

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
FEBRUARY 7, 2024
PR-2023-158329; GF-2023-161497
2802 PEARCE LANE**

PROPOSAL

Demolish a ca. 1910 house and outbuilding.

ARCHITECTURE

One-story rustic cabin with a Craftsman-style, shingle-clad front gable; deep front porch supported by simple posts atop massive, tapered stone piers; 6:6 wood windows; and rustic stone cladding throughout. The lot also contains a small, windowless stone outbuilding, consistent in appearance with Texas vernacular smokehouses or springhouses.

RESEARCH

As the property was annexed in 1982, historic-age research is largely unavailable from public sources. However, TCAD records indicate that the building's legal description is Lot 1 of the Leigh Subdivision, with the plat filed in 1968, and that Mrs. Amelia Leigh, wife of the late Horage R. Leigh, owned the property. During the 1940s, the Leighs lived in Gonzales, and during the '50s, they lived across the river bend on Mt. Barker Drive.

The building is directly adjacent to the Ski Shores marina. Aerial photographs show that the building was associated with small-scale farmland into the 1940s, though TCAD records indicate it was built in 1910.

PROPERTY EVALUATION

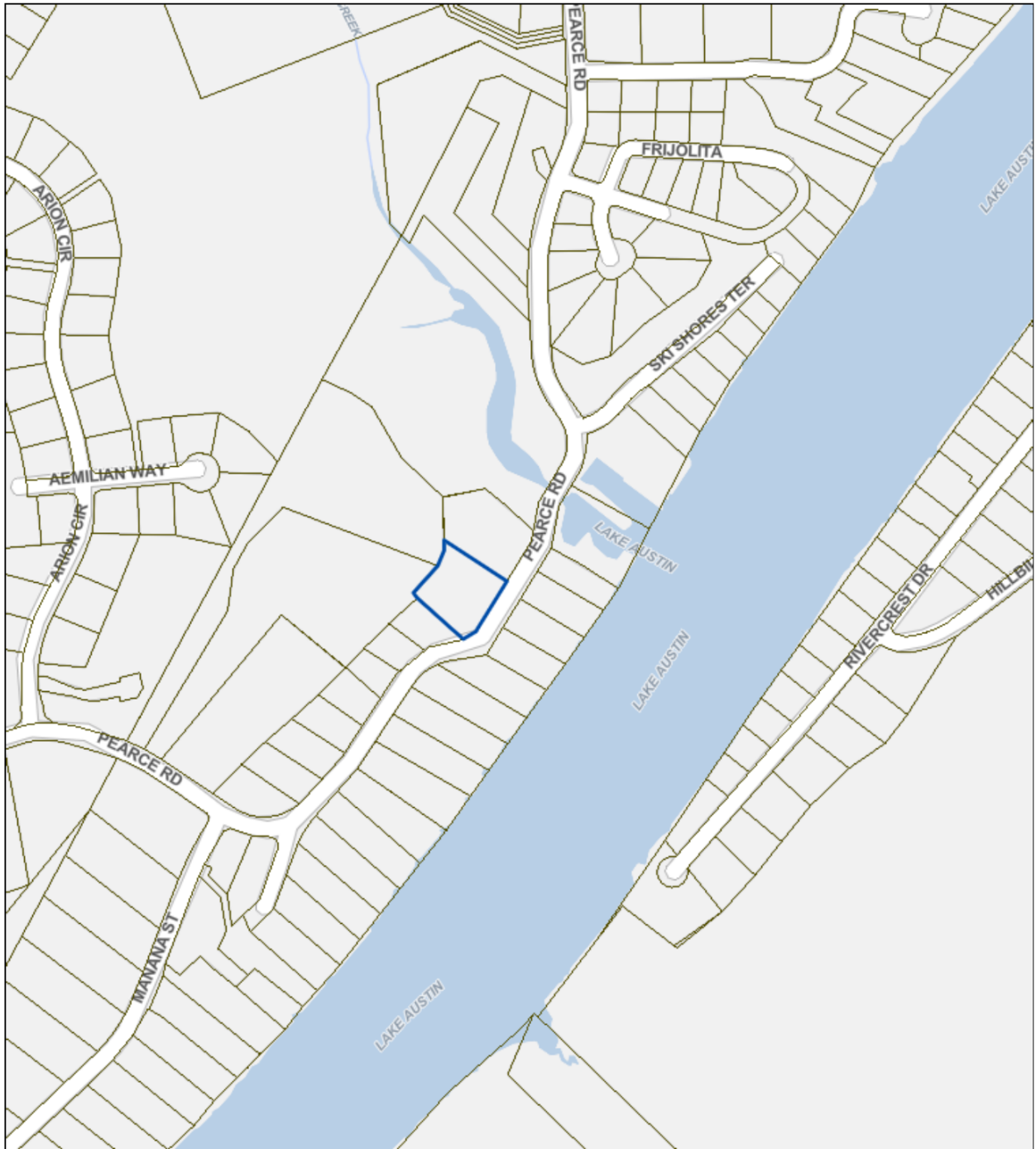
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria, but research on its occupancy and associations is incomplete:
 - a. Architecture. The building is a good example of Texas vernacular architecture, combining classic Craftsman styling with rough rustic stone and unpainted woodwork.
 - b. Historical association. The property was not able to be evaluated for its associations due to limitations on available public research materials.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property was not evaluated for its ability to 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 was not evaluated for its ability to possess a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Either encourage rehabilitation and adaptive reuse but release the demolition upon completion of a City of Austin Documentation Package, or postpone the public hearing to March 6, 2024, to allow time for additional research.

