

**HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
FEBRUARY 1, 2022
PR-2022-185768; GF-2023-002752
707 MERIDEN LANE**

PROPOSAL

Demolish a ca. 1931 residence and detached garage.

ARCHITECTURE

707 Meriden Lane is a one- and one-half-story Craftsman house with a partial-width porch sheltered by a clipped gable, horizontal wood siding, and paired 1:1 wood windows with 3:1 wood screens. Decorative details include exposed rafter tails and triangular brackets at the gable end. The detached garage is a simple structure of board-and-batten with exposed rafter tails.

RESEARCH

The house at 707 Meriden Lane, first addressed as 707 Deep Eddy, was constructed in 1931 by R. C. Stovall, a real estate agent. His family lived in the home until they rented it to the Hill family in 1935. By 1937, Devrix and Nettie Galloway had purchased the house. The Galloways owned and operated a sandwich shop on Congress Avenue. Their son, Devrix Jr., also worked at the shop while he lived at home. The Galloways divorced in the mid-1940s and sold the house to taxi company operator Carl E. Van Landingham and his wife, Elrena, who worked as a seamstress at Yaring's Department Store. The Van Landingham divorced in 1954, and the house became a rental property for mostly short-term occupants.

PROPERTY EVALUATION

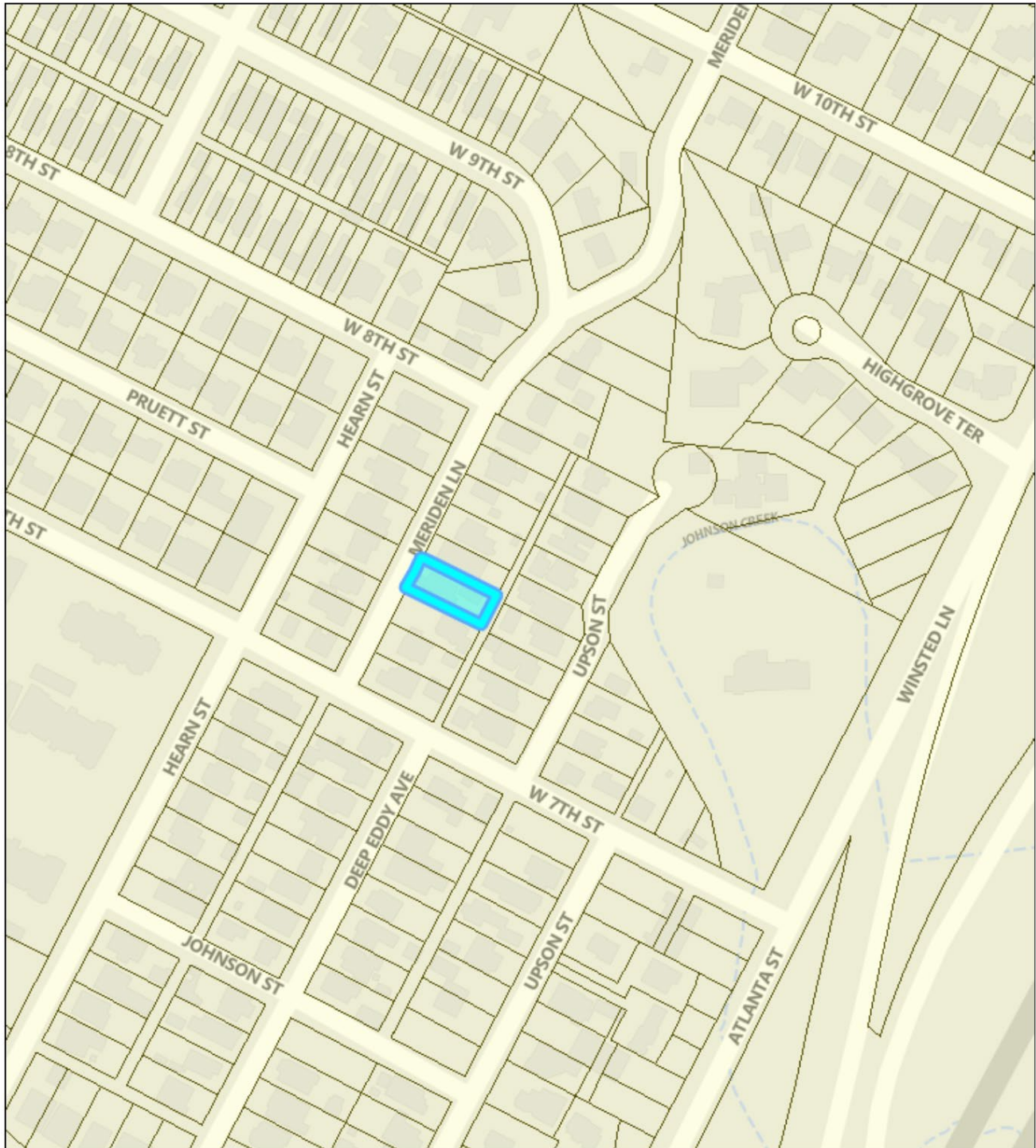
Designation Criteria—Historic Landmark


- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity. Some screens appear to have gone missing during 2022. Porch posts were replaced during the historic period.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a good example of a modest Craftsman bungalow.
 - b. Historical association. The property does not appear to have significant historical associations.
 - 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 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

Strongly recommend rehabilitation and adaptive reuse, then relocation over demolition, but release the demolition permit upon completion of a City of Austin Documentation Package.

LOCATION MAP






1: 2400

1/13/2023



GF 23-002752

707 MERIDEN LANE

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.



Legend:

- Lot Lines
- Lot Line 
- Jurisdictions Fill
- Jurisdiction  FULL PURPOSE

PROPERTY INFORMATION*Photos**Google Street View, 2022*





Demolition permit application, 2022

Occupancy History

City Directory Research, January 2023

- 1959 Dave Gilliam, renter
- 1955 *Address changed to 707 Deep Eddy Ave.*
Glendon F. and Jerry H. Bushong, renters
Contractor
- 1952 Carl E. Van Landingham, renter
Elrena F. Van Landingham, renter
Alterations, Yaring's
- 1947 Carl E. and Elrena Van Landingham, renters
