

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2009-0040

HLC DATE:

November 9, 2009

PC DATE:

November 10, 2009

APPLICANTS: Alex and Virginia Hill, owners

HISTORIC NAME: Benson House

WATERSHED: Shoal Creek

ADDRESS OF PROPOSED ZONING CHANGE: 1604 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: 6-0 (Myers 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 Colonial Revival residential architecture and is associated with Madison Benson, a pioneer automobile dealer in Austin, as well as the family of Godfrey Flury, who was responsible for the painted interior of St. Mary's Catholic Church in Praha, then established an outdoor advertising business in Austin, which designed the city's annual Christmas decorations.

Architecture:

One-and-a-half story rectangular-plan side-gabled frame Colonial Revival-styled frame house with a monumental full-height full-width independent porch with plain square posts, paired at the corners. Fenestration consists of 9:9 Colonial Revival styled windows, with a set of triple windows flanking the central entry; the front

entry has a Colonial Revival-styled surround consisting of a broken pediment, fluted pilasters, and a 5-light rectangular transom. A two-story screened porch addition has been made to the rear of the house in the same line as the existing roofline.

Historical Associations:

The house was built in 1924 for Madison and Mabel Benson. Madison Benson, a native of Georgia, first appears in Austin in the 1900 U.S. Census as a student boarding in the home of physician Richard Graves on Whitis Avenue. He is not listed in the 1900-01 or 1903-04 Austin city directories, but his father, Blackwood, and his brother, Walter S. are listed in the 1900-01 directory as residing at 401 W. 6th Street, where both were working for D.C. Heath, a schoolbook publisher out of Boston. Blackwood Benson first appears in the 1895-96 Austin city directory as a school book agent living at 1506 Congress Avenue; Walter S. Benson is listed as a clerk for his father. The 1897-98 city directory shows Blackwood with the same job and living at the same address, but Walter S. Benson was working as a clerk with no place of employment listed, and boarding at the home of Charles E. Anderson, a real estate agent, living at 401 W. 6th Street, where Blackwood also later resided. Charles E. Anderson, Jr., the son of the Bensons' landlord at 401 W. 6th Street, later became a partner of Walter S. Benson, when the two opened Anderson & Benson, an automobile and accessories business, at 119 E. 5th Street, in 1910. This business and location later became the Benson Motor Company, Austin's Studebaker dealer, run by Walter and Madison Benson. Walter Benson eventually left the automobile business; by 1931, he had opened Walter S. Benson and Company, a schoolbook publishing and distributing business, at 205-07 W. 7th Street, leaving Madison in charge of the family's automobile business.

Madison Benson first appears in Austin city directories in 1905, when he is listed as a quizmaster at the University of Texas, and boarded at 310 W 15th Street. He father and brother were representatives of D.C. Heath Company. The 1906-07 city directory shows Madison Benson as a lawyer with an office at 612 Congress Avenue; he was in a firm with Wilbur P. Allen, and lived at 205 W. 7th Street. Madison is listed as an attorney until 1912, although he is listed as a solo practitioner at the 612 Congress office. The 1909-10 city directory shows Madison as an attorney and notary, but also as the secretary-treasurer of the Fontaine Bickler Book Company; Walter S. Benson was the president of the company. Blackwood was the Southwest agent for D.C. Heath and Company; the family lived at 202 W. 7th Street. Charles E. Anderson Jr. is listed as living with the Bensons in the 1909-10 directory. By 1910, Walter S. Benson had started Anderson & Benson, an auto dealership, with Charles E. Anderson, Jr.; he was also still the local manager of the D.C. Heath offices. By 1912, Madison had joined his brother and Charles Anderson in the automobile business; Walter maintained his ties to the schoolbook business, and the boys lived with their father in Fairview Park. The dealership sold Studebakers in 1912, then added Cadillacs in 1914, but soon reverted back to only Studebakers.

