

**HISTORIC LANDMARK COMMISSION  
DECEMBER 16, 2013  
DEMOLITION AND RELOCATION PERMITS  
HDP-2013-0892  
1300 PAYNE AVENUE**

**PROPOSAL**

---

Demolish a ca. 1951 house.

**ARCHITECTURE**

---

One-story, U-plan, side-gabled frame house with two projecting front-gabled bays on each side of the central, recessed entry porch, which has ornamental metal posts; rock veneer on the central, recessed section of the house and the right projecting front-gabled bay; single and paired 6:6 fenestration.

**RESEARCH**

---

The house was built in 1951 by Will Biggs, a local building contractor. The first owners and occupants were Charles and Frances Leidy, who lived here from the time of construction in 1951 until around 1954. Charles Leidy was the proprietor of a service station at 1900 E. 6<sup>th</sup> Street when he and Frances moved into this house; he later was an orderly at Seton Hospital. From the mid-1950s until around 1963, the house was owned and occupied by Samuel and Mary L. Dwyer. Samuel Dwyer was still in school at the University of Texas when he purchased this house; prior to his marriage to Mary L. Dwyer, he had lived in the UT student apartments. Samuel Dwyer became an instructor at the University of Texas in electrical engineering; in 1963, he moved to the University of Missouri in Columbia, where he taught electrical engineering and bio-engineering until 1978. He also taught at the Kansas University Medical Center in Kansas City, the University of California at Los Angeles, and at the University of Virginia. He died in 2008 in San Antonio, Texas. The house was vacant in the early 1970s, and has been a rental unit since that time.

**STAFF COMMENTS**

---

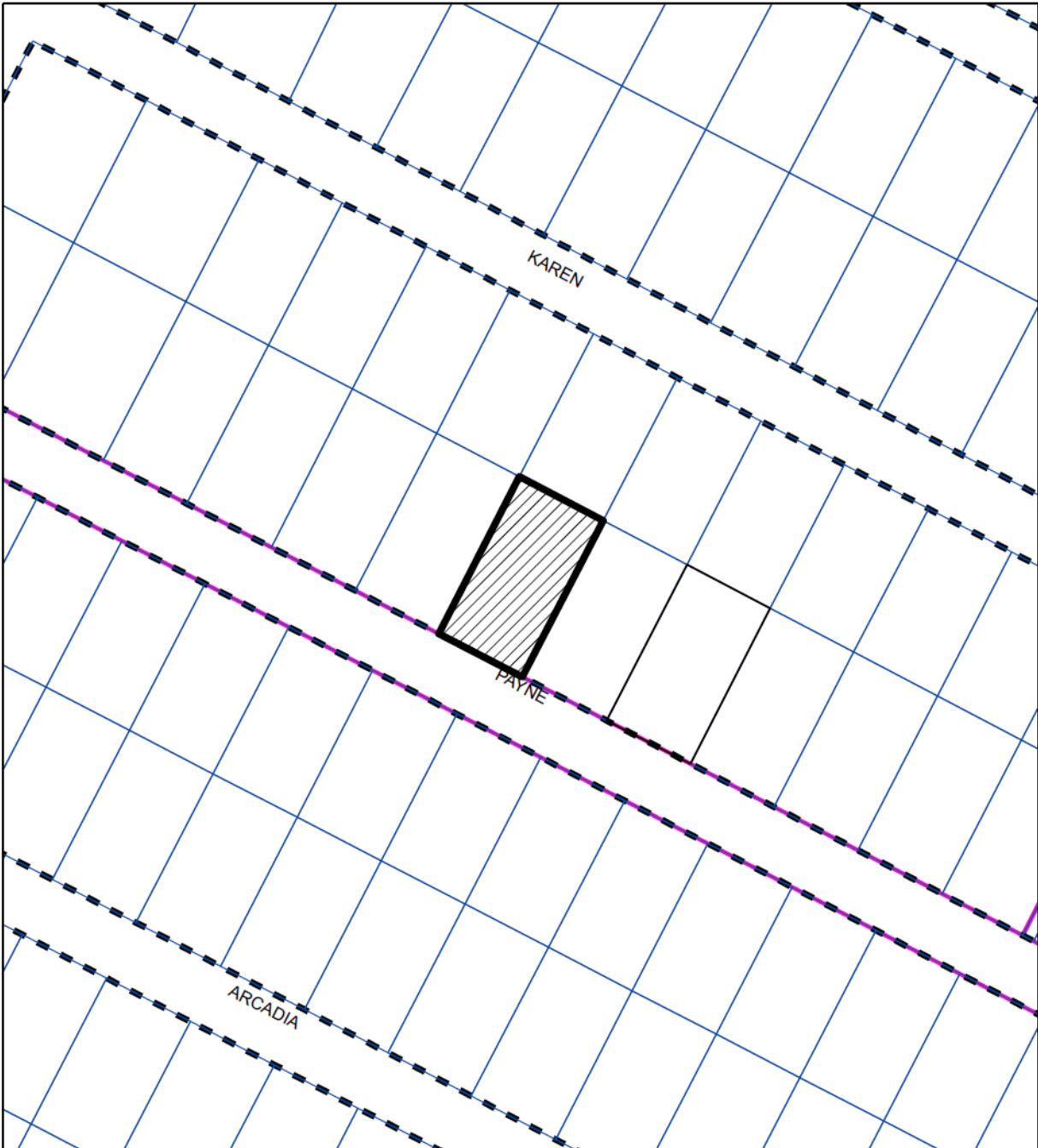
The house does not appear in any City survey.



