

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0038

HLC DATE:

October 26, 2009

PC DATE:

November 10, 2009

APPLICANT: Diego Mendez, owner

HISTORIC NAME: Sutton-Bailey House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1515 Pease Road

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

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

HISTORIC LANDMARK COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-H) combining district zoning. Vote: 5-0 (Limbacher ill; Hansen absent).

PLANNING COMMISSION ACTION: Recommended the proposed zoning change from family residence (SF-3) district to family residence – Historic Landmark (SF-3-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: Old West Austin Neighborhood Association

BASIS FOR RECOMMENDATION:

The house is an excellent example of severe Colonial Revival architecture and is associated with Annie and Lillian Sutton, the widow and daughter of William S. Sutton, a leader in the field of education and Dean of the College

of Education at the University of Texas, and with Charles William "Billy" Bailey, a Austin prominent physician.

Architecture:

Two-story rectangular-plan side-gabled Colonial Revival-styled frame house with a central full-height flat portico on fluted Ionic columns and pilasters. The central entry has a fanlight and sidelights; fenestration in the house is 6:6; a dentil course runs at the cornice of the principal façade and continues in the fascia of the portico. A one-story addition to the left side of the principal block contains an open balcony on the roof; railing consists of plain balusters.

Historical Associations:

The house was built in 1938 for Mrs. Annie Sutton, the widow of William Seneca Sutton, a prominent educator and Dean of the School of Education at the University of Texas. Sutton championed, among other causes, free access to schooling by all children. William S. Sutton passed away in 1928; Sutton Hall at the University of Texas was named for him in 1930. Annie and the children remained in the old family home at 18th and Colorado Streets (no longer extant) until 1938 when they commissioned Brydson Lumber Company to construct this house for them. Annie Sutton passed away in 1939; her daughter Lillian, who was the title holder to the property, then raised her two children, Anne and Lillian in the house. Lillian Sutton, who died in January, 1966 in Pecos, Texas, sold the house to A.W. Neighbors in March, 1953; it is shown as vacant in the 1953 city directory. Neighbors then sold the house in July, 1953 to Eugenia Vann Phelan, who sold it to Maxel and Jessie Powell in September, 1953. Maxel Powell was a petroleum engineer with an office in the Brown Building. The Powells sold the house to Charles W. and Mary Love Bailey in 1961. Dr. Bailey was a prominent physician and politician in Austin, and was Lyndon Johnson's personal physician. Dr. Bailey graduated from Austin High School, the University of Texas, and UTMB in Galveston, then returned to Austin in 1942 to join his father's medical practice. In 1966, he returned to the University of Texas and obtained his degree from the School of Law. He was a fellow in the American College of Legal Medicine, and practiced in Austin until 1985. After his death in 2004, his widow, Mary Love Bailey, continued to live in the house; the family trust sold it to the current owner, Diego Mendez, in 2007. Diego is a native of Mexico City, and attended high school there and in Austin. He began his studies at the University of Texas in architecture, but graduated with a degree in advertising. He is the managing director for Improdir Marketing Research, which does marketing research throughout Latin America and among the Hispanic communities in the United States. He manages all four offices of Improdir, in Mexico, Austin, Argentina, and Brazil.

PARCEL NO.: 01120204120000

LEGAL DESCRIPTION: The North 93 feet of Lot 36, Enfield C.

ANNUAL TAX ABATEMENT: \$11,777 (City portion: \$2,086 - capped)

APPRAISED VALUE: \$942,020

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNER:

