

**Historic Landmark Commission**  
**April 23, 2012**  
**National Register Historic District**  
**NRD-2012-0032**  
**Rainey Street**  
**93 Rainey Street**

**PROPOSAL**

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Demolish existing c. 1895 house.

**RESEARCH**

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The house was built c. 1895. The City Directory indicates it was originally listed as 99 Rainey Street. Arthur Leser is listed as the owner-occupant from 1895 to 1918. Mr. Leser was the proprietor with Hugo Leser of the Austin Soap Factory, manufacturers and wholesale dealers of washing powders, laundry and toilet soaps. The business was located at 911 E. 4<sup>th</sup> Street, on the corner of 4<sup>th</sup> and San Marcos Streets.

In 1922 Sarah Carter, the widow of Virgil Carter is listed as a tenant with Moses Carter, who was a farmer. Starting in 1924 Moses (or Mosey) Carter is listed as the owner of the house, and other family members reside at the house as well over the years, including Sarah, Drucilla, Mildred and Marie Carter. Moses Carter's occupation continues to be listed as farmer.

Starting in 1935, The City Directory indicates the house was occupied by short term owners and tenants, including Allen Wilkes, the owner of Wilkes Grocery Store at 502 E. 1<sup>st</sup> Street.

**PROJECT SPECIFICATIONS**

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The existing house was constructed c. 1895. It is a one story house with gable front and wing plan. This Folk Victorian house has minimal architectural details, that reference Italianate design, including chamfered columns similar to those found on many other houses in the neighborhood, and a decorative, round, cast-iron vent cover in the gable. The porch is inset into the "L" created by the gable and wing plan. Windows are wood, double-hung, and the siding is narrow lap wood siding.

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**

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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.

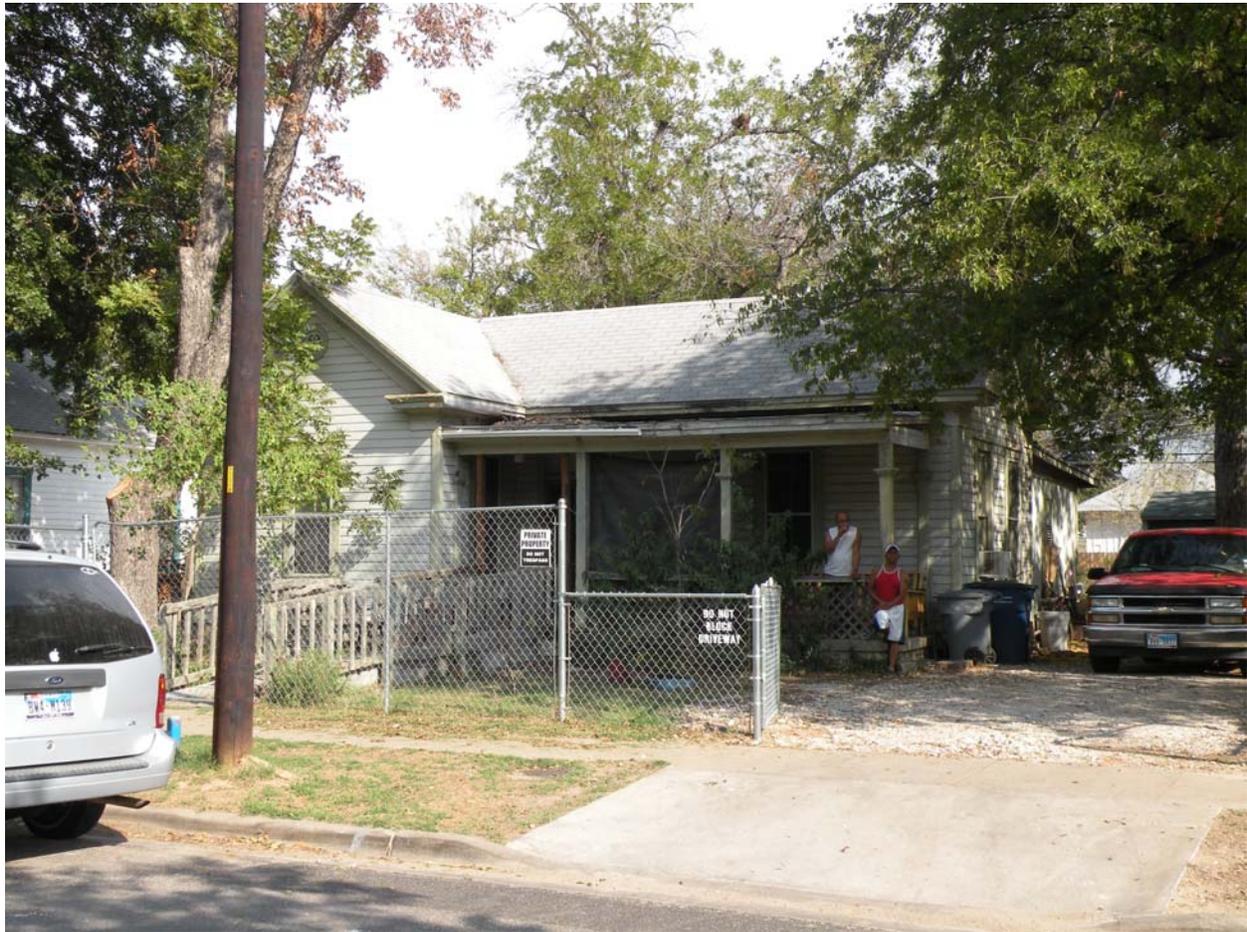
Demolition of this house will have a seriously adverse impact to the integrity of the Rainey Street National Register Historic District. Over the past few years, the district has seen the removal of several contributing houses and the transformation of several others from residential to commercial uses. 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**

