

## ZONING CHANGE REVIEW SHEET

**CASE NUMBER:** C14H-2009-0042

**HLC DATE:**

November 9, 2009

**PC DATE:**

November 10, 2009

**APPLICANTS:** Jay and Sabrina Brown, owners

**HISTORIC NAME:** Huron Mills House

**WATERSHED:** Shoal Creek

**ADDRESS OF PROPOSED ZONING CHANGE:** 2603 Wooldridge Drive

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

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

**HISTORIC LANDMARK COMMISSION ACTION:** Recommended the proposed zoning change from family residence (SF-2) district to family residence – Historic Landmark (SF-2-H) combining district zoning. Vote: 6-0 (Myers absent).

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

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

**CITY COUNCIL DATE:** December 10, 2009

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Steve Sadowsky

**PHONE:** 974-6454

**NEIGHBORHOOD ORGANIZATION:** Pemberton Heights Neighborhood Association

**BASIS FOR RECOMMENDATION:**

The ca. 1939 house is an excellent example of Colonial Revival residential architecture and is associated with Huron W. Mills, the proprietor of Cash Lumber Company, Austin's first cash-only building materials business.

**Architecture:**

Two-story rectangular-plan side-gabled brick Colonial Revival-styled house with a monumental full-height flat portico supported by paired fluted Ionic columns; the central front entry is flanked with sidelights and a fanlight above; fenestration consists of 6:6 Colonial Revival-styled windows. Above the front door is a round-arched set of French doors with a balconet with ornamental metal railing.

**Historical Associations:**

The house was built in 1939 for Huron Weston Mills and his wife Billie Hicks Mills, who had been living at 1505 Northwood Road. Huron W. Mills was born in Water Valley, Mississippi in 1896, the son of a farmer turned carpenter. The family moved when Huron was still very young, first to Comanche County, Texas, then to San Angelo, Texas, where Huron was still living with his family in 1920. He married the former Billie Hicks in 1922, moved to Austin around 1923. He is not listed in the 1922 Austin city directory, but he and Billie appear in the 1924 directory. He was working as a book-keeper for the Kirkpatrick Lumber Company, owned by George T. Reinhardt and E.J. Bartosh. Huron and Billie lived at 810 E. 23<sup>rd</sup> Street. The Kirkpatrick Lumber Company became the Reinhardt Lumber Company by 1927; Huron Mills served as secretary/treasurer, while Frank R. Rundell, a noted Austin homebuilder, was president. George T. Reinhardt was vice-president of the new company, which retained the old Kirkpatrick Lumber location at 501 W. 5<sup>th</sup> Street. Their ad in the 1927 city directory states: "Let your rent money pay for your home we will help you." Huron opened the Cash Lumber Company at 3004-06 Guadalupe Street (just north of the Fire Station) in 1928, and is listed as the manager, secretary/treasurer, or proprietor of the building until he closed in 1957. His business was the first lumber company in Austin operating on a strictly cash basis. Mills was also the vice-president, president, and director of the Kiwanis Club in the 1940s. He and Billie sold the house in January, 1951 to James and Georgia Neill. The Mills moved to 1508 Gaston Avenue, then to 1807 Vance Circle.

James and Georgia Neill are listed for the first time in the 1952 city directory, living at this address. He was the president of the Western Pipe Line Company, located in the Lockhart Building at 311 E. 11<sup>th</sup> Street; they were pipeline contractors. He and Georgia divorced in 1953; Georgia remained in the house, while James, and new wife Geraldine, moved to 407 W. 18<sup>th</sup> Street. James is no longer listed in Austin city directories after 1952, although he and Geraldine do appear in the 1958 directory, but as living in Dallas. He was the proprietor, with Charles LeNoir, of the Western Construction Company, a pipeline contractor, with offices at 702 Colorado Street. Georgia Neill lived in this house until 1970. Philip Cannon and his wife Marie owned the house in the early 1970s; they sold the house to William O. and Dorothy Nell Karcher in 1975. Karcher, born in 1919 in Lee County, Texas, first appears in Austin city directories in 1953, living at 4004

Brookview Road and working as a deputy collector for the IRS. They moved to 4001 Crescent Drive by 1954, and then to a rural route in the 1960s before purchasing this property. He continued to work for the IRS until his retirement.