Diego Mendez
1515 Pease Road
Austin, Texas 78703

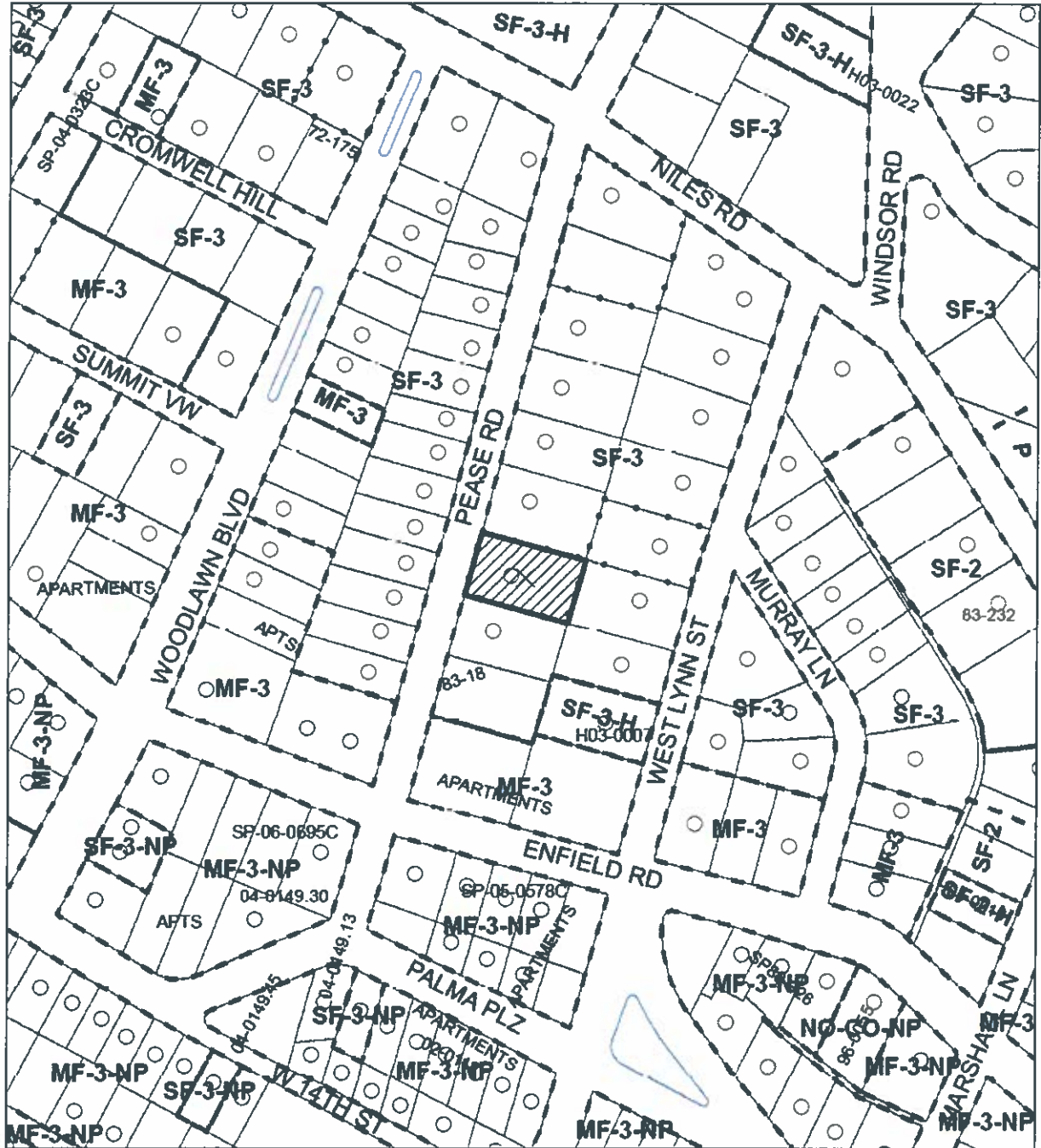
DATE BUILT: ca. 1938

ALTERATIONS/ADDITIONS: None. The current owner restored the house upon his purchase in 2007, restoring non-working windows, replacing rotten siding with custom-milled siding to match, replacing broken windows with restoration glass, and replacing the original front door (which was heavily damaged in the 2008 hailstorm) with a six-panel mahogany door matching the original.

ORIGINAL OWNER(S): Mrs. Lillian Sutton (1938)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0038
 ADDRESS: 1515 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.

1515 Pease Road
ca. 1938



OCCUPANCY HISTORY
1515 Pease Road

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

2000	Charles W. and Mary Bailey, owners No occupations are listed in the 2000 directory.
1992	Charles W. and Mary L. Bailey, owners Retired
1987	Charles W. and Mary L. Bailey, owners Physician
1981	Charles W. and Mary L. Bailey, owners Physician, 2909 Red River Street
1976	Charles W. and Mary L. Bailey, owners Physician, 2909 Red River Street

1972	Charles W. and Mary L. Bailey, owners Physician, 2909 Red River Street
1969	Charles W. and Mary L. Bailey, owners Physician, 2909 Red River Street
1965	Charles A. and Mary L. Bailey, owners Physician, 2909 Red River Street
1961	Charles W. and Mary L. Bailey (not listed as owners) Physician, 2729 Exposition Boulevard
1957	Maxel F. and Jessie B. Powell, owners Petroleum engineer, 825 Brown Building NOTE: Charles and Mary L. Bailey are listed as living on Redbud Trail; his office was at 601 Scarbrough Building.
1953	Vacant NOTE: Lillian Sutton is not listed in the directory.
1949	Lillian Sutton, owner No occupation listed
1947	Lillian Sutton, owner No occupation listed
1944-45	Lillian Sutton, owner No occupation listed Also listed is Lillian L. Sutton, a clerk at the Texas Insurance Checking Office
1942	Lillian Sutton, owner No occupation listed Also listed is Anne Sutton, a student at the University of Texas.
1940	Lillian Sutton, owner No occupation listed
1939	The address is not listed in the directory. Lillian and Mrs. Annie Sutton are listed as living at 112 W. 18 th Street. Neither had an occupation listed.
1937	The address is not listed in the directory. NOTE: Lillian Sutton is listed as living at 112 W. 18 th Street. She had no occupation listed.

146
900- Mrs. W. S. Sutton

1515 Pease Road
N. 93' of
36

Enfield C

2 sty. frame res. & frame garage

245n - 10/21/38

10

10-20-72-132494-Or. Chas. Bailey-remodel exist residence
9-23-77#167629- Or. Chas Bailey- Greenhouse-
Addn to res. 500.00

Building permit to Mrs. W.S. Sutton for the construction of the house (1938)

Application for Sewer Connection. No. 10959
Austin, Texas, 10/21/38
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 W. S. Sutton
at 1515 Pease Rd. Street,
further described as lot 1515, block 1515, outlot
subdivision Enfield C, division 1515, plat 1515
which is to be used as a Res
In this place there are to be installed 11 fixtures.
I agree to pay the City Sewer Department the regular ordinance
charge.
Respectfully, R. W. Surrall
DEEP
AT-PL
Stub Out 11-2-38
Connected 1938
Size of Main 1" Stub inches. QK, 10-7035
Size of Service 4 inches. 63
Feet Deep 9
Feet from Property Line Com H.S
Feet from Curb Line 9 7 PL
Inspected by Boatright
Connection made by Cabrington A-863
10436 A-863

Sewer connection application to W.S. Sutton (1938)

The 1900 U.S. Census shows William S. and Annie Sutton living at 1812 Congress Avenue with their children, Herbert, 15, and Lillian F., 7, along with 4 college-age male boarders. William Seneca Sutton had been born in Arkansas in 1860 and was listed as a professor. Annie Sutton was born in Tennessee in 1863, and had no occupation

listed. Both of the children had been born in Texas. The census report indicates that Annie Sutton had had three children, but that only two survived.

The 1910 U.S. Census shows William S., Annie, and Lillian Sutton living at 112 W. 18th Street. William was shown as a university teacher; the women had no occupations listed.

The 1920 U.S. Census shows Lillian (Sutton) Nash with her husband, Lloyd Nash, living in Eastland, Texas, where he was an oil operator. The couple had no children listed.

The 1930 U.S. Census shows Annie Sutton, a 70-year old widow, living at 112 W. 18th Street in a house she owned, which was worth \$10,000. With her lived her daughter, Lillian (Sutton) Nash, listed as a widow, but apparently divorced from Lloyd Nash. Lillian was then 37 and had two children, Anne S., 7, and Lillian L., 4. The Suttons had a lodger, Dallan Gilmer, 22, who had no occupation listed, and an African-American servant, Jim Barlow, 38.

