

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0057

HLC DATE:

November 9, 2009

PC DATE:

November 10, 2009

APPLICANTS: Bill and Ann Boone, owners

HISTORIC NAME: Thornhill-McKay House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1603 Pease Road

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

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

HISTORIC LANDMARK COMMISSION ACTION:

PLANNING COMMISSION ACTION:

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: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is a good example of Colonial Revival residential architecture of the 1930s, and is associated with Dr. Gabriel Thornhill, a prominent ear, nose and throat doctor, and John J. McKay, a prominent attorney.

Architecture:

Two-story rectangular-plan side gabled brick five-bay wide Colonial Revival house with a central front entry with a triangular pediment above a plain entablature with flat pilasters; 9:9 double hung windows on the first floor and 6:6 double hung windows on the second floor; all windows have a stone sill.

Historical Associations:

H.A. and Rosa Wroe purchased this property from the Westenfield Development Corporation in 1926 but never built a house on this site. They sold the lot in 1937 to Gabriel and Weta Thornhill, who built the house. Gabriel F. Thornhill was a prominent physician in Austin, specializing in ear, nose and throat disorders. He was born in Navasota, Texas and grew up in Paris, Texas, where his father was a

physician. He graduated from the University of Virginia and attended medical school in New York City. After practicing medicine in New York for 14 years, he and his wife, Weta moved to Austin in 1935, where he had a practice in the Norwood Tower until his death in 1954. Dr. Thornhill was the state health director for the National Youth Administration in the 1930s, and also served in many civic organizations. He was president of the Austin Chamber of Commerce in 1943. Weta Thornhill was an interior decorator. After her husband's death, she remained in the house for another year, then sold the property to John and Jym McKay.

John J. McKay, a native of San Antonio, earned his law degree from the University of Texas in 1935. He was an assistant State Attorney General in the 1930s, a trial lawyer for the Southern Pacific Railroad, then established a prominent private practice with a fraternity brother, Charles N. Avery, with offices in the Perry-Brooks Building. They primarily represented corporate clients, including several electric companies. McKay was also president of the State Bar of Texas. He was also an author and illustrator. His wife, Jym Motheral McKay, was a native of Austin, graduated from the University of Texas, and earned her master's degree in education from Columbia University in New York. She returned to the University of Texas in her later years to earn a Ph.D. in linguistics, then went on to teach at Southwest Texas State University and the University of Texas. After retiring from teaching, she became a paralegal, and worked until she was in her mid-70s. Mrs. McKay was also active in the Junior League and the Settlement Club.

PARCEL NO.: 01120204170000

LEGAL DESCRIPTION: Lot 35 and the South 10 feet of Lot 34, Enfield C.

ANNUAL TAX ABATEMENT: \$13,927 (owner-occupied); city portion: \$2,602 (capped).

APPRAISED VALUE: \$1,175,149

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Bill and Ann Boone
1603 Pease Road
Austin, Texas 78703