**PARCEL NO.:** 01160006060000

**LEGAL DESCRIPTION:** Lot 2, Pemberton Heights Section 4

**ANNUAL TAX ABATEMENT:** \$34,772 (owner-occupied); city portion: \$5,340 (capped).

**APPRAISED VALUE:** \$2,411,079

**PRESENT USE:** Single-family residence.

**CONDITION:** Excellent

**PRESENT OWNERS:**

Sabrina and Jay Brown  
2603 Wooldridge Drive  
Austin, Texas 78703

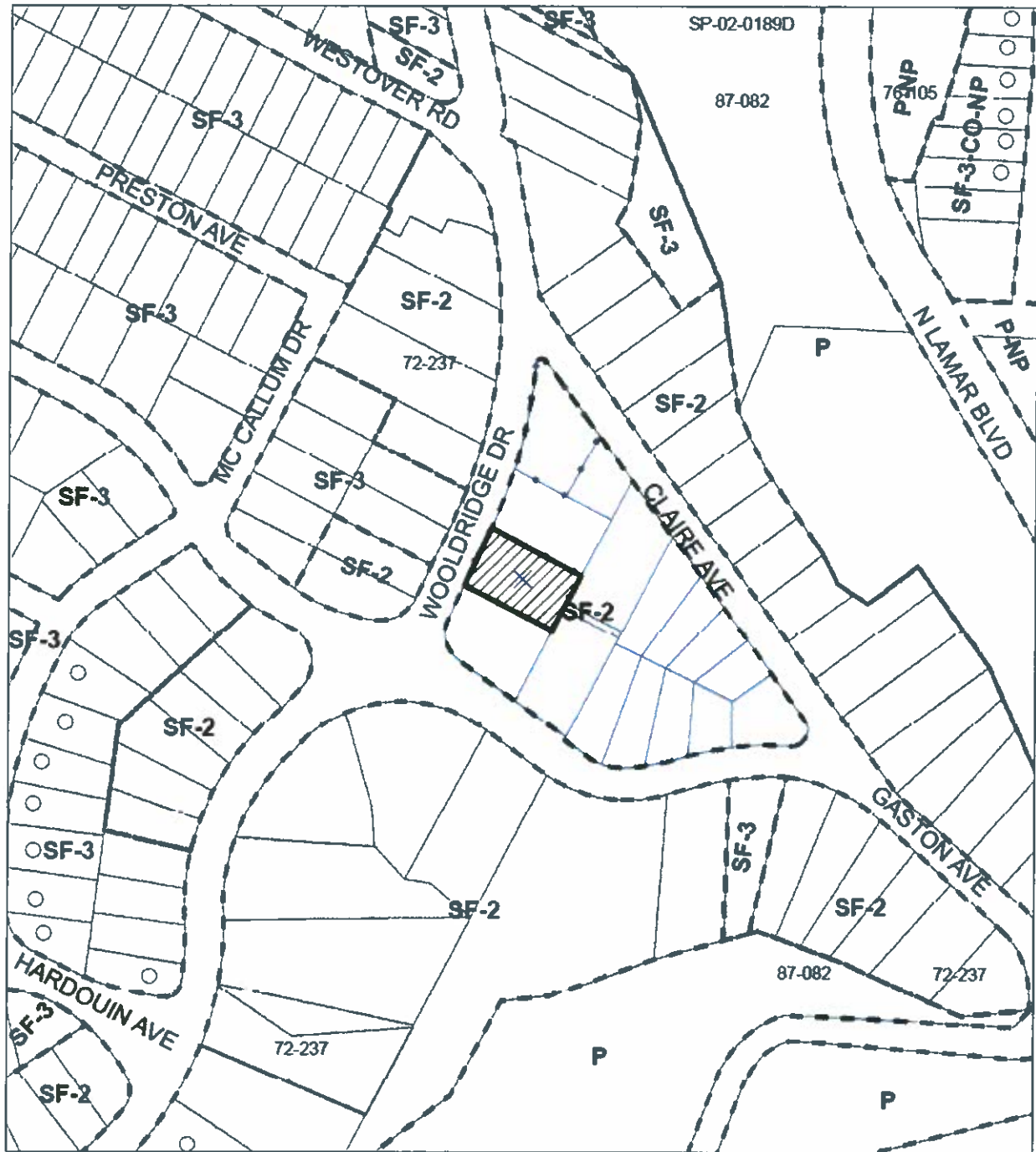
**DATE BUILT:** ca. 1939





**ALTERATIONS/ADDITIONS:** The den was enlarged on the back of the house in the 1970s by Philip Cannon. The two-story garage to the right of the principal block of the house appears to be an addition; a two-story addition to the left of the principal block was completed in 2007.

**ORIGINAL OWNER(S):** Huron and Billie Mills (1939)

**OTHER HISTORICAL DESIGNATIONS:** None.

# LOCATION MAP



  
 **SUBJECT TRACT**  
 **ZONING BOUNDARY**  
 **PENDING CASE**  
**OPERATOR: S. MEEKS**  
**1" = 200'**

**HISTORIC ZONING**  
**ZONING CASE#: C14H-2009-0042**  
**ADDRESS: 2603 WOOLDRIDGE DR**  
**SUBJECT AREA: 0.000 ACRES**  
**GRID: H24**  
**MANAGER: S. SADOWSKY**



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

2603 Wooldridge Drive  
ca. 1939



## OCCUPANCY HISTORY

### 2603 Wooldridge Drive

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

1992	William O. and Nellie Karcher, owners Retired
1987	William O. and Nell Karcher (not listed as owners) No occupation listed
1981	William O. and Nell Karcher (not listed as owners) No occupation listed
1976	William O. and Nell Karcher (not listed as owners) No occupation listed NOTE: The directory indicates that William O. and Nell Karcher were new residents at this address.