LOCATION MAP






1: 4800

12/27/2023

Lot Lines


Lot Line



GF 23-161497

2802 PEARCE ROAD

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



PROPERTY INFORMATION

Photos



Google Street View, 2023







Demolition permit application, 2023



Tree inspection, 2023



Google Street View, August 2019

Occupancy history and City permits not available.

Historical Information

LEGEND
• I. P. Found

Scale: 1" = 100'

JANE PEARCE NEWTON
Vol. 482 P. 420

JAMES SPILLMAN SURV. NO. 2

Lot-1

10' Public Utility Easement

PEARCE ROAD

LEIGH ADDITION

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares shown on this plat, or any bridges or culverts necessary to be placed in such streets, roads, or other public thoroughfares, or in connection therewith shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Travis County, Texas, and the Commissioners Court of Travis County, Texas, assumes no obligation to build any of the streets, roads, or other public thoroughfares shown hereon, or any bridges or culverts in connection therewith.

SEPTIC TANK NOTE:
Each house constructed in this subdivision shall be connected to a septic tank of a design approved by the Texas State Health Department.

No lot in this subdivision shall be occupied until water satisfactory for human consumption is available from a source on the land, a community source or a public utility source in adequate and sufficient supply for family use and operation of a septic tank and system.

STATE OF TEXAS
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS,
That we, H. R. Leigh and wife Amelia F. Leigh, owners of that certain 1.01 Acre tract of land out of the James Spillman Survey No. 2 in Travis County, Texas, conveyed to us by deed of record in Volume 3507 at Page 1388, Deed Records of Travis County, Texas, do hereby subdivide said tract in accordance with the attached plat, said subdivision to be known as LEIGH ADDITION, and we do hereby dedicate to the public the streets and easements shown hereon.

WITNESS OUR HANDS, this the 12 day of Sept. AD 1968.

H. R. Leigh

Amelia F. Leigh

STATE OF TEXAS
COUNTY OF TRAVIS
Before me, the undersigned authority, on this day personally appeared H. R. Leigh and Amelia F. Leigh, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and the said H. R. Leigh acknowledged to me that he executed the same for the purposes and considerations therein expressed. The said Amelia F. Leigh, wife of the said H. R. Leigh, having been examined by me privily and apart from her husband, and having the same fully explained to her, acknowledged to me that she willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12 day of September AD 1968.

