

HISTORIC LANDMARK COMMISSION
DEMOLITION AND RELOCATION PERMITS
AUGUST 2, 2023
PR-2023-084059; GF-2023-087271
3406 MERRIE LYNN AVENUE

PROPOSAL

Demolish a ca. 1955 house.

ARCHITECTURE

One-story L-plan house clad in asbestos shingle siding and vertical wood siding. Its multi-light casement windows are of metal construction, and its shingled side-gabled roof has deep eaves.

RESEARCH

The house at 3406 Merrie Lynn Avenue was constructed in 1955 by A. N. McQuown, along with the house next door at 3404 Merrie Lynn. McQuown hoped to sell these small homes to returning GIs. By 1959, Charles Maloney had moved into 3406. By the 1960s, Jo Ann Swahn and her mother, Mrs. John H. Arsenault, lived in the residence. Jo Ann Swahn worked as a receptionist at the Risher-Price Company.

PROPERTY EVALUATION

The 2021 North Loop-Hancock-Boggy Creek survey lists the property as a medium priority and contributing to a potential historic district.

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 does not meet two criteria:
 - a. Architecture. The building is an intact example of modest Ranch-style housing built during Austin’s postwar construction boom.
 - 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

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

LOCATION MAP**PROPERTY INFORMATION**

Photos

Demolition permit application, 2023

Occupancy Research

Austin History Center, July 2023

1959 Charles R. Maloy, renter

1957 Vacant

Historical Information

FOR QUICK SALE

OPEN 3 TO 7

3404 Merrie Lynn \$11,100.
3406 Merrie Lynn \$11,350.
Payments \$6.71 and \$63.10
Plus taxes and insurance.

These beautiful New homes
for some
G. I.

Large lots
3 bedrooms
Large closets
Tile baths
Corner sinks
Tile drains
Stove hoods
Washer connections
Central heat
Large living rooms
Porches
Garports

You can move in this week if
you have a good income.

NO CLOSING COSTS

This offer is good for this week only.
Leaving town for the summer.
Go out Manor Road to 2800 block,
turn North.

A. N. McQuown Phone 2-3464

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SWAHN-DICKENS

The engagement of Miss Jo Ann Swahn to John R. Dickens has been announced by her parents, Mrs. John H. Arsenault of 3406 Merrie Lynn and Joe N. Swahn of Austin. Mr. Dickens is the son of Mr. and Mrs. E. F. Dickens of 3215 Funston.

The Aug. 29 wedding will take place in Redeemer Lutheran Church.

Miss Swahn is a graduate of Stephen F. Austin High School and attended The University of Texas. She is a secretary with Rauscher Pierce Securities Corp.

Her fiance is also an Austin High graduate and attended Southwest Texas State College. He is employed with Capital Cable Co.

Classified Ad 6 -- No Title. The Austin American (1914-1973); 12 June 1955: D11.

Marriage Announcement 1 -- No Title. The Austin American (1914-1973); 01 Aug 1965: B6.

Permits

A N McQuown 3406 Merrie Lynn

240 1 Remb. 21-22 8B 32 C

A N McQuown

frm res. w/ att carpt

59901 3-29-55 8700/

self 6

1955 building permit