Lillian's husband, Lloyd Newton Nash, registered for military service in 1942, while living in Newburgh, Indiana. His registration indicates his birth date of 1890 and birth place as San Antonio, which correspond to the 1920 U.S. Census entry for Lloyd and Lillian Nash. Lloyd Nash worked for an oil company out of Houston at the time. He had re-married in 1929; his second wife was named Gertrude; they appear in the 1930 U.S. Census report for Dallas, Texas, where he was publishing an oil directory. They had no children listed in the census report. Lloyd Nash died March 17, 1951 in Midland County, Texas.



WILLIAM SENECA SUTTON



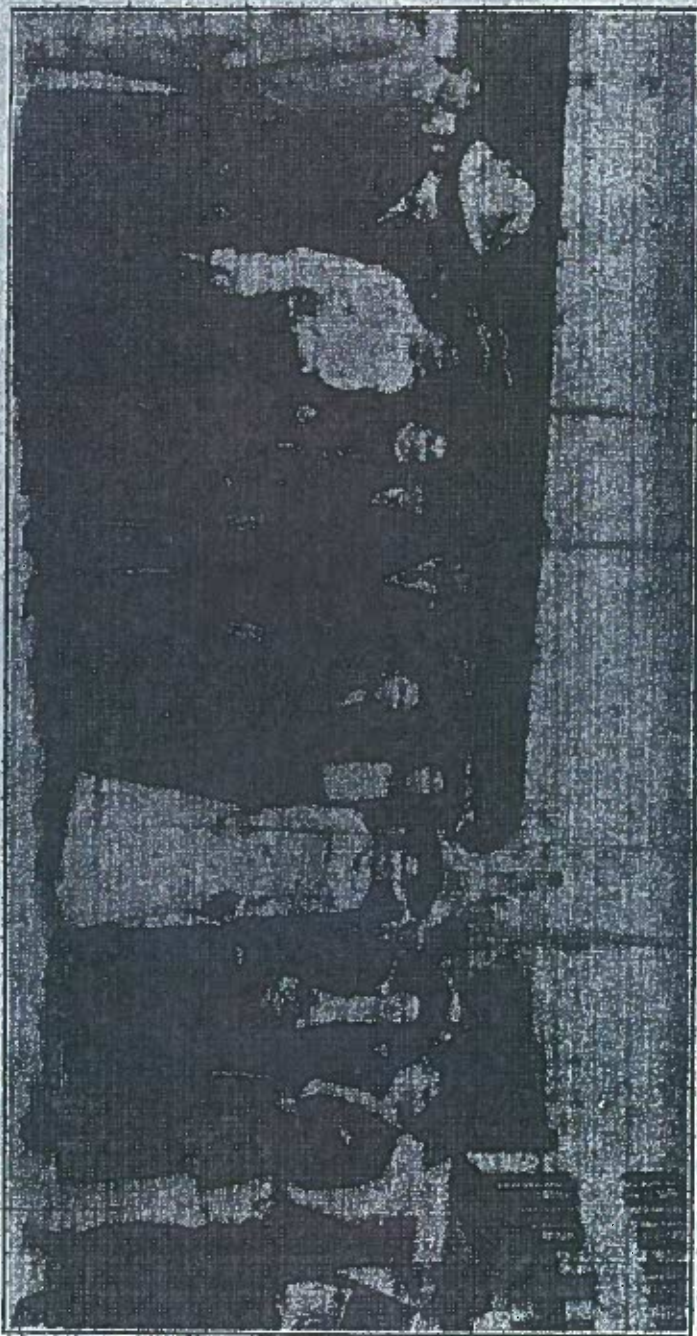
1885 The bride of many years ago didn't choose her gown in a shop with the aid of a bridal consultant. Mrs. W. S. Sutton, the former Annie Blackburn Erwin, was one of many brides who made her own wedding dress. The elaborate creation of "aunt's veiling" and lace she wore for her marriage to Mr. Sutton on Feb. 16, 1885, featured a molded bodice with a hip drape over rows and rows of tucked and lace ruffles on the skirt, which extended into a train. A ruffled lace cap held her long veil. Mrs. Sutton was the wife of the dean of education at the University of Texas. Mr. Sutton also organized summer school at the University, and was acting president for a year. Their daughter, Mrs. Lillian Sutton, lives at 2200 Sharon Lane.

Undated article showing Annie Sutton in her wedding dress.

SOCIETY NEWS REC



Profile of Lillian Sutton
Undated



There always, the title says, "ought" about us every day and there are people in Italy, but few more convincing than this picture of the property of San-Giulio, which shows a group of French people in the cell of 1900. It is entirely different, in the style of (Greece and the) figures, and the picture is not well taken, as one of a group of cultured of some foreign country. It would be interesting to "know" about photographs of the same time, showing the style at all times, and periods. It will need to be put with the construction of the sub-

[illegible]

Of course, this starts something—a war we will be bound to send an airplane or a death toll a few years ago? They will be used in the order in which they are received.

Lillian Sutton is shown in the light-colored dress in front in this 1909 photograph.



UNVEILING OF THE NAME OF "SUTTON HALL"

By Misses Anne Sutton Nash and Lilian Lucile Nash

Granddaughters of William Seneca Sutton

Unveiling of Sutton Hall (1930). Anne Sutton Nash and Lilian Lucile Nash were Lillian Sutton's daughters.

Continued on Page 2, Col. 2

SUTTON'S WIDOW TAKEN BY DEATH

Mr. Annie Erwin Sutton, widow of the late Dr. W. S. Sutton, one-time president of the University of Texas, died at the home of her daughter, Mrs. Lillian Sutton, Tuesday morning.

Both Dr. and Mrs. Sutton were closely identified with the university. Dr. Sutton serving as president in 1923-24. It was in honor of him that the campus was named. Dr. Sutton died in November, 1926.