1972	E. Philip and Marie Cannon, owners Investments, Rotan-Mosley (not listed in the main directory).
1969	Georgia Neill, owner Widow, James Neill Retired
1965	Georgia Neill, owner Widow, James Neill No occupation listed
1961	Georgia Neill, owner Widow, James Neill No occupation listed
1957	Georgia Neill, owner Widow, James Neill No occupation listed Also listed is Christopher Neill, a student.
1953	Georgia Neill, owner Widow, James Neill No occupation listed NOTE: Huron and Billie Mills are listed as living at 1508 Gaston Avenue; he was the proprietor of Cash Lumber Company.

- 1949           Huron W. and Billie Mills, owners  
Proprietor, Cash Lumber Company, lumber and building materials,  
Glidden paints and varnishes, 3004-06 Guadalupe Street.
- 1947           Huron W. and Billie Mills, owners  
Proprietor, Cash Lumber Company, 3004-06 Guadalupe Street.
- 1944-45       Huron W. and Billie Mills, owners  
Proprietor, Cash Lumber Company, 3004-06 Guadalupe Street.
- 1942           Huron W. and Billie Mills, owners  
Proprietor, Cash Lumber Company, 3004-06 Guadalupe Street.
- 1940           Huron W. and Billie Mills, owners  
Secretary/treasurer, Cash Lumber Company, 3004 Guadalupe Street.  
NOTE: No offices for Cash Lumber Company are listed.
- 1939           The address is not listed in the directory.  
NOTE: Huron and Billie Mills are listed as living at 1407 Wathen Avenue;  
he was the secretary-treasurer and general manager of Cash Lumber  
Company, lumber, cement, paints, roofing, insulation, wallboard, builders'  
hardware, and mill work. Yard No. 1: 3004 Guadalupe Street; Yard No. 2:  
609 Barton Springs Road.

