

**Historic Landmark Commission**  
**November 14, 2011**  
**Permits in National Register Historic Districts**  
**NRD-2011-0086**  
**Rainey Street**  
**81 Rainey Street**

**PROPOSAL**

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Rehabilitation of a c. 1895 house.

**RESEARCH**

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The house was built around 1895 for the McMullin family, consisting of Mrs. Mary S. McMullin and her children: Ada McMullin, first listed as Mrs. Ada Woods, who was a dressmaker and lived with her mother from 1898 until around 1930, and Henry E. McMullin, who worked as a laborer, blacksmith, clothes cleaner and dyer, and hatter, operating McMullin Brothers, hatters and clothes cleaners, dyers, and pressers in 1905, and Allen & McMullin in 1920. Other children or relatives indicated in City Directories living in the house include James J. and Thomas E.

Henry lived at the house from around 1896 to around 1925. He is listed as the owner of the house after his mother's death in the 1920s until the mid-1930s, when the house is listed as being owned by Mrs. Edmonia McMullin, a widow of William K. McMullin.

From the mid-1950's on the house has a series of tenants and periods of vacancy.

The 1895 City Directory indicates Henry C. and Mary (widow of William K) living at 79 Rainey Street. However, later City Directories and Sanborn maps (1922 and 1935) don't indicate a 79 Rainey Street address exists until c. 1933.

**PROJECT SPECIFICATIONS**

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The existing residence, built c. 1895, is an approximately 1,684 sf, one-story rectangular-plan, hipped-roof, wood frame dwelling with central partial-width porch with an independent shed roof supported on squared, chamfered posts, with the corbelled trim set 8-10 inches or so below the top. There is a 6'6" double hung windows one either side of a central door. The house is sided with wide, simple, drop siding, and has a corrugated metal foundation skirting. There are no apparent modern alterations.

The applicant proposes to rehabilitate the house for commercial use. The proposal includes repairing the existing siding and replacing as needed with like material. The proposal also includes reconstructing the porch floor and roof, which are not constructed of historic materials. The existing posts, which do appear to be historic will be reused and the roof will be designed with a frieze and soffit to match the main house.

A large opening is proposed for the rear wall, which will open to a rear 6'-0" x 17'-6" porch with similar detailing to the front porch. The opening will have a large, sliding door.

**STAFF COMMENTS**

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The house is listed as a contributing structure in the Rainey Street National Register Historic District. Applicable general design review guidelines for National Register Districts state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

The project as proposed meets the general design guidelines for National Register Districts. The proposed reconstruction of the front porch using the existing posts and a frieze and soffit to match the existing house is appropriate for the design and age of the home.

**STAFF RECOMMENDATION**

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Staff recommends releasing the building permit based upon the proposed design as submitted. If minor changes to the design are needed, allow Staff to review on an administrative basis.

PHOTOS

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81 Rainey Street – Front and side elevation

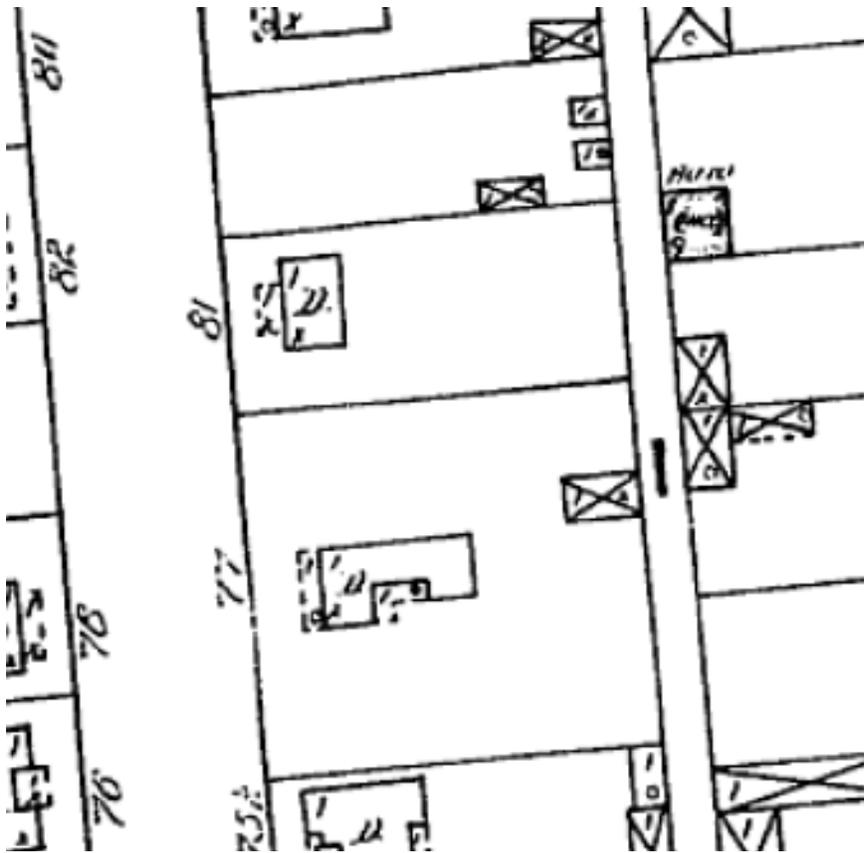
**OCCUPANCY HISTORY**  
**81 Rainey Street**  
**c. 1895**

