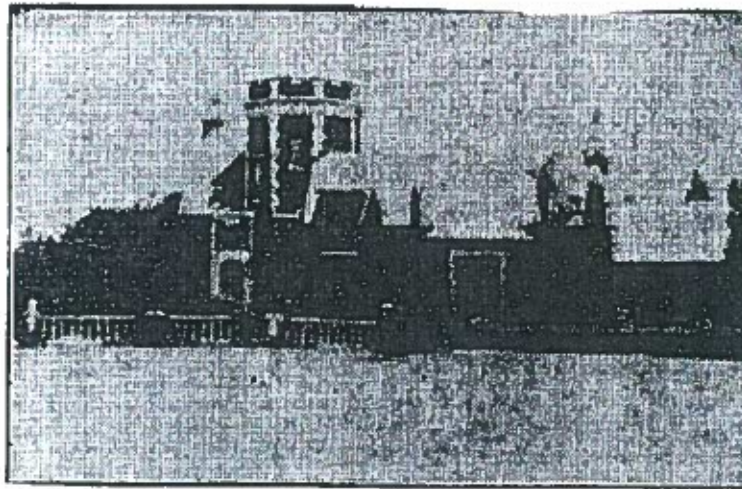
In about 1949, the home came under the ownership of Morin M. Scott. Scott is best known for opening the Continental Club at 1315 South Congress in 1957. (See photos on the next page.) The Continental Club began as a swank, private supper club hosting such bands as Tommy Dorsey and Glenn Miller. It is also believed to have been the first business in Travis County to sell liquor by the drink. During the 1960s, the club became a burlesque venue featuring dancers such as Candy Barr and Bubbles Cash. The club was refitted in the late 1980s and now looks much as it did when owned by Scott.



(left) Morin Scott, standing center, and guests at the Continental Club.



The Continental Club (photos courtesy the owner)

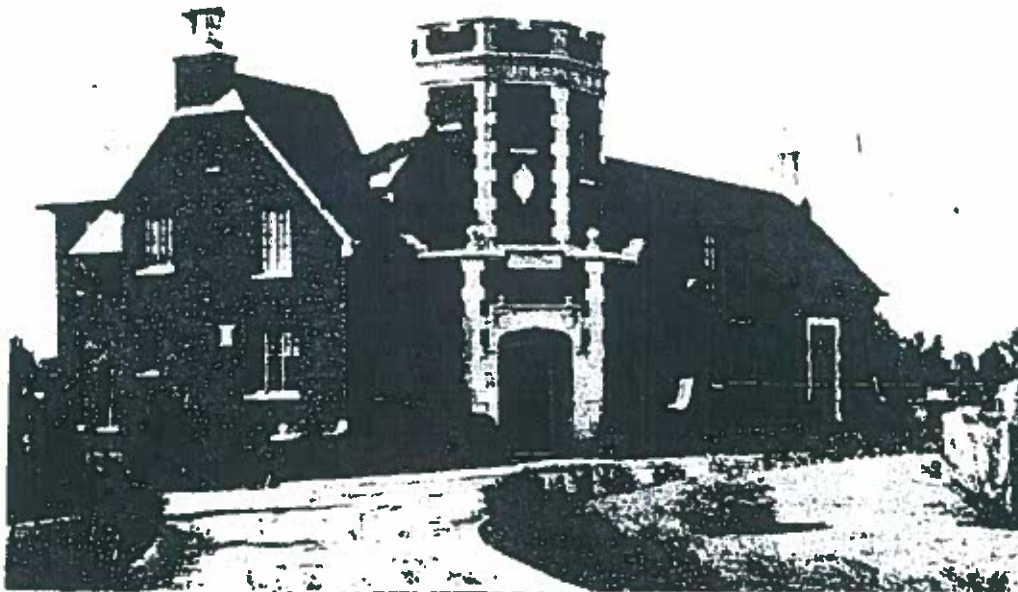


Brick and stone was used in a happy combination in the construction of the home of Dean Ira P. Hildebrand, head of the school of law of the University of Texas. The home, located at 2431 Wooldridge drive, is pictured above.

U.S.