**NOTES:**

The 1930 U.S. Census shows Huron and Billie Mills living in a rented house at 1017 W. 30<sup>th</sup> Street. They were both then 33 and had two children: Mary, 6, and Madison, 5. Huron Mills had been born in Mississippi; Billie Mills had been born in Texas, as had both the children. He was listed as the proprietor of a lumber yard.

The 1920 U.S. Census shows Huron Mills living in the home of his parents, Claude and Martha, in San Angelo, Texas. Claude Mills was a house carpenter; Huron is listed as a ranch laborer. He was single.

The 1910 U.S. Census shows 13-year old Huron Mills in the home of his parents in San Angelo, Texas; his father was listed as a carpenter in a planing mill.

The 1900 U.S. Census shows Huron Mills as the 4-year old son of C.S. and Martha Mills, living in Comanche County, Texas. C.S. Mills was listed as a farmer living in a rented house.

Huron's 1918 draft registration card indicates that he was born in Water Valley, Mississippi in 1896, and currently lived in the home of his father in San Angelo, Texas. He worked for the Cox-Rushing Company in San Angelo, and was single.



Serial No. 31 Registration No. 55

1 Name Huron Weston Mills 21

2 Room 114 E. 12th San Angelo, Texas

3 Date of birth October 28 1898

4 Where born Water Valley, Miss. U.S.A.

5 I am ☒ a native born citizen of the United States, and I have never been naturalized, and I have never been a citizen of any foreign country.

6 I am a citizen of the United States, and I have never been naturalized, and I have never been a citizen of any foreign country.

7 Father's name Water Valley, Miss. U.S.A.

8 Name of employer Cox-Rushing Company

9 Place of employment Chadbourne St. San Angelo, Texas

10 Name of nearest relative O.S. Mills, (Father)

11 Address of nearest relative 114 E. 12th St. San Angelo, Texas

I affirm that I have filled out this card and that it is true.

Huron Weston Mills  
(Signature of Registrant)

P.K.O. Form 1 (4-18)

REGISTRATION CARD.

12-4-102-B REGISTRAR'S REPORT

1 21 21

2 Color of eyes light grey color of hair black

3 Has person been in the United States for a period of at least one year? no

I certify that my answers are truthful and that the person registered has read the card and understands the contents thereof, and that all of the answers are true and correct.

Jesse J. Couch  
(Signature of Registrar)

June 5th, 1918.  
(Date of Registration)

Local Board for the County of Tom Green, State of Texas  
San Angelo, Texas.

(Stamp of Local Board)

(The stamp of the Local Board for the County of Tom Green, State of Texas, in which the registrant has the permanent home shall be placed in this space.)

Huron Mills' draft registration card (1918)



# Past Head Of Kiwanis Succumbs

Huron Weston Mills, a member of the board of stewards of the University Methodist Church here and past president of the Austin Kiwanis Club, died Monday morning in a local hospital.

Mills, 74, of 1807 Vance Circle, was owner of the Cash Lumber Co. until his retirement. He had been an Austin resident for the past 48 years.

He was a veteran of World War II.

Funeral will be Tuesday at 1:30 p.m. at Weed-Corley Funeral Home.

Survivors include a son, one sister, and seven grandchildren.

Obituary of Huron Mills  
Austin American, August 3, 1971

## HURON WESTON MILLS

Huron Weston Mills, 74, of 1807 Vance Circle, died in a local hospital Monday morning.

He had been a resident of Austin for the past 48 years. He was a member of the board of stewards of the University Methodist Church and past president of the Austin Kiwanis Club and had been owner of the Cash Lumber Co. until his retirement.

Mills was a veteran of World War II.