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

PHOTOS



OCCUPANCY HISTORY  
93 RAINEY STREET

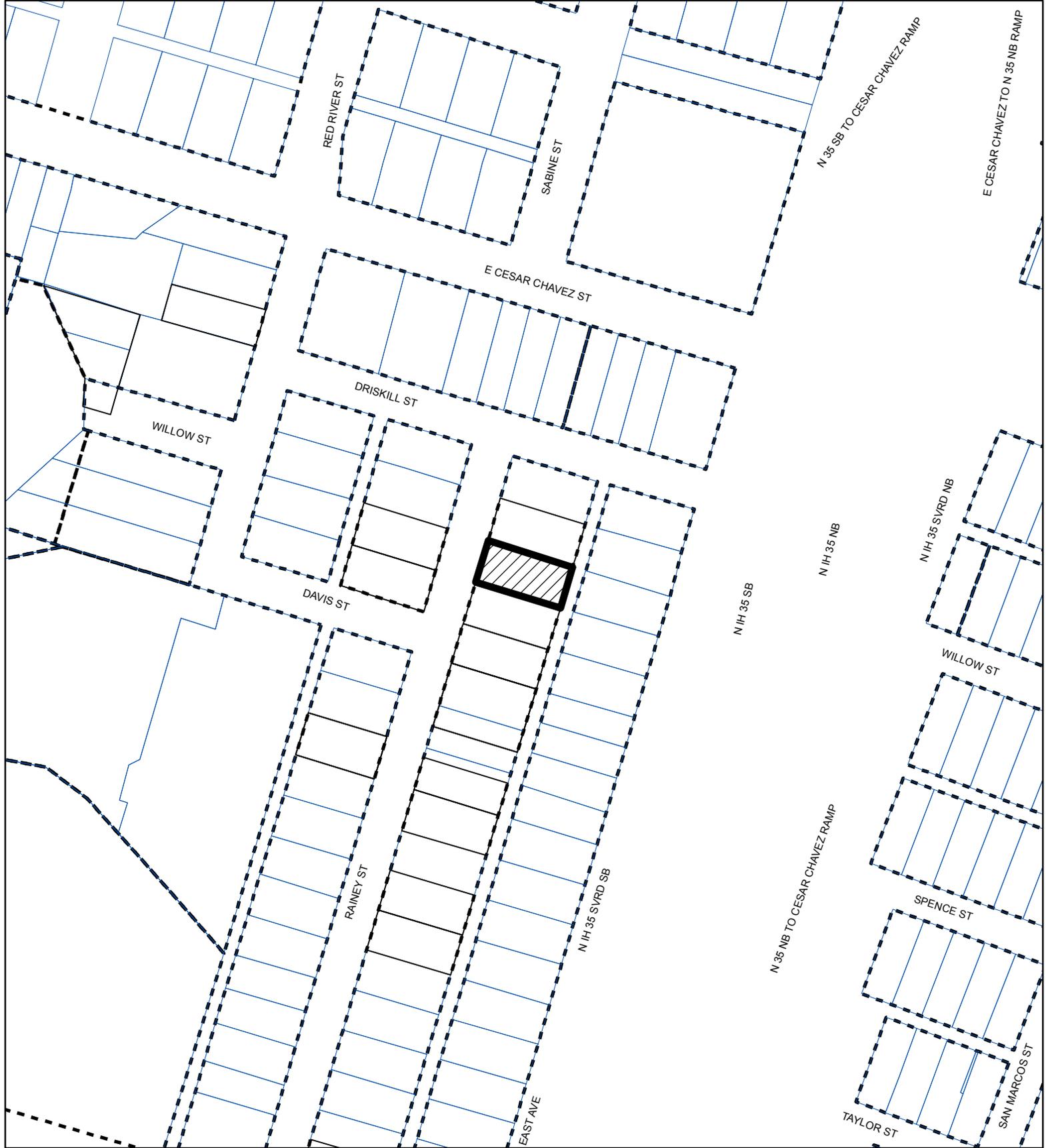
From City Directories, Austin History Center