The Austin Citizen

The way we were



This house still stands in the 2400 block of Wooldridge Drive, but it looks quite different from the way it did in this 1920s picture. The trees have had five decades to grow and provide

shade for the lovely landscaped lawn. And the curved drive is pavement now, not dirt. Photo courtesy of the Austin-Travis County Collection

1920s

Ira Polk Hildebrand



PROFESSOR IRA POLK HILDEBRAND, the newly elected Dean of the Law School, has been a member of the Law Faculty since 1907. No member of the Faculty has been more esteemed by both associates and students, and his teaching has always been recognized as of the very highest character.

Professor Hildebrand is a man of well recognized scholarship. He was born on December 19, 1876, in Fayette County, Texas. He graduated from the La Grange High School in 1894. He entered the Texas Christian University in 1894, and graduated with honors of the class in 1897, receiving the A. B. degree, after which he entered the Law School of the University of Texas the same year and obtained the LL. B. degree in 1899. He received his LL. M. and A. B. degrees from the University of Texas in 1900, receiving honors of the law class of 1899. He then entered the Harvard Law School in September, 1900, and received the LL. B.

degree from that institution two years later, after which he spent some time in visiting many of the leading universities of Europe. He began practicing law with Judge T. D. Cobbs, now of the Court of Civil Appeals, at San Antonio, in November, 1902, and continued in partnership with him until he was elected to the Faculty of the Law School in 1907, which position he has held since that time. In conjunction with Professor E. H. Warren of the Harvard Law School, he has published a Case Book on Corporations, and in addition has published several articles in legal periodicals, particularly the Texas Law Review.

As an expert on legal questions, Professor Hildebrand has few equals among the faculties of other law schools of the United States. His many years spent in the studying and teaching of law work give weight and dignity to his decisions in doubtful questions of law. Professor Hildebrand's election to the Deanship of the Law School is but the climax to a long and successful career.

D. F. B.

December 1944

Austin History Center
The Herald

AF-
HILDE

NEWS

(Continued from Page 56)



Judge Ira P. Hildebrand, LL.B. '99,
LL.M. '00 . . . Law School loses
former Dean

Judge Ira Hildebrand Dead

JUDGE Ira Polk Hildebrand, LL.B. '99, B.A., LL.M. '00, professor of law and former dean of the School of Law at the University of Texas, died of a heart attack early Saturday morning, November 11, at St. David's Hospital in Austin.

"Dean Hildy," as the Judge was known to his students, served as dean of the Law School from 1924 to 1939, when he resigned in order to have more time for teaching and working on his book.

Following his graduation at the University, Judge Hildebrand went to Harvard Law School, receiving a law degree there in 1902. He entered the practice of law at San Antonio in partnership with Judge T. D. Cobbs, where he stayed until he joined the faculty of the University in 1907.

After his resignation as dean of the School of Law, Judge Hildebrand completed his book, "Private Corporations and Joint Stock Companies (Texas)," which was published in 1941. This four-volume work was reviewed by Ralph J. Baker, professor of law at Harvard, in the following words: ". . . In scope, methods of research, inquiry, and critical study . . . a leader among volumes on state corporation laws."

In 1943 Judge Hildebrand was honored by the Regents of the Uni-

versity by being named a distinguished professor, an award given professors who are nationally known for their research activities.

Services To Be Held Today For Ira P. Hildebrand, UT's Distinguished Law Professor

Funeral services for one of the UNIVERSITY OF TEXAS most distinguished professors and judges, Ira P. Hildebrand, who died at 4 a. m. Saturday, will be held Sunday at 9 p. m. in 37 years at the University. Judge Hildebrand guided the law school through the period of its greatest development. He helped it grow from a small school of local importance to one of the better law schools in the country. He came to the university under Prof. David Houston in 1907 as a professor of law and served as dean of the school of law from 1924 until 1939 when he retired from that position to continue his work as a distinguished professor of law in the law school.

He was born in the town of meeting a few days before he died Saturday morning following a heart attack.