Lora Patton Falpa
Notary Public in and for Travis County, Texas

"In addition to the easements shown on this plat, the rear five (5) feet of each lot is reserved as an easement for public utilities."

APPROVED FOR ACCEPTANCE:

Hoyte M. Osborne, Director of Planning
DATE 6 Sept 1968

SURVEYED BY
B. F. Priest, Reg. Public Surveyor
DATE 8-29-68

STATE OF TEXAS
COUNTY OF TRAVIS
I, Miss Emilie Linberg, Clerk of the County Court within and for the county and state aforesaid do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 12 day of Sept. AD 1968 at 2:45 o'clock P.M. and duly recorded on the 12 day of Sept. AD 1968 at 2:38 o'clock P.M. in the Plat Records of said county in Book 13, at Page 19.

WITNESS MY HAND AND SEAL OF THE COURT of said county, the date last written above.

Miss Emilie Linberg, Clerk County Court, Travis County, Texas.

Loretta Lee
Deputy

FILED FOR RECORD, this the 12 day of Sept. AD 1968 at 2:45 o'clock P.M.

Miss Emilie Linberg, Clerk County Court, Travis County, Texas.

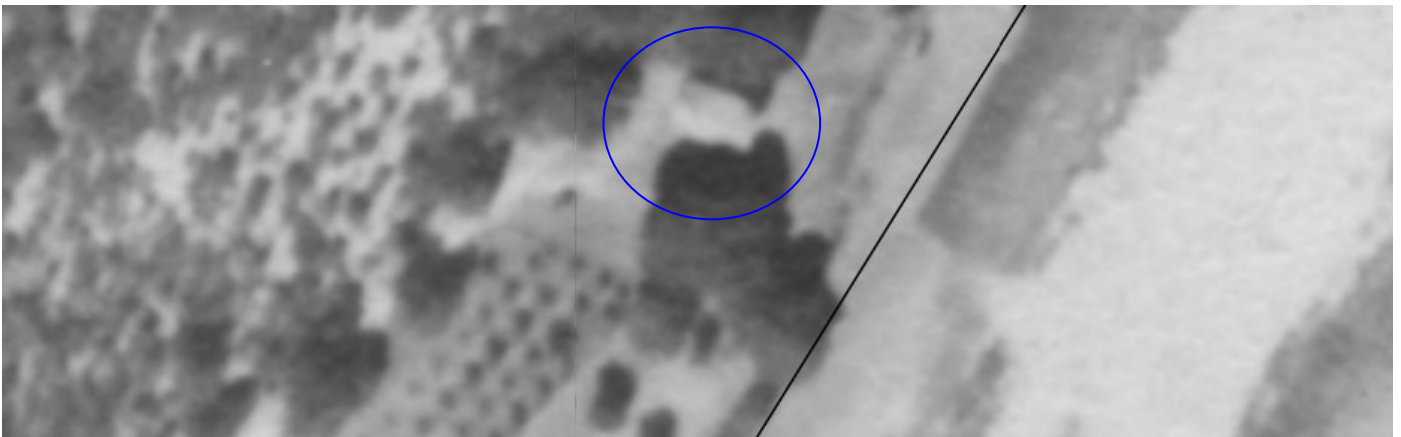
BY
Loretta Lee
Deputy

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, on the 12th day of September AD 1968.

Sam Edmund, Chairman

R. H. Finnan, Secretary

Sept 13, 1968 RE CHA 7407 8452



1940 aerial photograph showing adjacent associated farmland



1965 aerial photograph showing early marina at Ski Shores

Universal Credit Firm To Open Office Here

A new complete office of Universal CIT Credit corporation will open here Monday, as another development in the company's long range program to provide nationwide facilities for postwar service, according to Claude Haynes, vice president of the company, with offices in Houston.

