

**HISTORIC LANDMARK COMMISSION  
MARCH 28, 2016  
DEMOLITION AND RELOCATION PERMITS  
HDP-2016-0158  
4603 SINCLAIR AVENUE**

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**PROPOSAL**

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Demolish a ca. 1937 house.

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**ARCHITECTURE**

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One-story, rectangular-plan, side-gabled frame house with a central, partial-width entry cover on paired plain, square wood posts; single and paired 6:6 fenestration.

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**RESEARCH**

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The house was built in 1937 by Sigman W. and Agnes Hayes, who lived here until around 1954. Sigman Hayes was born in Bryson, Texas, and grew up in Whitesboro and Denton. He attended the North Texas State Teachers College (now the University of North Texas) in Denton, and taught biology in Gladewater upon his graduation. He and Agnes moved to Austin in 1933 so that he could attend the University of Texas. He taught biological science at Austin High School until the family moved to Galveston in 1943 so that Sigman could get his medical training at UTMB. They returned to Austin in 1947, and Dr. Hayes opened his family medical practice. When he retired in 1972, he and Agnes moved to their ranch near Bertram, where they remained the rest of their lives.

Sigman and Agnes Hayes lived in this house from its construction in 1937 until around 1954. They rented the house out for a short period in the mid-1950s, and in the late 1950s, the house was owned by Buford Casey, an assistant professor at the University of Texas. The house was then a rental property from the early 1960s on with tenants including a teacher in the Round Rock public schools, an attendant at Austin State Hospital, and a nurse at Brackenridge Hospital.

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**STAFF COMMENTS**

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The house is beyond the bounds of any City survey.

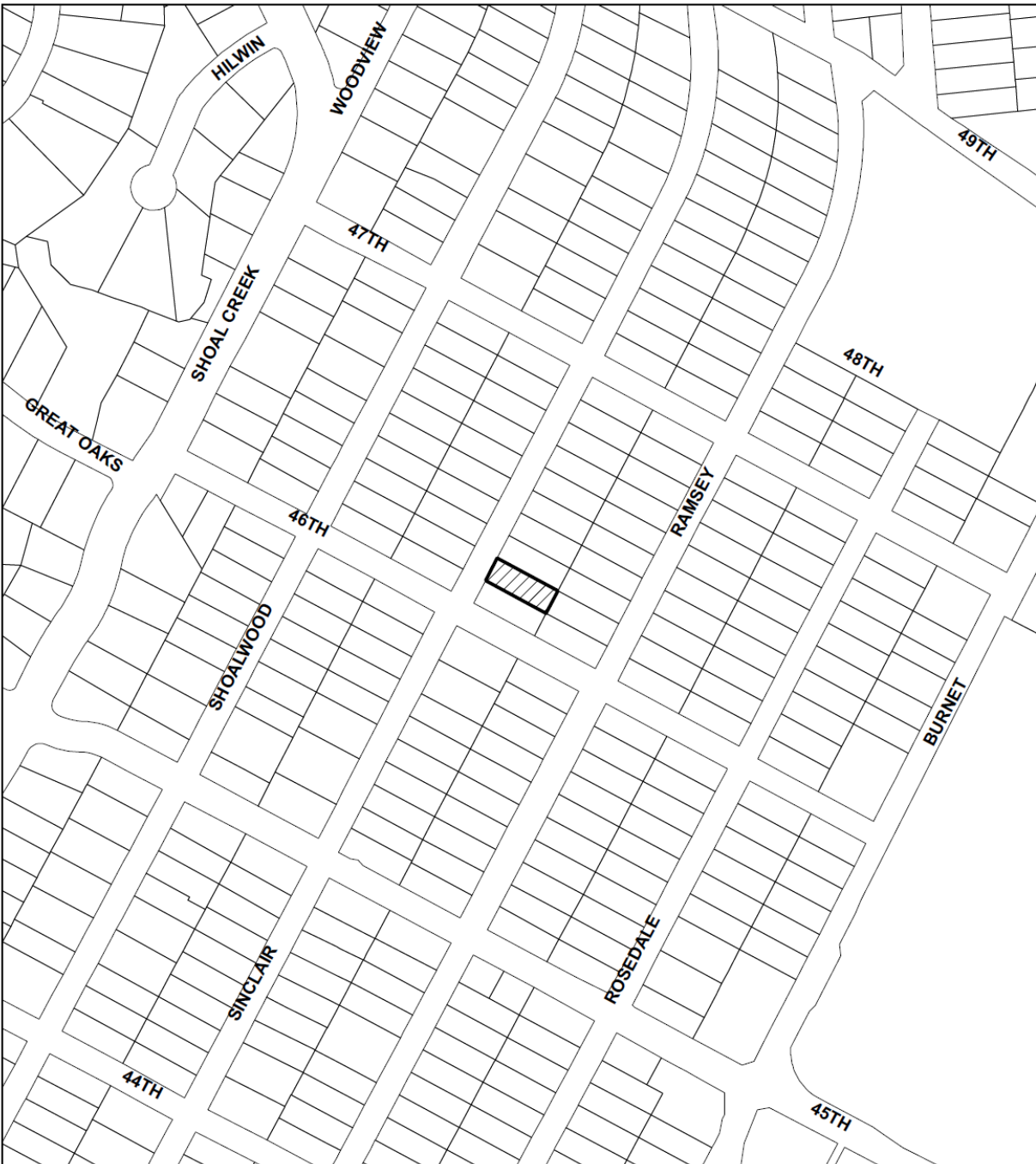
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