Austin Pauses

In War Effort

To Honor Dead

Last Wartime

Armistice Day

Hope of Nation

Funeral services will be held at 9 p. m. Sunday from the Central Christian church with burial following in Moneta, Pa. The Rev. Dr. M. E. Sadler, president of Texas Christian University, assisted by Dr. John H. Baker, pastor of the Central Christian church, will officiate.

Judge Hildebrand arrived in Austin Sunday morning. He was accompanied by Mrs. Hildebrand, a son, Mr. Ira Polk Hildebrand Jr., of the coast guard, and a daughter, Miss Hildebrand.

Accompanying him for the service Sunday will be C. T. McCord, Robert Stanton, Weldon Smith, John H. Smith, Richard C. Smith, James H. Hart, Ireland Graves and R. L. Bobbitt. Honor bearers will be Maj. Leslie M. K. H. Smith, John Nash, Larry Deagan, Gilbert Driman, Joseph H. Hildebrand, Palmer Hildebrand of Houston, Karl T. H. Davis, Steve Hefington, the L. B. Burnett, O. M. Buren of Tyler, the A. B. Farmer of Tyler, M. G. Hildebrand of Kyle, John Yates of San Antonio, Loma Yates of San Antonio, William H. A. H. Hildebrand, Jr. of San Antonio, F. E. Schmidt, F. E. Schmidt, Clarence Morris, Judge Charles H. Hildebrand, Paul Hildebrand, James B. Alexander, E. C. H. Hildebrand, Eugene C. Barker, Judge M. B. Hildebrand, A. B. Hildebrand, S. I. Brown, J. W. Calhoun, D. B. Cartell, H. Hildebrand, and Grady Chandler, Albert E. Cooper, H. Hildebrand, Hildebrand, Hildebrand, W. T. Ditch, Frederic DUNHAM, Frederick Eby, I. A. Fitzgerald, Coleman Hildebrand, Dr. J. H. Hildebrand, Judge Thomas B. Greenwood, Judge J. L. Hildebrand, J. I. Henderson, Dr. J. Hildebrand, Dr. Charles Hildebrand, Dr. W. A. Hildebrand, Dr. Hildebrand, Dr. M. F. Hildebrand, Chester Hildebrand, W. R. Hildebrand, Judge James W. Hildebrand, A. H. Hildebrand, J. H. Hildebrand, Banks Hildebrand, Dan Hildebrand, R. L. Moore, T. S. Painter, H. T. Perlin, C. P. Patterson, A. F. Hildebrand, Judge Ben H. Powell, Dr. Hildebrand, P. Hildebrand, E. P. Schoch.

The parade moved up the east side of Congress avenue to the American Legion, bused, sounded taps from the reviewing stand on the Austin Hotel balcony. The marchers faced west as taps were sounded a memory of the service men and women who have made the supreme sacrifice in two world wars.

Display of Might

The parade showed a brief display of some of the armed might that is being used against the Nazi threat with the M-8, M-12 and "cat" tank designs entered in the procession by Camp Hood. The "cat" being so heavy and large that it had to be moved on a truck manned by fighting men recently returned from overseas.

Among the tubular parts of machinery the parade concluded the display on the home front that millions of American fighting men on the various fronts are being bombed, shot and shell at Meli, Aschen, the Philippines and the other active flaming battlefronts. The units in

British Halted Outside Forti

Dean Hildebrand Taken by Death

(Continued from Page 1)

He secured the title of judge as do most members of the law school faculty. Nearly every member of the faculty until the appointment of Judge Hildebrand had seen extended service on the bench. The habit of calling professors "Judge" had become so strong by the time he came to the faculty that although a recent appointee he was called "Judge" too, and all members since then have ignored the error automatically.

He came to the university with the determination that Texas should have a law school next to the Harvard. While attending Harvard law school, he was deeply impressed by the great law teachers of

the feeling that his own university should have the best. One of his

He supplanted the textbook system of teaching by the case method, and a permanent abiding in the

teaching and student study. The changing and enlargement of the curriculum to include subjects that were not in contemplation in 1891 the establishment of a legal clinic and other adjuncts of a modern law school.

After his death Saturday, one of his associates, Judge H. W. Clayton, said, "Mr. Hildebrand more than any other man, built this university's law school. Other people laid the foundation, he designed and erected the structure. Here are his life and his work and here is his perpetual contribution."