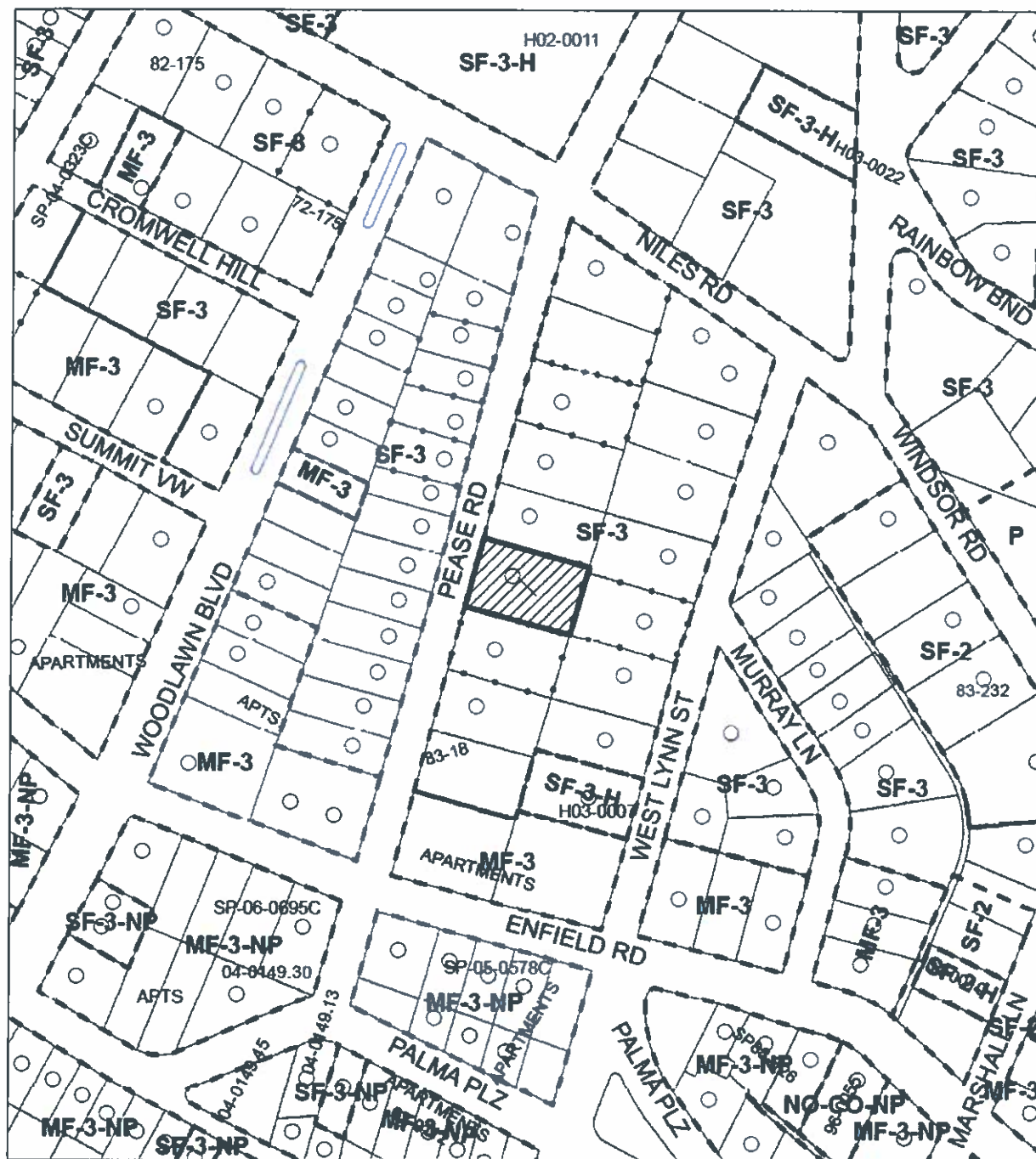
DATE BUILT: ca. 1937

ALTERATIONS/ADDITIONS: Additions to the rear do not affect the visual integrity of the house from a public right-of-way.

ORIGINAL OWNER(S): H.A. and Rosa Wroe (1937)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING
 ZONING CASE#: C14H-2009-0057
 ADDRESS: 1603 PEASE RD
 SUBJECT AREA: 0.000 ACRES
 GRID: H23
 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.

1603 Pease Road
ca. 1937



OCCUPANCY HISTORY 1603 Pease Road

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

- | | |
|------|---|
| 1992 | Bill and Ann Boone, owners
No occupation listed
NOTE: The directory indicates that Bill and Ann Boone were new residents at this address. |
| 1984 | Teddy G. Lilljedahl, owner
Regional group manager, Guardian Life Insurance of America, 400 W. 15 th Street |
| 1977 | John J. and Jym McKay, owners
Partner, (with Charles N .Avery, Jr. and Michael A. Wash), McKay & Avery, attorneys, 204 Perry-Brooks Building, 121 E. 8 th Street. |
| 1971 | John J. and Jym McKay, owners
Partner, (with Charles N .Avery, Jr.), McKay & Avery, attorneys, 204 Perry-Brooks Building, 121 E. 8 th Street.
NOTE: Michael A. Wash is listed as an associate in the firm. |
| 1966 | John J. and Jym McKay owners
Partner, (with Charles N .Avery, Jr.), McKay & Avery, attorneys, 703 Perry-Brooks Building, 121 E. 8 th Street. |
| 1962 | John J. and Jym McKay, owners
Partner, (with Charles N .Avery, Jr.), McKay & Avery, attorneys, 703 Perry-Brooks Building, 121 E. 8 th Street. |

- 1957 John J. and Jym McKay, owners
Partner, (with Charles N. Avery, Jr.), McKay & Avery, attorneys, 701-03 Perry-Brooks Building, 121 E. 8th Street.
- 1954 Meta Thornhill, owner
Widow, Gabriel T. Thornhill
No occupation listed
NOTE: John J. and Jym McKay are listed as living at 1803 Alguno Road; he had a law firm with Charles N. Avery, Jr. in the Perry-Brooks Building.
- 1952 Gabriel F. and Weta Thornhill, owners
Physician, 1304 Capital National Bank Building
- 1949 Gabriel F. and Weta Thornhill, owners
Physician, 1304 Capital National Bank Building
- 1947 Gabriel F. and Weta Thornhill, owners
Physician, 1304 Capital National Bank Building
- 1944-45 Gabriel F. and Weta Thornhill, owners
Physician, 1304 Norwood Building
- 1942 Gabriel F. and Weta Thornhill (not listed as owners)
Physician, 1304 Norwood Building
- 1940 Gabriel F. and Weta Thornhill, owners
Physician, 1304 Norwood Building
- 1937 The address is not listed in the directory.
NOTE: Gabriel F. and Weta Thornhill are listed as living at 7 Niles Road; he had his medical practice in the Norwood Building.