**STAFF RECOMMENDATION**

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Encourage rehabilitation and adaptive re-use. While the house is typical of residential design in Rosedale, it does not have the architectural nor the historical significance to warrant individual designation as a historic landmark. Staff strongly urges the applicant to seriously consider retention of the house and the construction of an addition to maintain the historical and architectural context of the Rosedale neighborhood, but if the applicant cannot comply with that request, then staff recommends release of 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.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

## NOTIFICATIONS

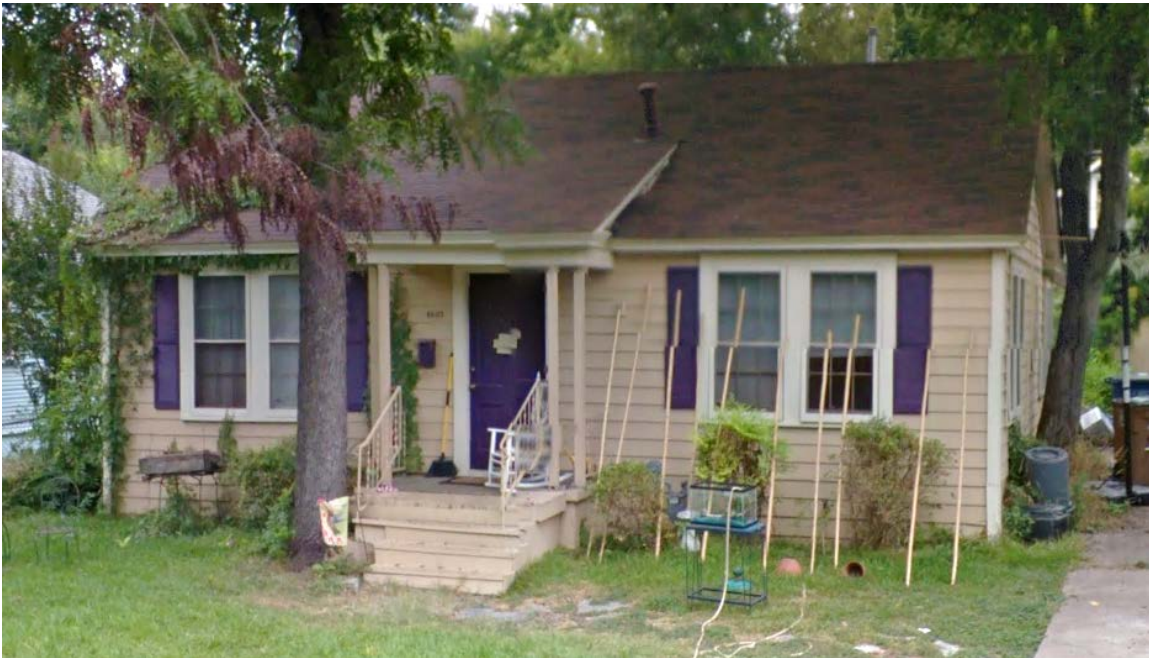
CASE#: HDP-2016-0158  
4603 SINCLAIR AVENUE

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.



4603 Sinclair Avenue  
ca. 1937



## OCCUPANCY HISTORY

### 4603 Sinclair Avenue

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

1992	Lawrence H. Hatheway, renter No occupation listed NOTE: The directory indicates that Lawrence H. Hatheway was a new resident at this address.
1985-86	Mark T. Baum, renter No occupation listed NOTE: The directory indicates that Mark T. Baum was a new resident at this address.
1981	No return
1977	Jan A. Lauderdale, renter Nurse, Brackenridge Hospital
1973	Vacant
1968	George H. and Martha Lewis, renters Attendant, Austin State Hospital
1962	Charles F. and Lee G. Jones, renters Teacher, Round Rock public schools
1959	Buford A. Casey, owner