Mrs. Sutton had been ill for some time, but her death came so suddenly she is also survived by a son, Herbert Sutton, of Dallas. Funeral arrangements will be made upon his arrival. The body is resting at the Thorpe Wood funeral home.

Obituary of Annie Sutton
Austin Statesman, February 14, 1939

phone 4594

Sutton Funeral Plans Completed

Burial Wednesday For Austin Woman

Mrs. Annie Erwin Sutton, widow of the late Dr. W. S. Sutton, one-time president of the University of Texas, died at the home of her daughter, Mrs. Lillian Sutton, Tuesday.

She is also survived by a son, Herbert Sutton, of Dallas. Dr. and Mrs. Sutton were closely identified with the university. She had been a resident of Austin since 1887.

Funeral services will be conducted by the Rev. James S. Allen, rector of St. David's church, at the residence at 1815 Pease road at 2:30 p. m. Wednesday. Burial, which will be private, will be in Oakwood cemetery.

Funeral notice for Annie Sutton
Austin American, February 15, 1939

Mrs. Lillian Frances Sutton, 73, died at her home in Pecos Saturday morning. She was the widow of Dr. W. S. Sutton, one-time president of the University of Texas. Survivors include two daughters, Mrs. David Davis, Pecos, and Mrs. Joe W. Daggard, Austin, and a grandson. The body will be received in Austin Tuesday morning at 11 a. m. at the Episcopal Church of the Good Shepherd with Rev. Samuel N. Baxter officiating. Burial will be in Oakwood cemetery under the direction of the Pease family. Mrs. Sutton was a member of the St. Mark's Episcopal Church in Pecos and a favorite charity.

Obituary of Lillian Sutton
Austin American-Statesman,
January 23, 1966

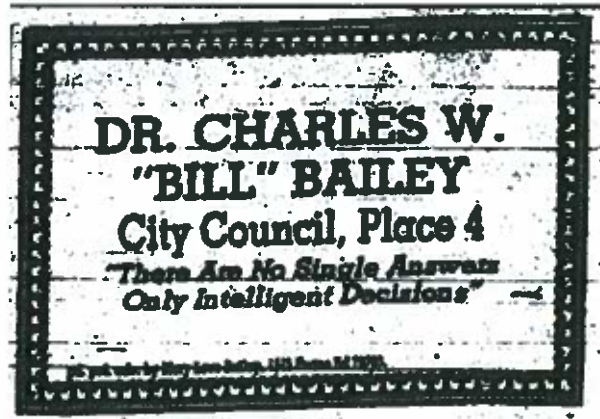
MRS. LILLIAN SUTTON

Funeral for Mrs. Lillian Frances Sutton, 73, of Pecos, will be held at 11 a. m. Tuesday at the Episcopal Church of the Good Shepherd with Rev. Samuel N. Baxter Jr. officiating. Burial will be in Oakwood cemetery under direction of the Pease family. Pallbearers will be Judge L. D. Foyall, Hugo F. Kuehn, Jr., Alfred Ellison, John G. Adams, Elder Thornhill, and Robert H. Bridges.

Honorary pallbearers will be Dr. Daffin Glimer, Fred Adams, John Nash and Charles Nash.

In lieu of flowers, memorial contributions may be made to the St. Mark's Episcopal Church in Pecos or to one's favorite charity.

Funeral notice for Lillian Sutton
Austin American, January 25, 1966



Political advertisement for Dr. Bailey's run for City Council
Austin American-Statesman, March 31, 1977

11/20/77 Bailey's ad



DR. CHARLES W. (BILL) BAILEY

Doctor & Law Degrees

for City Council Place 4

There are no simple answers -

only intelligent decisions!

A fine man
- Mrs. Jones

Pd Pol Adv by Citizens for Dr. Bailey, Mary Love Bailey, Treasurer
1221 W 6th, Austin, TX 78703

Dear Crystal and Pat,
Dr. Charles Bailey is a candidate for
city council, Place 4.
He is a man of integrity and
I believe he will work hard for
good government in Austin.
He has a law degree in addition
to a medical degree which will
help him make good decisions for
all of us. I hope you will vote for
him on April 2.
Camille Jones

Dr. Bailey's 1977 City Council campaign advertisement

Place 4

AT 1506. Bailey, Charles
Charles Bailey

late
Dr. Bailey is an attorney as well as a doctor who received his BA, (LLB) JD and MD from the University of Texas. He is a member of the Texas Medical Association, the Texas Bar Association and a Fellow of the American College of Legal Medicine. He is a combat veteran of World War II as a battalion surgeon.

His wife Mary Love and his four children Dr. Charles W. Jr., Barbara, Bitsy and Kay are all University of Texas alumni. Dr. Bailey feels a debt of gratitude to the University and if elected your city councilman he intends to maintain close communication and ongoing dialogue with the student body.

As city councilman he will strive for:

- Full, fair and equal representation for all citizens.
- Lower utility rates and in-depth investigation of production costs.
- Hospital district for Brackenridge and medical care for the indigent sick.



- Economy in city government with cost accounting and full disclosure.

- Equitable taxation and state reimbursement to Austin for loss of tax revenue and special services furnished by the city.

- Well planned and supervised growth.

- Minimum use of expensive consultants.

Undated

By Dick Stanley

AMERICAN-STATESMAN STAFF

Thursday, February 19, 2004

Dr. Billy Bailey attended Rebekah Baines Johnson, the mother of then-Sen. Lyndon Johnson, when she was dying of cancer in 1958 in Austin.

The 36th president of the United States, whose biographers agree was particularly attached to his mother, never forgot.

Bailey, a surgeon and general practitioner who became President Johnson's friend and personal physician, died Tuesday in Austin of complications from diabetes. He was 86.

"President Johnson saw my father for any medical problems," said his son, Dr. Charles William Bailey Jr., a Houston plastic surgeon who is president of the Texas Medical Association.

Mary Love Bailey, wife of Dr. Charles William Bailey Sr., also campaigned for Johnson in 1960 and 1964 as one of the "Ladies for Lyndon," who wore red, white and blue jackets and skirts and preceded the candidate to campaign stops as his advance party.