**STAFF RECOMMENDATION**

---

Release the demolition permit. The house has neither the architectural nor the historical significance to warrant individual designation as a historic landmark, and has been architecturally modified (possibly with the addition of the left front gable) so that documentation of its current appearance is not justified.

LOCATION MAP



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: HDP-2013-0892  
LOCATION: 1300 Payne 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 the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1300 Payne Avenue  
ca. 1951



## OCCUPANCY HISTORY 1300 Payne Avenue

City Directory Research, Austin History Center  
By City Historic Preservation Office  
December, 2013

- 1992            Diane Ash, renter  
                  No occupation listed
- 1985-86        A:     Vacant  
                  B:     Jim S. Caldwell, renter  
                  Employed by Dan McCluskey's, restaurant, 419 E. 6<sup>th</sup> Street.  
                  NOTE: The directory indicates that Jim S. Caldwell was a new resident at  
                  this address.
- 1981            James S. Caldwell, renter  
                  No occupation listed  
                  NOTE: The directory indicates that James S. Caldwell was a new resident at this  
                  address.
- 1977            Mary Whitley, renter  
                  No occupation listed  
                  NOTE: The directory indicates that Mary Whitley was a new resident at this  
                  address.
- 1973            Vacant
- 1968            Leonard D. and Mary J. Poehl, owners  
                  Branch manager, 7-11 Dairy Stores (several locations)
- 1962            Samuel J. And Mary L. Dwyer, Jr., owners  
                  Instructor, University of Texas
- 1959            Samuel J. and Mary L. Dwyer, III, owners  
                  Instructor, University of Texas
- 1955            Samuel J. and Mary L. Dwyer, III, owners  
                  Student  
                  NOTE: Charles and Frances Leidy are listed at 4506 Shoal Creek Boulevard; he  
                  was an orderly at Seton Hospital.
- 1954            Charles and Frances C. Leidy, owners  
                  Orderly, Seton Hospital  
                  NOTE: Samuel J. Dwyer, III is listed as a student. He lived in the Brackenridge  
                  Apartments.
- 1953            Charles and Frances C. Leidy, owners  
                  Proprietor, Leidy's Service Station, 1900 E. 6<sup>th</sup> Street.
- 1952            The address is not listed in the directory.  
                  NOTE: Charles and Frances Leidy are not listed in the directory.

**BIOGRAPHICAL NOTES:****Charles and Frances C. Leidy (ca. 1952 – ca. 1954)**

Charles Leidy appears in the 1940 U.S. Census for Lancaster, Pennsylvania. Charles Leidy was then 35, had been born in Pennsylvania, and was a laborer in a linoleum plant. The 1930 U.S. Census shows Charles Leidy as the 24-year old nephew of Mahlon and Lottie Leidy of Lancaster County, Pennsylvania. Charles worked as a laborer in a linoleum plant.

**LEIDY, Charles, 71, 4100 Jackson Ave., died Sunday. Services 10:30 a.m. Tuesday at the First Presbyterian Church. Survivors: wife, Mrs. Frances C. Leidy of Austin; daughter, Mrs. James D. Gamboa of Austin; sisters, Mrs. Charlotte**

**Weaver, Mrs Catherine Kiopf, Mrs. Ellen Martin, all of Lancaster, Pa., Mrs. Marie Dick of Austin; one grandson. (Weed-Corley)**

Obituary of Charles Leidy  
Austin American-Statesman, September 5, 1977

**Frances Cook Leidy**

**Frances Cook Leidy, age 84, of Austin, died Monday.**

**She had been a resident of Austin and member of the First Presbyterian Church for the past 30 years.**

**Survivors include a daughter, Marynell Gamboa; grandson, James David Gamboa, Jr., both of Austin; several nieces and nephews.**

**Graveside services, 1:00 PM, Wednesday, Austin Memorial Park, with Reverend Ilene Dunn officiating.**

**Memorial contributions may be made to the American Lung Association or American Cancer Society.**

**Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.**

Obituary of Frances Leidy  
Austin American-Statesman, April 26, 1989

**Samuel J. and Mary L. Dwyer (ca.1954 – ca. 1963)****Dr. Samuel J. Dwyer III**

Dr. **Samuel J. Dwyer** III, a former MU department of electrical engineering faculty member, died Tuesday, Feb. 5, 2008. He was 75. He was born June 8, 1932, in San Antonio, Texas, to Gustev and Lillian **Dwyer**.