City of Austin Historic Preservation Office  
October, 2004

- 1960 Perry A. Gober, owner  
Freeman Gober Landscaping
- 1955 Perry A. Gober (Hattie), owner  
Laborer  
Also listed are Thurman M. Gober, a cement worker, Doyle E. Gober, a cement worker, and Freeman A. Gober, a laborer.
- 1949 Paul R. Galvan (Sophia), owner  
Cabinet-maker, Davidson Sash and Door Company
- 1944-45 Dessie Pitts, renter  
Mechanic
- 1942 Allen T. Wilkes (Arnetta), renter  
Manager, Wilkes Grocery, 502 E. 1<sup>st</sup> Street
- 1940 Allen T. Wilkes (Arnetta), renter  
Proprietor, grocery store, 502 E. 1<sup>st</sup> Street
- 1937 Oval F. Whitt (Madaline), renter  
No occupation listed
- 1935 Moses B. Carter, owner  
No occupation listed  
Also listed are Mildred Carter, a student, Marie Carter, a student at the University of Texas, Dewey Carter (Sadie), no occupation given, and Mrs. Sarah D. Carter, no occupation given.
- 1932-33 Moses B. Carter, owner  
No occupation listed
- 1929 Moses B. Carter, owner  
Farmer  
Also listed is Drucilla Carter, the widow of S.D. Carter
- 1927 Moses B. Carter, owner  
Farmer  
Also listed is Sarah D. Carter, the widow of Virgil Carter
- 1924 Mosey B. Carter, owner  
Farmer