The Baileys were great friends of the Johnson family, said Liz Carpenter, Lady Bird Johnson's press secretary in the 1960s.

"They both have been sturdy citizens beloved by so many, including myself and Lady Bird," Carpenter said.

Billy Bailey, as he was always called, was born in 1917, in Aleman, in Hamilton County, northwest of Austin. He was the third of five children of Dr. Thomas Bennett Bailey, an old-fashioned country doctor.

The family moved to Austin in 1932, where Billy Bailey became a drum major for the Austin High School band and met his future wife, who was also a drum major.

He graduated from the University of Texas and the UT Medical Branch at Galveston and joined his father's Austin medical practice before volunteering for World War II. He became an Army surgeon with the 116th Regiment of the 29th Infantry Division, which landed on Omaha Beach on D-Day, June 6, 1944.

Bailey practiced medicine in Austin until his retirement in 1985, with his poorest rural patients often paying with gifts of fruit and firewood, even a butchered lamb.

He also became an inveterate do-it-yourselfer. For instance, he opened Austin's first tropical fish shop, on Red River Street, "because he was interested in raising Siamese fighting fish," his son said. "He raised orchids and built all of his own greenhouses."

In 1966, he added a legal degree to his medical one, graduating from the UT School of Law and becoming a fellow of the American College of Legal Medicine.

He also delivered thousands of babies, up to three generations of some Austin-area families.

Among them were President Johnson's first grandchildren, Patrick Lyndon Nugent and Nicole Nugent Covert. Their mother, Luci Baines Johnson, will speak at Bailey's funeral services at 2 p.m. today at Central Christian Church, 1110 Guadalupe St., where he was long an elder.

Mrs. Johnson, 91, is expected to attend, if her health allows.

Dr. Charles William Bailey Sr. is survived by Mary Love Bailey, his wife of 64 years, and their four children, 11 grandchildren and eight great-grandchildren.

When Charles William Bailey Jr. met the nurse who cared for his dying father, he was awed. The younger Bailey remembered that he had repaired the young woman's cleft palate and cleft lip soon after she was born.

"It was a circle," he said. "Almost like a divine plan."

dstanley@statesman.com; (512) 445-3629



Charles W. Bailey M.D.

Dr. Charles William (Billy) Bailey, beloved husband, father, grandfather, friend and healer passed away peacefully Tuesday, February 17, 2004, in Austin surrounded by loved ones.

He was born on May 29, 1917, in Aleman, Texas, to Dr. Thomas Bennett and Grace Wheeler Bailey and later moved to Brownwood. Billy moved to Austin in 1932 and attended Austin High School where he played in the Austin High Band and served as drum major. During that time, Billy met Mary Love Armacher, also a drum major for the band. Billy and Mary Love married in 1939 and until the day he died, Billy thought Mary Love was the most beautiful woman in the world.

Billy graduated from the University of Texas at Austin and the University of Texas Medical Branch Galveston. He served his internship at Robert B. Greene Hospital in San Antonio and joined his father in medical practice in Austin in 1942.

He attended the University of Texas Law School and received his J.D. in 1966, 25 years after receiving his M.D. He became a member of the Texas Bar Association and a Fellow of the American College of Legal Medicine.

One of the "greatest generation", Billy volunteered for service in the army and served as a combat surgeon as a Captain with the 29th Division, 116th Regiment in the European Theater from 1944 to 1946. He received a Purple Heart, Combat Medical Badge and a Campaign Medal with two Bronze Stars. In a Memorial Day tribute to veterans, it was said, "Imagine being a wounded soldier on the battlefield of WWII and looking up into the eyes of Billy Bailey."

Billy practiced medicine in Austin until 1985 in general practice and surgery and delivered over three thousand babies.

Billy was physician, friend and advisor to Lendon B. Johnson and the Johnson family cared for President Johnson's mother and delivered President Johnson's first two grandchildren.

Billy served on the Impaired Physicians' Committee of the Texas Medical Association (1987-97) and the Travis County Medical Society (1984 to present). In addition, he served on the board of directors of the Greater Austin Council on Alcoholism and the Austin Rehabilitation Center. He was a 32nd Degree Mason and an elder of Central Christian Church.

Billy was preceded in death by Mr. and Mrs. T.B. Bailey Sr., brother, T.B. Bailey Jr. and wife, Juana, and two sisters, Van Eruda Thawitt and Mary Wilson Nored.

He is survived by one brother, Robert R. Bailey and wife Elizabeth of Mesquite. Cherishing his memory will be Mary Love, his wife of 64 years, son, Dr. Charles W. Bailey Jr. and wife, Sue of Houston; daughters, Barbara Gaines and husband, Jimmy of Dripping Springs, Mary Love (Bissy) Henderson and husband, Sid Mallory of Minneapolis, Kay Head and husband, Steve of Dallas; grandchildren, Kathryn Burniston and husband, Michael, Will Bailey, Chuck Luedemann, P.J. Henderson, Charlie Henderson, Sheridan Sheehan and husband, Pat, Jimmy Gaines Jr. and wife Jennifer, Randy Gaines and wife, Audra Anna Moss and husband, Ryan and Scott Head; great-grandchildren, Anna Beth, Maggie, Joseph, Carson, Jessica, Katie, Aimee and Curran; and many nieces, nephews and beloved friends.

Pallbearers include Michael Burniston, Will Bailey, Chuck Luedemann, Jimmy Gaines Jr., Randy Gaines, P.J. Henderson, Charlie Henderson, Scott Head and Ryan Moss.

Honorary pallbearers are members of Suburban Alcoholik Foundation.

Services will be held Friday, February 20, at 2:00 p.m. at Central Christian Church, 11111 Guadalupe.

The Bailey children wish to express their deepest gratitude to their mother Mary Love for her loving care of their father.

In lieu of flowers, the family invites you to send memorial contributions in Billy's name to a favorite charity which is dedicated to helping those with heart disease.