The firm of Anderson & Benson remained in business until around 1919 as Austin's Studebaker dealership. The 1920 city directory shows Madison and Walter Benson as the sole proprietors of the new Benson Motor Company, in the old Anderson & Benson space at 111-15 E. 5th Street. Their brother, John B. Benson, was added to the business by 1922; this arrangement lasted until around 1930, when Madison is

the only brother in the automobile business. Little is known of his wife, Mabel – they were married by 1918, and she outlived him when he passed away in Louisiana in 1944, when he was working for the Car Production Unit. They left Austin in 1942, and sold the house to a Mrs. Mathis, a widow, who then sold the house in 1945 to Mrs. Alvine Flury, the widow of noted interior painter Godfrey Flury.

Godfrey Flury was a native of Switzerland, who first came to New York, then to San Antonio in 1889. He painted the spectacular interior of St. Mary's Catholic Church in Praha, perhaps the most famous of the painted churches of Southeast Texas. Flury is listed in the 1900 U.S. Census as living in Lavaca County, home to several of the painted churches; he was listed as an artist and painter there. By the time of the 1910 U.S. Census report, he was living in San Antonio, working as a sign painter. Around that same time, he moved to Austin, and went into landscape and sign painting. His first wife, Agnes, had passed away; by the time he was in Austin, he was married to Alvine. Flury's artistry impressed civic authorities in Austin; when he volunteered to decorate floats for a parade, he became the chair of the city's decoration committee for all civic parade floats and Christmas street decorations. He died in 1936, while living at 107 E. 2nd Street; his widow, Alvine, purchased this house in 1945, then sold it to her daughter Dorothy, a teacher at Austin High School, in 1966. Alvine and Dorothy Flury went to live on Joan of Arc Court; Alvine passed away in 1968. Dorothy Flury sold the house in 1967 to Jay J. and Karen O'Neal. Jay O'Neal was a management consultant with Walter Jenkins in the Brown Building; they went into the television cable business by the early 1970s. The O'Neals sold the house in 1975 to the current owners, Alex and Virginia Hill. Dr. Alex Hill is a psychiatrist.

PARCEL NO.: 01120203060000

LEGAL DESCRIPTION: Lot 49, Enfield C

ANNUAL TAX ABATEMENT: \$5,359 (owner-occupied); city portion: \$1,303.

APPRAISED VALUE: \$456,749

PRESENT USE: Single-family residence.

CONDITION: Excellent

PRESENT OWNERS:

Alex and Virginia Hill
1604 Pease Road
Austin, Texas 78703

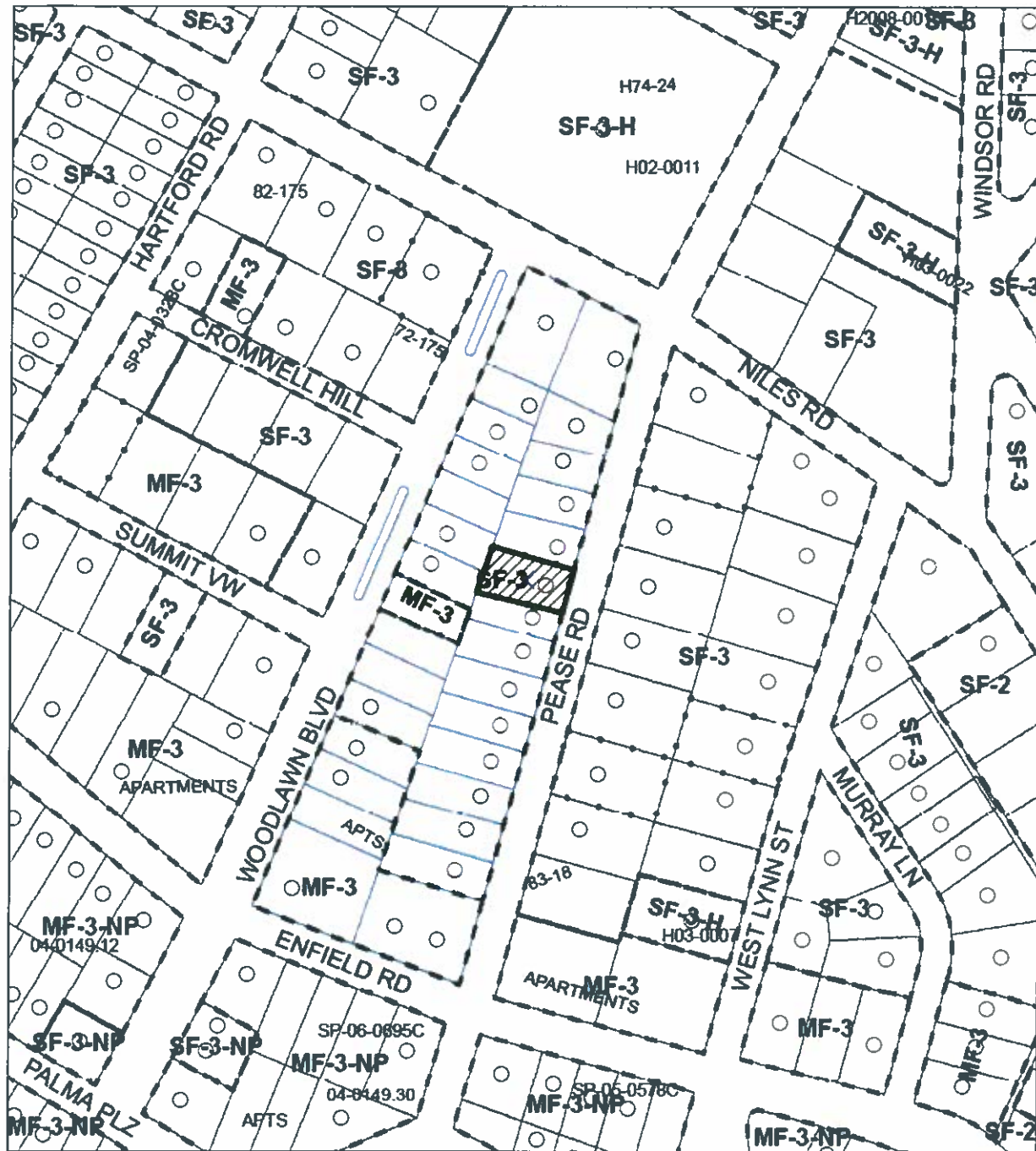
DATE BUILT: ca. 1924

ALTERATIONS/ADDITIONS: A two-story screen porch and deck was added in 1993. The house now has a metal roof.

ORIGINAL OWNER(S): Madison and Mabel Benson (1924)

OTHER HISTORICAL DESIGNATIONS: None.

LOCATION MAP



1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE

OPERATOR: S. MEEKS

HISTORIC ZONING

ZONING CASE#: C14H-2009-0040
 ADDRESS: 1604 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.

1604 Pease Road
ca. 1924



OCCUPANCY HISTORY
1604 Pease Road

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

| | |
|------|---|
| 1992 | Alex S. and Virginia Hill, owners Psychiatrist, 1206 Nueces Street |
| 1987 | Alex S. and Virginia Hill, owners Psychiatrist, 1206 Nueces Street |
| 1981 | Alex S. and Virginia Hill, owners Psychiatrist, 1206 Nueces Street |
| 1976 | Alex S. and Virginia Hill, owners Psychiatrist, 1304 San Antonio Street NOTE: The directory indicates that Alex and Virginia Hill were new residents at this address. |
| 1972 | Jay J. and Karen O'Neal, owners Vice-president, Commco (Walter Jenkins, president), TV-cable, 804 Brown Building |
| 1969 | Jay J. and Karen A. O'Neal, owners Associate, Walter Jenkins, management consultant, 708 Brown Building |
| 1965 | Alvine Flury, owner Widow, Godfrey Flury No occupation listed |

