

HISTORIC LANDMARK COMMISSION
APRIL 23, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0030
Rainey Street
95 Rainey Street

PROPOSAL

Demolish existing c. 1908 house.

RESEARCH

The house was built c. 1908. The City Directory lists P.W. Jensen living at 95 Rainey Street in 1905, however there is no listing for the address in the 1906-07 Directory, indicating there may have been a change to the address number for this parcel. James Monroe Fox and his wife are likely the first occupants of the house, residing there until at least 1918. James M. Fox was born in 1867. He served as a peace officer his entire career, as a Travis County Constable, the first city detective in Austin, and as a Texas State Ranger, reaching the level of Captain before resigning under political pressure after the Mexican Revolution. Monroe served as a peace officer until his retirement in 1931, however research has not uncovered for which agency he worked. There is no listing for James M. and Addean Fox residing in Austin in the 1920 City Directories.

The next resident of the house was Edward Glober, a partner in Glober & Gunn Meat Market. The next residents were C.B. (Charles) and Pearl Eustace. Charles was a lineman for Southwest Bell Telephone Company. The Eustaces first rented the house then purchased it sometime prior to 1924. They lived in the house until at least 1933.

Harvey Warren, a driver, and his wife Ola are listed as the residents in 1935; however between 1937 and 1941, first Ralph and Flora Sylvester, then John O. and Myrtis Desby reside at the house. Harvey and Ola Warren return to the house in 1942, with Mr. Warren working as a driver for Patton's Inc., a yellow cab, driverless car, and baggage transfer company. In the 1944-45 Directory, Ola is listed as Harvey's widow and is living at the house with Bernard and Wilma Warren, possibly her son and daughter-in-law.

The next residents are Ricardo (Richard) V. and Clara Moreno who live at the home until 1962. Ricardo Moreno worked as a janitor. Later residents include John, a painter, and his wife Rosie in 1964, Steve, a janitor for the public schools, and his wife Cath in 1967 and 1970, and Adolph and Irene Lozano in 1973.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1908. It is a one story house with a pyramidal roof form. There is a partial width front porch with a low-slope roof supported by columns. The house has minimal Greek Revival details, such as the slender, un-fluted columns and simple frieze, architrave and cornice on the porch, as well as the simple frieze under the eaves.

There is a centered front door and symmetrical 9:6, double-hung wood windows. The house is sided with narrow, drop siding, and has a composition shingle roof.

The applicant proposes to demolish the house and combine the lot with four other lots to provide for new construction that includes high-rise towers in a mixed use, hotel, residential, and retail development.

STANDARDS FOR REVIEW

The house is listed as contributing to the Rainey Street National Register Historic District. The Rainey Street National Register Historic District has no design guidelines for additions. Applicable general design review guidelines 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.
- Distinctive stylistic features or examples of skilled craftsmanship that characterize a property shall be treated with sensitivity.
- 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.

Demolition of this house will have a seriously adverse impact to the integrity of the Rainey Street National Register Historic District. Over the past few years, the district has seen the removal of several contributing houses and the transformation of several others from residential to commercial uses. The City and the Historic Landmark Commission have had a successful record in retaining the integrity and context of the District, and encouraging adaptive re-use of contributing structures in a way that has not compromised the streetscape and District integrity to an unacceptable degree. The district continues to retain much of its character, even with the waves of development that have changed the uses from residential to commercial. This house and the others proposed for demolition by this applicant are located in the core of the district; their removal will result in a gaping incongruity in the streetscape and context of the District.