Arrangements by Wood-Cutley Fish Funeral Home, 3125 N. Lamar Blvd., Austin, TX 78705-4521-4522. You may view memorials online at www.woodfish.com.

Obituary of Dr. Charles W. "Billy" Bailey
Austin American-Statesman,
February 19, 2004

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-14-09

PROJECT INFORMATION:

0340815

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9-15-09</u>	FILE NUMBER(S):
CITY: <u>CLARK-2009-0038</u>	
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>S. Sedovsky</u>	CITY INITIATED: YES / NO
APPLICATION ACCEPTED BY: <u>R. Pardo</u>	ROLLBACK: YES/NO

BASIC PROJECT DATA:

1. OWNER'S NAME: <u>DIEGO MENDEZ</u>	
2. PROJECT NAME: <u>SUTTON-BAILEY HOUSE</u>	
3. PROJECT STREET ADDRESS (or Range): <u>1515 PEASE ROAD</u>	
ZIP <u>76703</u>	COUNTY: <u>TRAVIS</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED <u>93</u> FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (CIRCLE ONE) SIDE OF	
<u>PEASE ROAD</u> (ROAD NAME PROPERTY FRONTS	
ONTO), WHICH IS	
APPROXIMATELY _____	DISTANCE FROM ITS
INTERSECTION WITH _____	CROSS STREET.

AREA TO BE REZONED:

4. ACRES _____		(OR)	SQ.FT. <u>3,344</u>		
5. ZONING AND LAND USE INFORMATION:					
EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
<u>SF3</u>	<u>RESIDENCE</u>	_____	<u>3,344</u>	<u>RESIDENCE</u>	<u>SF-3-H</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

RELATED CURRENT CASES:6. ACTIVE ZONING CASE? (YES / NO) FILE NUMBER: _____7. RESTRICTIVE COVENANT? (YES / NO) FILE NUMBER: _____8. SUBDIVISION? (YES / NO) FILE NUMBER: _____9. SITE PLAN? (YES / NO) FILE NUMBER: _____**DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:**10. VOLUME/ PAGE: 2007046216 TAX PARCEL I.D. NO. _____**OTHER PROVISIONS:**11. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE? YES / NO
TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD,NP,
etc) _____12. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES / NO13. IS A TIA REQUIRED? YES / NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)
TRIPS PER DAY: _____

TRAFFIC SERIAL ZONE(S): _____

OWNERSHIP TYPE:14. X 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:**15. OWNER CONTACT INFORMATION**SIGNATURE: [Signature] NAME: DIEGO NEVDEZFIRM NAME: _____ TELEPHONE NUMBER: (512) 825-8857STREET ADDRESS: 1515 PEARL ROADCITY: AUSTIN STATE: TX ZIP CODE: 78705EMAIL ADDRESS: diego@improdic.com

RELATED CURRENT CASES:

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

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

10. VOLUME/ PAGE: <u>2007046216</u>	TAX PARCEL I.D. NO. _____
-------------------------------------	---------------------------

OTHER PROVISIONS:

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

OWNERSHIP TYPE:

14. <u>X</u> 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:

15. OWNER CONTACT INFORMATION	
SIGNATURE: <u>[Signature]</u>	NAME: <u>DIEGO NEUDEZ</u>
FIRM NAME: _____	TELEPHONE NUMBER: <u>(512) 825-8857</u>
STREET ADDRESS: <u>1515 PEARCE ROAD</u>	
CITY: <u>AUSTIN</u>	STATE: <u>TX</u> ZIP CODE: <u>78703</u>
EMAIL ADDRESS: <u>diego@improdir.com</u>	

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.

 09/11/2009
Signature Date


DIEGO MENDEZ
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.

 09/11/2009
Signature Date

DIEGO MENDEZ
Name (Typed or Printed)

Firm (If applicable)

E. ACKNOWLEDGMENT FORM

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

I, DIEGO MENDEZ have checked for subdivision plat notes, deed
(Print name of applicant)
restrictions, 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

1515 PEASE ROAD, AUSTIN TX 78703
(Address or Legal Description)

N 93 FT OF LOT 36 EXFIELD C

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.


(Applicant's signature)

09/11/2009.
(Date)

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

NO 1041769

ACCOUNT NUMBER: 01-1202-0412-0000

PROPERTY OWNER:

MENDEZ DIEGO
1515 PEASE RD
AUSTIN, TX 78703-3412

PROPERTY DESCRIPTION:

N 93 FT OF LOT 36 ENFIELD C

ACRES 0.000 MIN[±] .00000 TYPE

SITUS INFORMATION: 1515 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
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

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

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

TAXES PAID FOR YEAR 2008 \$17,863.48

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 08/26/2009

Fee Paid: \$10.00

Nelda Wells Spears
Tax Assessor-Collector

By: 

F.1: Historical Documentation – Deed Chronology

Deed Research for 1515 Pease Road

Mrs. V.L. Brooks to Mrs. Lillian Sutton
The North ninety-three feet of lot No. thirty six in
Enfield, "C"
October 4, 1938
\$2,045.00

Vol. 602, pp. 152-153

Mrs. Lillian Sutton to A.H. Neighbors, Sr.
The north 93 feet of Lot No. 36, subdivision of R. Niles
Graham, et al, a part of the George W. Spear League
March 30, 1953

Vol. 1337, pp. 133

A.H. Neighbors, Sr. to Eugenia Vann Phelan
The north 93 feet of Lot No. 36, subdivision of R. Niles
Graham, et al, a part of the George W. Spear League
July 31, 1953
\$2,302.65

Vol. 1386, pp 316-317

Eugenia Vann Phelan to Maxel F. Powell and wife,
Jessie Bell Powell
The north 93 feet of Lot No. 36, subdivision of R. Niles
Graham, et al, a part of the George W. Spear League
September 16, 1953
\$16,500

Vol. 1401 , pp 366-367

Maxel F. Powell and wife, Jessie Belle Powell to
Charles W. Bailey and wife Mary Love Bailey
The North 93' of Lot 36 of Enfield C, a Subdivision of a
part of the George W. Spear League in the City of
Austin, TX, Travis County, Texas
May 10, 1961
\$23,500