NOTES:

The 1900 U.S. Census shows the Thornhill family living in Fort Worth, Texas where Dr. Gabriel Thornhill was a physician. His son, Gabe (the first purchaser of this property) was 10 years old and listed as being at school. The elder Thornhill had been born in Texas, but his age is not listed in the census report.

By 1910, the family had moved to Paris, Texas, where the elder Thornhill was practicing medicine. Gabe Thornhill was then 20 years old and had no occupation listed in the 1910 Census report. His father died in December, 1915 in Paris. Gabe Thornhill's 1917 draft registration card indicates that he was living in Penn's Grove, New Jersey, across the Delaware River from Wilmington, Delaware. He was in medical school in New York City, had been born March 31, 1890 in Navasota, Texas, and was then employed in southern New Jersey. He was single.

He is listed in the 1927, 1929, and 1931 telephone directories in Bridgeport, Connecticut.

Obituary from the Texas State Journal of Medicine, Vol. 50, p. 200 (1954):

Dr. Gabriel Felder Thornhill, Austin, Texas, died of coronary occlusion at his home, January 8, 1954.

Born in Navasota, March 31, 1890, the son of Dr. G.F. and Mary (Buckingham) Thornhill, Dr. Thornhill attended Paris high school. He received bachelor and master of science degrees from the University of Virginia, Charlottesville, and was graduated from New York Medical College, Flower and Fifth Avenue Hospitals, New York City, in 1919. He served an internship at

Flower Hospital from 1919 to 1921. Continuing to practice medicine in New York for fourteen years, he was assistant attending physician at Fifth Avenue and Metropolitan Hospitals, head of the staff of the ear, nose and throat department of the Doctor's Hospital, consulting physician at Judson Health Center, and instructor at Columbia University College of Physicians and Surgeons,. He did postgraduate work at Metropolitan Hospital in New York.

A resident of Austin since 1936, Dr. Thornhill specialized in diseases of the ear, nose, and throat, being a diplomate of the American Board of Otology, Laryngology, and Rhinology. He had been state health director of the National Youth Administration, a member of the State Committee for Procurement and Assignment of Physicians on the board of directors of Brackenridge Hospital, and a member of the medical staff of St. David's Hospital.

Dr. Thornhill was a member of the American and Texas Medical Associations through Travis County Medical Society and a fellow of the American College of Surgeons. He had served as both president and secretary of his county society. He had been director and president of the Austin Chamber of Commerce and president of the Travis County Red Cross Chapter. He was a Rotarian, Mason, Shriner and Jester. He belonged to the American Legion and the Methodist Church. While at the University of Virginia, he was an outstanding athlete in golf, track, and baseball. In New York, he won the Metropolitan Golf Championship. He continued to be interested in golf, hunting, and fishing.

On June 10, 1926, Dr. Thornhill married the former Miss Weta Ingram in New York. She and a son, Gabriel Felder Thornhill, III, both of Austin, survive. Also surviving are his mother, Mrs. G.F. Thornhill, Paris, and two sisters, Mrs. George Robert Coleman, Amarillo, and Mrs. Clara Hammond, New York.

John J., McKay is listed in the 1930 U.S. Census report residing with his parents, John and Lena McKay, at 7904 West Avenue in Austin. John J. McKay was then 18 years old and had no occupation listed. His father had been born in Texas, and worked as a state tax auditor. His mother, Lena, had been born in Louisiana. No other children were listed in the house.

Dr.G.F. Thornhill 1603 Pease Rd.
146 35
Enfield C
demolish garage & rebuild garage &
servant qtrs.
26148 9-12-44 \$700.00
owner*

Building permit to Dr. Thornhill to demolish the existing garage and rebuilt a garage with servants' quarters (1944)

Dr. Thornhill
No. 2 of
146 35

1603 Pease Road

Enfield "G"

Frame addition to rear of residence

31696 9-30-46

\$350.00

Joe Ottinger

Building permit to Dr. Thornhill to construct a frame addition to the back of the house (1946)

Councilman Gillis introduced the following resolution:

WHEREAS, Gabriel F. Thornhill, owner of Lot 35 of Enfield G, a Subdivision within the City of Austin, Travis County, Texas, which property abuts the east side of Pease Road at a location north of Enfield Road, and being locally known as 1603 Pease Road, has made application to the City Council of the City of Austin for permission to construct a stone curb at the above described location; and

WHEREAS, the ordinance which regulates the construction of curbs upon or within streets in the City of Austin requires that anyone desiring to construct any curb other than a concrete curb shall get special permission to do so from the City Council of the City of Austin; and

WHEREAS, the City Council has investigated and approved the construction of a stone curb at the aforesaid location; therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

THAT Gabriel F. Thornhill, owner of Lot 35 of Enfield G, a Subdivision within the City of Austin, Travis County, Texas, which property abuts the east side of Pease Road at a location north of Enfield Road, and being locally known as 1603 Pease Road, is hereby granted permission to construct a stone curb at the above described location; provided, however, that said stone curb shall be constructed upon a concrete base and shall have an exposure of 8 inches above the gutter and shall be 10 inches wide at the top in accordance with the standard design for rock curbs as adopted by the City of Austin and as detailed upon the plan hereto attached marked 2-C-501, which plan is hereby made a part of this resolution; and further provided that all work shall be done by a bonded curb and sidewalk contractor and that said curb shall be constructed under the supervision of the City Engineer of the City of Austin and in accordance with lines and grades furnished by him.

The foregoing resolution was adopted by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Upon motion of Councilman Alford, the application of Mrs. Flores Haire to operate two additional taxi-cabs was granted by the following vote: Ayes, Councilmen Alford, Bartholomew, Gillis, Mayor Miller, and Councilman Wolf; nays, none.

Resolution by the Austin City Council for Dr. Thornhill to construct a stone, rather than a concrete curb at the house (November 23, 1938)

Dr. Thornhill Named C. of C. President

Group Urges Step To Get Rural Workers

Stevenson Is High In
His Praise of Austin
And of Organization

Dr. G. F. Thornhill was elected president of the Austin Chamber of Commerce at the annual membership meeting of the organization Tuesday night; and Gov. Coke Stevenson, chief speaker, paid cordial tribute to Austin's progressive spirit and to the chamber of commerce for outstanding achievements during the war year of 1942.

Elected as new directors were E. B. Moody, Weaver Baker, Herman E. Schallou, A. G. Adams, Jr., former Gov. Dan Moody, C. L. Higgins, W. I. Kocurek, H. M. Toland, Dan Searight and A. F. Ashford.

Dr. Thornhill, accepting leadership of the organization for 1943, reviewed work that has contributed to Austin's growth through the years and pledged that the chamber of commerce will carry forward its cooperation with war activities on

More Details

about the annual Chamber of Commerce meeting appear on page 7.

the home front and in community planning and city building for the future. Dr. Thornhill announced the board of directors will meet at noon Wednesday to select vice presidents in charge of bureaus and to organize for the year.

In an unusual departure, the membership meeting adopted a petition and resolution urging the

(Continued on Page 11, Col. 6)



- Photo: Christensen-Leberman.

ELECTED president of Austin Chamber of Commerce for 1943 was Dr. G. F. Thornhill, whose name was presented for the office by a nominating committee at the chamber of commerce annual meeting Tuesday night. Dr. Thornhill has been a member of the organization's board of directors and vice president in charge of the membership bureau.

G. F. Thornhill Dies at Home; Funeral Today

Funeral services for Dr. Gabriel F. Thornhill, 81, who died during Thursday night at his home, will be held Saturday afternoon.

The body will remain at the Cook Funeral Home until 2 p. m. when it will be taken to the family residence, 2025 West Reed, where funeral services will be held at 2 p. m.

The funeral services will be conducted by the Rev. Thomas M. W. Terza, pastor of the Church of the Good Shepherd. Burial will be in Austin Memorial Park.

Pallbearers from Austin will be
Will Edward Odum, A. W. Tol Hatt
Uncas, Roberdeau, Artie McCall.

John Wideman B. Peterson, James
Swearingen, Alvin Peterson, Walter
Long Sr., Wofford R. Rathbone,
Evans Swan, and Murray Graham.

Harold Matson of New York City and Angus B. Echols of Greenville, Del. will also be participants.

Dr. Charles Hardwicke, Dr. Henry
Huestifer, Dr. R. A. Scott, Dr. J. W.
Fryer, Gilbert, Dr. M. E. Kneale,
Dr. Walter Giddard, Dr. Hais

Dr. Thornhill's body was found in last Friday morning, some time after death had occurred, apparently from either a heart attack or a brain hemorrhage while he slept.

Survivors include his wife and a son, Gabriel Felder Thornhill III of Austin; his mother, Mrs. G. F. Thornhill Sr. of Paris, Texas, and two sisters, Mrs. Clara Hammond, New York City, and Mrs. George Robert Coleman of Amarillo.