City Directory Research, Austin History Center  
By City Historic Preservation Office  
October 2011

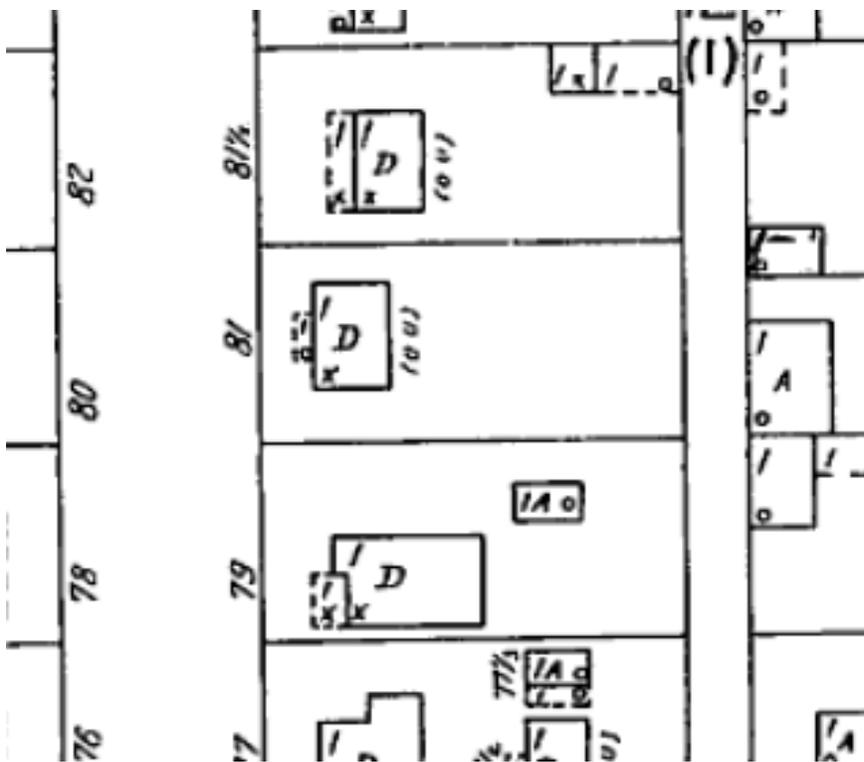
1990	Anita Polishuk Transcriptionist
1985-86	Jamie L. Hatfield Manager, The Passionate Collector
1980	No return
1975	John Winkler
1970	Vacant
1965	Vacant
1962	Vacant
1959	Vacant
1957	Edna McMilliam, owner
1953	Mrs. Edmonia McMullin, owner (widow of Charlie W.)
1949	Edmonia McMullin, owner
1944-45	Edmonia McMullin, owner
1940	Edmonia McMullin, owner (widow of Charlie W.)
1937	Edmonia McMullin, owner
1932-33	Henry C. McMullin, owner
1929	Henry C. McMullin, owner
1924	Mrs. M.I. McMullin, owner (widow William K.)
1920	Mrs. M.S. McMullin, owner
1918	Mrs. M.S. Mullin, owner
1916	Mrs. Mary S. McMullin, owner Ada McMullin, dressmaker