STAFF RECOMMENDATION

Request the applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

PHOTOS



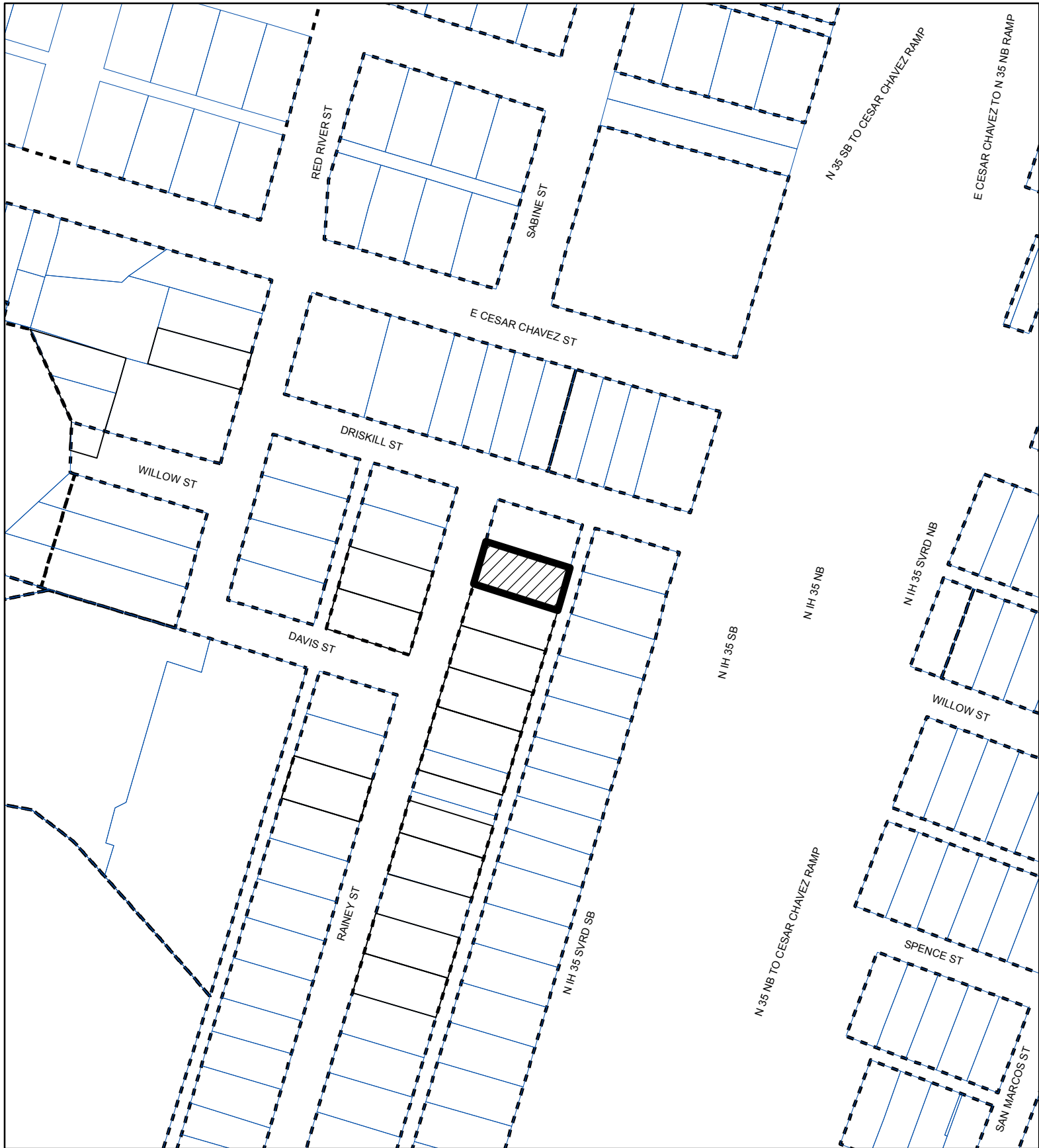
OCCUPANCY HISTORY
95 RAINEY STREET

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2012

- 1973 Adolph Lozano
 Peeler, Austin Commissary
 Also listed is Irene Lozano (wife), driver, Austin Catering Service
- 1970 Steve and Cath Lozano
 Janitor, Public Schools
- 1967 Steve and Cath Lozano
 Janitor, Public Schools
- 1964 John and Rosie Ruiz
 Painter
 Note: There is no listing for Ricardo and Cath Moreno
- 1962 Ricardo (Richard) and Clara Moreno
 Janitor, First Mexican Baptist Church
- 1959 Ricardo (Richard) and Clara Moreno, owners
 Janitor, Congress Avenue
 Also listed are Jesse Perales, a millworker at Davidson Sash and Door and his wife Phyllis.
- 1954 Ricardo (Richard) and Clara Moreno, owners
 Janitor
- 1949 Ricardo (Richard) and Clara Moreno, owners
 Janitor
 Also listed are Richard V. Moreno Jr., helper and his wife Alice.
- 1944-45 Bernard and Wilma Warren
 Driver
 Also listed is Ola Warren, widow of Harvey Warren.
- 1942 Harvey and Ola Warren
 Driver, Patton's Inc. at 116 E. 7th Street (yellow cabs, driverless cars, and baggage transfer).
- 1940 John O. Myrtis Desby (+1)
 Asst. at City Trash & Garbage Dept. and a Saleswoman at Nickels Trading Post at 707-709 Red River Street