| | |
|---------|---|
| 1961 | Alvine Flury, owner Widow, Godfrey Flury No occupation listed |
| 1957 | Alvine Flury, owner Widow, Godfrey Flury No occupation listed Also listed is Dorothy Flury, a public school teacher. |
| 1953 | Alvine Flury, owner Widow, Godfrey Flury No occupation listed Also listed is Dorothy Flury, a teacher at Austin High School. |
| 1949 | Alvine Flury, owner No occupation listed |
| 1947 | Alvine Flury, owner No occupation listed |
| 1944-45 | Mrs. S. Fay Mathis, owner No occupation listed |
| 1942 | Madison H. and Mabel W. Benson, owners President, Benson-Lancaster Motor Company (Owen E. Lancaster, vice-president), 111-15 E. 5 th Street. |
| 1940 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5 th Street. |
| 1937 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5 th Street. NOTE: The house is listed as 1318 Pease Road. |
| 1935 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5 th Street. NOTE: The house is listed as 1318 Pease Road. |
| 1932-33 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5 th Street. NOTE: The house is listed as 1318 Pease Road. |
| 1930-31 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5 th Street. NOTE: The house is listed as 1318 Pease Road. |
| 1929 | Madison H. and Mabel W. Benson, owners Proprietor, Benson Motor Company, distributors of Studebaker and Erskine automobiles and trucks, 111-15 E. 5 th Street. NOTE: The house is listed as 1318 Pease Road. |

- 1927 Madison H. and Mabel W. Benson, owners
 Proprietor, Benson Motor Company, distributors of Studebaker automobiles and trucks, 111-15 E. 5th Street.
 NOTE: The house is listed as 59 Pease Road.
- 1924 Pease Road is not listed in the directory.
 NOTE: Madison and Mabel Benson are listed as living at 204 Park Lane in Lakewood. He was the proprietor of Benson Motor Company, selling Studebakers at 111-15 E. 5th Street.

Mrs. G. Flury

1604 Pease Road

146

48

Enfield C

Repair residence

27468 - 8/8/45

\$300.00

Geo. D. Smith

#144404 8-6-74 Jay O'Neal Frm. Addn. To Exit. Res.
 Ernest Parker Constr. 293 Sq.Ft. Playroom &
 Storage

Building permit to Alvine Flury to repair the residence (1945), and to Jay O'Neal to construct an addition (1974)

NOTES:

Madison and Mabel Benson appear in the 1930 U.S. Census as living on Pease Road, but the house does not have an address. Madison Benson was then 53; Mabel was then 45. They had a 15-year old daughter, and an 18-year old servant. They owned their house, which was worth \$11,500. Madison Benson had been born in Georgia; Mabel Benson had been born in Texas. Their daughter, Laura, had been born in Texas. Madison Benson was listed as the proprietor of an automobile dealership.

The 1920 U.S. Census shows Madison and Mabel Benson in a rented house on what is probably Park Lane in Travis Heights. With them lived his father, Blackwood R. Benson, who was then 74 and had been born in South Carolina. Madison is listed as an automobile salesman. Their daughter is not listed in the census report.

The 1900 U.S. Census shows Madison Benson as a 22-year old boarder in the home of Richard Graves, a physician, at 2405 Whitis Avenue. Benson was listed as being at school.

The 1930 U.S. Census shows Godfrey and Alvine Flury living in a rented house on W. 24th Street in Austin. Godfrey Flury is listed as being 65 and a native of Switzerland. Alvine Flury is listed as being 43 and a native of New York, born to German-born parents. Their two children, Dorothy, 16, and Alvin, 9, were both born in Texas. None of the family members had an occupation listed in the census report. The 1920 U.S. Census shows Godfrey and Alvine Flury living in a rented house at 107 E. 2nd Street. He is listed as a painter with an outdoor advertising business. The 1910 U.S. Census shows Godfrey Flury living with his first wife, Agnes, in San Antonio, with their three children. Flury is listed as a sign painter. According to the 1900 U.S. Census, Godfrey and Agnes Flury were living in Lavaca County, Texas, where he is listed as a painter and artist. Godfrey Flury died in Austin in 1936.

