

HISTORIC LANDMARK COMMISSION
OCTOBER 23, 2017
DEMOLITION AND RELOCATION PERMITS
HDP-2017-0515
2007 RIVERVIEW STREET

PROPOSAL

Demolish a ca. 1937 house.

ARCHITECTURE

One-story, rectangular-plan, side-gabled frame house with a central, partial-width, front-gabled independent porch on plain square wood posts; single 1:1 fenestration.

RESEARCH

City records indicate a construction date of 1937 for this house. Until around 1946, the house was occupied by a series of renters, including two laborers and their families, and an auto mechanic. Around 1946, the house was purchased by Willard L. and Annie Mae Hays, who lived here until around 1972. Willard Hays was a laborer and driver for a feed mill. Since 1972, the house has largely been a rental property with a series of short-term renters.

STAFF COMMENTS

The East Austin Historic Resources Survey (2016) notes that the doors, windows, and exterior wall materials have been replaced, and that the porch has been altered. The survey recommends that the house is not eligible for designation as a local landmark nor as contributing to a potential historic district.

The house does not meet the criteria for landmark designation as set forth in City Code:

- a. **Architecture.** The house is a frame 1930s house with many original materials replaced. The house has no distinction within its architectural style.
- b. **Historical association.** The owners with the most significant association with this house, Willard and Annie Mae Hays, do not appear to meet the criterion for significant historical associations.
- c. **Archaeology.** The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
- d. **Community value.** The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. **Landscape feature.** The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.




STAFF RECOMMENDATION

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 does not meet the criteria for individual designation as a historic landmark.

LOCATION MAP



1" = 116'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HDP-2017-0515
LOCATION: 2007 Riverview Street



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.

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2007 Riverview Street
ca. 1937



OCCUPANCY HISTORY
2007 Riverview Street

City Directory Research, Austin History Center
By City Historic Preservation Office
October, 2017

- | | |
|---------|--|
| 1992 | Roberto and Yolanda Yaniz, renters
Construction worker |
| 1985-86 | Sam and Olivia Gonzalez, renters
Employed by McRay & McRay Land Surveyors (not listed in the alphabetical section of the directory).
NOTE: The directory indicates that Sam and Olivia Gonzalez were new residents at this address. |
| 1981 | Vacant |
| 1977 | James Essory, owner
Retired
Also listed is Steve Essory, no occupation shown. |
| 1973 | Vacant
NOTE: Willard Hays is not listed in the directory; James R. Essory is listed at 37 Lynn Street. He was retired. With him lived James R. Essory, Jr., a laborer for the City Water and Sewer Department, and Steve Essory, retired. |
| 1968 | Willard and Annie May Hays, owners |

- Millworker, Wayne Feed Company (not listed in the alphabetical section of the directory).
- 1965 Willard and Annie May Hays, owners
Laborer, Tex-O-Mix Feeds, 2211 Hidalgo Street.
- 1962 Willard and Annie May Hays, owners
Driver, Tex-O-Mix Feeds, 2211 Hidalgo Street.
- 1959 Willard L. and Anne M. Hays, owners
Driver, Home Mix Feed (not listed in the directory).
- 1955 Willard L. and Anne M. Hays, owners
Driver, Home Mix Feeds, 102 W. 2nd Street.
- 1952 Willard L. and Annie M. Hays, owners
Laborer, Home Mix Feed Company, 102-06 W. 2nd Street.
- 1949 Willard L. and Anne M. Hays, owners
Laborer, Home Mix Feeds, 102-06 W. 2nd Street.
- 1947 Willard L. and Annie Hays, owners
No occupation listed
- 1944-45 Roy M. and Vila M. Maxwell, renters
Mechanic, Red's Quick Service Garage, 500 E. 5th Street.
NOTE: Willard L. and Anna M. Hays are listed at 2021 E. 5th Street; neither had an occupation shown.
- 1941 Rowland and Esther Stark, renters
Laborer
NOTE: Willard and Anna M. Hays are listed at 646 Northwestern Avenue, the home of Willard's parents; Willard was a laborer.
- 1939 Frank and Fay Bukowsky, renters
Laborer

NOTE: City directories prior to 1939 show this address, but the address refers to another house on Riverview Street that was given a different address once this house was built in 1937.

BIOGRAPHICAL NOTES:

Willard L. and Anne M. Hays (ca. 1946 – ca. 1972)

The 1940 U.S. Census shows Willard and Anna May Hays living in the home of Willard's parents, James and Eva J. Hays, at 646 Northwestern Avenue. Willard Hays was 30, had been born in Texas, and was a feed mixer at a feed mill. Anna May Hays was 20, had been born in Texas, and had no occupation listed. They had a son, J.W., 2 months. Willard's father had no occupation listed in the census report, but his mother was a seamstress in a sewing room. Willard's oldest brother, Ted, 31, was also a feed mixer at a feed mill.

Annie Mae Hays died in 1969 and is buried in Liberty Hill, Texas. Willard Hays died in Ashmore, Coles County, Illinois, in 1985, and was also buried in Liberty Hill. He does not seem to have had an obituary in the Austin newspapers.

ANNIE MAE HAYS

Mrs. Annie Mae Hays, 51, of 2007 Riverview, died late Tuesday afternoon. She had been a resident of Austin for 51 years.