- Also listed are Sarah D. Carter, the widow of Virgil Carter, and Ethel O. Carter, no occupation given.
- 1922 Sarah D. Carter, renter  
No occupation listed  
Also listed is Moses Carter, a farmer
- 1920 Mrs. Frankie D. Torbett, renter  
No occupation listed  
Also listed are John T. Torbett, a helper at Nalle & Company, Nellie Torbett, no occupation given, Otis Torbett, a warehouseman at Walker Properties, and Sallie Torbett, a wrapper for McNamara Bros. candy manufacturers.
- 1918 Arthur Leser (Ida), owner  
Proprietor of the Austin Soap Factory, manufacturers and wholesale dealers of washing powders, laundry and toilet soaps, Star trademark, located at 911 E. 4<sup>th</sup> Street. Arthur Leser was in business with Hugo Leser at the soap factory, at the corner of 4<sup>th</sup> and San Marcos Streets.  
Also listed is Frederick A. Leser, U.S. Army
- 1916 Arthur Leser  
Proprietor of the Austin Soap Factory  
Also listed is Frederick A. Leser, no occupation given.
- 1914 Arthur Leser  
Proprietor of the Austin Soap Factory.
- 1912-13 Arthur Leser  
Proprietor of H & A Leser, Austin Soap Factory, manufacturers of laundry and toilet soaps.
- 1905 Arthur Leser  
Proprietor of Austin Soap Factory, 909-11 E. 4<sup>th</sup> Street
- 1903-04 Arthur Leser  
Proprietor of Austin Soap Factory
- 1900-01 Arthur Leser  
Proprietor of Austin Soap Factory
- 1898-99 Arthur Leser  
Proprietor of Austin Soap Factory, 4<sup>th</sup> and San Marcos Streets
- 1897-98 Arthur Leser  
Proprietor of Austin Soap Factory
- 1895-96 Arthur Leser  
Proprietor of Austin Soap Factory  
NOTE: Address is listed as 99 Rainey Street

In the 1893-94 City Directory, Arthur Leser is listed as a traveling salesman for the Austin Soap Factory, and resides at the home of Jacob Leser, the proprietor of the Austin Soap Factory. Jacob Leser lived on the west side of the Georgetown Road on the south side of the Lunatic Asylum.



CASE#: NRD-2012-0032  
 LOCATION: 93 Rainey Street


  
 SUBJECT TRACT
   
 ZONING BOUNDARY



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 and represents only the approximate relative location of property boundaries.

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.