Dr. T. S. Payson, acting president of the university, and Dr. J. Allen Burdick, vice-president, said, "The University of Texas has suffered a great loss in the death of Judge Ira P. Hildebrand, distinguished professor of law, and formerly dean of the school of law. His unselfish service to the university, his teaching ability, and his scholarly attainments are well known to the legal profession which he served so well. Since 1907 he has devoted his talents to the university and particularly to the school of law, in which he always took the greatest pride. Although we shall miss him greatly, we take pride in his accomplishments and his efforts to build a greater University of Texas."

C. T. McCormick, dean of the school of law, said, "Prof. Hildebrand in his 22 years of service to the law school and the university made a deep mark. His great emphasis was always on high standards of teaching and scholarship and as dean he was firm in his insistence on maintaining the high standard of faculty personnel. His greatest contribution was to the permanent building of the law school and his students. Lawyers all over the state and the world will mourn the passing of one who was always with them in their true friend. Deep Hildebrand."

Obituary of Ira P. Hildebrand

Austin American-Statesman, November 12, 1944

Mrs. Ira P. Hildebrand, 78, widow of the longtime dean of The University of Texas School of Law, died in a Tyler hospital Wednesday following an apparent heart attack.
 Funeral services will be held at the Cook Funeral Home Friday at 10 a.m. with Dr. John Barclay, minister of the Central Christian Church, officiating. Burial will be in Austin Memorial Park.
 Mrs. Hildebrand was born in San Antonio, March 31, 1888 and moved to Austin in 1908 following her marriage. She made her home at 407 West 18th Street. Dean Hildebrand died Nov. 11, 1944.
 Mrs. Hildebrand was visiting a son, Ira P. Hildebrand, Tyler businessman. She is also survived by a daughter, Mrs. Frances H. Cooper of Alice and a sister, Miss Ada B. Shiner of San Antonio. Also surviving are five grandchildren, Mrs. Anne Cooper Holt of Austin, Miss Susan Cooper of Alice; and Ira Polk Hildebrand III, Biren Shiner Hildebrand and Betty Hildebrand, all of Tyler.

Obituary of Mabel Hildebrand
 Austin American, December 23, 1966

Hildebrand Funeral Friday

Mrs. Ira P. Hildebrand Sr., 78, widow of the longtime dean of The University of Texas School of Law, died in a Tyler hospital Wednesday following an apparent heart attack.

Funeral services will be held at the Cook Funeral Home Friday at 10 a.m. with Dr. John Barclay, minister of the Central Christian Church, officiating. Burial will be in Austin Memorial Park.

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Mrs. Hildebrand was visiting a son, Ira P. Hildebrand, Tyler businessman. She is also survived by a daughter, Mrs. Frances H. Cooper of Alice and a sister, Miss Ada B. Shiner of San Antonio. Also surviving are five grandchildren, Mrs. Anne Cooper Holt of Austin, Miss Susan Cooper of Alice; and Ira Polk Hildebrand III, Biren Shiner Hildebrand and Betty Hildebrand, all of Tyler.

Funeral notice for Mabel Hildebrand
 Austin American, December 21, 1966

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-29-09

PROJECT INFORMATION:

#10347241

| DEPARTMENTAL USE ONLY | |
|---|---|
| APPLICATION DATE: <u>9/29/09</u> | FILE NUMBER(S) <u>CHH-2009-0057</u> |
| TENTATIVE HLC DATE: _____ | |
| TENTATIVE PC or ZAP DATE: _____ | |
| TENTATIVE CC DATE: _____ | CITY INITIATED: YES <input checked="" type="radio"/> NO <input type="radio"/> |
| CASE MANAGER <u>Dave Sadavsky</u> | ROLLBACK: YES/NO _____ |
| APPLICATION ACCEPTED BY: <u>m Cervantes</u> | |

