

**HISTORIC LANDMARK COMMISSION  
OCTOBER 24, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0734  
1803 RIVERVIEW STREET**

**PROPOSAL**

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Demolish a ca. 1941 house.

**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled stone-veneered house with a combination of 1:1 and 6:6 fenestration in single and double configurations; central, shed-roofed entry hood.

**RESEARCH**

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The house was built in 1941 by L.L. McCandless, who later built and was the proprietor of the Terrace Motor Hotel on Congress Avenue. The first occupants were renters, including a retail clerk at a downtown department store, and McCandless' son, Clarence, and his wife, Audrey. Clarence McCandless was a carpenter; he and Audrey lived here in the mid-1940s.

Beginning around 1948, the house was rented by Vernon and Fay M. Perry, who lived here until around 1960. Vernon Perry was related to the McCandless family, and worked as a carpenter for L.L. McCandless at the Terrace Motor Hotel. His wife, Fay, was a waitress at the Night Hawk, and later managed the Terrace Apartments (at the old motor hotel), and was the "mother hen" to Austin musicians in the 1970s, including Willie Nelson.

**STAFF COMMENTS**

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The house is not listed in any City survey to date.




**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center. The house is notable in the neighborhood for its stark, pioneer style and ambience, and serves an affordable housing need, so every effort should be made to retain the house on-site, or to relocate it so it can be re-used.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

**NOTIFICATIONS**

CASE#: HDP-2016-0734  
1803 RIVERVIEW ST

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



1803 Riverview Street  
ca. 1941



OCCUPANCY HISTORY  
1803 Riverview Street

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October, 2016

- 1992            Vacant
- 1985-86        Anselmo and Lucia C. Castro, renters  
Construction worker  
NOTE: The directory indicates that Anselmo and Lucia C. Castro were new residents at this address.
- 1981            David Sorrano, renter  
No occupation listed  
Also listed is Marie Sorrano, no occupation shown.
- 1977            Alfred and Irene Jurado, renters  
Alfred:            Employed by Motorola, communications and electronics, 300 E.  
                          Huntland Drive.
- Irene:            Keypunch operator, Texas Municipal Retirement System.
- 1973            Denise Jurdo, renter  
No occupation listed

- 1968 Lupe and Alice Maldonado, renters  
Dishwasher, Gondolier Motor Hotel, 1001 S. Interregional Highway.
- 1965 Jose C. and Ester A. Esparza, owners  
Cook, El Chico, restaurant, Hancock Shopping Center.
- 1962 Jose C. and Ester A. Esparza, owners  
Cook, Tarry Town Cafeteria, 2425 Exposition Boulevard.
- 1959 Vernon S. and Fay M. Perry, renters  
Carpenter, Terrace Motor Hotel, 1201 S. Congress Avenue.
- 1955 Vernon S. and Fay M. Perry, renters  
Carpenter, L.L. McCandless, proprietor of the Terrace Motor Hotel, 1201 S. Congress Avenue.
- 1952 Vernon S. and Fay M. Perry, renters  
Carpenter
- 1949 Vernon and Fay Perry, renters  
Carpenter
- 1947 Clarence and Audrey McCandless, renters  
Carpenter
- 1944-45 Everett and Frances Teague, renters  
No occupation listed
- 1942 P. Rush and Rose Wheeler, renters  
Clerk, J.C. Penney, department store, 513-15 Congress Avenue.
- 1941 The address is not listed in the directory.  
NOTE: P. Rush and Rose Wheeler are not listed in the directory.

**BIOGRAPHICAL NOTES:****Vernon S. and Fay Perry (ca. 1948 – ca. 1960)**

The 1940 U.S. Census shows Vernon Perry as a boarder in the home of Clarence and Mamie McCandless at 1910 Riverview Street in Austin. Vernon Perry was 18, had been born in Texas, and was a carpenter's helper. He had lived in rural Travis County in 1935. Clarence and Mamie McCandless were both 27, and both had been born in Texas. Clarence McCandless was a carpenter; Mamie McCandless had no occupation listed. They had 2 children: Morris Lee, 8; and Doris, 6. The McCandless family had also lived in rural Travis County in 1935.

His 1981 death certificate shows that Vernon Smith Perry was born in 1920 in Texas, and was living at 110 Academy Drive at the time of his death. He was a carpenter. His mother was the former Winnie McCandless.

**PERRY, Vernon S., 60, of Austin, died Saturday. Graveside services 2 p.m. Monday at Memorial Hill Cemetery. Survivors: wife, Shirley Fay Perry of Austin; daughters, Patsy Hanna, Frances Pierce, both of Austin; sisters, Faye Durham of Austin, Mary Elizabeth Turner of Monroe, La.; three grandchildren; one great-grandchild. (Cook-Walden)**

Obituary of Vernon Perry  
Austin American-Statesman, January 18, 1981



### Shirley "Fay" Perry

Fay Perry, 84, went to be with her Lord and Savior on Saturday, January 17, 2009, following a prolonged illness. A resident of Austin for more than 65 years, Fay was born in Dahlonega, Georgia, on August 3, 1924, to John and Cora Corn. She moved to Austin at age 18 and met and married the love of her life, Vernon Smith Perry.

"Queen Bee", as she was lovingly called by her family, was employed at several of Austin's landmark companies including Night Hawk Restaurants, the Austin State School and as manager of the Terrace Apartments, formerly the Terrace Hotel.

In the 70's she was the "mother hen" for the growing Austin music scene including Willie Nelson and others, many of whom lived at the Terrace or performed in its ballroom. Later in life Fay's caring and loving heart took her to another profession as a care giver where for the last 30 years she has helped numerous families care for their ailing loved ones.

Fay was a wonderful wife, mother, grandma and sister. She was preceded in death by her husband Vernon, her parents and by five brothers and two sisters and son-in-law Pete Hanna; and special friend Donna Jones.

She is survived by her loving daughters, Patsy Hanna and Fran Pierce of Austin; sister, Edith Moore of South Carolina, and Gladys Jones of Georgia; grandchildren, Linda, Lorie, Bonnie, Vernon, and Adrienne; great-grandchildren, Douglas, Amy, Ashley, Sarah, Mary, Vernon, Jr., and Brianna; great-great-granddaughter, Selena, all of Austin; and numerous nieces, nephews, family, special friend, Steve Jones; and numerous friends.

Devoted to her family, Fay will be remembered for her kindness, giving heart, her smile and humor, her love for life, and for helping people no matter what the need. Her family will cherish her memory forever and she will always live in our hearts.

The family will receive friends from 6:00 to 8:00 p.m., Tuesday, January 20, 2009, at Cook-Walden/Forest Oaks Funeral Home.

Funeral services will be held at 1:00 p.m., Wednesday, January 21, 2009, in the Chapel of Cook-Walden/Forest Oaks Funeral Home. Interment will follow at Cook-Walden/Memorial Hill Cemetery.

The family would like to extend a heartfelt thanks to Odyssey Hospice and the staff of South Congress Nursing and Rehabilitation.

*Love you, "Queen Bee"*

Obituary of Fay Perry

Austin American-Statesman, January 20, 2009