- No listing for Harvey and Ola Warren.
- 1937 Ralph and Flora L. Sylvester
Sweeper Operator for City Refuse Department
Also listed are Warren and Eula Hunt, no occupation listed.
- No listing for Harvey and Ola Warren.
- 1935 Harvey and Ola Warren
Driver
- No listing for C.B. or Pearl Eustace.
- 1932-33 C.B. (Charles) Eustace
Lineman, S.W. Bell Telephone Co.
- 1930-31 C.B. (Charles) Eustace
Lineman, S.W. Bell Telephone Co.
- 1930-31 C.B. (Charles) and Pearl Eustace
Lineman, S.W. Bell Telephone Co.
- 1924 C.B. (Charles) and Pearl Eustace, owners
Lineman, S.W. Bell Telephone Co.
- 1922 C.B. (Charles) and Pearl Eustace, renters
Lineman, S.W. Bell Telephone Co.
- 1920 Edward Globber, renter
Proprietor, Globber & Gunn Meat Market, 122 Congress Avenue.
- 1918 James Monroe and Addean Fox, owner
Captain, Texas State Rangers
- 1916 James Monroe and Addean Fox
Captain
- 1909-10 James Monroe and Addean Fox
Detective
- 1906-07 No listing in City Directory for 95 Rainey Street
- 1905 P.W. (Peter) Jensen, 5
Blacksmith
- 1918 James Monroe and Addean Fox, owner
Captain, Texas State Rangers
- 1903-04 No listing in City Directory for 95 Rainey Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0030
LOCATION: 95 Rainey Street



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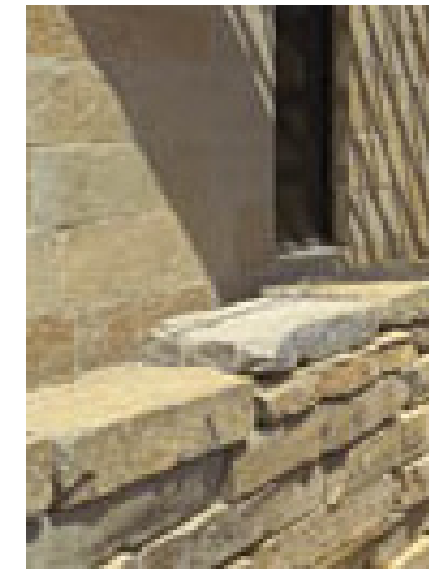
2012-01-09