The new office, in the Littlefield building will be under the management of Horace R. Leigh, and will serve 10 counties in Texas in financing the sale of automobiles, household appliances and home improvements coinciding with the home maintaining program of the federal housing authority. Leigh returns to the company and to Austin, after being in the armed services.

Leigh will be assisted by W. W. Cone, who, like Leigh, returns to the company also after being in the armed services.

H. R. Leighs Make Home In Gonzales

Mr. and Mrs. Horace R. Leigh are at home in Gonzales after a short wedding trip. They were married in a ceremony at the home of Dr. and Mrs. Walter B. Howard here Saturday, the Rev. Kenneth Pope officiating.

Mrs. Leigh is the former Miss Amelia Emily Freeman, daughter of Mrs. Virginia K. Freeman of Austin, and was formerly employed by the Department of Internal Revenue.

Mr. Leigh, the son of Mr. and Mrs. H. F. Leigh of San Antonio, is in business in Gonzales, where he owns the Leigh Motors Company.

Mrs. Walter Howard and family

The Austin American (1914-1973); Austin, Tex.. 15 Oct 1944: 12

The Austin Statesman (1921-1973); Austin, Tex.. 18 Dec 1946: 8.

DAR Meets Today

Thankful Hubbard Chapter, Daughters of the American Revolution, will meet Tuesday, at 1:30 p.m., at the Austin Woman's Club. The program will be on the DAR Schools. Hostesses will be

Mrs. W. R. Hemphill, Mrs. Horace R. Leigh, Mrs. Mary M. Hedrick, Mrs. Harry E. Kelly, Mrs. C. F. Niebuhr, Mrs. W. E. McCaleb, Mrs. Lee E. Edens, Mrs. John H. Johnson, Mrs. William A. Darter and Miss Lucy Norment.

The Austin Statesman (1921-1973); Austin, Tex.. 05 Mar 1968: 9.

Leigh-Bell

At St. Stephens Episcopal Chapel Monday evening, Miss Sandra Kay Leigh, daughter of Mr. and Mrs. Horace R. Leigh of 3409 Mt. Barker Dr., became the bride of Lawrence

back, short sleeve trapunto neckline, white kid gloves, shoes and a soft pair of white French ve carried a nosegay roses entwined with

The Austin Statesman (1921-1973); Austin, Tex.. 12 Apr 1968: 7.

DEED

1968-07-17

WD

WARRANTY
DEED

LEIGH H R MRS

03507

01388

Form Approved
OMB No. 76-R0668

IMPORTANT: Read the instruction sheet before completing this form. Type or print in caps (except signatures).