Survivors include his son, Madison H. Mills of Austin; a sister, Mrs. Rex Boone, San Angelo; and seven grandchildren.

Funeral will be Tuesday at 1:30 p.m. at Weed-Corley Funeral Home, with Rev. William A. Holmes officiating. Burial will be in Austin Memorial Park.

Pallbearers will be Charles Littlefield, D. T. Haxrider, Earle Burkhalter, Malcolm Gregory, Ed Rather, and Tinsley S. Penick. Honorary pallbearers will be H. Grady Chandler, Llewellyn Rose and Howard Steinle.

Obituary of Huron Mills  
Austin American, August 3, 1971

# **HURON W. MILLS**

Funeral for Huron Weston Mills was Tuesday at Weed-Corley Funeral Home.

with Rev. William A. Holmes officiating. Burial was in Austin Memorial Park.

Pallbearers were Clyde Littlefield, D. T. Harkrider, Earle Burkhalter, Malcolm Gregory, Ed Rather and Tinsley Penick.

Honorary pallbearers were H. Grady Chandler, Llewellyn Rose and Howard Steinle.

Funeral notice for Huron Mills  
Austin American, August 4, 1971

Burial in Assumption Cemetery

**MRS. HURON W. MILLS**  
Mrs. Huron W. Mills, 71, of 1807 Vance Circle, died in a local hospital Saturday. A resident of Austin since 1923, Mrs. Mills was a member of University Methodist Church. Survivors include her husband, a son,

Madison M. Mills, Austin; sister, Mrs. George E. Penick, San Angelo; and seven grandchildren. Funeral will be at 2 p.m. Monday at Weed-Corley Funeral Home. Rev. Norman R. Ras will officiate, and burial will be in Austin Memorial Park.

**MRS. BILLIE ROBINSON**

Obituary of Billie Mills  
Austin American-Statesman,  
July 21, 1968

# **MRS. HURON W. MILLS**

Mrs. Huron W. Mills, 71, of 1807 Vance Circle, died in a local hospital Saturday. A resident of Austin since 1923, Mrs. Mills was a member of the University Methodist Church.

Pallbearers will be Clyde Littlefield, Howard Steinle, Ed Rather, Grady Chandler, Earle Burkhalter and Albert R. Smith.

Funeral notice for Billie Mills  
Austin American, July 22, 1968

# **MRS. GEORGIA L. NEILL**

Mrs. Georgia L. Neill, 57, of 2802 Weeldridge Dr. died in a local hospital Saturday.

She is survived by one daughter, Mrs. Thomas A. L. Morris of Dallas; two sons, a James P. Neill Jr. of Dallas and Christy Payne Neill of Teheran, Iran; mother, Mrs. William M. Leary of Birmingham, Ala.; three sisters, Mrs. Betty Stone, Mrs. Kathrine White and Mrs. Joe McDavid, all of Birmingham, Ala.; and three grandchildren.

The body was sent to Johnson-Ridout Mortuary in Birmingham by Cook Funeral Home where graveside services will be at 11 a.m. Monday in Elmwood Cemetery.

It is requested that memorial contributions be made to American Cancer Society.

Obituary of Georgia Neill  
Austin American, September 7, 1969

Charge #827  
 Application for Sewer Connection  
 Austin, Texas, 2/27/1939  
 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 Huron Mills  
 at 2603 Wooldridge Dr. Street,  
 further described as lot 2, block \_\_\_\_\_, outlot \_\_\_\_\_,  
 subdivision Pemberton Hts. Sec 4, division \_\_\_\_\_, plat 159  
 which is to be used as a Res  
 In this place there are to be installed 20 fixtures.  
 I agree to pay the City Sewer Department the regular ordinance  
 charge.  
 3 1/2 DEEP AT-PL Respectfully, H. Mills  
 Stub Out  
 Connected 5-12 1939 Permit P  
 Size of Main 4" STUB inches. 5-6-39  
 Size of Service \_\_\_\_\_ inches. O.V.  
2 1/2 Feet Deep at curb line  
 \_\_\_\_\_ Feet from Property Line from 5' 5" S  
 \_\_\_\_\_ Feet from Curb Line of 21 ft  
 Inspected by Boothright  
 Connection made by Carlington  
11146 A-1221