BASIC PROJECT DATA:

| | |
|---|-----------------------|
| 1. OWNER'S NAME: <u>WILLIAM R. AND ELIZABETH A. MYERS</u> | |
| 2. PROJECT NAME: <u>HILDEBRAND SCOTT</u> | |
| 3. PROJECT STREET ADDRESS (or Range): <u>2431 WOOLDRIDGE DR.</u> | |
| ZIP _____ | COUNTY: <u>TRAVIS</u> |
| IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE: | |
| LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W. (CIRCLE ONE)</u> SIDE OF | |
| (ROAD NAME PROPERTY FRONTS ONTO), WHICH IS | |
| APPROXIMATELY _____ | DISTANCE FROM ITS |
| INTERSECTION WITH _____ | CROSS STREET. |

AREA TO BE REZONED:

| | | | | | |
|-------------------------------------|--------------|-------------------------|---------------------------|--------------|-----------------|
| 4. ACRES <u>1.7770</u> | | (OR) | SQ. FT. <u>77,406.12</u> | | |
| 5. ZONING AND LAND USE INFORMATION: | | | | | |
| EXISTING ZONING | EXISTING USE | TRACT# (IF MORE THAN 1) | ACRES / SQ. FT. | PROPOSED USE | PROPOSED ZONING |
| <u>SF-2</u> | <u>RES.</u> | <u>3+4; 2</u> | <u>1.7770 / 77,406.12</u> | <u>RES.</u> | <u>SF-3H</u> |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

RELATED CURRENT CASES:

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

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

| | | | |
|--|-------------------------|------------------------|--|
| 10a. SUBDIVISION REFERENCE: Name: <u>PEMBERTON HEIGHTS</u> | | | |
| Block(s) <u>18</u> | Lot(s) <u>3+4, 2</u> | Outlot(s) <u>9, 10</u> | |
| Plat Book: <u>01410</u> | Page Vol. <u>12713</u> | | |
| Number: _____ | Date: <u>06-20-1996</u> | | |
| 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots) | | | |

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

| | |
|---|-----------------------------------|
| 11. VOLUME: <u>12713/1410</u> PAGE: <u>1410</u> | TAX PARCEL I.D. NO. <u>115790</u> |
| FILM CODE: <u>00005449349</u> | |

OTHER PROVISIONS:

| |
|--|
| 12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? <u>YES/NO</u> |
| TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc) <u>NRHD CWA RES. DESIGN STD.</u> |
| 13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? <u>YES/NO</u> |
| 14. IS A TIA REQUIRED? <u>YES/NO</u> (NOT REQUIRED IF BASE ZONING IS NOT CHANGING) |
| TRIPS PER DAY: <u>N/A</u> |
| TRAFFIC SERIAL ZONE(S): _____ |

OWNERSHIP TYPE:

| |
|---|
| 15. <input checked="" type="checkbox"/> SOLE <input type="checkbox"/> COMMUNITY PROPERTY <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> CORPORATION <input type="checkbox"/> TRUST |
| If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet. |

OWNER INFORMATION:

| | |
|---|--|
| 16. OWNER CONTACT INFORMATION | |
| SIGNATURE: <u>Ann Myers</u> | NAME: <u>WILLIAM A. AND ELIZABETH A. MYERS</u> |
| FIRM NAME: _____ | TELEPHONE NUMBER: <u>(512) 320 8867</u> |
| STREET ADDRESS: <u>2431 WOOLDRIDGE DR.</u> | |
| CITY: <u>AUSTIN</u> | STATE: <u>TX</u> ZIP CODE: <u>78703</u> |
| EMAIL ADDRESS: <u>eamyers@austin.rr.com</u> | |

AGENT INFORMATION (IF APPLICABLE):

| | |
|---|---|
| 17. AGENT CONTACT INFORMATION | |
| SIGNATURE: <u>Julie L Boxberger</u> | NAME: <u>JULIE L BOXBERGER</u> |
| FIRM NAME: _____ | TELEPHONE NUMBER: <u>431 9601</u> |
| STREET ADDRESS: <u>3009 GILBERT ST.</u> | |
| CITY: <u>AUSTIN</u> | STATE: <u>TX</u> ZIP CODE: <u>78703</u> |
| CONTACT PERSON: <u>JULIE</u> | TELEPHONE NUMBER: _____ |
| EMAIL ADDRESS: <u>julbox7@gmail.com</u> | |

DEPARTMENTAL USE ONLY:

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Julie L. Boxberger 9.28.09
Signature Date

JULIE L. BOXBERGER
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND
INDICATE FIRM REPRESENTED, IF APPLICABLE.