HE WANTS TO SAY "THANKS" THAT
 friends omit New's, but that those
 wishing to do so make contribu-
 tions to the St. Louis-
 Building Fund

However, he was active in civic affairs as well as professional circles.

He served five years as director and one year as president of the Travis County Board of Community Development. He is a past president of the Travis County Red Cross chapter, a member of the Rotary Club, and has served on the boards of various business and civic institutions. He was a member of the medical staff of St. Xavier's Hospital here and at a hospital in Dallas.

Born March 11, 1890, in Navasota,
Texas. He studied with his father
as a boy in Deary, Texas, where his
father practiced medicine.

Following his graduation from Perry High School, he attended the University of Virginia where he was awarded BA and MA degrees. While at the University of Virginia, he was an outstanding athlete in golf, track and basketball.

A graduate of the Columbia University Graduate School, Dr. Fuchs was employed by the New York City Board of Education for 17 years.

of Doctor's Hospital in New York.

*A member of the American College of Surgeons, he returned to Texas in 1925.

They were married June 10,

Dr. Tubbs was a member of Christ Methodist Church in New York City.

Obituary of Dr. G.F. Thornhill
Austin American, January 9, 1954

THORNHILL, Mrs. G.P., 4100 Jackson, died Thursday. Graveside services 11:30 a.m. today at Austin Memorial Park. Survivors: son, Felder Thornhill of Austin; three grandchildren. (Weed-Corley).

Death notice for Weta Thornhill
Austin American-Statesman, July 25, 1980

McKAY, John J., 1603 Pease Road, died today. Services 11 a.m. Wednesday at St. David's Episcopal Church. Burial, Austin Memorial Park. Survivors: wife, Mrs. John J. McKay of Austin; daughters, Mrs. Elio King of San Antonio, Mary Terrence McKay of Houston, Mrs. Lewis Riddell of California; sister, Mrs. Clay McCoy of New Roads, La.; two grandchildren. (Weed-Corley)

Death notice for John J. McKay
Austin American-Statesman, August 26, 1980



Jym Motheral McKay

Jym Motheral McKay was born August 10, 1924, on Baylor Street in Austin, Texas, and spent her life in Austin. She was known for her keen intellect and love of adventure. She graduated from high school at age 16 and made a deal with her dad that if she finished college in three years, he would send her to New York for graduate school. He agreed, and at nineteen Jym was on her way to Columbia University, where she earned a Master's degree in Education, had some modeling jobs, and saw the end of World War II. After she returned to Texas, her future husband, John J. McKay, spotted her photograph in the local paper and was so smitten that he had his sister-in-law arrange a blind date. Six months later, John and Jym were married and remained so until his death in 1980.

As a young woman, Jym was active in the Junior League and gave many hours to The Settlement Home and other charities. She was also an avid hunter and outdoors-woman who loved dove hunts around Austin and weekend trips with friends to the Hill Country where she could display her prowess as an excellent shot. Jym returned to UT in the late 70's to earn a Ph.D. in Linguistics and then taught at Southwest Texas State University for several years before returning to teach at the University of Texas. After retiring from teaching, Jym began a second highly successful career at the law firm of McGinnis, Lochridge, and Kilgore as a paralegal, probably her favorite job, and she continued to work there until she was 75. Upon retirement, Jym fulfilled a lifelong dream of world travel, visiting places as diverse as Tibet, Africa and Patagonia.

Jym is survived by her brothers, Bruce Motheral of Kerrville and Rudy Motheral of Houston; her daughter, Claire McKay and son-in-law, Hank Ewert of Austin; her two step-daughters, Valentine Riddell of Berkeley, California, and Terry McKay of Santa Fe, New Mexico; three beautiful grandchildren, Suzanne, John and Leibe King; and numerous nieces and nephews.

A memorial service will be held in Austin at the Weed-Criley-Fish Chapel on Thursday, October 4, 2007, at 3:00 p.m. A private burial at Austin Memorial Park will follow.

In lieu of flowers the family asks that contributions be made to Conservation International, 1919 M Street, Washington, DC 20036. The Settlement Home of Austin, 1600 Payton Gm Road, Austin, TX 78758, Commemorative Ground Rebuilding, and Texas Casa, 1501 W Anderson Lane, Austin, TX 78757.

Obituary and guestbook online at weefish.com

Obituary of Jym McKay
Austin American-Statesman



THE WHITETAIL DEER AND THE RUNNING SHOT by John J. McKay, published by John J. McKay as a collector's item, \$100 per copy.