RAINEY STREET PROJECT

Towers A & C



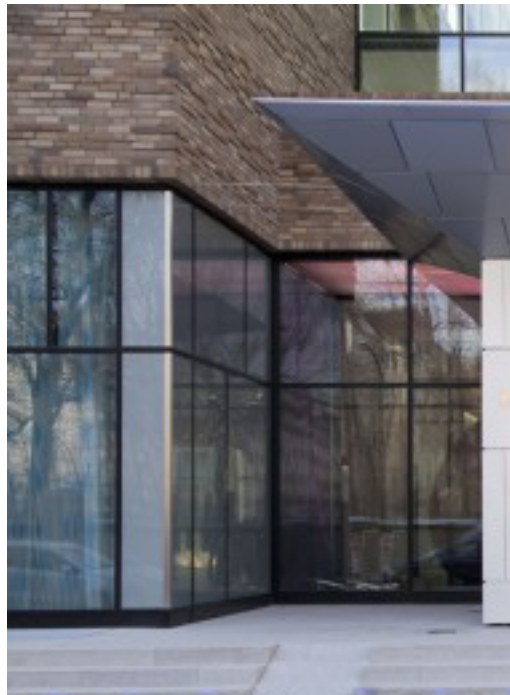
SIMPLE TOWER FORM



ROUGH MATERIAL AT GRADE



TEXTURED FACADES



RUSTIC BRICK BUT WITH MODERN TWIST

MECHANICAL

MARKET
RESIDENTIAL

HOTEL

AMENITY

LOFTS

BBIES & RESTAURANTS

MECHANICAL

MARKET
RESIDENTIAL

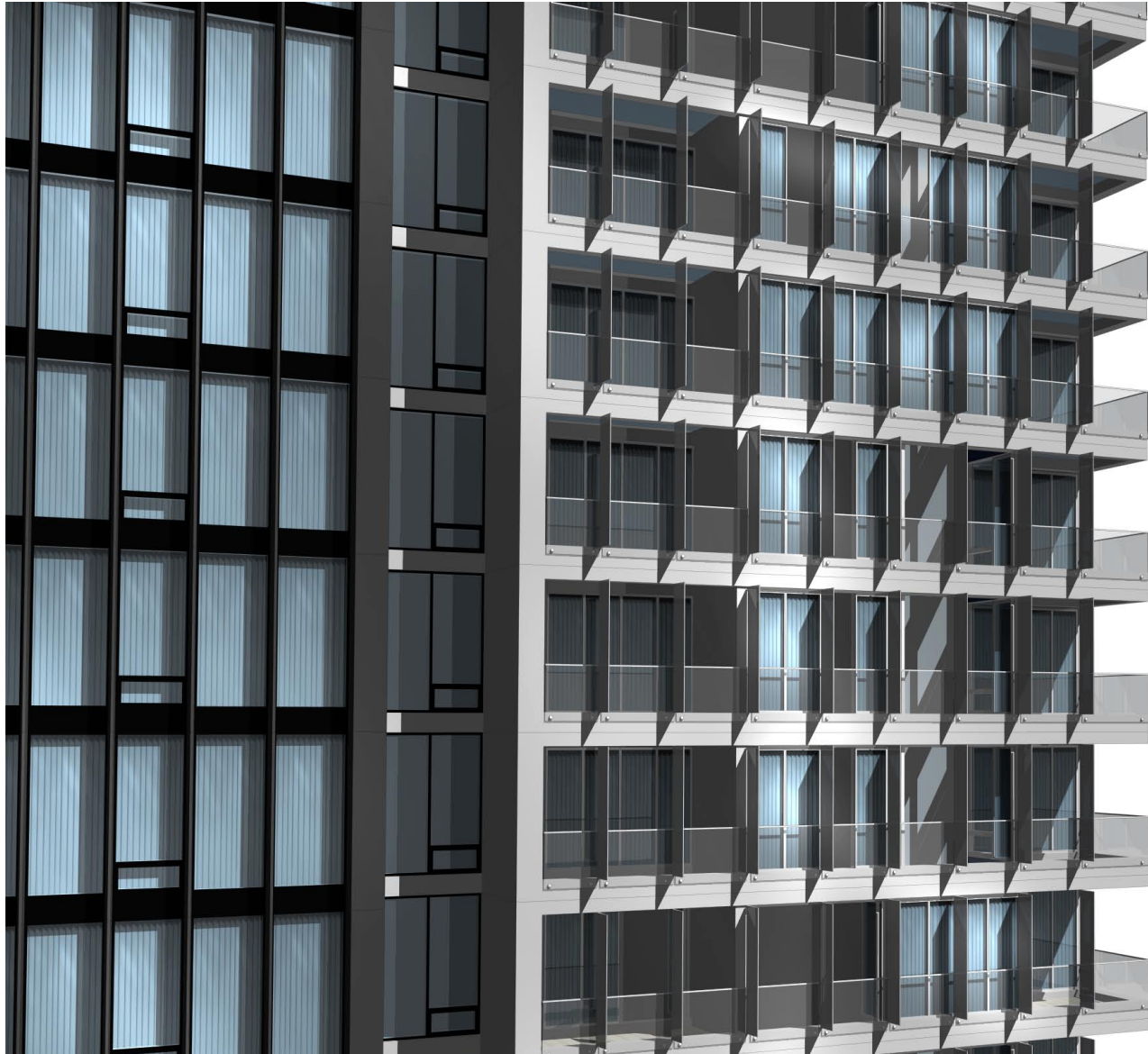


TOWER A

TOWER C

RAINEY STEET ELEVATION

CLOSE UP RENDERINGS OF FACADE TREATEMENT



RESIDENTIAL FACADE

- CURTAIN WALL FOR TOWER ?
- FACADE TREATMENT RESPONDS TO SOLAR ORIENTATION
- VERTICAL SOLAR SHADING FOR WEST FACE - HORIZONTAL SOLAR SHADING FOR SOUTH FACADE.
- LARGE OPENINGS TO ALLOW MAXIMUM VENTILATION
- THIS HIGHER ZONE COULD HAVE MORE EXPOSED PAINTED CONCRETE.



IBI/HB
Architects

RAINEY STREET PROJECT
2012-01-09



HOTEL FACADE

- CLEAN BOX - NO BALCONIES
- VERTICAL SOLAR BAFFLES ON WINDOW MULLION LINES
- MAXIMUM HORIZONTAL EXPANSE OF GLAZING IN EACH UNIT WITH UPSTAND TO INCREASE WINDOW TO WALL RATIO WITHOUT DECREASING DAYLIGHTING AND SENSE OF OPENNESS THAT LARGE WINDOWS PROVIDE OCCUPANTS
- RICHER MATERIAL FOR HOTEL BOX - STONE?

Midrise

GROUND FLOOR STREET TREATMENT

- RESTAURANTS OPEN UP TO STREET WITH LARGE SIDEWALK SEATING AREAS
- TREES WILL BE PROMINENT FEATURE OF STREETScape
- PORTE COCHERE ONTO RAINEY STREET PROVIDES HOTEL WITH PROMINENT ADDRESS, AND BETTER WAYFINDING FOR GUESTS.