1914	Mrs. Mary S. McMullin, owner Ada McMullin, dressmaker
1912-13	Mary S. McMullin, owner (widow W.K.)
1910-11	Mary S. McMullin, owner (widow W.K.)
1909-10	Mary S. McMullin, owner (widow W.K.)
1906-07	Mrs. M.S. McMullin
1903-04	Mary S. McMullin (widow W.K.) Ada E., dressmaker Henry C., hatter, dyer 107 E. 4 <sup>th</sup> James J., blacksmith, J.A. Wamblou
1900-01	Mary S. McMullin (widow W.K.) Ada E., dressmaker Henry C., blacksmith Thomas E.
1897-1898	Mary S. McMullin Thomas, laborer Ada (listed as Mrs. Ada Woods) Henry C. McMullin (listed at 79 Rainey Street)

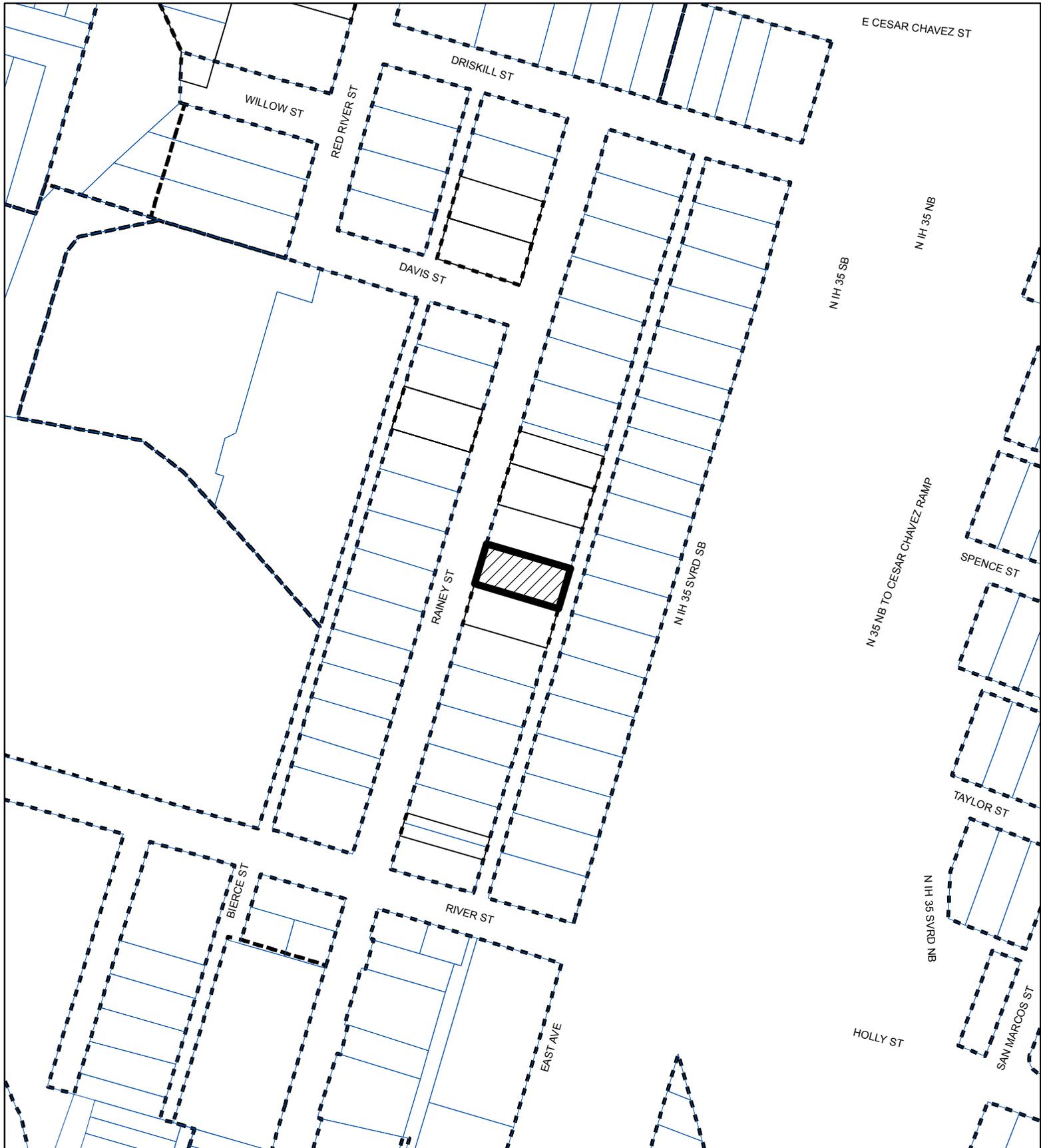
Note: 1895 City Directory lists Mary (widow of W.K.) and Henry C. McMullin living at 79 Rainey Street