FEBRUARY 7, 1924

DEATH CLAIMS B. K. BENSON

**Retired Author and
Pioneer Resident.**

B. K. Benson, 75, one of the oldest residents of Austin, died last night at the home of his son, Matt Benson, in Fairview Park, after a lingering illness of more than a week. Death came shortly before midnight. Funeral arrangements will be announced today. It was stated by friends of the Benson family. Mr. Benson recently was stricken with paralysis.

Three sons survive the deceased: Matt Benson, J. B. Benson and Walter S. Benson, all of Austin. They were at his bedside when he died.

The deceased was a retired author and publisher. He wrote a number of textbooks, stories of the civil war, and fiction. At one time he represented D. C. Heath and company, publishers.

Obituary of Blackwood Benson,
Madison Benson's father
Austin American, February 7, 1924

M. H. Benson Taken by Death

Madison H. Benson, well known Austin business man, died Wednesday morning at Fairview Park, where he was confined for several years with the war production board.

Funeral services will be held Friday at 4 p. m. at the home of his brother Walter S. Benson, 1401 East 11th street with the Rev. Charles S. Summers officiating. Burial will be in Oakwood cemetery.

Known affectionately to his many friends as "Matt," Benson was one of the pioneer automobile dealers in Austin for many years, associated with the Benson Motor company, which he headed as president, and later was with the firm of Benson-Lancaster Motor company.

He retired from the automobile dealer field shortly after the war ended and the building on East 11th street which housed the firm for many years, now is occupied by the USO club.

Benson was actively identified in civic affairs in Austin, being a long time member of the Austin Rotary club and at one time served as president of that organization.

He is survived by his widow, one daughter, Mrs. H. L. Linford of Austin, and a brother, Walter S. Benson.

Obituary of Madison Benson
(1944)

Publisher Benson Succumbs

Walter S. Benson Sr., educational book publisher, died at 2:30 p.m. Wednesday at his 1504 West Lynn home in Austin. He was 82 years old.

Funeral arrangements are pending at Weed - Corley Funeral Home.

Benson was one of the founders of Austin Country Club. He liked to tell of the early days when he and other members would hang their hats on mesquite trees and play golf on the club's course before there ever was a clubhouse.

He had lived in Austin more than 50 years. He came to Texas from Augusta, Ga., as a youth with his family. His father, E. K. Benson, was an agent for D. C. Heath Co., one of the largest educational publishers.

As a kid in Dallas he delivered newspapers from a horse he rode while his dog followed.

He worked for a while in Mexico for Wells - Fargo, then with his father to learn the educational publishing business. He became a family partner in the Benson Motor Company, Studebaker dealers, which closed during World War II.

Benson started the book publishing business in Austin about 1919, and moved it to the former location of the Studebaker dealership at 100 East Fifth Street after that closed.

The book business continues under the ownership of his son, Walter S. Benson Jr., and partnership interests of the family.

Other survivors include his widow, Mrs. Florence Brownlee Benson of Austin; daughters, Mrs. Winifred B. Heard of San Antonio and Mrs. Florence B. Wilkerson of Austin; nine grandchildren and several great-grandchildren. He was a member of the Episcopal Church.

Obituary of Walter S. Benson,
Madison Benson's partner in the automobile
business on E. 5th Street
Austin American, July 30, 1964

Benson Services Tomorrow

Funeral services for Walter S. Benson Sr., 82-year-old educational book publisher, will be held at 11:30 a.m. Friday at the family residence, 1504 West Lynn.

Rev. Charles A. Sumners and Rev. Samuel A. Baxter will officiate. Burial will be in Austin Memorial Park under direction of Weed-Corley Funeral Home.

Benson, a resident of Austin for more than half a century, died Wednesday afternoon at his home.

He started his publishing firm about 1920. He was also a family partner in the Benson Motor Company, Studebaker dealers, which closed during World War II.

The publishing firm will continue operations under the ownership of his son, Walter S. Benson Jr., and partnership interests of the family.

Survivors include his wife, Mrs. Florence Brownlee Benson, Austin; son, Walter Benson Jr., Austin; daughters, Mrs. Winifred B. Heard of San Antonio and Mrs. Florence B. Wilkerson, Austin. Nine grandchildren and several great-grandchildren also survive.