LOFTS ABOVE TO HAVE LARGE OPENING WINDOWS



RESTAURANTS WILL SPILL INTO STREET



RAINEY STREET PROJECT
Austen Texas

Site Area 97,833.51 sf
Target Achieved
FSR 12 12
FSR Area 1,174,002 1,174,002

Achieved Gross Area							
	Market Residential	Rental Residential	Hotel	Restaurant / Entertainment	Car Dealership	Office	Total
Phase 01	434,559.00	-	125,457.00	7,899.00	-	-	567,915.00
Phase 02	421,581.00	-	-	5,655.00	-	-	427,236.00
Phase 03	-	122,785.20	-	-	23,066.00	33,000.00	178,851.20
Total	856,140.00	122,785.20	125,457.00	13,554.00	23,066.00	33,000.00	1,174,002.20

Achieved Unit Count					
	Hotel Suites	Market Units			Rental Units
		1br	2br	total	
Phase 01	194	274	118	392	-
Phase 02	-	266	114	380	-
Phase 03	-	-	-	-	230
Total	194	540	232	772	230

Parking Required													
Residential & Hotel							Commercial						
Market Units							Car Dealership						
Hotel Suites	1br	2br	total	Rental Units	Sub-Total	office	Office	Indoor Sales	Storage	Sub Total	Restaurant	Sub Total	Total
213.4	810.6	463.2	1,273.80	230	1,717.20	120	9,226.4	32,292.4	4,613.2	46,132	172.39	227.75	1,944.95
Parking Required													
Loading Required 195,077.00 sf of commercial area Schedule C requires 3 Loading Spaces													
Bicycles Residential & Hotel 86 Car Dealership 2 Other Commercial 15 Total 100													
Parking Achieved													