Sewer service application by Huron Mills (1939)

OWNER Phillip Cannon ADDRESS 2603 Wooldridge Drive  
 PLAT 159 LOT 2 BLK \_\_\_\_\_  
 SUBDIVISION Pemberton Hts. Sec 4  
 OCCUPANCY Enlarge Den  
 BLD PERMIT # 117097 DATE 12-70 OWNERS  
 ESTIMATE \$10,000.00  
 CONTRACTOR Ernest Parker NO. OF FIXTURES several  
 WATER TAP REC # Exist SEWER TAP REC # Exist  
 \_\_\_\_\_  
Frm addn to rear of residence and remodel  
253 sq. ft.

Building permit to Phillip Cannon to enlarge the den on the rear of the house (1970)

OWNER: Phillip Cannon ADDRESS 2603 Woolridge Drive  
PLAT 159 LOT 2 BLK  
SUBDIVISION Pemberton Hts. Sec 4  
OCCUPANCY C.P.  
BLD PERMIT # 130494 DATE 7-10-72 OWNERS ESTIMATE \$1,800.00  
CONTRACTOR Ben Arnold NO. OF FIXTURES  
WATER TAP REC # Exist SEWER TAP REC # Exist  
Frm addn to exist residence ( C.P. ( 288 sq.ft.

Building permit to Phillip Cannon (1972)

## A. APPLICATION FOR HISTORIC ZONING

OK to go  
SS  
9-18-09

### PROJECT INFORMATION:

10344686

DEPARTMENTAL USE ONLY	
APPLICATION DATE: <u>9/22/09</u>	FILE NUMBER(S): <u>CHH-2009-0012</u>
TENTATIVE HLC DATE: _____	
TENTATIVE PC or ZAP DATE: _____	
TENTATIVE CC DATE: _____	
CASE MANAGER: <u>S. Sadowsky</u>	CITY INITIATED: YES / <u>NO</u>
APPLICATION ACCEPTED BY: <u>M. Cervantes</u>	ROLLBACK: YES / <u>NO</u>

### BASIC PROJECT DATA:

1. OWNER'S NAME: <u>Sabrina &amp; Jay Brown</u>	
2. PROJECT NAME: <u>The Huron Milk House</u>	
3. PROJECT STREET ADDRESS (or Range): <u>2603 Islandbridge</u>	
ZIP: <u>78703</u>	COUNTY: <u>Harris</u>
IF PROJECT ADDRESS CANNOT BE DEFINED ABOVE:	
LOCATED _____ FRONTAGE FEET ALONG THE <u>N. S. E. W.</u> (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>0.368</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 / <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: _____



PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: Pemberton Heights Section 4  
Block(s) \_\_\_\_\_ Lot(s) 2 Outlot(s) \_\_\_\_\_  
Plat Book: \_\_\_\_\_ 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. 01160006060000

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: [Signature] NAME: Sabrina & Jay Brown  
FIRM NAME: \_\_\_\_\_ TELEPHONE NUMBER: 505-8080  
STREET ADDRESS: 2603 Westbridge  
CITY: Austin STATE: Tx ZIP CODE: 78703  
EMAIL ADDRESS: Sabrina.a.brown@messingville.com

AGENT INFORMATION (IF APPLICABLE):

17. AGENT CONTACT INFORMATION  
SIGNATURE: [Signature] NAME: Suzanne Deckerick  
FIRM NAME: Historic Research & Representation TELEPHONE NUMBER: 477-2929  
STREET ADDRESS: 8502 Harris Blvd.  
CITY: Austin STATE: Tx ZIP CODE: 78703  
CONTACT PERSON: \_\_\_\_\_ 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 9/15/09  
Signature Date

Suzanne Deaderick  
Name (Typed or Printed)

Historic Research & Representation  
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.