Operator, American Taxi
- 1944 Carl E. and Elrena Van Landingham, renters
- 1941 Devrix Marshall and Nettie Galloway, renters
Galloway's Sandwich Shop
- 1937 Devrix Marshall and Nettie Galloway, renters
Galloway's Sandwich Shop
Devrix Marshall Galloway Jr.
Employee, Galloway's Sandwich Shop
- 1932 Rufus C. Jr. and Emma J. Stovall Jr., owners
Real estate
- 1929 Address not listed

Historical information

W. D. Mosteller, 5-room frame residence and double box garage, 4108 Rosedale avenue, \$2400.

Charles Wendlandt Jr., 8-room frame residence, 1214 Taylor street, \$950.

R. C. Stovall, five-room frame residence and double box garage, 707 Deep Eddy avenue, \$2302.

Henry Beck, 5-room brick veneer residence and double frame garage, 607 Texas avenue, \$4152.

E. B. Robinson, Palma Plaza, five-room stucco residence and double frame garage, \$4500.

Service.

New Years Suggestions

\$2250.00--No. 1204 E. 15th: Neat four room cottage, hall, sleeping porch, 2-pc. bath, large lot, zoned business property. Terms.

\$2750.00--New five room modern cottage, oak floors, attractive 3-pc. bath, lot 61x123 feet. No. 707 Deep Eddy Ave. Wonderful view of city. Terms arranged.

R. C. Stovall, Phone 5702

95--Wanted--Real Estate

"Week's Building Total \$48,856." *The Austin American* (1914-1973); 28 June 1931: 12

"Classified Ad 1 -- No Title." *The Austin Statesman* (1921-1973); 28 Dec 1932: 7.

HILL-WOMACK RITES QUIETLY SOLEMNIZED

Saturday at 8 p. m. at the home of the Rev. S. J. Frank, Miss Evelyn Womack of Bastrop was married to J. D. Hill of Austin. Only Mr. and Mrs. R. J. Hewitt, close friends of the couple, witnessed the ceremony.

The bride was dressed in a brown tulle suit with matching brown accessories. After a short honeymoon in Kerrville and Alpine, the couple will be at home at 707 Deep Eddy.

Mr. Hill is connected with the Goodyear Tire company, while Mrs. Hill is employed in the office of Scarbrough department store.

"HILL-WOMACK RITES QUIETLY SOLEMNIZED." *The Austin Statesman* (1921-1973); 29 July 1935: 8.

Obituary

GALLOWAY--Devrix M. Galloway Sr., Austin cafe operator, died Tuesday afternoon in a local hospital. Surviving him are his widow, two sons, Devrix M. Galloway Jr., and Autry P. Dilworth, and four brothers, A. W. Galloway of Santa Barbara, Calif., L. A. Galloway of Richland, Wash., H. M. and P. C. Galloway of Cornerstone, Calif. Funeral services will be held at 3 p. m. Thursday at the Hylin Funeral Chapel with the Rev. Finis Williams and the Rev. O. G. Barrow officiating. Burial will be in Memorial Park. Pallbearers will be O. G. Hanseler, I. E. Stacy, Charley Barnard, Howard J. Gilbert, J. B. Sanchez and Otto S. Schlueder.