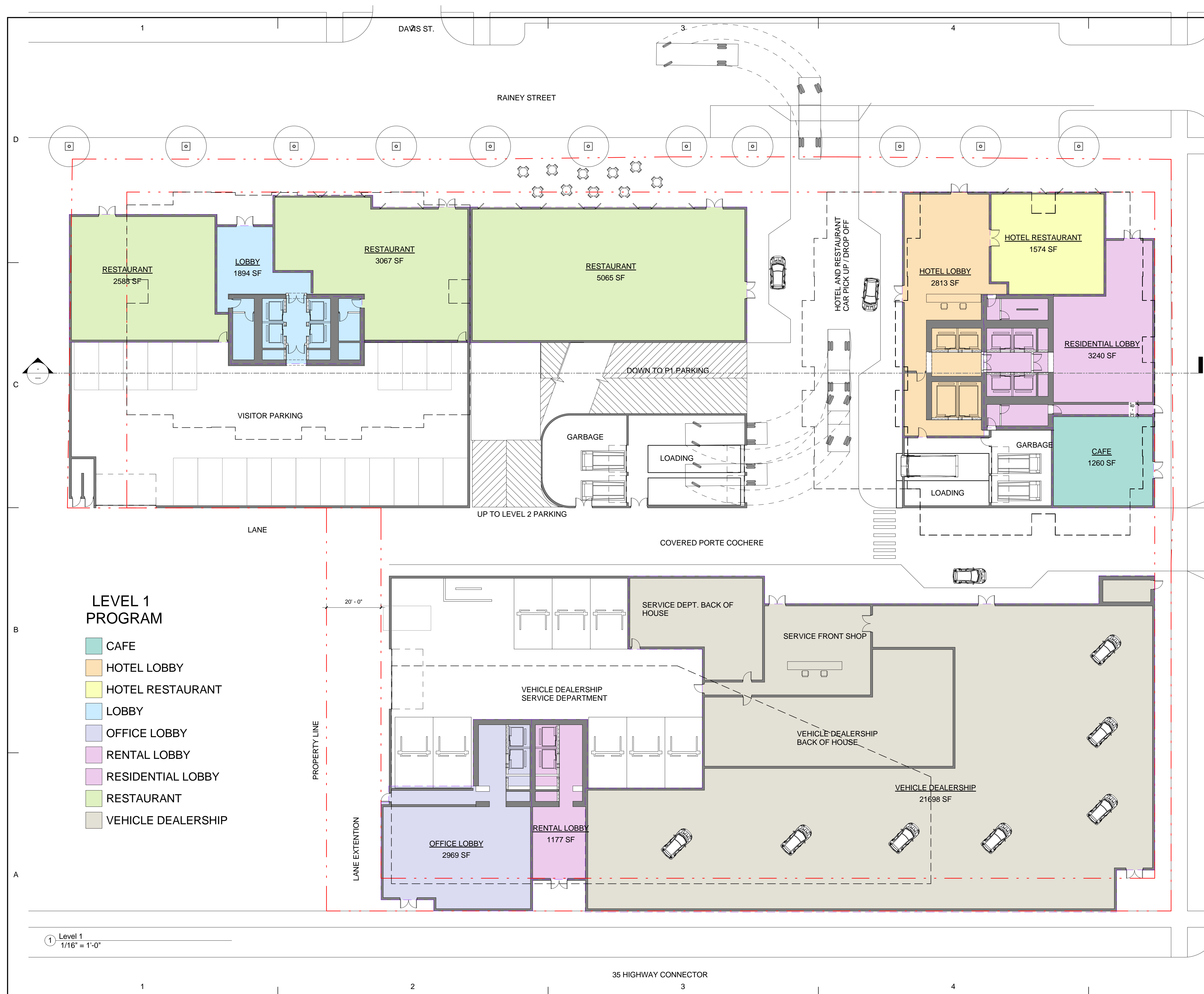
Level	# of Stalls
Lvl 4	140
Lvl 3	138
Lvl 2	138
Lvl 1	20
P1	261
P2	261
P3	261
P4	261
P5	263
P6	202
Total	1,945.00