2012-01-09

# RAINEY STREET PROJECT

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Towers A & C



SIMPLE TOWER FORM



TEXTURED FACADES



ROUGH MATERIAL AT GRADE



RUSTIC BRICK BUT WITH MODERN TWIST

MECHANICAL

MARKET  
RESIDENTIAL

HOTEL

AMENITY

LOFTS

BBIES & RESTAURANTS

MECHANICAL

MARKET  
RESIDENTIAL



TOWER A

TOWER C

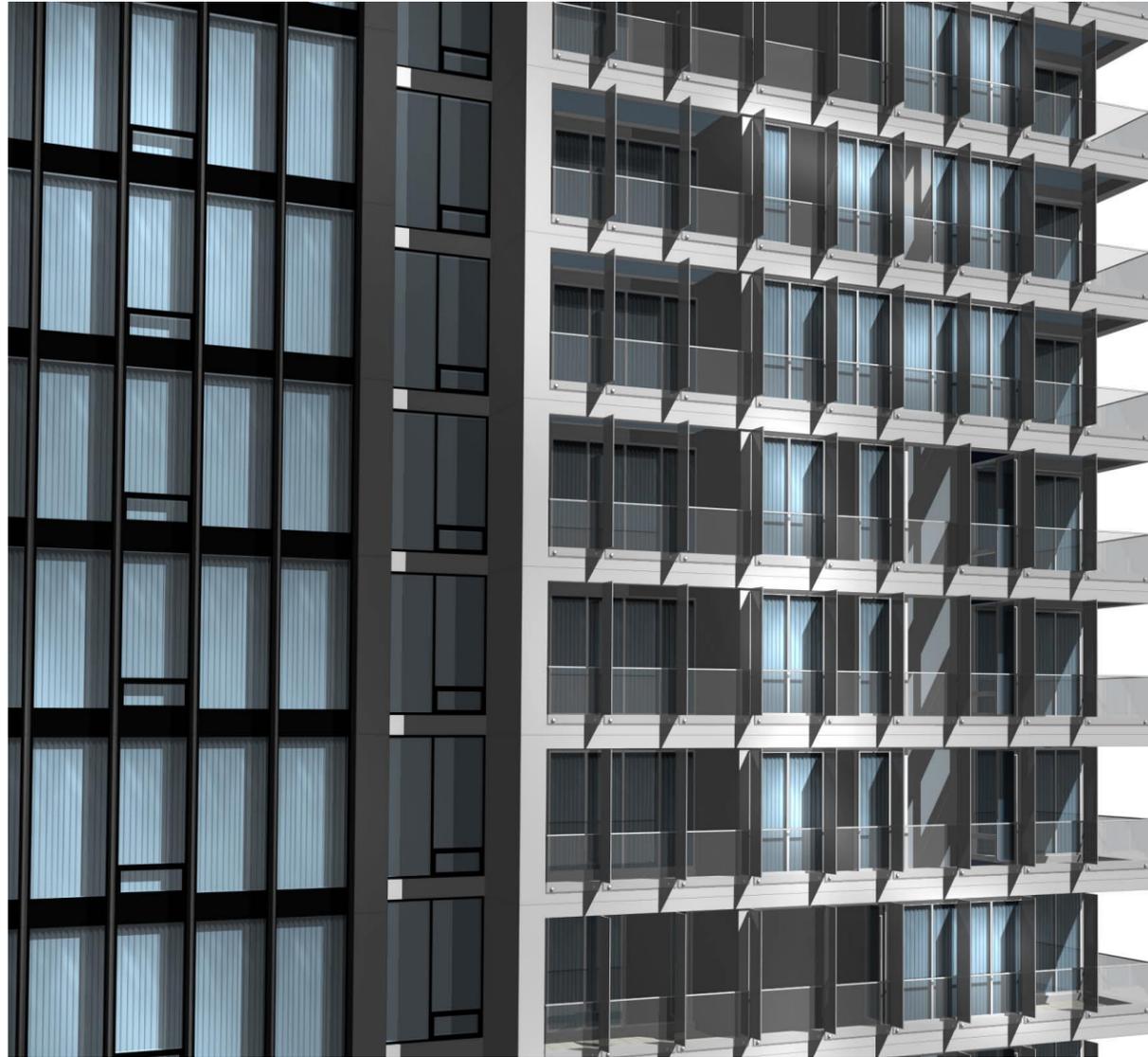
RAINEY STEET ELEVATION



IBI/HB  
Architects

RAINEY STREET PROJECT  
2012-01-09

## 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.



### 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?

## 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









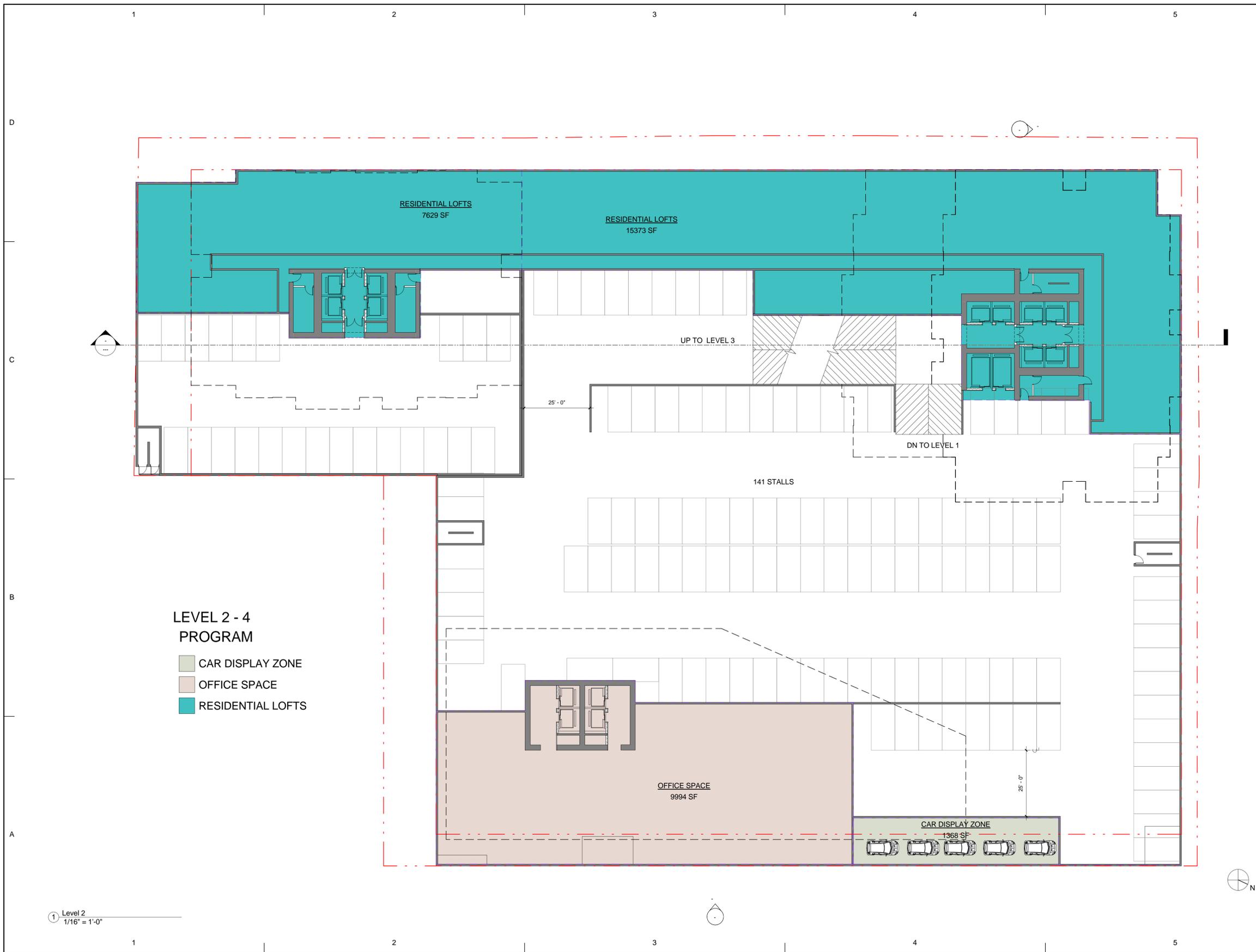
**LEVEL 1 PROGRAM**

- CAFE
- HOTEL LOBBY
- HOTEL RESTAURANT
- LOBBY
- OFFICE LOBBY
- RENTAL LOBBY
- RESIDENTIAL LOBBY
- RESTAURANT
- VEHICLE DEALERSHIP

① Level 1  
1/16" = 1'-0"

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PRIME CONSULTANT	
<div style="display: inline-block; vertical-align: middle; font-size: 8px; margin-left: 5px;"> <b>IBI/HB Architects</b>              700 - 1285 West Pender Street              Vancouver BC V6E 4S1 Canada              tel 604 683 8787              fax 604 683 0482           </div>	
PROJECT TITLE <b>RAINEY STREET TOWERS</b>	
PROJECT NO:	31359
DRAWN BY:	Author
CHKD BY:	Checker
SCALE:	1/16" = 1'-0"
DATE:	12/22/11
SHEET TITLE <b>GROUND FLOOR PLAN</b>	
SHEET NUMBER <b>A202</b>	REV