Dr. **Dwyer** attended college at the University of Texas at Austin and earned three degrees, including a doctorate in electrical engineering. He later was a professor at MU, the University of Kansas Medical Center Radiology Department, the University of California Los Angeles and the University of Virginia.

Dr. **Dwyer** began as an assistant professor of electrical engineering at MU in 1963 and worked as a C.W.

La Pierre Professor of Engineering, teaching both electrical and bio engineering. He left the university in 1978.

Dr. **Dwyer** is survived by his wife of 54 years, Mary Lou **Dwyer**; sons, **Samuel J. Dwyer** IV of Chesterfield, Stephen Thomas **Dwyer** of Bellaire, Texas, Paul Matthew **Dwyer** of Fishers, Ind., David Brandt **Dwyer** of Scottsdale, Ariz., and Richard Louis **Dwyer** of Austin, Texas; daughter Donna Marie Phillips of Wichita, Kan.; sisters Annette Munster and Loy Mathis of San Antonio, Texas; and 16 grandchildren. His daughter, Elizabeth Marie, and his son, Michael Anthony **Dwyer**, died earlier.

A rosary will be recited at 7 p.m. on Sunday, Feb. 10, at the Angelus Chapel, 1119 N. St. Mary's St., San Antonio, Texas. Services will be held at 10 a.m. on Monday, Feb. 11, at Blessed Sacrament Catholic Church, 600 Oblate Drive, San Antonio, Texas. Interment will follow in San Fernando Archdiocesan Cemetery #2, 746 Castroville Road, San Antonio, Texas.

Obituary of Samuel J. Dwyer, III  
Columbia, Mo. Missourian, February 9, 2008

**Will Biggs** 1300 Payne Avenue  
Map 20 E - -  
Violet Crown  
Stone veneer and frame residence with  
gar. attach.  
47244 1-17-51 \$7000.00  
Owner

5

Building permit to Will Biggs for the construction of this house (1951)  
NOTE: William H. and Anne Biggs lived at 801 E. Riverside Drive; he was a building contractor with his office at the house.

20-E

# WATER SERVICE PERMIT

C No. <sup>312</sup> 8321

Austin, Texas

Received of Will Biggs Date 1-22-51

Address 1300 PAYNE AVE

Amount TWENTY & NO/100 20.00

Plumber MEITSCHEK Size of Tap 3/4"

Date of Connection 2-6-51

Size of Tap Made 3/4"

Size Service Made 3/4"

Size Main Tapped 8" C.F.

From Front Prop. Line to Curb Cock 7.5'

From E Prop. Line to Curb Cock 10'

Location of Meter CURB

Type of Box LOCN

Depth of Main in St. 3'

Depth of Service Line 2'

From Curb Cock to Tap on Main 3.8'

Checked-by Engr. Dept. APR 1 C 1951

No. Fittings	Size
1	Curb Cock 5/8"
1	Elbow 3/4" COP
1	St. Elbow 3/4" S.P.C.P.
1	Branching 3/4" COP
1	Reducer 1/2" 3/4" COP
1	40 Pipe 1/2" 3/4" COP
	Lead Comp.
	Nipples
	Union
	Plug T.L.C.
	Step 1/2" 1/4"
	Box 1/2" 1/4"
	Lid
	Valves
	Job No. W-323-502
	Req. No. 1998-6

**INDEXED**

Water service permit to Will Biggs for this address (1951)

Report No. 16216 Application for Sewer Connection No. 27764

Austin, Texas, 1-22- 1951

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—  
 I hereby make application for sewer connection and instructions on premises owned by Will Biggs at 1300 Payne Street, further described as Lot 20 Block E Outlot --- Division --- subdivision Violet Crown Plat --- which is to be used as a Residence.  
 In this place there are to be installed 5 fixtures. Plumbing Permit No. 42162  
 I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line 3  
 Stub Out Connected } 4' E of W L L  
 (Location)

Respectfully,  
Mitch  
40

Date 2-6-51  
 By Austin Ramirez

NOTE: Connection Instruction to install in St I 4' deep  
man 16.5 5' 11" R Rock A-2085  
6" Stub at W.C. 6+83.5

Sewer connection application by Will Biggs for this address (1951)

-Sam. J. Dwyer 1300 Payne

312 20 E

Violet Crown Heights Sect 1

Frame Addn to res.

64714 9-10-66 375.00

G.O. Mitchell

Building permit to Samuel J. Dwyer for a frame addition (1956)

L. J. Dwyer 1300 Payne Ave.

312 20 E

Violet Crqown Hts.

Frame addn to rear of residence.

78632 2-1-61 580.00

Lee Allan Jackson

COVERED PATIO

Building permit to L. [Samuel] J. Dwyer for the construction of a covered patio on the back of the house (1961)