

HISTORIC LANDMARK COMMISSION
APRIL 23, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0031
Rainey Street
91 Rainey Street

PROPOSAL

Demolish existing c. 1892 house.

RESEARCH

The house was built c. 1892. The earliest resident found in the City Directory entries is Radcliff Platt, Jr., a mail carrier for the Austin Post Office, residing at the address in 1903-04. The 1909-10 Directory lists William McDannell as the resident, and in 1912-1014 John H. Ricks, the owner of Rosenberg & Ricks sand and gravel and a contractor, resided at the house. Samuel A. Work, a City Street Department employee and his wife Olivia resided there until approximately 1920, then L. Marvin, a painter and his wife Erna resided at the house for a short time.

Daniel Thaddeus McCullough and his wife Belle are the occupants, and likely the owners, starting about 1924. Mr. McCullough, who was born about 1889, was a salesman for various automobile-related businesses, including Barker Motor Co., Knight-Whippet Co., and Bothanger Motor Co. into the mid-1930's. Interestingly, the McCulloughs are listed as residing on Govalle Rd in 1935, but return to 91 Rainey Street by 1937, at which time Mr. McCullough is a salesman for Brooks Brothers. Their son, Daniel T. McCullough, also a salesman, is also living with them at this time.

Daniel and Belle continue to live together at the house until Daniel's death on March 5, 1943, after which Belle resides at the house alone and is working as a supervisor at the State School for the Deaf. In 1949 Mrs. Viola McCullough is listed as the owner of the house, and from 1952 to 1957, Viola and Daniel T. McCullough Jr. are both listed as owners, with no listing for Belle McCullough.

The house is vacant in 1958, and Jack H. and Gladys M. Lingo live at the house from about 1960 to 1965. In the mid-1960's the house appears to have become a duplex with the address indicating a & b units.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1892. It is a one-story, with gable front and wing plan. This Folk Victorian house has minimal Greek Revival details including an under-eave frieze that breaks at the front gable, a frieze above the porch columns and small pediments over the windows. The porch is inset into the "L" created by the gable and wing plan. Windows are wood, 4:4 double-hung, and the siding is horizontal, wood, narrow lap.

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 specific design guidelines. Applicable general design review guidelines state:

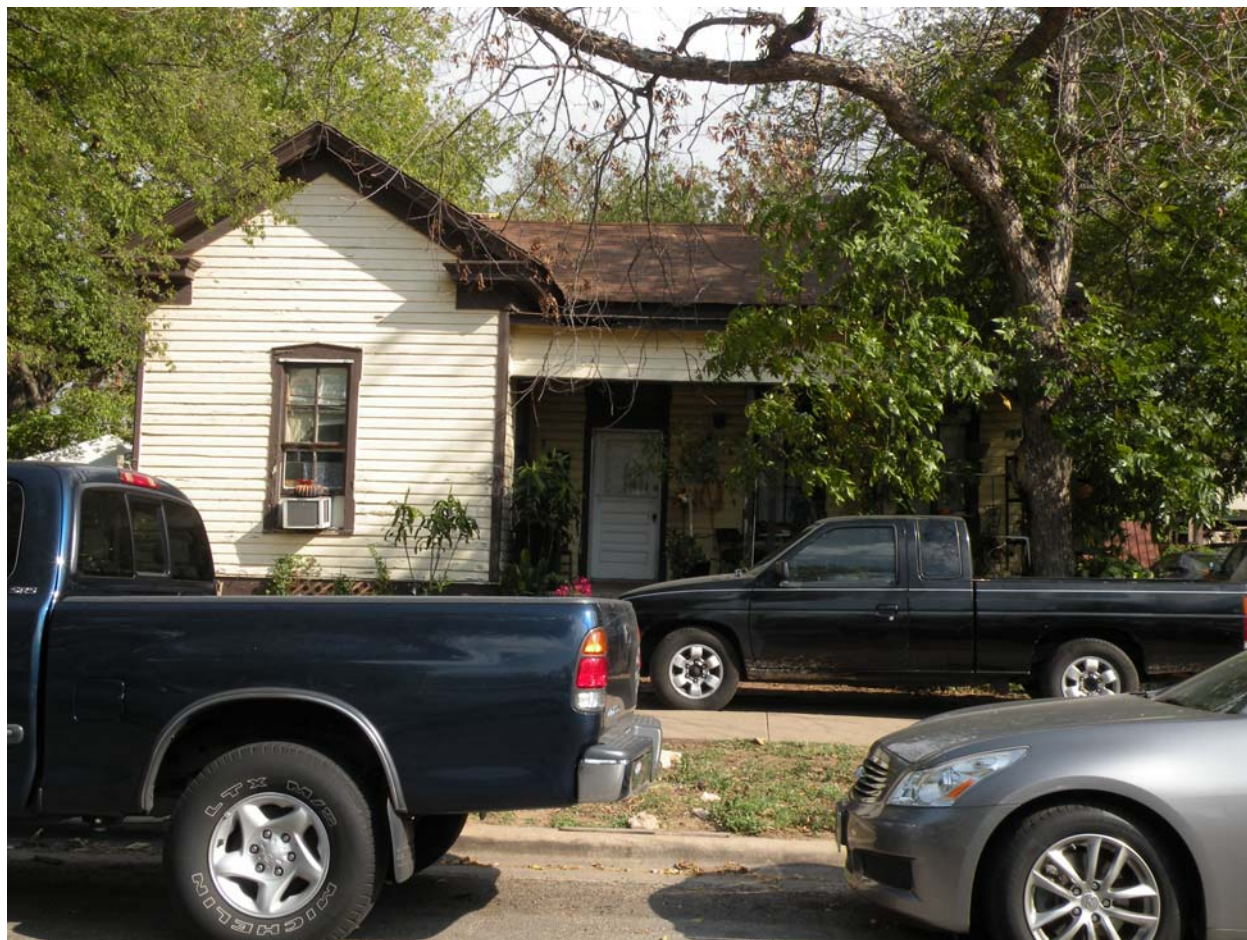
- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.
- Distinctive stylistic features or examples of skilled craftsmanship that characterize 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 91 RAINEY STREET