1922 Sanborn map



1935 Sanborn map



**NATIONAL REGISTER DISTRICT**



-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2011-0086  
 LOCATION: 81 Rainey Street  
 GRID: J21  
 MANAGER: ALYSON MCGEE

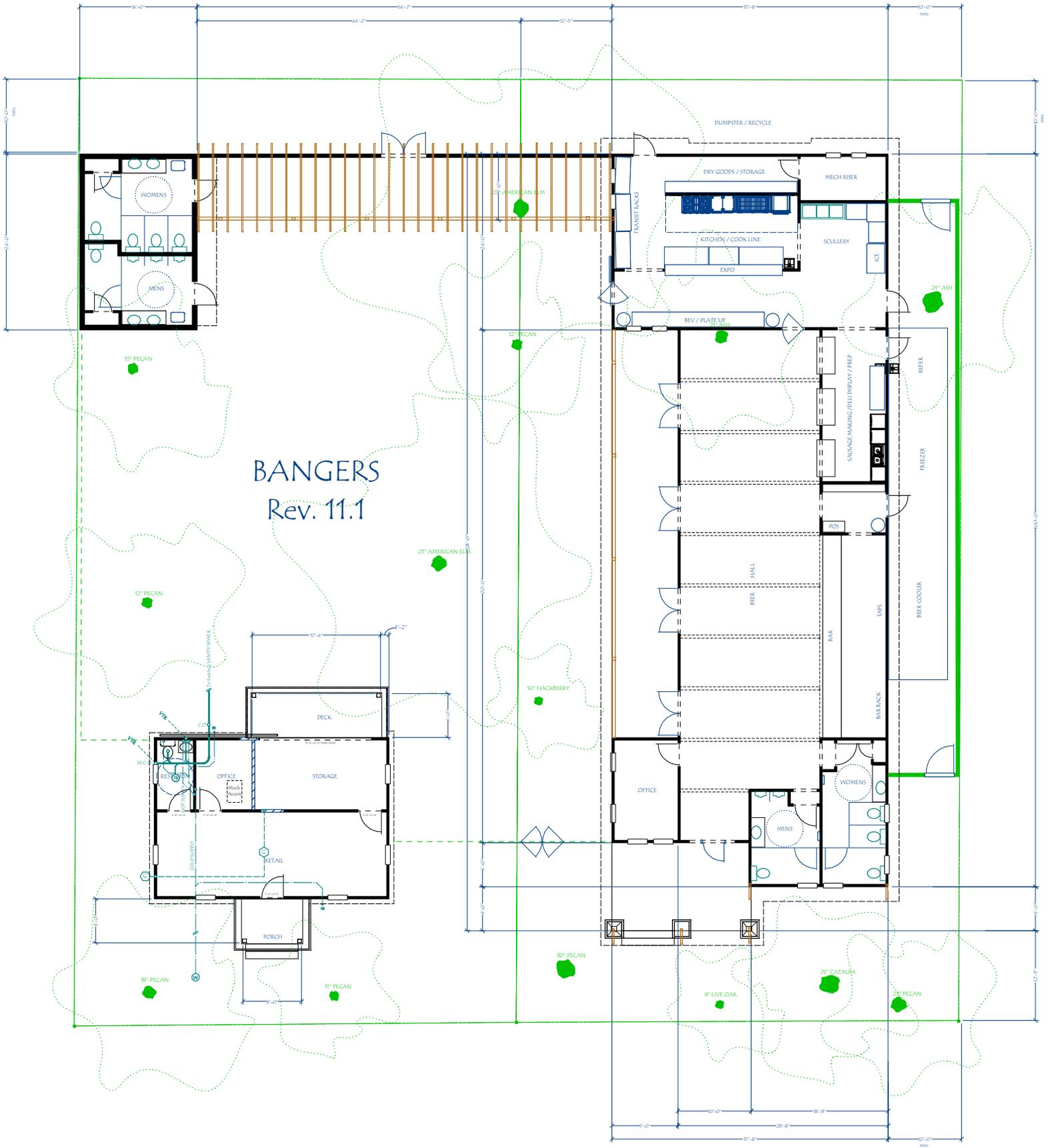


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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# BANGERS