Vol. 2305, pp. 520-522

Mary Love Bailey, as Independent Executor of the

2004211059

**Estate of Charles William Bailey, to Mary Love Bailey
as Trustee of the Charles William Bailey Family Trust
The North 93' of Lot 36 of Enfield C, a Subdivision In
Travis County
November 4, 2004**

**Mary Love Bailey, as trustee of the Charles William
Family Trust, to Diego Mendez-Sabre Diego**

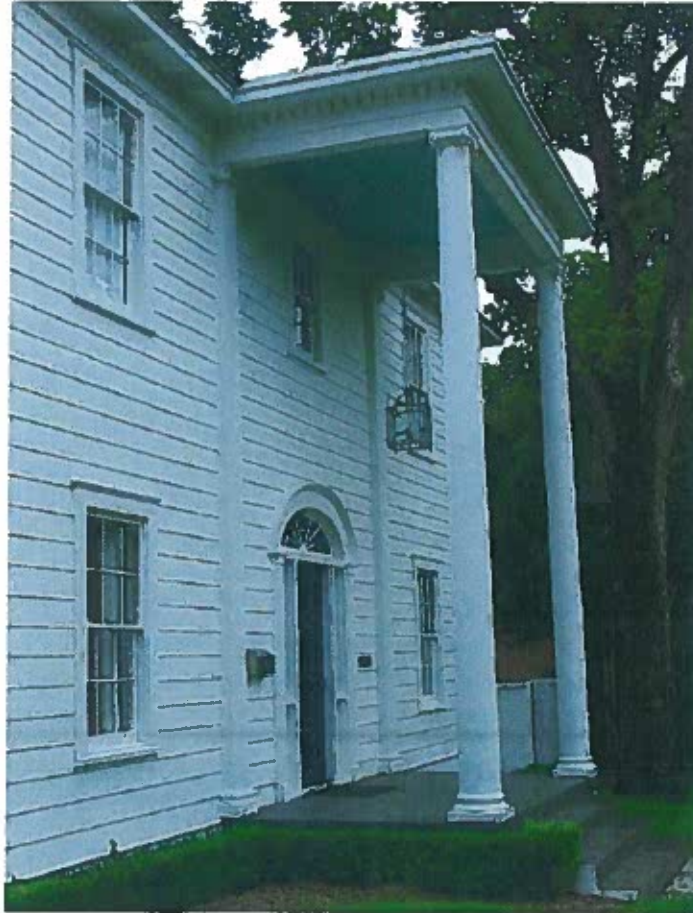
2007046216

F.2: Historical Documentation – Occupancy History

Deed Research for 1515 Pease Road

1939 – 1953	Annie Sutton (widow to William Seneca Sutton) & Lillian Sutton (Annie's daughter) and granddaughter Lucy	City Directories & per their granddaughter Lucy Baumgardner
1954 – 1961	Maxel F. Powell & wife Jessie Belle Powell	Per Lucy Baumgardner, couldn't find them in city directories under Powell
1962- 2007	Charles W. Bailey, MD and wife Mary Love Bailey. (Charles W. Bailey deceased on 2004)	City Directories & per Mary Love Bailey
2007 – present	Diego Mendez	

The Sutton-Bailey House: 1515 Pease Road



History of 1515 Pease Road

In 1938 the Sutton family commissioned Brydson's Lumber Company to build their residence at 1515 Pease Road. The house was built in a Classic Revival style, and is very representative of this style having an asymmetrical façade, rectangular in shape, two stories high, two story monumental portico with columns having classic Ionic detailing on top, dentil molding and plain architrave. The house is painted white, with a paneled door underneath an elliptical fanlight. The main entrance also has sidelights and all the windows are 12 pane window openings.

The Sutton family, specifically Lillian Sutton, purchased the land in 1938 from Mrs. V. L. Brooks. The Sutton family was the first occupant of the house, Annie Sutton, Lillian Sutton and her daughters Anne Sutton Nash and Lillian Lucile Nash lived at the house from when it was built and up until 1953. Annie Sutton (formerly Annie Erwin Sutton) was the widow of William Seneca Sutton, a very active and well-known academic in the State of Texas. He married Annie in 1884, and started his career in education as principal and superintendent of high schools in Ennis and Houston. In 1897 he was appointed as instructor in education at the University of Texas in Austin. In 1905 he became professor of education and in 1909 he was made dean of the School of Education, he played an important role in separating the School of Education in UT from the College of Arts. He was also responsible for establishing summer school sessions at the university. He was acting president of UT in 1923 and 1924, and in 1927 became dean emeritus. Sutton was president of the Texas State Teachers Association in 1896, of the National Society of College Teachers of Education in 1908, and of the Texas Academy of Science in 1910. He was a member of the National Educational Association and the National Society for the Scientific Study of Education. He was also the author and coauthor of several arithmetic textbooks, wrote Problems in Modern Education (1913), and The Education of

The Southern Negro (1912). Sutton Hall at the University of Texas was named for him in November 26, 1930 where his daughters were present. He is referred to as the "builder of the School of Education" at the University of Texas, and he did a lot for public education in Texas as he strongly believed that every child must receive an opportunity for education, regardless of social class, gender, rural vs. urban, and had a strong interest in the education of the African American community. He passed away in 1928 and laid to rest in the State Cemetery.

After the Sutton family Dr. A.H. Neighbors lived at the house briefly and then Maxel F. Powell and his wife Jessie Belle Powell lived at the house up until 1961. After much research there was nothing I could find for these residents up until the Bailey family.