From City Directories, Austin History Center

City of Austin Historic Preservation Office
April 2012

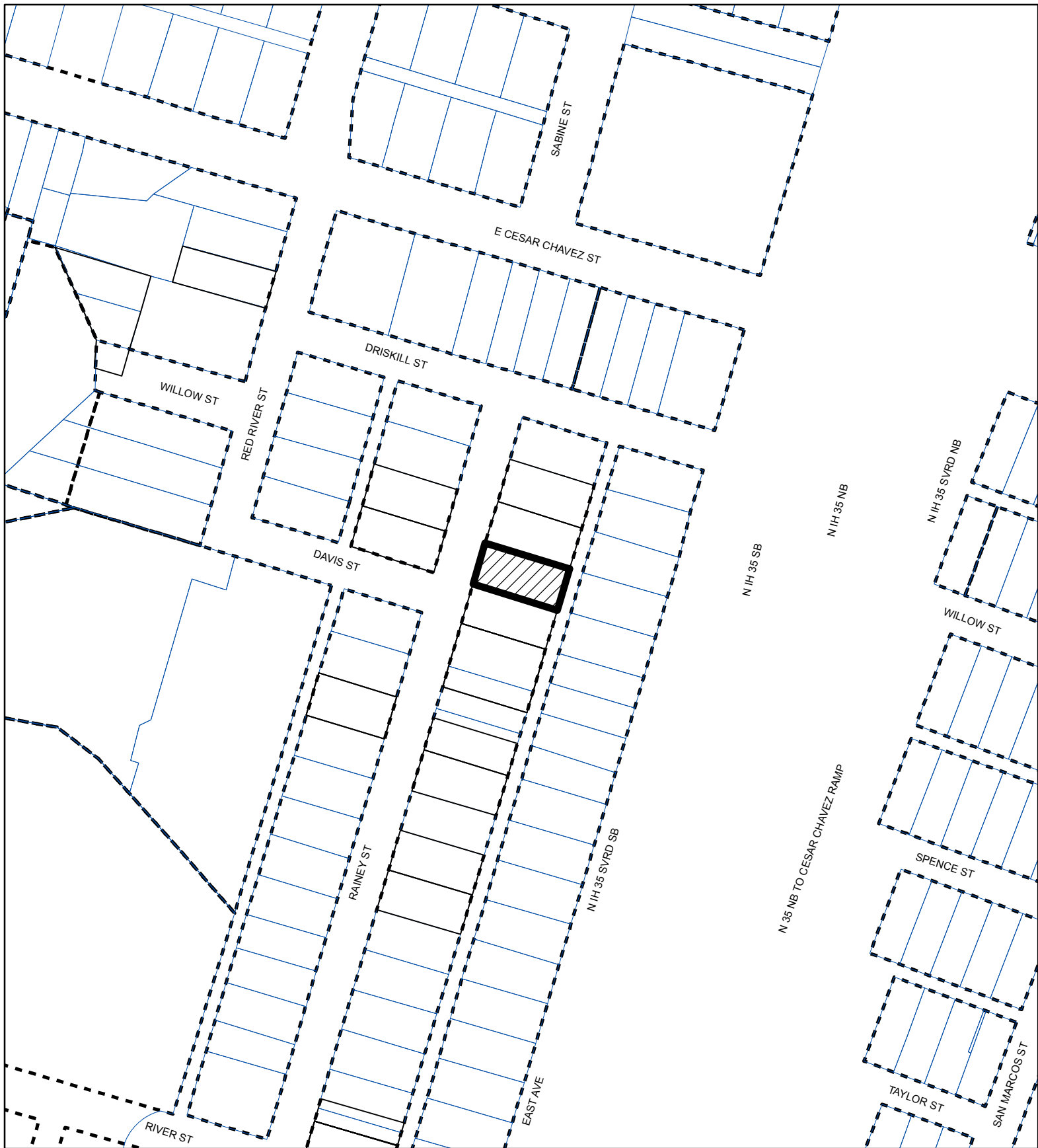
- 1970 a Alfred Schuerg
 Retired
- b Monty E.L. Ballard
 Student
- 1955 a. Jack H. & Gladys M. Lingo
 No occupation given
- b Vacant
- 1963 Jack H. & Gladys M. Lingo
 Driver, R.C. Smoat Plumbing
- 1960 Jack H. & Gladys M. Lingo
 Foreman, Way Engineering
- 1958 Vacant