Sabrina Brown 9.15.09  
Signature Date

Sabrina Brown  
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

2603 Wooldridge  
(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)

9/15/09  
(Date)

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

NO 1041961

ACCOUNT NUMBER: 01-1600-0606-0000

PROPERTY OWNER:

BROWN SABRINA T & JAY P  
2603 WOOLDRIDGE DR  
AUSTIN, TX 78703-2537

PROPERTY DESCRIPTION:

LOT 2 PEMBERTON HEIGHTS SEC 4

ACRES 0.000 MIN% .00000 TYPE

SITUS INFORMATION: 2603 WOOLDRIDGE DR

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

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

TOTAL SEQUENCE 0

\*ALL PAID\*

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

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

YES PAID FOR YEAR 2008 \$29,498.60

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 09/15/2009

Fee Paid: \$10.00

Nelda Wells Spears  
Tax Assessor-Collector

By: 

# **The Huron Mills House**

## **Historical Documentation/Deed Chronology**

<b><u>Transaction/Date</u></b>	<b><u>Volume/Page</u></b>
Bradfield & Brush to Huron W. Mills January 25, 1939	607/130
Huron & Billie Mills to James P. Neill January 12, 1951	
James & Georgia Neill to The Neill Trust April 19, 1953	
The Neill Trust to Jean Baldwin March 11, 1970	3833/771
Jean Baldwin to Philip & Maurie Cannon April 27, 1970	3839/1853



Philip & Maurie Cannon  
to  
William & Dorothy Karcher  
July 7, 1975

5198/2318

William & Dorothy Karcher  
to  
Sabrina & Jay Brown  
August 15, 2006

**Chronological Listing of Owners/Occupants  
2603 Wooldridge**

<b>Year</b>	<b>Occupant Name</b>	<b>Source</b>
1939-50	Huron W. Mills	City Directory
1951-59	James P. Nelll	City Directory
1960-69	Mrs. Georgla Nelll	City Directory
1970-75	Philip Cannon	City Directory
1975-2005	William Karcher	City Directory
2006-present	Jay & Sabrina Brown	City Directory

## **Biography of Huron W. Mills**

Huron W. Mills was the owner of the Cash Lumber Company, which opened for business in April of 1928. The business was located at 3004-3006 Guadalupe, and operated on a 'strictly cash' basis. Their advertisement read:

YOU PAY CASH FOR YOUR GROCERIES  
WHY NOT YOUR LUMBER TOO?  
WE CAN SAVE YOU AS MUCH AS YOUR MONEY  
WOULD EARN IN 2 YEARS IN A SAVINGS ACCOUNT

It was Austin's first and only lumber yard operating on a strictly cash basis. Mr. Mills owned the business at least through 1949 and possibly longer.

Huron Mills was born in Mississippi and came to the University of Texas where he graduated in 1924. He married Billie Hicks and they had two children. In 1939, they received a building permit to build a 2 story brick veneer and frame residence with attached garage at 2603 Wooldridge. The Mills lived in this lovely house for 12 years.

Huron Mills was President, Vice-President and Director of the Austin Kiwanis Club. He was also a trustee at University Methodist Church and former Director of the Chamber of Commerce.

APR 18 1920

CASH AND SAVE

*Austin's First and Only  
Lumber Yard Operating on a*

# STRICTLY CASH BASIS

Will open for business about April 20th at 3006  
Guadalupe with a complete new stock of GOOD  
Lumber of all grades and all kinds of building  
Material.

## NO JUNK

YOU PAY CASH FOR YOUR GROCERIES

*Why Not Your Lumber Too?*

We can save you as much as your money would  
earn in 2 years in a savings account.