	Assistant professor, University of Texas
1955	William L. and Velma Crawford, renters Supervisor, State Employment Commission
1952	Sigman W. and Agnes Hayes, owners Physician, 601 W. 14 <sup>th</sup> Street.
1949	Sigman W. and Agnes Hayes, owners Physician, 1207 Nueces Street.
1947	John C. and Lucille McLaughlin, owners Employed at Bergstrom Field NOTE: Sigman W. and Agnes Hayes are not listed in the directory.
1944-45	Sigman W. and Agnes Hayes, owners Chemist
1941	Sigman W. and Agnes Hayes, owners Teacher, public schools
1939	Sigman W. and Agnes Hayes, owners Teacher, public schools
1937	The address is not listed in the directory. NOTE: Sigman W. and Agnes Hayes are listed at 4412 Caswell Avenue; he was a teacher at Austin High School.

## BIOGRAPHICAL NOTES

### **Sigman W. and Agnes Hayes (ca. 1937 – ca. 1954)**

The 1940 U.S. Census shows Sigman W. and Agnes Hayes as the owners of this house, which was worth \$3,350. Sigman W. Hayes was 27, had been born in Texas, and taught biological sciences in the public schools. Agnes Hayes was 28, had been born in Texas, and had no occupation listed. They had a daughter, Judith Ann, 3, who had been born in Texas. The family had lived in Gladewater, Texas in 1935.

The 1930 U.S. Census shows Sigmon W. Hayes as the 17-year old son of James and Mattie L. Hayes of Denton, Texas. James Hayes was a bookkeeper for the Denton Laundry Company. Mattie Hayes had no occupation listed. Sigmon had no occupation listed, and was the youngest of the couple's 3 children. His oldest brother, James, was a clerk at the Denton Post Office; his next older brother, Edwin, was a teacher.

## **Agnes Marie O'Shields Hayes**

Agnes Marie O'Shields Hayes beloved and devoted wife of Sigman Wilson Hayes, M.D., died at her home near Bertram on October 17, 1997.

Agnes was born on November 13, 1911, in Paradise, Wise County, Texas, third daughter of E. H. and Belle O'Shields. She met Sigman in the 6th grade in Denton, Texas. She attended Denton High School and North Texas State Teacher's College, and they were married January 1, 1931. Sig and Aggie raised their family in Austin and when Sigman retired in 1973 they moved to their ranch near Bertram. Her interests included the Literary Society and the Garden Club and she enjoyed sharing the results of her gardening, painting and crocheting. She and Sigman joined the Cumberland Presbyterian Church in Bertram. She was beloved by all who knew her, as well as her family.

Besides Sigman, she leaves her children and their spouses, Judy and Jim Pfau, John and Sandy Hayes, Carol and Ted Hervey, all of Bertram, and Jennie Marie (Cookie) and Vance Youens of Austin; her grandchildren, Juli Jacobs, Jon Pfau and wife, C. J., Jim Henry Pfau and wife, Lisa, Laurie Winckel and husband, Charles, Michael Hayes and wife, Shannon, Brandy Hafner and husband, Dave, Jason Youens and Chris Cones; and step-grandchildren, Chris, Sarah, and Catherine Hervey, and eight great-grandchildren. Other family members are her brothers-in-law Cecil Connell, of Georgetown and Kenneth Hayes, of Tulsa; nieces, Elizabeth Clement of Edinburgh, Scotland, and Hazel Schneider of Bedford; nephew, Luke Jones of Fort Worth and four grandnieces and nephews.

Her family would like to thank the staff of Georgetown Hospital, the doctors of Scott and White Clinic at Sun City, especially Dr. Larry Padget, Billie Bird of the Highland Lakes Hospice and Dixie Westen and Shirley Mitchell for their care during her illness. Also gratitude is felt for special friends Ken and Guylene Odiorne and The Reverend Allen Grant.

Services will be at Cumberland Presbyterian Church, Bertram, on Highway 29, at 2:00 Sunday afternoon, October 19, 1997.

Pallbearers will be her grandsons.

Interment at South San Gabriel Cemetery.

Arrangements by Clements Wilcox  
Funeral Home in Burnet, Texas.