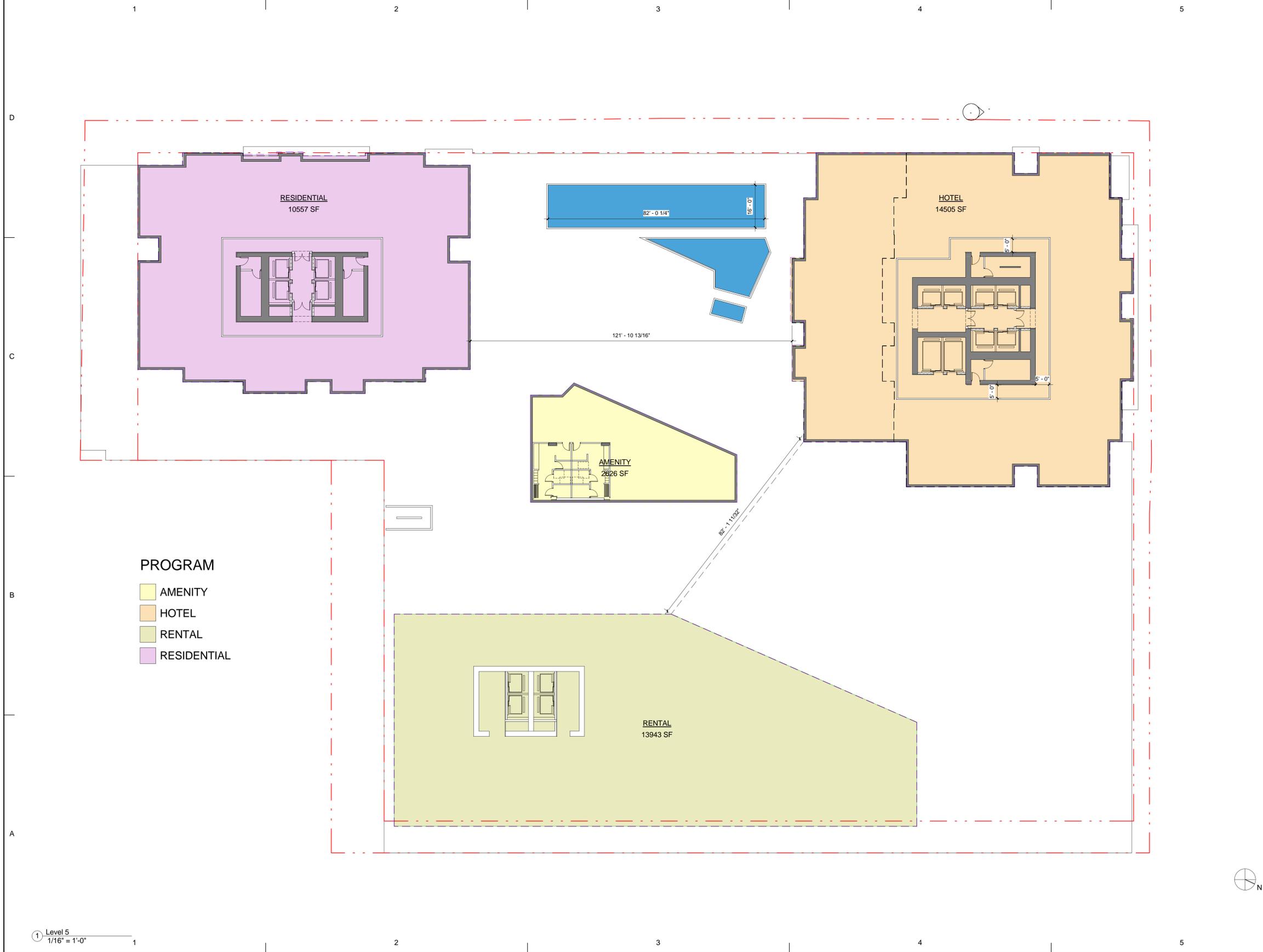
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1 Level 2  
1/16" = 1'-0"