Survivors include her husband, Willard Hays of Austin; her mother, Mrs. Tiny Mae West of Austin; one son, James Willard Sr. of Charleston, Ill.; two brothers, John W. Humphrey of Fort Worth, and Samuel L. Humphrey of Austin; and 10 grandchildren.

Funeral is pending at Hyltin-Manor Funeral Home.

Obituary of Annie Mae Hays
Austin American, October 1, 1969

MRS. ANNIE MAY HAYS

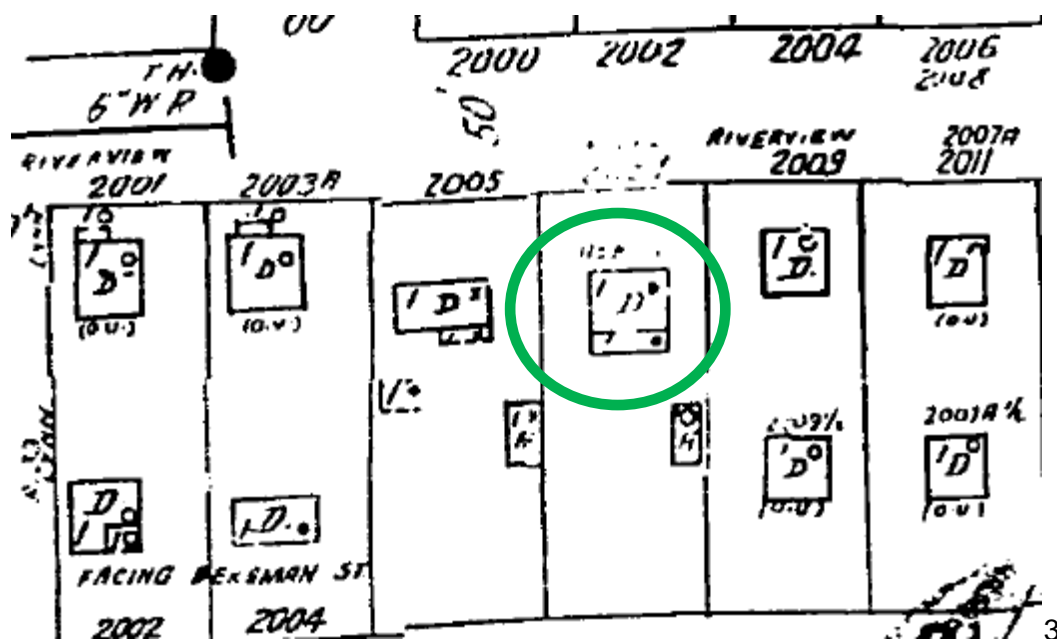
Funeral for Mrs. Annie May Hays, 50, of 2007 Riverview St., will be at 2 p.m. Friday at Hyltin-Manor Funeral Home. Burial will be in Liberty Hill Cemetery.

Mrs. Hays died at her home Tuesday following long illness.

Funeral notice for Annie May Hays
Austin American, October 2, 1969



The 1935 Sanborn map shows the site of this house as vacant.



The 1962 Sanborn map shows the current house on the site but without the front porch.

J. O. Koch

2007 Riverview St.

17	-	2	4	0
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Bergman's Valley

Residence

180 - 1/19/37

1

Building permit for the construction of this house (1937)

W. D. Evans

"

2007 Riverview Street

17

2

4

Bergman Valley View

Alterations & repairs to front porch

27369 - 7/18/45

\$170.00

W. D. Evans

-

Building permit for alterations and repairs to the front porch (1945)

RTAS 3-3084

<u>OWNER</u>	Willard L. Hays	<u>ADDRESS</u>	2007 Riverview Street
<u>PLAT</u>	17	<u>LOT</u>	4
		<u>BLK</u>	2
<u>SUBDIVISION</u>	Bergman Valley view		
<u>OCCUPANCY</u>	Bedroom		
<u>BLD PERMIT #</u>	101300	<u>DATE</u>	10-25-66
		<u>OWNERS ESTIMATE</u>	1,800.00
<u>CONTRACTOR</u>	Dayton Const.	<u>NO. OF FIXTURES</u>	1
<u>WATER TAP REC #</u>		<u>SEWER TAP REC #</u>	
Frame Addition to Residence & Remodeling			
88 sq.ft.			

Building permit to Willard Hays for a frame addition (1966)

10-22-80 Repair Min Stds

<u>OWNER</u>	James Etheridge	<u>ADDRESS</u>	2007 Riverview St.
<u>PLAT</u>	17	<u>LOT</u>	4
		<u>BLK</u>	2
<u>SUBDIVISION</u>	Bergman Valleyview		
<u>OCCUPANCY</u>	Residence		
<u>BLD PERMIT #</u>	131771	<u>DATE</u>	9-13-72
		<u>OWNERS ESTIMATE</u>	
<u>CONTRACTOR</u>	owner	<u>NO. OF FIXTURES</u>	several
<u>WATER TAP REC #</u>	Exist	<u>SEWER TAP REC #</u>	Exist
Repair exist res and bring to min stdrs.			

Building permit for repairs (1972)