*Note: With Current Mix we seem to need a partial 6th floor of parking

Area Tabulation _Phase 1										
		Flr to Flr	Elevation	Gross Area			# of Units			
				Restaurant	Hotel	Sub Total	Hotel Suites	Market Units		
	T.O.P	-	504.00	-	-	-	-	-	-	-
	Mech	-	502.00	-	-	-	-	-	-	-
	48	10.67	491.33	-	-	8,500	8,500	-	2	-
	47	10.67	480.67	-	-	9,500	9,500	-	5	-
Residential Units	46	10.17	470.50	-	-	10,800	10,800	-	10	-
	45	10.17	460.33	-	-	10,800	10,800	-	10	-
	44	10.17	450.17	-	-	10,800	10,800	-	10	-
	43	10.17	440.00	-	-	10,800	10,800	-	10	-
	42	10.17	429.83	-	-	10,800	10,800	-	10	-
	41	10.17	419.67	-	-	10,800	10,800	-	10	-
	40	10.17	409.50	-	-	10,800	10,800	-	10	-
	39	10.17	399.33	-	-	10,800	10,800	-	10	-
	38	10.17	389.17	-	-	10,800	10,800	-	10	-
	37	10.17	379.00	-	-	10,800	10,800	-	10	-
	36	10.17	368.83	-	-	10,800	10,800	-	10	-
	35	10.17	358.67	-	-	10,800	10,800	-	10	-
	34	10.17	348.50	-	-	10,800	10,800	-	10	-
	33	10.17	338.33	-	-	10,800	10,800	-	10	-
	32	10.17	328.17	-	-	10,800	10,800	-	10	-
	31	10.17	318.00	-	-	10,800	10,800	-	10	-
	30	10.17	307.83	-	-	10,800	10,800	-	10	-
	29	10.17	297.67	-	-	10,800	10,800	-	10	-
	28	10.17	287.50	-	-	10,800	10,800	-	10	-
	27	10.17	277.33	-	-	10,800	10,800	-	10	-
	26	10.17	267.17	-	-	10,800	10,800	-	10	-
	25	10.17	257.00	-	-	10,800	10,800	-	10	-
	24	10.17	246.83	-	-	10,800	10,800	-	10	-
	23	10.17	236.67	-	-	10,800	10,800	-	10	-
Hotel Units	22	10.17	226.50	-	-	10,800	10,800	-	10	-
	21	10.17	216.33	-	-	10,800	10,800	-	10	-
	20	10.17	206.17	-	-	10,800	10,800	-	10	-
	19	10.17	196.00	-	-	10,800	10,800	-	10	-
	18	10.17	185.83	-	-	10,800	10,800	-	10	-
	17	10.17	175.67	-	-	10,800	10,800	-	10	-
	16	10.17	165.50	-	-	10,800	10,800	-	10	-
	15	10.17	155.33	-	-	10,800	10,800	-	10	-
	14	10.17	145.17	-	-	10,800	10,800	-	10	-
	13	10.17	135.00	-	-	10,800	10,800	-	10	-
Hotel Units	12	10.17	124.83	-	15,000	15,000	-	28	-	-
	11	10.17	114.67	-	15,000	-	15,000	26	-	-
	10	10.17	104.50	-	15,000	-	15,000	26	-	-
	9	10.17	94.33	-	15,000	-	15,000	26	-	-
	8	10.17	84.17	-	15,000	-	15,000	26	-	-
	7	10.17	74.00	-	15,000	-	15,000	26	-	-
Amenity Lvl Roof Deck	6	12.67	61.33	-	15,000	-	15,000	26	-	-
	5	10.17	51.17	-	17,626	-	17,626	12	-	-
Lofts	4	10.17	41.00	-	15,373	15,373	-	15	-	-
	3	10.17	30.83	-	15,373	15,373	-	15	-	-
	2	10.17	20.67	-	15,373	15,373	-	15	-	-
Lobby / Restaurant	1	20.67	0	7,899	2,831	3,240	13,970	-	-	-
Total				7,899	125,457	434,559	567,915	194	392	