Dollie Grant vs. John H. Grant, for divorce.

Devrix M. Galloway, Jr., vs. B. F. Galloway, for divorce.

PROBATE COURT

"Other 9 -- No Title." *The Austin Statesman* (1921-1973); 15 Mar 1944: 8.

"Obituary." *The Austin Statesman* (1921-1973); 21 Jan 1948: 2.

PUBLIC R

126TH DISTRICT COURT
(Jack Roberts, Judge)

In the matter of testimony of
Charles L. Sandahl, perpetuate
testimony, filed.

Elrena T. Vanlandingham vs.
Carl E. Vanlandingham, divorce,
granted.

GALLOWAY'S SANDWICH SHOP

SERVING GOOD FOOD

WE NEVER CLOSE

COFFEE 5¢

310 CONGRESS AVENUE AUSTIN, TEXAS

"Other 13 -- No Title." *The Austin Statesman* (1921-1973); 21 Dec 1954: 22.

"Display Ad 236 -- No Title". *The Austin Statesman* (1921-1973); 31 Jan 1957: 64.

CARL E. VANLANDINGHAM

Carl E. Vanlandingham, 68, of
Route 6, Box 130, Austin, died
Friday in a local hospital. Mr.
Vanlandingham, formerly of
Caldwell County, was the owner
of Van's Auto Recovery
Company and was a member of
St. Luke's On The Lake
Episcopal Church.

Funeral will be at 3 p.m.
Sunday in the Chapel of the
Wilke-Clay Funeral Home, Rev.
Malcolm Riker, rector of St.
Luke's On The Lake Episcopal
Church, officiating. Burial will
be in Lytton Springs Cemetery.

Pallbearers will be Homer
Wise, William Stone, Cotton
Hudson, Herman Placke,
Marvin McCown, and Buck
Benny.

Survivors include his wife,
Mrs. Myrtle Vanlandingham;
his mother, Mrs. Lura
Vanlandingham of Lockhart;
two daughters, Mrs. Lura Beck
of Bastrop, and Mrs. Lois Stone
of Austin; two sons, Laverne
Jodie Vanlandingham of Austin,
and Horace McDonald of Los
Angeles, Calif.; five sisters,
Mrs. Ada Dugger of Three
Rivers, Mrs. Lucille Kelley of
Austin, Mrs. Agnes Carlson of
Lockhart, Mrs. Nora Lou
Lawrence of Beeville, Mrs.
Willie Ingram of Austin; one
brother, Robert Vanlandingham
of Lockhart; nine
grandchildren; and two great-
grandchildren.

"Deaths and Services." *The Austin Statesman* (1921-1973); 23 May 1970: 18

Permits

PERMIT FOR WATER SERVICE AUSTIN, TEXAS N^o 401
 M. A. C. Stovall, Sr. Address 707 Deep Eddy
 Plumber M^c Alpine Size of Tap 1/2 Date 6-17-31
 Date of Connection 6/19/31 Foreman's Report ✓

Water service permit, 1931

SANITARY SEWER SERVICE PERMIT Austin, Texas N^o 27518A
 Received of VANLANDINGHAM (old name) Date 5-21-57
 Address 707 MERIDEN LANE (Deep Eddy)
 Amount TWENTY FIVE & NOT 100 K \$ 20
 Builder or Owner VANLANDINGHAM Plumber PERGIER
 Lot 1 Block 2 Subdivision Deep Eddy Hts Plat No. 150
 Date of Connection 5-24-57

Sewer service permit, 1957

OWNER Don Sustaita ADDRESS 707 Meriden Lane
 PLAT 150 LOT 4 BLK 1
 SUBDIVISION Deep Eddy Hts.
 OCCUPANCY Bedroom and bath
 BLD PERMIT # 141030 DATE 3-4-74 OWNERS ESTIMATE \$1,000.00
 CONTRACTOR owner NO. OF FIXTURES several
 WATER TAP REC # Exist SEWER TAP REC # Exist
Remodel existing residence

Building permit, 1974

OWNER Don Sustaita ADDRESS 707 Meriden Lane
 PLAT 150 LOT 4 BLK 1
 SUBDIVISION Deep Eddy Heights
 OCCUPANCY Bath & Bedroom
 BLD PERMIT # 140611 DATE 2/7/74 OWNERS ESTIMATE \$300.00
 CONTRACTOR owner NO. OF FIXTURES
 WATER TAP REC # SEWER TAP REC #
Remodel existing accessory building

Building permit, 1974