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Obituary of Agnes Hayes  
Austin American-Statesman, October 18, 1997

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## **Dr. Sigman Wilson Hayes**

**Dr. Sigman Wilson Hayes died Friday, February 18, 2000, in the Bertram Nursing Home. He was born February 12, 1913, in Bryson, Jack County, Texas, to James and Mattie Lou Hayes.**

**He was preceded in death by his wife, Agnes Marie, parents and three brothers.**

**He grew up in Whitesboro, Denton and other smaller towns in North Texas. He graduated from North Texas State Teacher's College in Denton. He married Agnes Marie in 1913, in Denton Texas. After graduation, he taught biology in Gladewater. In 1933 he moved to Austin and attended the University of Texas, receiving a master's degree. He taught at Austin High School where for seven years he was a teacher and head of the Biological Science Department. He then worked for the Austin-Travis Health Unit assigned to Typhus Control. He was involved in the Jaycees and was also Assistant Scoutmaster to troops in Austin. In 1943, he moved his family to Galveston to attend the University of Texas Medical Branch. After graduating in 1947, he began his family medical practice in Austin where he practiced until 1972. At that time, he fulfilled his lifelong dream of becoming a "country doctor" by moving to Bertram, Texas, and resuming his practice for approximately 10 years. He was honored by having a wing of the Bertram Nursing Home named after him. Doc Hayes was also fulfilling another dream of being able to work his beloved ranch where he was eventually joined by his family.**

**During earlier years in Austin, Dr. Hayes served in the Texas National Guard. He lived two years with his family in Germany serving in the US Army Medical Corps. as Captain. He was proud to serve in the Texas National Guard from 1948 to 1973, where he attained the rank of Colonel.**

Survivors include, Judy and Jim Pfau, John and Sandy Hayes, Carol and Ted Hervey, all of Bertram, and Jennie Marie (Cookie) and Vance Youens of Austin; his grandchildren, Juli and husband, Rick Newbury, Jon Pfau and wife, C. J., Jim Henry Pfau and wife, Lisa, Laurie Winckel and husband, Charles, Michael Hayes and wife, Shannon, Brandy Hafner and husband, Dave, Jason Youens and wife, Jamie, and Chris Cones; and step-grandchildren, Chris, Sarah, and Catherine Hervey; and nine great-grandchildren. Other family members are brother, Kenneth Hayes, of Tulsa; nieces, Elizabeth Clement of Edinburgh, Scotland, and Hazel Schneider of Bedford; nephew, Luke Jones of Ft. Worth; and four grandnieces and nephews.

Services will be held at the Bertram Cumberland Presbyterian Church in Bertram, Texas, Sunday, February 20, 2000, at 3:00 p.m. and led by the Reverend Michael Kays. Grandson, Mike Hayes, Ted Hervey and friend, Ken Odiorne will give eulogies.

Pallbearers include his grandsons, Jon Pfau, Jim Pfau, Mike Hayes, Chris Cones, Jason Youens, Dave Hafner, Rick Newbury and Chas Winckel. Honorary pallbearers will be Milo Weaver, Wilford Swinney, Dr. Mathis Blackstock, Joe Duncum, Ed Burns, Charles Barton, Herman Barton and Ken Odiorne.

The Hayes family would like to particularly thank the Bertram Nursing Home for its care of Dr. Hayes over the past year.

In lieu of flowers, memorial contributions may be made to the Bertram Nursing Home, Bertram, Texas 78605.

Visitation will be held at the funeral home from 6:00 to 8:00 on Saturday evening. Graveside services will be held at the San Gabriel Cemetery following services at the church.

Arrangements made by Clements Wilcox Funeral Home in Burnet.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

**PERMIT FOR WATER SERVICE** AUSTIN, TEXAS No. 6023 '88  
 M. Sigman W. Hayes Address 4603 Sinclair  
 Plumber Harper & Linscomb Size of Tap 1 1/2 Date 9-27-37

## Foreman's Report

Date of Connection 10-1-37  
 Size of Tap Made 3/4  
 Size Service Made 3/4  
 Size Main Tapped 6"  
 From Front Prop. Line to Curb Cock  
 From Prop. Line to Curb Cock  
 Location of Meter West Ad  
 Type of Box L & CK  
 Depth of Main in St. 5'  
 Depth of Service Line 2'  
 From Curb Cock to Tap on Main 54'  
 Checked by Engr. Dept. 10-1-37

No. Fittings	Size	Req. No.
1 Curb Cock	5/8"	
1 Elbow		
1 St. Elbow	3/4" x 1/2"	
1 Bushing	3/4" x 1/2"	
1 Reducer	3/4" x 1/2"	
35 Pipe	3/4" O.D. 1/2"	
Lead Comp.		
Nipples		
Union		
Plug		
Tee		
Stop		
Box		
Lid		
Valves		

Foreman's Signature

R. Ch

Water service permit to Sigman W. Hayes for this house (1937)

Dr. Sigman Hayes

4603 Sinclair Avenue

188

19

27

Rosedale "G"

Frame addition to rear of residence.

52959 1-15-53

\$1600.00

G. H. Welch

Add 2

Building permit to Sigman Hayes for a frame addition to the rear of the house (1953)