Funeral notice for Walter S. Benson
Austin Statesman, July 30, 1964

Mortuary

GODFREY FLURY

Godfrey Flury, 72, a resident of Austin for 26 years, died at his home, 107 East Second street, Thursday. Survivors are his widow, a daughter, Mrs. A. Moehr; a son, Alvin Flury, both of Austin; and three children by a former marriage living in San Antonio.

Mr. Flury for many years was active in the outdoor advertising business in Austin, having retired from active business a few years ago. He was a member of the Masonic lodge, Scottish Rite bodies, Ben Hur temple Shrine, and was formerly of the Austin Rotary club and the Saengerfride.

Funeral services will be conducted Friday at 4 p.m. from the Clark Funeral home with the Rev. James S. Allied, rector of St. David's church, officiating. Burial will be in Oakwood cemetery. Pallbearers will be Peter Maasbendel, M. B. Becerra, George Henkel, George Proctor, Arthur Weathers, and Will Grice.

Obituary of Godfrey Flury
Austin American, October 30, 1936

MRS. ALVINE FLURY.
 Mrs. Alvine Flury, age 81, of 511 Jean & Arc Courts, died in a local hospital Thursday night. She is survived by a daughter, Mrs. Dorothy Flury, San Antonio; a son, Alvin Flury, San Angelo; a sister, Mr. Emma Wilburn, New York. Funeral is pending at Cook Funeral Home.

Obituary of Alvine Flury
 Austin American, February 16, 1968

MRS. ALVINE FLURY
 Funeral for Mrs. Alvine Flury, 511 Jean & Arc Courts, will be Saturday at 3 p.m. at the Church of the Good Shepherd with Rev. Canon Samuel N. Baxter officiating. Burial will be in Oakwood Cemetery. ~~Funeral Home~~
 Pallbearers will be William Ray Miller, Frank McDonald, Frank Yost, Anton Staatsweider, Howard Cox and Jack Wesenberg.

Funeral notice for Alvine Flury
 Austin American, February 17, 1968

A. APPLICATION FOR HISTORIC ZONING

OK to go
SS
9-18-09

PROJECT INFORMATION:

| DEPARTMENTAL USE ONLY | |
|---------------------------------------|---|
| APPLICATION DATE: <u>09/22/09</u> | FILE NUMBER(S): <u>C14H-2009-0040</u> |
| TENTATIVE HLC DATE: _____ | |
| TENTATIVE PC or ZAP DATE: _____ | |
| TENTATIVE CC DATE: _____ | |
| CASE MANAGER: <u>Steve Jodajsky</u> | CITY INITIATED: YES / <input checked="" type="radio"/> NO |
| APPLICATION ACCEPTED BY: <u>SPape</u> | ROLLBACK: YES/NO |

BASIC PROJECT DATA:

| | |
|---|--|
| 1. OWNER'S NAME: | <u>The Benson House</u> |
| 2. PROJECT NAME: | <u>Virginia & Alex Hill</u> |
| 3. PROJECT STREET ADDRESS (or Range): | <u>1604 Pease St.</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. |

AREA TO BE REZONED:

| | | | | | |
|-------------------------------------|------------------|-------------------------|-----------------|------------------|-----------------|
| 4. ACRES | <u>.2279</u> | (OR) | SQ.FT. | _____ | |
| 5. ZONING AND LAND USE INFORMATION: | | | | | |
| EXISTING ZONING | EXISTING USE | TRACT# (IF MORE THAN 1) | ACRES / SQ. FT. | PROPOSED USE | PROPOSED ZONING |
| <u>SF-3</u> | <u>Residence</u> | _____ | _____ | <u>Residence</u> | <u>SF-3-H</u> |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

RELATED CURRENT CASES:

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

Revised February 15, 2005

Grid # H-23
0.2279

Town Lake Urban 7

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Enfield C
 Block(s) _____ Lot(s) 49 Outlot(s) _____
 Plat Book: 3, page 106 Page _____
 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.** 01120203060000

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: Alex S. Hill NAME: Virginia Alex Hill
 FIRM NAME: _____ TELEPHONE NUMBER: 478-1403
 STREET ADDRESS: 1604 Pease
 CITY: Austin STATE: Texas ZIP CODE: 78703
 EMAIL ADDRESS: _____

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION
 SIGNATURE: S Deaderick NAME: Suzanne Deaderick
 FIRM NAME: Historic Research Representation TELEPHONE NUMBER: 512-477-2929
 STREET ADDRESS: 3502 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.