Note: No listing for D. T. McCullough. Viola McCullough, inspector for Terrace Motor Hotel is listed as residing at 620 Gunter

- 1957 Daniel T. Jr. & Viola McCullough, owners
 Salesman, Willie Kocurek Co.
- 1954 Daniel T. Jr. & Viola McCullough, owners
 Salesman
- 1952 Daniel T. Jr. & Viola McCullough, owners
 No occupation given
- 1949 Mrs. Viola K. McCullough, owner
 Clerk, Bergstrom Field
- Note: No listing for Daniel T. McCullough Jr.
- 1947 Mrs. Belle McCullough, owner
 (Widow of Daniel T. McCullough Sr.)
- Note: D.T. McCullough Jr. and Viola listed as residing at 1011 E. 9th Street
- 1944-45 Mrs. Belle McCullough, owner
 Supervisor, State School for the Deaf (Widow of Daniel T. McCullough Sr.)

- 1942 Daniel T. & Belle McCullough
Salesman
- 1940 Daniel T. & Belle McCullough
Salesman
- 1937 Daniel T. & Belle McCullough
Salesman, Brooks Brothers
Daniel T. McCullough Jr., salesman for Carl Wendlendt & Sons also listed
- 1935 D. Marshall & Nettie Galloway
Manager & Cashier, Hungry Man Sandwich Shop No. 2
&
S. Jack & Minnie Newman
Police
- Note: Daniel T. & Belle McCullough listed as living at 8 E Govalle R.D, 8 Box 32
- 1932-33 Daniel T.. & Belle McCullough
Salesman, Bothanger Motor Co.
- 1929 Daniel T. & Belle McCullough
Salesman, Knight-Whippet Co., Automobile Parts & Service
- 1927 Daniel T. & Belle McCullough
Salesman
- 1924 Daniel T. & Belle McCullough
Salesman, Barker Motor Co.
- Note: Daniel T. & Belle McCullough listed at 823 W. 11th Street
- 1922 L. Marvin & Erna Heron, owners
Painter
- 1920 Samuel A. and Olivia Work
Assistant foreman, City Street Department
- 1918 Samuel A. and Olivia Work
Chauffer, Austin Crockery & Hardware
- 1916 Samuel A. and Olivia Work
Prison Guard, City Street Department
Also listed is Samuel A. Work, Jr., Clerk, Voss & Koock house furnishings
- 1914 John H. Ricks
Contractor
- 1912-13 John H. Ricks
Rosenberg & Ricks, Sand & Gravel Dealers

