

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**MAY 19, 2014**  
**NRD-2014-0044**  
**94 Rainey Street**  
**Rainey Street**

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**PROPOSAL**

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Demolish the rear addition of the front house and construct a new one-story rear addition; demolish the rear house.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to demolish a small rear addition to the front house on the site, and to construct a new one-story rear addition. The proposed addition will have a flat roof, wood siding, and large windows. Windows on the sides of the existing house will be replaced by metal roll-up style garage doors; however, one set of the paired 1:1 windows will remain on the side of the house, and the existing front windows will remain intact. The rear house, which appears to have been moved onto the site in 1973, and dates from around 1960, will be demolished.

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**STANDARDS FOR REVIEW**

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The front house is contributing to the Rainey Street National Register Historic District; the rear house is not in the nomination, and is likely non-contributing due to modifications and the fact that it was moved onto the site.. The Rainey Street National Register Historic District has no specific design guidelines, but the general philosophy of design guidelines in historic districts recommend compatibility with architectural features, size, scale, and massing of contributing historic structures in all new construction or modifications to existing buildings, and to preserve those features of contributing structures which add to the historic character of the structure and the district.

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**RESEARCH**

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The front house was built in 1939 by Jesus P. and Inocencia Lopez, who demolished an earlier house for the construction of this one. The house is very much intact, and is a one-story front-gabled frame bungalow with a partial-width, front-gabled independent porch and single and paired 1:1 windows. There does not appear to be sufficient justification to warrant individual designation of the front house as a historic landmark, but the house is contributing to the Rainey Street Historic District due to its age and architecture. Jesus P. Lopez was a pantryman for the Driskill Hotel for many years. He lived in this house until his death; Inocencia continued to live here for several years thereafter. There is a structure shown to the rear of the main house on this site on the 1962 Sanborn map, but the house that exists today was moved from 500 Clarke Street in South Austin in 1973. That house was built around 1960, and was a rental house with tenants including a carpenter, a truck driver, and a nursing home aide. Clarke Street is one block south of Ben White Boulevard, and it is possible that the house was moved when Ben White was expanded, or that the lot was converted to commercial use at the time Ben White was expanded. It is a commercial site today. City directories do not show an occupant for the rear house on this site.

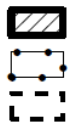
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**STAFF RECOMMENDATION**

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Release the permit as proposed with the request that the applicant consider a way to maintain the paired set of 1:1 existing windows on the front section of the south side of the house as well. Staff worked with the applicant to retain the side windows of the house to the greatest extent possible, and the applicant has agreed to retain one set of paired 1:1 windows on the front side of the north elevation, which will help maintain the character of

the bungalow, but staff believes that maintaining both sets in the front section of the house will be more respectful of the character of the house, and absent an ingress/egress need to remove those windows, staff recommends that both sets in the front section of the house be retained.



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 134'

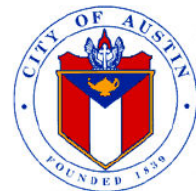
**NOTIFICATIONS**

CASE#: NRD-2014-0044

LOCATION: 94 Rainey Street

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94 Rainey Street (ca. 1939)



Rear addition proposed for removal





Rear house (ca. 1960) moved to the site ca. 1973 – proposed for demolition.