The deer hunter as a breed has forever mystified the long-haired variety who, perhaps out of sheer envy at this stone-age manifestation of masculine fitness, conveniently dismisses it as just another vulgar habit.

The dilemma of these dilettantes is not helped in any sense by an Austin corporation lawyer's hobby which has salubriously spiced the book collectors' sphere.

In tremendous compliment to the irrepressible deer hunter, Attorney John J. McKay has hand-written and hand-illustrated his tale of *The Whitetail Deer and the Running Shot*.

The book originally was designed as a 1964 Christmas present for friends, including Governor John Connally, Will Odom, Chairman of the Texas Parks and Wildlife Commission, and a few others.

Word of the previous publication got out and before long McKay had been persuaded to fill a commercial order of 25 copies to be marketed by the Cokesbury Book Store in Dallas at \$100 per copy. And that meant stretching a hobby into a 4 a.m. daily stint, and definite neglect of trial court routine.

Only a man capable of blending the seriousness of deer hunting with the ludicrous, could master such an assignment. The depth to which the full sport penetrates the big game buff's makeup is graphically reflected in the painstaking effort to hand-make the individual copies with the laborious illustrations.

Certainly, the deer hunter has rarely if ever been so accurately depicted in his comical customs, and assorted frustrations, all bound in natural leather.

Recent development of the co-educational phase of deer hunting prompts some of the brightest gems such as the chapter

on "droppings" spelled out as "goat, rabbit, buck, chocolate peanuts, black beads lost by lady hunter."

Spooling the gunners about the running shot, author McKay devoted a luridly decorated page in the book to "Concentration." It shows a hurdlng buck dodging behind a giant cactus, while a cougar darts off to the left and curled rattlesnake provides sound effects at the sufferer's feet.

In demonstrating how rattling "is a good way to avoid the running shot," the lawyer intachievously shows two bucks locked in mortal combat atop a cliff while a cagey gunner crouches below because: "This hunter's keen ears detect a hunter rattling on top of the hill — and he is wisely staying away from the area."

The hilarious publication chides the relaxing type, too, showing a seated mirrored alerted too late as a fine whitetail whirls away, noting: "Reading is good. Relax. But be careful what you read if you want to avoid *The Running Shot*. Obviously, the Running Buck had been reading over this hunter's shoulders."

Definitely an extraordinarily delightful treatment of fall's mightiest outdoor pastime.

Jay Vercela

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Make your hunt successful by using a Perfection Turkey Call . . . the only one that faithfully reproduces the locking call of wild turkeys. Sold on a satisfaction guaranteed basis and with full instructions for \$3.00 postpaid.

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New Braunfels, Texas



The FEED-ALL

Come-proof, 5-gal. feeder dispenser dry grain and pellets. Self operated by breeze, only one moving part. Simple control (one adjust) opening to dispense and provide positive control of flow of various types of feed. Rust-resistant steel construction.

Pat. 2,972,334.



\$5.95 at most dealers

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THE SMART HUNTER STILL HUNTS



PORTABLE HUNTER'S Stand for all deer hunters, 10, 12 or 15 ft. All steel tubing, swivel cushioned seat, and banister gun rest for perfect shots. Good view of game. You can select game before killing. No odor when above. Excellent for hanging game while drawing. Cannot be excelled for vermin killing. Makes hunting leases more desirable. Model shown \$60.00, 12 ft. \$45.00, 15 ft. \$75.00. Other models available. Canvas windbreakers for protection from weather—\$10.00. All types of gun racks for cars, jeeps and pickups—\$7.00 to \$12.95. Turkey feeder \$9.95. All prices f.o.b. plus 2% Sales Tax.

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SAN ANGELO, TEXAS

DOORWHITE QUAIL-BINGONECK PHEASANT.
CHICKEN—Breading orders now.

Eggs, Chicks, Started birds,
Matured birds. Write for price list.

EARL W. CREW
P.O. Box 315, Orange, Tex.

Review of John J. McKay's book, *The Whitetail Deer and the Running Shot*, in *Texas Parks and Wildlife Journal*, Vol. 23, No. 10 (October, 1965).