Rev. 11.1



LOT 12
BLOCK 1
OLT 72-73 DIV "E"
DRISKILL & RAINEY Sub.
Scale: 1/4"

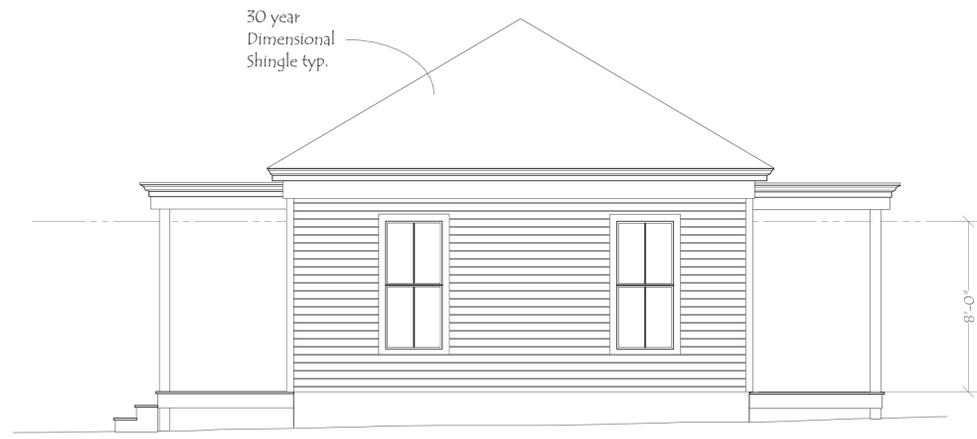
RETAIL / OFFICE REMODEL  
 81 RAINEY STREET  
 AUSTIN, TX. 78701

**HOLLISTER**  
 COMMERCIAL  
 RESIDENTIAL  
 DESIGN &  
 DRAFTING  
 9900 INCA LANE  
 AUSTIN, TX. 78733  
 (512) 992-8001 tel  
 (512) 265-0338 fax  
 peter@hollistertx.com  
 Date: 11/08/11  
 Revision : 9.1

Retail HVAC	524 sq.ft.
Exterior Storage	180 sq.ft.

ELEVATIONS

Sheet Number  
**2.1**



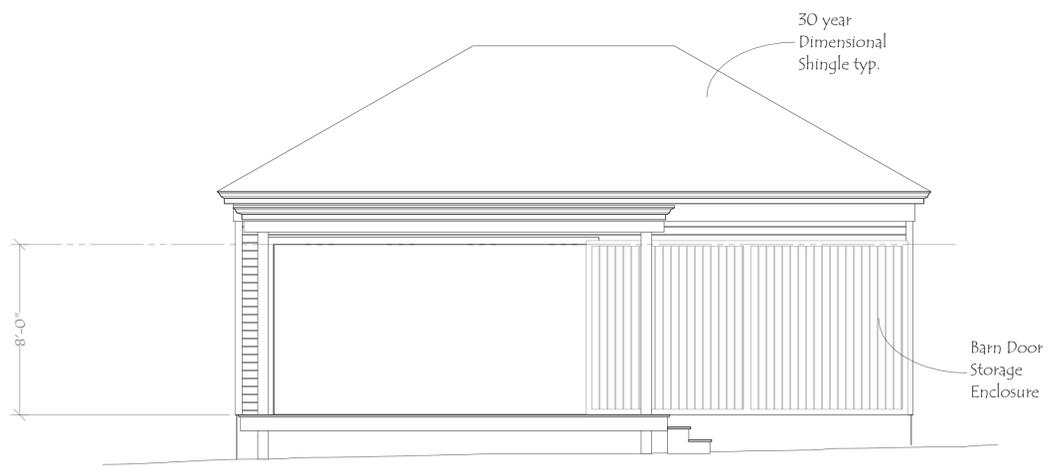
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

NOTES :

SIDING - All siding material to be salvaged and reused to match existing. Type 105 Carr siding to be used only if all existing materials have been exhausted.

PORCHES - Existing posts to be used. Porch overhangs to be amended and match existing Frieze & Soffit detail.