

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0135
Rainey Street
95 Rainey Street

PROPOSAL

Relocate existing c. 1908 contributing 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.

The applicant proposes to relocate the house and combine the lot with four to five other lots to provide for new development. A new location for the house has not yet been determined.

STANDARDS FOR REVIEW

The house is listed as contributing in the 1985 Rainey Street National Register Historic District nomination. 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.

A previous request to allow for the demolition of this and four other houses by another applicant was withdrawn with the agreement that the applicant would seek to relocate the houses when necessary to make way for new development, as well as fund that relocation up to \$25,000 per house. Relocation of these houses outside the existing National Register District to appropriate locations was determined by staff to be preferable to demolition and would, hopefully, allow for their continued productive use, as well as serve as compatible infill in other neighborhoods.

The current request is being made by a new applicant on behalf of their client, a developer in the process of purchasing this and the other lots from their current owners. The new applicant is seeking parties willing to take the relocated houses and their client is willing to provide up to \$25,000 per house to fund the move to new locations. The applicant has contacted a number of groups including the Clarksville Community Development Corporation, Guadalupe Neighborhood Development Corporation, Blackland Community Development Corporation, and Habitat for Humanity; none of which can currently take possession of this or the other houses. However, the houses do not require removal from their current location until October 2013 and the applicant has expressed a commitment to continue to work with community groups and individuals to identify new locations for the houses before that deadline.

Most of the houses, if not all, have non-historic or unsound additions that do not warrant relocation along with the main structures.

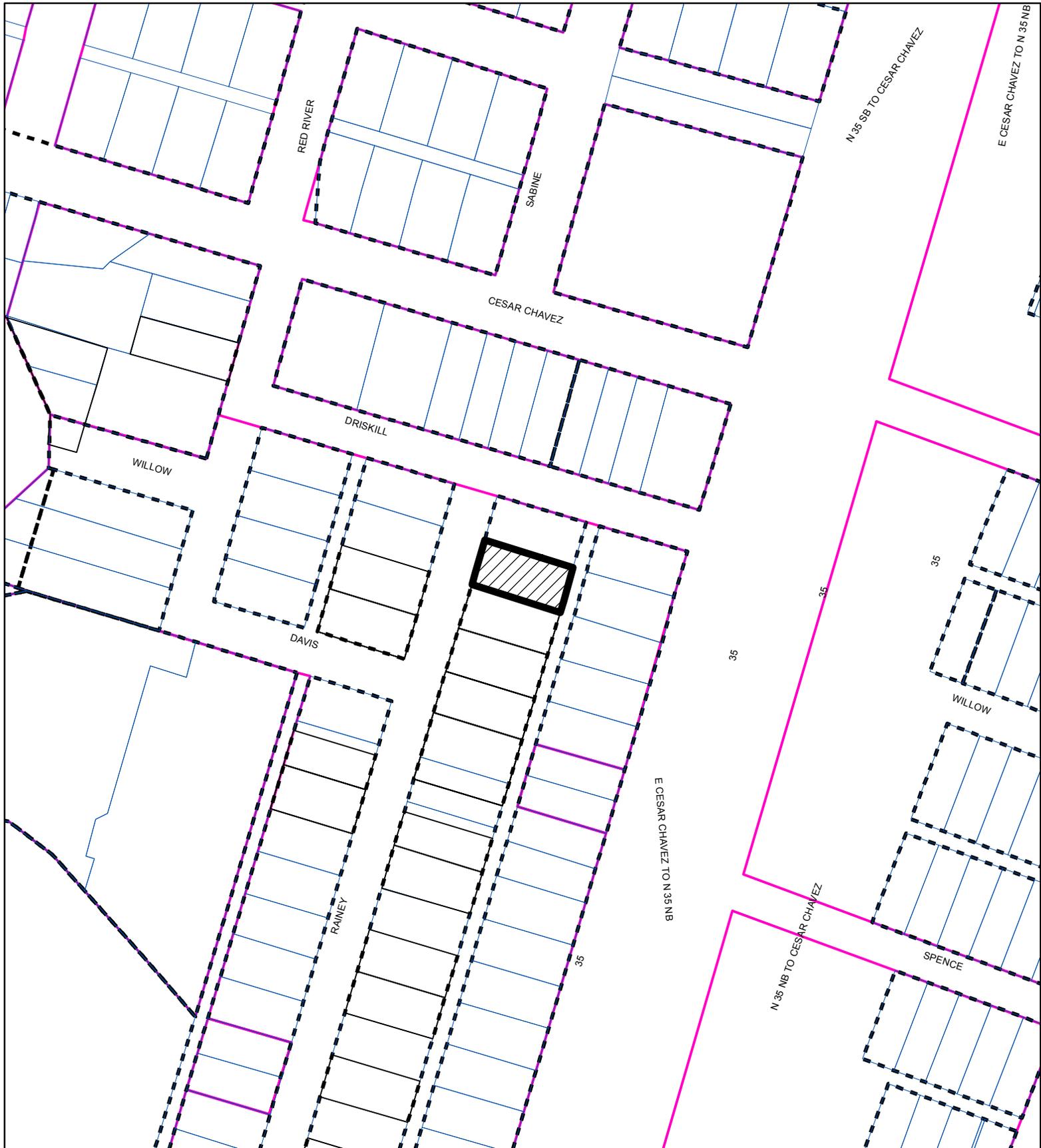
The applicant is requesting that the Historic Landmark Commission approve this and the other relocation permits and allow the Historic Preservation Office staff the authority to approve their new locations, as well as assess the final feasibility of moving each house in case it is found that any are unable to be moved for structural or other reasons.

STAFF RECOMMENDATION

Approve the relocation application but do not release the permit until staff has approved a new location for the house and assessed final feasibility of relocation.

PHOTO





SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0135
 LOCATION: 95 Rainey Street



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