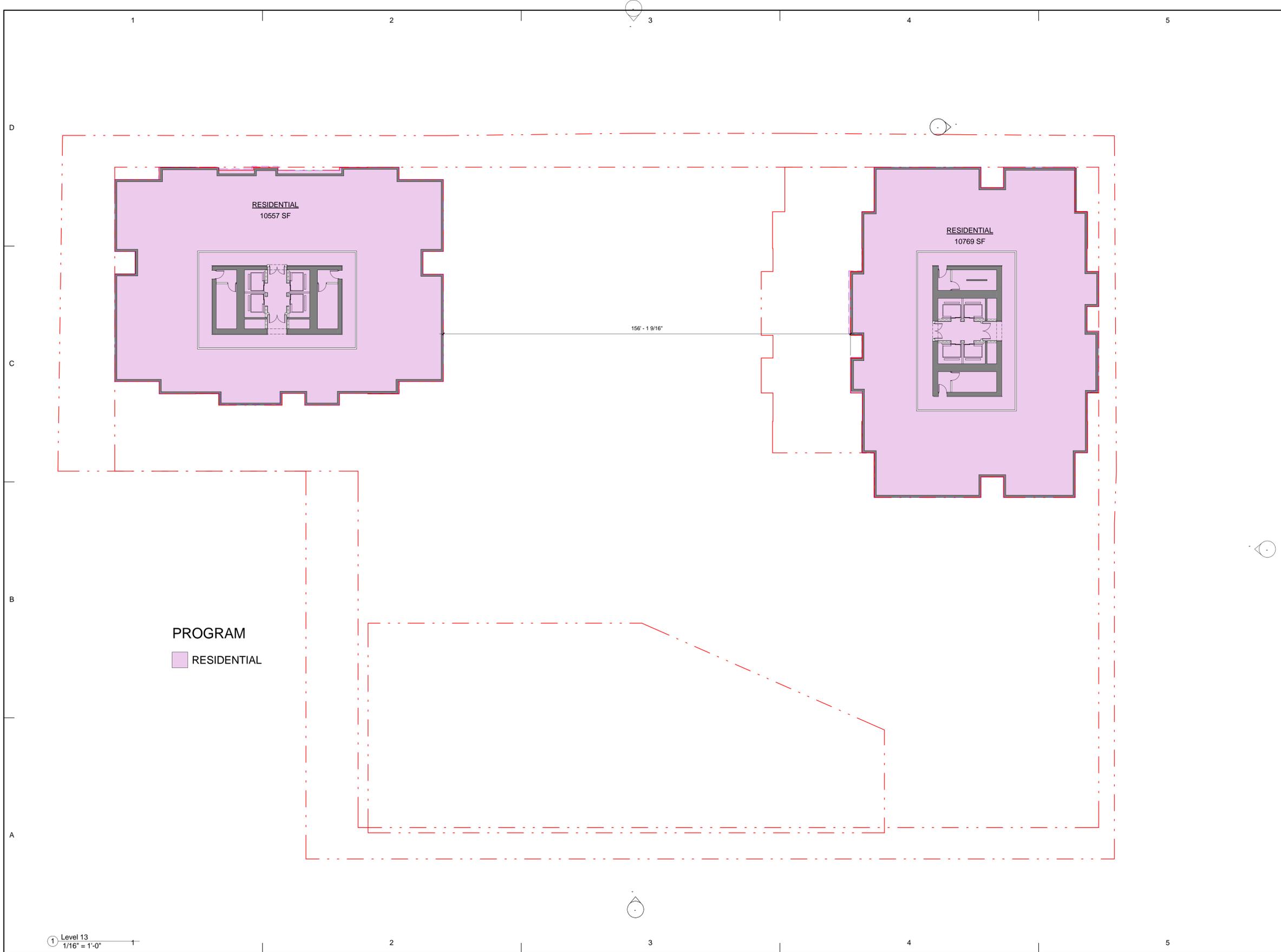
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PROJECT TITLE <b>RAINEY STREET TOWERS</b>	
PROJECT NO: 31359	
DRAWN BY: Author	
CHKD BY: Checker	
SCALE: 1/16" = 1'-0"	
DATE: 12/25/11	
SHEET TITLE <b>TYPICAL ABOVE GRADE PARKING</b>	
SHEET NUMBER <b>A203</b>	REV

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PROJECT NO: 31359	
DRAWN BY: Author	
CHKD BY: Checker	
SCALE: 1/16" = 1'-0"	
DATE: 12/26/11	
SHEET TITLE <b>LEVEL 5 - UP (LOWER TWR FLRS)</b>	
SHEET NUMBER <b>A204</b>	REV

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**PROGRAM**  
 RESIDENTIAL

① Level 13  
 1/16" = 1'-0"

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PROJECT NO: 31359	
DRAWN BY: Author	
CHKD BY: Checker	
SCALE: 1/16" = 1'-0"	
DATE: 12/26/11	
SHEET TITLE <b>LEVEL 13 - UP (UPPER TWR FLRS)</b>	
SHEET NUMBER <b>A205</b>	REV

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