1. NAME OF DECEASED EXACTLY AS IT IS TO APPEAR ON HEADSTONE OR MARKER (See Item 1 of Instructions regarding options)			23. APPLICANT'S NAME AND ADDRESS (No. and street, city, and State)		24. ZIP CODE
FIRST HORACE	MIDDLE R.	LAST LEIGH	Mrs. H. R. Leigh 3409 Mt. Barker Dr. Austin, Texas		78731
2. HIGHEST RANK; AND BRANCH OF SERVICE IN WHICH HELD US Army Air Corps			14. AREA CODE AND PHONE NO. 512-452-1008		15. RELATIONSHIP TO DECEASED Wife
3. WAS THE DECEASED AWARDED THE MEDAL OF HONOR? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO		4. WARS DURING WHICH DECEASED SERVED WW II		I accept responsibility for placement of the headstone or marker at no expense to the Government. I certify that all statements made are true and correct to the best of my knowledge.	
5. YEAR OF BIRTH March 14, 1912		6. YEAR OF DEATH July 4, 1979		16. SIGNATURE OF APPLICANT <i>x Mrs. H. R. Leigh</i>	
7. TYPE OF HEADSTONE OR MARKER REQUESTED (Check one) <input type="checkbox"/> UPRIGHT MARBLE HEADSTONE <input type="checkbox"/> FLAT MARBLE MARKER <input type="checkbox"/> FLAT GRANITE MARKER <input checked="" type="checkbox"/> FLAT BRONZE MARKER			18. SHIP TO: CONSIGNEE'S NAME AND ADDRESS (No. and street, city, and State) Weed-Corley Funeral Home 3125 N. Lamar Austin, Texas		17. DATE 7-5-79
8. RELIGIOUS EMBLEM DESIRED (Check one) <input checked="" type="checkbox"/> LATIN CROSS (Christian) <input type="checkbox"/> STAR OF DAVID (Jewish) <input type="checkbox"/> OTHER (Specify in item 25 on reverse) <input type="checkbox"/> NONE			19. AREA CODE AND PHONE NO. 512-452-8811		
9. NAME DECEASED USED DURING SERVICE (First, middle, last) Horace R. Leigh			CHECK IF THE REMAINS WERE NONRECOVERABLE <input type="checkbox"/>		
10. SOCIAL SECURITY NO. 460-01-0202		11. PENSION NO. OR VA CLAIM NO. 349-212AXC5288736		I have agreed to take the headstone or marker to the cemetery.	
12. PLACE OF BURIAL (Name of cemetery, city, and State) Austin Memorial Park Austin, Texas			20. SIGNATURE OF CONSIGNEE <i>Larry Volcik</i>		21. DATE 8-15-79
13. INSCRIPTION DATA US ARMY / WW II			A headstone or marker of the type checked in Item 7 will be permitted at the grave or memorial plot.		
B/L NO. A-568		ORDERED OCT 23 '79		22. SIGNATURE AND TITLE OF OFFICIAL IN CHARGE OF CEMETERY <i>Delia Perez Sen. Sec.</i>	
		CONTRACTOR Sheldow Bronze		23. DATE 8-15-79	

VA FORM 40-1330
DEC 1974

APPLICATION FOR HEADSTONE OR MARKER

STATE OF TEXAS 227-01-2 227-01		CERTIFICATE OF DEATH 4275		STATE FILE NO. 56555	
1. PLACE OF DEATH a. COUNTY Travis		2. USUAL RESIDENCE (Where deceased lived. If institution: residence before admission) a. STATE Texas b. COUNTY Travis 2041			
b. CITY OR TOWN (If outside city limits, give precinct no.) Austin		c. CITY OR TOWN (If outside city limits, give precinct no.) Austin			
c. LENGTH OF STAY (in Yr.) Since 1963		d. STREET ADDRESS (If rural, give location) 3409 Mt. Barker Drive			
d. NAME OF (If not in hospital, give street address) HOSPITAL OR INSTITUTION St. David's Hospital		e. IS RESIDENCE INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>			
e. IS PLACE OF DEATH INSIDE CITY LIMITS? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		f. IS RESIDENCE ON A FARM? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>			
3. NAME OF DECEASED (Type or print) HORACE RUDGELY LEIGH		4. DATE OF DEATH 7-4-79			
5. SEX Male	6. COLOR OR RACE White	7. Married <input checked="" type="checkbox"/> Never Married <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/>	8. DATE OF BIRTH March 14, 1912	9. AGE (in years last birthday) 67	IF UNDER 1 YEAR Months Days Hours Minutes
10a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Owner		10b. KIND OF BUSINESS OR INDUSTRY Motor Company		11. BIRTHPLACE (State or foreign country) Huntsville, Texas	
12. CITIZEN OF WHAT COUNTRY? USA		13. FATHER'S NAME Horace Fisher Leigh			
14. MOTHER'S MAIDEN NAME Roberta Lamkin		15. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes, no, or unknown) (If yes, give war or dates of service) Yes Army - WWII			
16. SOCIAL SECURITY NO. 460-01-0202		17. INFORMANT Amelia Leigh (Wife)			

BUREAU OF VITAL STATISTICS