1909-10	William P. McDannell No occupation given
1906-07	Rad Platt, Jr., 2 Mail carrier
1903-04	Radcliff Platt, Jr. 2 Carrier 3, Austin Post Office
1900-01	No reverse directory and R. Platt listed at 712 W. 14 th Street



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0031
LOCATION: 91 Rainey Street



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.



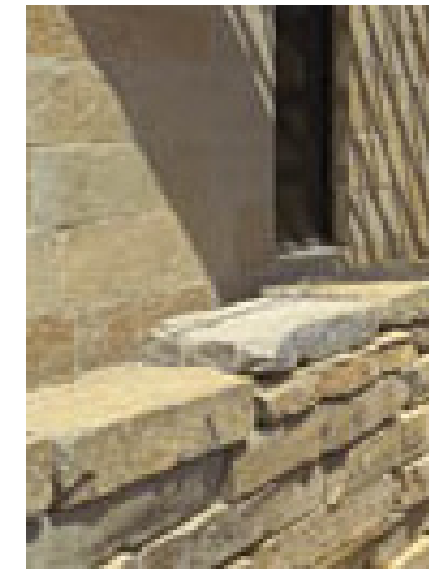
2012-01-09

RAINEY STREET PROJECT

Towers A & C



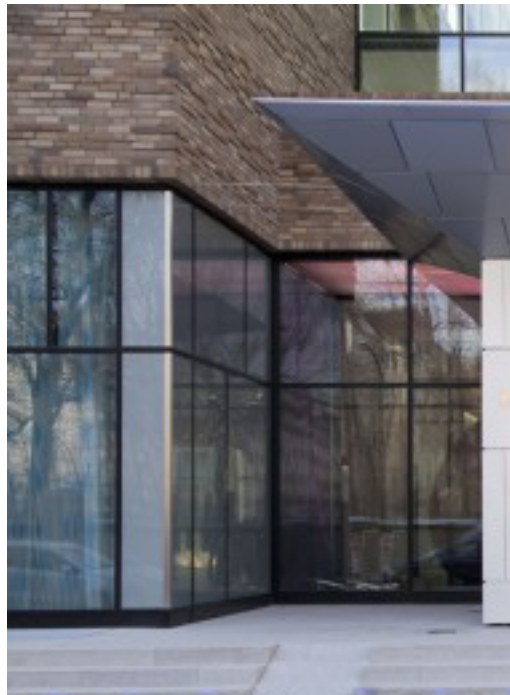
SIMPLE TOWER FORM



ROUGH MATERIAL AT GRADE



TEXTURED FACADES



RUSTIC BRICK BUT WITH MODERN TWIST

MECHANICAL

MARKET
RESIDENTIAL

HOTEL

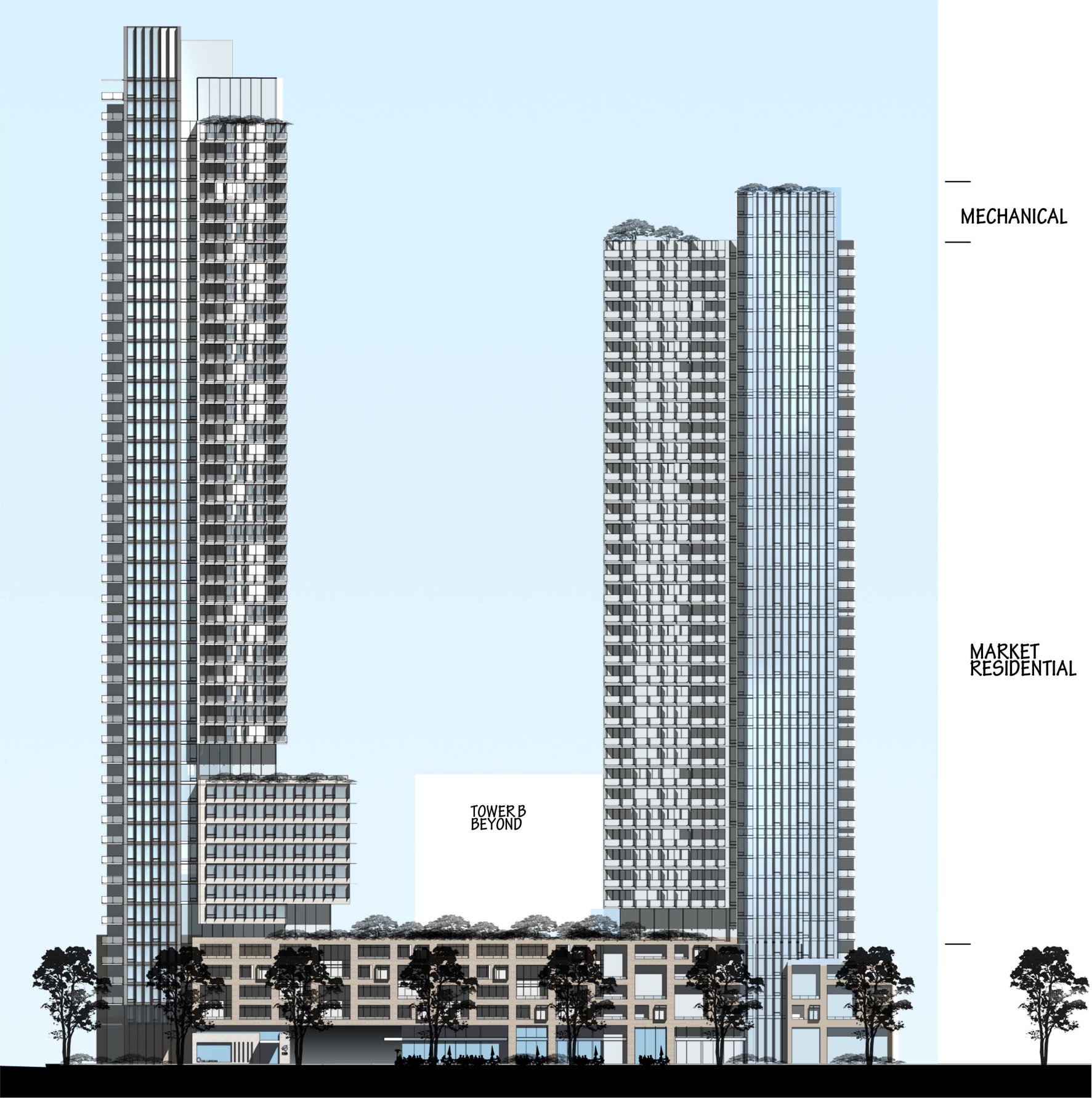
AMENITY