Suzanne Deaderick 9/19/09
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.

Alex S. Hill 9/19/09
Signature Date

Alex Hill
Name (Typed or Printed)

Firm (If applicable)

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

NO 1042008

ACCOUNT NUMBER: 01-1202-0306-0000

PROPERTY OWNER:

HILL ALEX STEPHENS III
1206 NUECES ST
AUSTIN, TX 78701-1720

PROPERTY DESCRIPTION:

LOT 49 ENFIELD C

ACRES 0.000 MIN* .00000 TYPE

SITUS INFORMATION: 1604 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

ALL PAID

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

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

XES PAID FOR YEAR 2008 \$5,940.94

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: 

Deed Chronology

1604 Pease

| Transaction | Volume/Page | Date |
|---|-------------|--------------------|
| Niles Graham and Cruseman to M.H. Benson | 371/578 | October 29, 1924 |
| M.H. & Mabel Benson to Sue Ellen Lay Mathis | 708/44 | October 5, 1942 |
| Sue Ellen Lay Mathis to Mrs. Alvine Flury | | July 20, 1945 |
| Alvine Flury to Dorothy Flury | 3223/405 | September 23, 1966 |
| Dorothy Flury to Jay J. & Karen O'Neal? | | 1966 or 67? |
| Jay J. & Karen O'Neal to Alex & Virginia Hill | 5254/1801 | August 27, 1975 |

**Chronological Listing of Owners/Occupants
1604 Pease (previously 1318 Pease)**

| Year | Occupant Name | Source |
|--------------|----------------------|----------------|
| 1925-42 | M.H. Benson | City Directory |
| 1944-45 | Mrs. S. Lay Mathis | City Directory |
| 1947-65 | Mrs. Alvine Flury | City Directory |
| 1967-75 | Jay J. O'Neal | City Directory |
| 1976-present | Alex & Virginia Hill | City Directory |

Biography of Madison H. Benson

Madison H. Benson was a well known businessman in Austin for many years. Known affectionately to his friends as "Matt", Benson was one of the pioneer automobile dealers in Austin. He was president of the Benson Motor Company which later became Benson-Lancaster Motor Company. The company was located at 111-115 E 5th Street and was the Studebaker distributor.

Benson retired as a automobile dealer shortly after the war started, and the building on East 5th Street became occupied by the USO club.

He was active in the Austin Rotary Club and at one point served as their president. Benson was married to Mabel Benson until his death in 1944.

Biography of Mrs. Alvine Flury

Mrs. Flury was the widow of artist Godfrey Flury. Mr. Flury came to America in 1881 from his native Switzerland. By 1889, he was in San Antonio as an established designer and artist. Mr. Flury decorated the ceilings of many private homes and churches, and later went into landscape and sign painting.

Biography of Jay J. O'Neal

Jay O'Neal was vice-president and later president of COMMCO Cable Communications in Austin during the early 1970s, and was instrumental in bringing cable T.V. to Austin. He and his wife, Karen, lived at 1604 Pease for 9 years. During his college years at the University of Oklahoma, Jay was the quarterback under Bud Wilkinson for the Sooners, and took them to a National Championship.

Biographies of Alex and Virginia Hill

Virginia was an art student at the University of Texas and became a very talented artist.

Alex was the first Jungian psychoanalyst in Austin and the second psychoanalyst. Virginia and Alex have lived at 1604 Pease since returning to Austin in 1975.

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Photograph of the Benson Motor Company, 111-15 E. 5th Street (ca. 1933)



Godfrey's artistic work, painted in 1895, in Praha church.