Ann Myers Sept. 27, 2009
Signature Date

WILLIAM R. AND ELIZABETH A. MYERS
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, ELIZABETH A. MYERS have checked for subdivision plat notes, deed restrictions,
(Print name of applicant)

restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2431 WOODBRIDGE DR AUSTIN, TX 78703
(Address or Legal Description)

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.

Ann Myers

(Applicant's signature)

Sept. 27, 2009

(Date)

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

NO 1042004

ACCOUNT NUMBER: 01-1600-1101-0000

PROPERTY OWNER:

MYERS WILLIAM ROBERT & ELIZABE
ELIZABETH ANN MYERS
2431 WOOLDRIDGE DR
AUSTIN, TX 78703-2533

PROPERTY DESCRIPTION:

LOT 3&4 * & N TRI OF LOT 2 BLK 18 P
EMBERTON HEIGHTS SEC 1 OLT 9-10 *
.525 AC OF DIVISION Z

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 2431 WOOLDRIDGE DR

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

| YEAR | ENTITY | TOTAL |
|------|-----------------------------------|------------|
| 2008 | AUSTIN ISD | *ALL PAID* |
| | CITY OF AUSTIN (TRAV) | *ALL PAID* |
| | TRAVIS COUNTY | *ALL PAID* |
| | TRAVIS COUNTY HEALTHCARE DISTRICT | *ALL PAID* |
| | ACC (TRAVIS) | *ALL PAID* |

TOTAL SEQUENCE 0

ALL PAID

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

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

TAXES PAID FOR YEAR 2008 \$67,371.70

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2008 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code). Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 09/21/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

TRANSACTION**VOL/PAGE**

James B. Shaw to John W. Harris
November 22, 1858
Price not listed
Warranty Deed

"M"/529-530

John W. Harris to Reba (Thos W.) Masterson
October 6, 1917
101.25 Acres valued at \$5,050.00
Warranty Deed

300/323-324

Reba Masterson to S.W. Fisher
January 5, 1920
101.25 Acres for \$9,700.00
Warranty Deed

316/127-128

S.W. Fisher to Josephine Lucile Fisher
January 15, 1925
101.25 Acres for \$10.00
Warranty Deed

381/324-325

Josephine Lucile Fisher to Austin Development Company
December 9, 1926
101.25 Acres for 2,497 Shares @ \$100.00 per share
Warranty Deed

396/400-401

Austin Development Company to C.E. Barrett
September 10, 1927
Lots 3 and 4 for \$8,000
Warranty Deed

408/13-14

Mary F. Barrett to Ira P. Hildebrand
July 12, 1933
Lots 3 and 4 for \$25,520.00
Warranty Deed

490/566

W. Caswell to Ira P. Hildebrand
January 5, 1934
Portion of Outlot #10 for \$119.50
Warranty Deed

497/417

Mrs. Ira F. (Mabel S.) Hildebrand to Morin M. Scott
and Joy Manning Scott
Nov. 18, 1947
Whole Property for \$32,500

871/575

Warranty Deed

Morin M. Scott to William R. Myers
June 21, 1996
\$850,000
Warranty Deed

12713/1410

HISTORY OF TENANTS

1935-1947 Ira P. and Mabel Hildebrand

1948-1972 Morin M. Scott

1972-1973 Morin M. Scott and sub-tenant Steve Millbee

1975-1975 Morin M. Scott and sub-tenant Liza Yariger

1982-1983 Morin M. Scott and sub-tenant Robert E. Everhart

1983-1984 Morin M. Scott and sub-tenants C.J. Howard and Gayle Ledford

1984-1985 Morin M. Scott and sub-tenants A. Marte Clark

1986-1990 Morin M. Scott and sub-tenants David and Kesey Thirde

1990-1995 Morin M. Scott

1995-Present Will and Anne Myers