Area Tabulation _Phase 2							
	LVL	Flr to Flr	Elevation	Gross Area			Market Units
				Restaurant	Market Res	Sub Total	
Residential Units	T.O.P	-	440.67	-	-	-	-
	Mech	-	438.67	-	-	-	-
	41	10.17	419.67	-	8,000	8,000	2
	40	10.17	409.50	-	10,800	10,800	10
	39	10.17	399.33	-	10,800	10,800	10
	38	10.17	389.17	-	10,800	10,800	10
	37	10.17	379.00	-	10,800	10,800	10
	36	10.17	368.83	-	10,800	10,800	10
	35	10.17	358.67	-	10,800	10,800	10
	34	10.17	348.50	-	10,800	10,800	10
	33	10.17	338.33	-	10,800	10,800	10
	32	10.17	328.17	-	10,800	10,800	10
	31	10.17	318.00	-	10,800	10,800	10
	30	10.17	307.83	-	10,800	10,800	10
	29	10.17	297.67	-	10,800	10,800	10
	28	10.17	287.50	-	10,800	10,800	10
	27	10.17	277.33	-	10,800	10,800	10
	26	10.17	267.17	-	10,800	10,800	10
	25	10.17	257.00	-	10,800	10,800	10
	24	10.17	246.83	-	10,800	10,800	10
	23	10.17	236.67	-	10,800	10,800	10
	22	10.17	226.50	-	10,800	10,800	10
	21	10.17	216.33	-	10,800	10,800	10
	20	10.17	206.17	-	10,800	10,800	10
	19	10.17	196.00	-	10,800	10,800	10
	18	10.17	185.83	-	10,800	10,800	10
	17	10.17	175.67	-	10,800	10,800	10
	16	10.17	165.50	-	10,800	10,800	10
	15	10.17	155.33	-	10,800	10,800	10
	14	10.17	145.17	-	10,800	10,800	10
	13	10.17	135.00	-	10,800	10,800	10
Hotel Units	12	10.17	124.83	-	10,800	10,800	10
	11	10.17	114.67	-	10,800	10,800	10
	10	10.17	104.50	-	10,800	10,800	10
	9	10.17	94.33	-	10,800	10,800	10
	8	10.17	84.17	-	10,800	10,800	10
	7	10.17	74.00	-	10,800	10,800	10
Amenity Lvl Roof Deck	6	12.67	61.33	-	10,800	10,800	10
	5	10.17	51.17	-	10,800	10,800	10
Lofts	4	10.17	41.00	-	7,629	7,629	6
	3	10.17	30.83	-	7,629	7,629	6
Lobby / Restaurant	2	10.17	20.67	-	7,629	7,629	6
	1	20.67	0	5,655	1,894	7,549	-
Total				5,655	421,581	427,236	380

Area Tabulation _Phase 3								
	Lvl	Flr to Flr	Elevation	Gross Area				# of Units
				Rental Res.	Office	Dealership	Sub Total	
Rental PH	13	10.17	127.33	11,757	-	-	11,757	14
Rental	12	10.17	127.33	12,250	-	-	12,250	18
Rental	11	10.17	117.17	13,943	-	-	13,943	18
Rental	10	10.17	107.00	13,943	-	-	13,943	18
Rental	9	10.17	96.83	13,943	-	-	13,943	18
Rental	8	10.17	86.67	13,943	-	-	13,943	18
Rental	7	10.17	76.50	13,943	-	-	13,943	18
Rental	6	10.17	66.33	13,943	-	-	13,943	18
Rental	5	10.17	56.17	13,943	-	-	13,943	18
Rental	4	10.17	46.00	-	10,000	-	10,000	18
Office	3	12.67	33.33	-	10,000	-	10,000	18
Office	2	12.67	20.67	-	10,000	1,368	11,368	18
Lobbies / Commercial	1	20.67	0	1,177	3,000	21,698	25,875	18
Total				122,785	33,000	23,066	178,851	230



CLIENT

Owner

D

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