LOFTS

BBIES & RESTAURANTS

MECHANICAL

MARKET
RESIDENTIAL

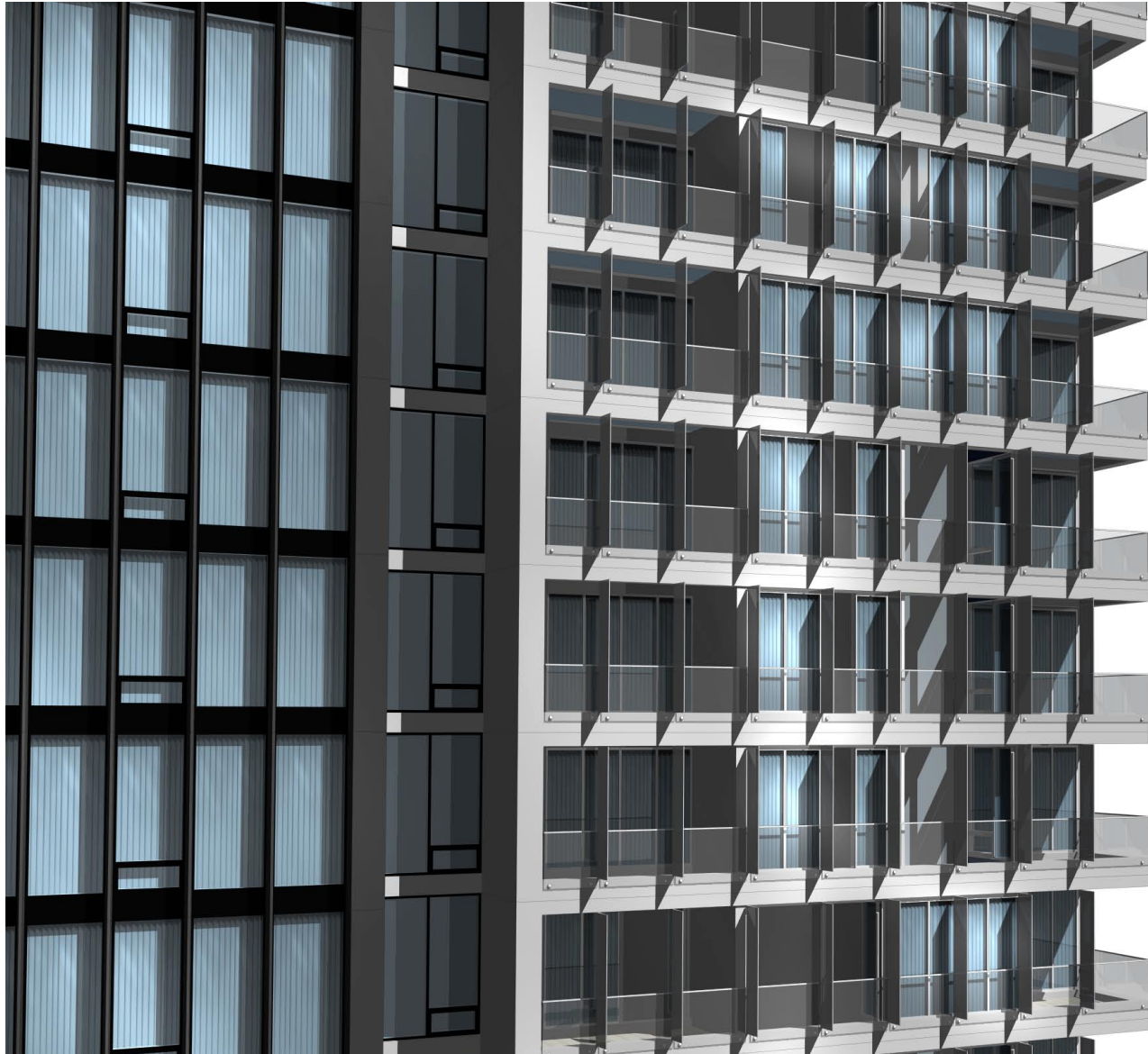


TOWER A

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													

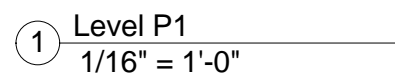
Level	# of Stalls
Lvl 4	140
Lvl 3	138
Lvl 2	138
Lvl 1	20
P1	261
P2	261
P3	261
P4	261
P5	263
P6	202
Total	1,945.00

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

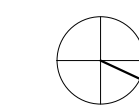
Area Tabulation _Phase 1										
		Flr to Flr	Elevation	Gross Area			# of Units			
				Restaurant	Hotel	Sub Total	Hotel Suites	Market Units		
Residential Units	T.O.P	-	504.00	-	-	-	-	-		
	Mech	-	502.00	-	-	-	-	-		
	48	10.67	491.33	-	-	8,500	8,500	-	2	
	47	10.67	480.67	-	-	9,500	9,500	-	5	
	46	10.17	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	
	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	-	
	6	12.67	61.33	-	-	15,000	15,000	26	-	
	5	10.17	51.17	-	-	17,626	17,626	12	-	
	4	10.17	41.00	-	-	15,373	15,373	-	15	
	3	10.17	30.83	-	-	15,373	15,373	-	15	
Amenity Lvl Roof Deck	2	10.17	20.67	-	-	15,373	15,373	-	15	
	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
	6	12.67	61.33	-	10,800	10,800	10
	5	10.17	51.17	-	10,800	10,800	10
	4	10.17	41.00	-	7,629	7,629	6
	3	10.17	30.83	-	7,629	7,629	6
Lofts	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



SHEET NUMBER	REV
A201	



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