Dr. Charles W Bailey (Billy Bailey) and his wife Mary Love Bailey lived at 1515 Pease Road for 45 years. Charles Bailey was born on 1917 in Aleman, Texas. He attended Austin High School and was a drum major where he met his wife who was also a drum major, formerly Mary Love Armacost. He graduated from the University of Texas Medical Branch in Galveston and joined his father in his medical practice in 1942. He became a member of the Texas Bar Association and a Fellow of the American College of Legal Medicine. He served as a combat surgeon as captain with the 29th Division, 116th Regiment in the European Theater from 1944-1946. He received a Purple Heart, Combat Medical Badge and a Campaign Medal with two Bronze Stars. In a Memorial Day tribute to veterans it was said, "Imagine being a wounded soldier on the battlefield of WWII and looking up into the eyes of Billy Bailey."

Billy Bailey was a surgeon and was also friend and personal physician to President Lyndon Johnson. He attended President Johnson's dying mother. According to Liz Carpenter, Lady Bird Johnson's press secretary in the 1960's

the Baileys were great friends of the Johnsons. According to Mary Love Bailey they had the Johnson's over at their house on Pease Road very often and even hosted parties for their family at the house numerous times. In The Texas Cookbook by Mary Folck Kook she writes about the times where Lady Bird would have her and Mary Love over for lunch and functions over at LBJ Ranch.

Billy Bailey used to treat everyone, including a lot of people with no resources, and according to his family these patients would pay him with gifts of fruit, firewood and even a butchered lamb. When I met Mary Love she told me how she even remembers many times where patients of her husband paid their gratitude with house work. On the side he had many hobbies including fish, therefore he opened Austin's first tropical fish store on Red River as he was interested in raising Siamese fighting fish. It was until 1966 that he added a legal degree to his medical degree by graduation from UT School of Law. . He also served on the Impaired Physician's Committees of the Texas Medical Association from 1987 to 1997 and the Travis County Medical Society from 1984 until his death.

He practiced medicine in Austin until 1985 delivering over 3,000 babies, including two of Lyndon Johnson's grandchildren, children of Luci Johnson who spoke at Bailey's funeral services. Lady Bird was also present at his funeral.

Charles Bailey Jr., son of Billy Bailey, met the nurse who cared for his father during his last days and she had actually been Billy Baileys patient as he repaired her cleft palate and cleft lip soon after she was born. I had the opportunity of meeting Mary Love Bailey, as she herself gave me a tour of her house and told me a lot of stories about the house and their family. She mentioned of how happy they were at this house and I even clearly remember her saying, "You don't know love until you live in this house." She told me about all the parties they used to have at the house and how throughout the years they

entertained a lot of judges, senator, representatives and of course even their close friends Lyndon Johnson and Lady Bird and their family.

Restoration of 1515 Pease Road

1515 Pease Road was purchased by me in 2007 and has undergone a meticulous and thorough restoration being very reverent to its original structure, style and with the intention of returning the house to its original state. The foundation, which had suffered a lot, was revitalized by adding 45 new piers, and the entire structure was leveled. All mechanical elements had to be re-done and installed, as the house prior to 2007 did not have central AC/Heating. The second story system was installed through the attic, while the first story system was installed under the house. In order to keep with the style of the home as much as possible all floor grills installed are cast iron grills.

All carpeting, which covered every room in the house, including bathrooms, was uncovered and all the original floors were refinished to its original splendor. Any damaged planks were replaced. Even the original walnut banister was re-conditioned while leaving its old character intact. All the trim and woodwork was stripped and refinished, the plumbing was re-done and the electrical updated. At this point all the windows in the house were painted shut and nailed shut, therefore every window was taken apart, the cords were replaced and weights were reset, every window of the house was returned to working condition. All the hardware in all interior doors is still the original brass hardware, all of it was removed, cleaned and reconditioned. It is important to mention that the entire structure is lined with long leaf pine on the inside, and behind the sheetrock of walls and ceilings. The house was re-roofed and every rotten piece of siding was replaced or repaired. For this we had to have siding custom milled so that it would match the existent siding perfectly well. The cracked foundation skirt was replaced to leave the façade unblemished. There were originally two sets of French doors that had been replaced during the 60's or 70's by aluminum doors

and they were replaced back by wooden French doors to match the rest of the house (one in the first and one in the second story.)

There was a very hard storm in 2008 which caused a lot of damage to the house due to hail and falling trees. As a result of this every window pane in the front of the house was broken, however every pane was replaced using restoration glass. The front door was completely damaged but was replaced with an identical six panel mahogany door. Unfortunately the garage was already very deteriorated and had a carport attached to it. A very large tree fell on the carport which made it collapse, in turn as it was attached to the garage structure the garage ended up pulled and an engineer said it had to be demolished as it was literally about to collapse. Any other damage that the house had suffered to the façade was meticulously repaired, including some very intricate plaster work on the columns up front.

Diego Méndez-Sábre – Current Owner

Diego was born in Mexico City in 1979 and lived there until age 15. He grew up in a family always immersed in the arts and music, especially due to his family's background as grandfather was a famous Mexican composer and conductor. He attended a British Elementary School and completed half of his high school career in an American High School, also in Mexico City. He completed his High School in Austin in both St. Stephen's Episcopal School and Lake Travis High School. His grandfather had purchased a lake house in Austin in the early 80's so ever since then he was around Austin. Later on in the early 90's his parents purchased a condo downtown and ever since then he spent all his Summers and Holidays in Austin, Tx. After high school he attended the University of Texas at Austin as an architecture student, although later on changed majors and graduated with a BA in Advertising. Nevertheless, his passion and interest for architecture has always been there. He gained a lot of respect and admiration for the old neighborhoods in Austin, and remembers during his college years many times driving around Austin just looking at houses and always had a special interest and admiration for Old Enfield. In 2003 he purchased his first home in Old Enfield, which he remodeled and lived in for two years. After some time living downtown he thought it was time to move back into his favorite neighborhood, which is why when he saw the house on Pease Road come up for sale, even against some people's advise as it needed a lot of work, he knew he absolutely had to have it. At that point he started a very long but very rewarding process of restoring what he though was an architecture gem in the rough.

Diego currently is a partner and Managing Director for Improdir Marketing Research & Consulting. His company does marketing research across Latin America and in the US with the US Hispanic Market. He manages all four offices which include Argentina, Brazil, Mexico and Austin.