NO CHARGE FOR DELIVERING

## THE CASH LUMBER CO.

1928 announcement of the opening of Huron Mills' Cash Lumber Company

AF. BIOG. m72530

1947-1949  
PERSONAL INFORMATION CARD FOR MEMBERS OF  
THE AUSTIN KIWANIS CLUB

Name Huron W. Mills  
First name or nickname Huron Date entered Kiwanis 1929  
Kiwanis classification Retail Lumber - Owner  
Offices or chairmanships held in Kiwanis  
Director; Vice-President; President (1940)  
Kiwanis work liked  
Business or profession Owner Cash Lumber Co.  
Business or professional address 3004 Guadalupe St. - 5444 Phone 22991  
Home address 2603 Wooldridge Dr. Phone 22991  
Born—Place Mississippi Date 10/26/96 Married—date 1922  
Education—Where U of Texas When 1924  
Hobbies  
Came to Austin 1923 Entered present position 1928  
Ambition To retire before I am plum wore out.  
Member other organizations University Meth. church (Trustee)  
Chamber of Comm. (Former Director)  
Sports liked Play Tennis; Spectator: Football, Baseball & Basketball

INFORMATION ABOUT YOUR KIWANI—ANN

Name before she married, you lucky dog! Billie Hicks  
Her Hobby Bridge & Flowers Profession "Damn good cook"  
Children 1 Boy & 1 Girl  
Grand—Children 1 Grandson (Could spend an hour telling about him, but will spare you)

Use reverse side for additional info on yourself, family and friends

(Please answer all questions you can and which you don't mind becoming Kiwanis property—because this information will NOT be kept confidential)

Your Klariog Editor  
*Sam H. Cook*



### **Biography of James P. Neill**

James Neill was the President of Western Pipe Line Construction Co. He lived at 2603 Wooldridge for 8 years before his death, and his wife, Georgia, continued living there for another 9 years.

### **Biography of Sabrina Thomas Brown**

Mrs. Brown is a Government Relations Consultant in Austin, Texas. Mrs. Brown was born and raised in Pineland, Texas. In 1987, she moved to College Station to attend Texas A&M University. Upon graduation she moved to Austin and began work at the State Capitol for the House Appropriations Committee. In 1998 she completed her Masters in Public Affairs from the Lyndon B. Johnson school of Public Affairs.

In 1998 she joined the law firm of Bickerstaff, Heath, Smiley, Pollan, Kever and McDaniel as their lobbyist. She remained in that position until 2002 when she opened her own lobby practice. Her lobby practice provides strategic counsel to Fortune 100 companies, trade associations and local governmental entities.

Mrs. Brown is married to Jay Patrick Brown. They reside at 2603 Wooldridge Drive with their sixteen month old daughter Olivia Frances. They are members of Tarrytown United Methodist Church. Mrs. Brown is a member of the Junior League of Austin and various business organizations.

## **Biography of Jay P. Brown**

Mr. Brown is a lobbyist and attorney in Austin, Texas. Mr. Brown was born in Freeport, Texas and grew up in the community of Lake Jackson, Texas. In 1989, he moved to Austin to attend the University of Texas. Upon graduation, Brown enrolled in the University of Texas School of Law. After law school, he served as a briefing attorney to the Honorable James R. Nowlin, U.S. District Judge, Western District of Texas, Austin Division.

In 1998, Brown entered private practice with the law firm of Jenkins & Gilchrist. In 2002, he started the new law firm of Graydon, Gibson & Brown and the Graydon Group consulting company. His law firm and consulting company provides strategic counsel to Fortune 500 companies, professional trade associations, and small businesses with dealings before state government.

Mr. Brown is married to Sabrina Thomas Brown. They reside at 2603 Wooldridge with their sixteen month old daughter Olivia. They are members of Tarrytown United Methodist Church. Mr. Brown is a member of the Seton Forum and the University of Texas 1883 Council.