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
10-8-09

PROJECT INFORMATION:

Row 10#
10351945

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>10/08/09</u>	FILE NUMBER(S): <u>C14H2009-0057</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	CITY INITIATED: YES / NO
CASE MANAGER: <u>Steve S.</u>	ROLLBACK: YES/NO
APPLICATION ACCEPTED BY: <u>S. Pope</u>	

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Ann & Bill Boone</u>	
2. PROJECT NAME: <u>The Thornhill-McKay House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1603 Chase Rd.</u>	
ZIP: <u>78703</u>	COUNTY: <u>Travis</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE N. S. E. W. (CIRCLE ONE) SIDE OF	
(ROAD NAME PROPERTY FRONTS ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET

Washed: Townlake Class: Urban

AREA TO BE REZONED:

Grid # H23

Old Emfield

Now-
Neighborhood
Planning
Area

4. ACRES <u>0.4189</u>	(OR)	SQ. FT. _____
5. ZONING AND LAND USE INFORMATION:		
EXISTING ZONING <u>SF-3</u>	EXISTING USE <u>Residence</u>	TRACT# (IF MORE THAN 1) _____
ACRES / SQ. FT. _____	PROPOSED USE <u>Residence</u>	PROPOSED ZONING <u>SF-3 H</u>
_____	_____	_____

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
7. RESTRICTIVE COVENANT? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
8. SUBDIVISION? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____
9. SITE PLAN? (YES <input checked="" type="radio"/> NO <input type="radio"/>	FILE NUMBER: _____

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Entfield Co
 Block(s) _____ Lot(s) 35 & 36 Outlot(s) _____
 Plat Book: _____ Page 10' of lot 34
 Number: _____
 10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or zoning includes partial lots)

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

11. VOLUME: _____ PAGE: _____ TAX PARCEL I.D. NO. 01120204170000

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

15. ☒ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST
 If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:

16. OWNER CONTACT INFORMATION
 SIGNATURE: Ann & Bill Boone NAME: Ann & Bill Boone
 FIRM NAME: _____ TELEPHONE NUMBER: 477-5016
 STREET ADDRESS: 1603 Pease Rd.
 CITY: Austin STATE: TX ZIP CODE: 78703
 EMAIL ADDRESS: a.boone.7296@aol.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE: Suzanne Deaderick NAME: Suzanne Deaderick
 FIRM NAME: Historic Research & Representation TELEPHONE NUMBER: 512-477-2929
 STREET ADDRESS: 2502 Harris Blvd.
 CITY: Austin STATE: Texas ZIP CODE: 78703
 CONTACT PERSON: Suzanne Deaderick TELEPHONE NUMBER: 477-2929
 EMAIL ADDRESS: Suzanne@grande.com.net

DEPARTMENTAL USE ONLY: _____

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

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

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

S Deaderick 10-5-09
Signature Date
Suzanne Deaderick
Name (Typed or Printed)
Historic Research & Represent.
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.

A R Boone 10-6-09
Signature Date
Ann Boone
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, Suzanne Deaderick 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

1603 Please Rd.
(Address or Legal Description)
Austin, Tx 78703

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

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

S Deaderick
(Applicant's signature)

10-5-09
(Date)

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

NO 1042180

ACCOUNT NUMBER: 01-1202-0417-0000

PROPERTY OWNER:

BOONE WILLIAM P
1603 PEASE RD
AUSTIN, TX 78703-3401

PROPERTY DESCRIPTION:

LOT 35 * & S 10 FT OF LOT 34 ENFIELD
D C

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 1603 PEASE RD

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

YEAR	ENTITY	TOTAL
2009	AUSTIN ISD	13,944.99
	CITY OF AUSTIN (TRAV)	4,946.20
	TRAVIS COUNTY	3,962.60
	TRAVIS COUNTY HEALTHCARE DISTRICT	633.64
	ACC (TRAVIS)	1,100.57
TOTAL SEQUENCE 0		24,588.00

TOTAL TAX:	24,588.00
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE ==>	24,588.00

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2009 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 10/07/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

Deed Chronology
1603 Pease

Transaction	Volume/Page	Date
Westenfield Development Co. to H.A. Wroe	385/501	4-19-26
H.A. & Rosa Wroe to G.F. & Weta Thornhill		8-25-37
Mary & A.D. Bolm to Weta Thornhill		11-25-38
Weta Thornhill & estate of G.F. Thornhill to John J. & Jym M. McKay		11-29-54
Jym McKay & estate of John McKay to Ted & Becky Lilljedahl	7770/621	6-1-82
Ted & Becky Lilljedahl to William P. Boone	10380/816	8-14-87

**Chronological Listing of Owners/Occupants
1603 Pease Road**

Year	Occupant Name	Source
1938-53	G.F. Thornhill	City Directory
1954	Mrs. Weta Thornhill	City Directory
1955-81	John McKay	City Directory
1982-86	Ted & Becky Lilljedahl	City Directory
1987-present	William P. Boone	City Directory

Biography of Dr. Gabriel Felder Thornhill

Gabriel Thornhill was born in Navasota Texas on March 31, 1890, but moved with his family to Paris, Texas where his father practiced medicine. He graduated from the University of Virginia undergraduate and medical school, and moved to New York. Around 1938, he and his wife, Weta, moved to Austin, where he was a practicing physician until his death in 1954.

In 1943, Gabriel was elected president of the Austin Chamber of Commerce. He had served for the previous five years as a director and as vice president in charge of the membership bureau. Dr. Thornhill had also served as president of the Travis County Red Cross chapter, and was a member of the Rotary Club. He had served on the boards of various business and civic institutions over the years, and was a Mason and member of the medical staff of St. David's hospital. He died January 8, 1954 in his home on Pease Road.

Biography of Weta Thornhill

Weta Thornhill was an interior decorator. She and Gabriel had one son, Felder (Scoop) Thornhill, who founded an independent financial services firm, Thornhill Securities, in Austin in 1988. Scoop received his BS from the University of Texas, and was a principal in Financial Services of Austin prior to founding Thornhill Securities.

Biography of Jym Motheral McKay

Jym McKay was born on August 10, 1924 on Baylor Street in Austin and spent her life in this city. She graduated from Austin High at the age of 16 and made a deal with her dad that if

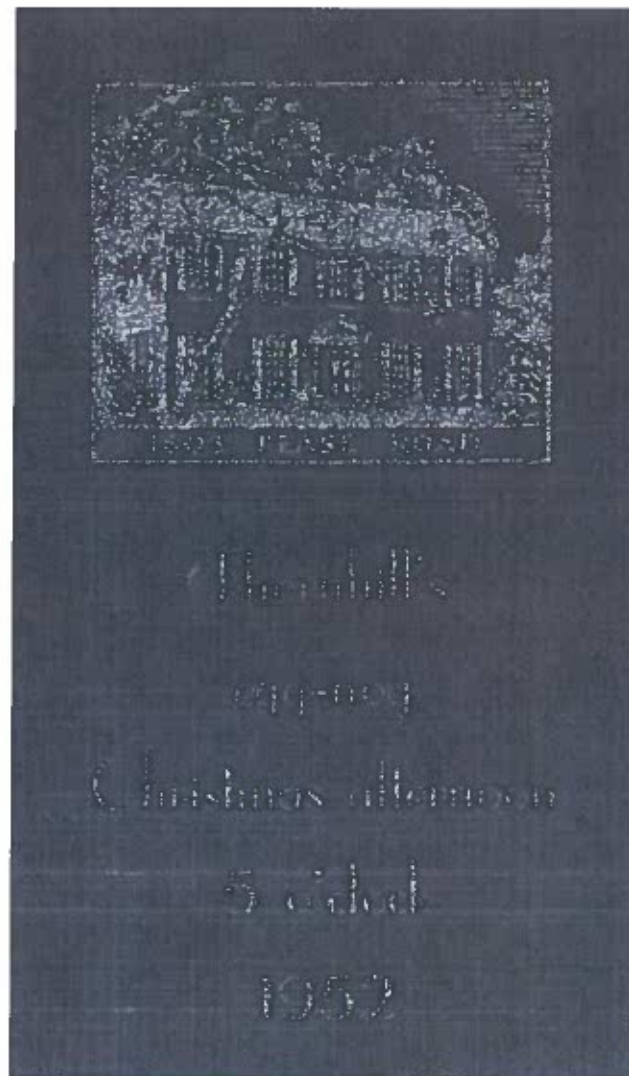
she finished college in three years, he would send her to New York for graduate school. He agreed, and at 19 Jym was on her way to Columbia University, where she earned a master's degree in education. She also had some modeling jobs and saw the end of World War II while in New York. After she returned to Texas, she married John McKay and they were married until his death in 1980.

Jym was active in the Junior League and gave many hours to the Settlement Home and other charities. She was also an avid hunter and outdoorswoman, and an excellent shot. Jym returned to U.T. in the late 1970s (at 50+ years old) to earn a Ph.D. in Linguistics. She taught at Southwest Texas State University for several years before returning to teach at U.T.

After retiring from teaching, Jym began a second highly successful career at the law firm of McGinnis, Lockridge, and Kilgore as a paralegal. She continued to work there until she was 75 years old. Jym McKay died September 28, 2007.

Biography of John J. McKay

John J. McKay was born in San Antonio, where he grew up and attended school. He came to Austin to attend U.T. and received his law degree in 1935. John became a trial lawyer for Southern Pacific Railroad before going into private practice with Charles W. Avery in the Brown Bldg. The firm name was McKay and Avery. McKay became a very prominent lawyer with a state wide reputation and had the respect of many politicians and judges. John served as president of the State Bar of Texas, was a founder of The Citadel Club, served as a deacon at St. David's Episcopal Church, and was an avid hunter.



Invitation to the Thornhills' Egg-Nog Party
Christmas, 1952
The invitation shows the house.