

**HISTORIC LANDMARK COMMISSION
JANUARY 26, 2015
NATIONAL REGISTER HISTORIC DISTRICT PERMITS
NRD-2014-0140
75 RAINEY STREET**

PROPOSAL

Relocate a ca. 1904 house to an as-yet unspecified location.

ARCHITECTURE

One-story, irregular-plan, side-gabled frame house with a full-width, shed-roofed independent porch on turned wood posts with gingerbread-style brackets; double front doors with transoms above; single 1:1 fenestration.

RESEARCH

The house appears to have been built around 1904 by Wesley and Martha Hammond. Wesley Hammond was an Iowa-born butcher, who eventually opened his own meat market with Thomas Cuneo on E. 6th Street. He and his wife, Martha, lived here until around 1915, when they built the house next door, known as 75 ½ Rainey Street. Hammond continued to own this house, however, and rented it out (his son, Robert, was the applicant for a city water service permit in 1931). The house was a rental unit for over 70 years. The tenants were generally working-class, and included carpenters, painters, a cabinetmaker, and employees of the Austin Cat and Dog Hospital. George and Alice Elsey rented the house around 1920 – he was a photographer with his own studio in the 100 block of Congress Avenue. The longest-staying tenants were Chester and Lottie Puckett, who rented the house from the late 1920s until the late 1930s. Chester Puckett was a truck driver for the City Street and Bridge Department.

STAFF COMMENTS




The house is contributing to the Rainey Street National Register Historic District, and retains a high degree of architectural integrity.

STAFF RECOMMENDATION

Postpone to February 23, 2015. A relocation permit cannot be issued without a place for the house to be moved to, and this application has no site listed. The applicant is considering options, even moving the house out of the city, as she wants it to be a family home again, and single-family residential use on Rainey Street is no longer an option with the proliferation of bars and restaurants all around. Staff recommends postponing this case to February 23, 2015 to consider options – since the relocation permit cannot be issued at this time, there does not seem to be any harm in waiting another month to evaluate the possibilities. Staff would encourage the applicant to retain the house on site, even if it means that it would be converted to restaurant or club use – Rainey Street has already lost a number of vintage, contributing houses, and the loss of another will further impugn the turn of the century character of the street – where several property owners are embracing the idea of using the existing houses for new uses, it would be commendable to retain this house on site to be a part of the preservation of the character of the district.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

CASE#: NRD-2014-0140
Address: 75 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.

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75 Rainey Street
ca. 1904



OCCUPANCY HISTORY
75 Rainey Street

City Directory Research, Austin History Center
By City Historic Preservation Office
January, 2015

1992	Edward and Maria E. Bernhardt, renters No occupation listed
1985-86	Maria E. Morales, renter No occupation listed
1981	No return
1977	Lorine Lopez, renter No occupation listed NOTE: The directory indicates that Lorine Lopez was a new resident at this address.
1973	Gregg D. and Sylvia Sanchez, renters Driver, Yellow Cab, 509 E. 5 th Street.
1968	Gregg D. and Sylvia Sanchez, renters Laborer

1962	Herculano and Idialina Avila, renters Kennel helper, Austin Cat and Dog Hospital, 506 E. 5 th Street.
1959	Vacant
1955	Janie Torres, renter Cook, Piccadilly Cafeteria, 801 Congress Avenue.
1952	Vacant NOTE: Victor and Sallie Zapata are listed at 77 Rainey Street; he was a helper at the Austin Cat and Dog Hospital
1949	Victor R. and Celia Zapata, renters Helper
1947	Victor R. Zapata, renter Helper, Austin Cat and Dog Hospital, 506 E. 5 th Street.
1944-45	Victor R. Zapata, renter Helper, Austin Cat and Dog Hospital, 506 E. 5 th Street.
1941	Dennis W. and Pearl Blackmore, renters Painter
1939	Dennis W. and Pearl Blackmore, renters No occupation listed
1937	William A. and Maudie Russell, renters Carpenter
1935	Chester R. and Lottie Puckett, renters Truck driver, City Street and Bridge Department
1932-33	Chester R. and Lottie Puckett, renters Employed by the City Street and Bridge Department
1930-31	Chester R. and Lottie Puckett, owners Truck driver, City Street Department
1929	Chester R. and Lottie Puckett, renters Truck driver, City Street Department
1927	Fred (Fritz) and Karoll Beckheyer, renters Cabinetmaker, Calcasieu Lumber Company NOTE: Chester R. and Lottie Puckett are not listed in the directory.
1924	Otto and Mattie Brunner, renters Painter
1922	Lula L. Puckett, renter No occupation listed

1920	George B. and Alice Elsey, renters Photographer, 109 Congress Avenue. Also listed is F. Hazel Elsey, a saleswoman.
1918	Emmett B. and Elsie Webb, renters Teamster, City Street Department
1916	Charles Work Carpenter NOTE: Wesley W. Hammond is listed at 75½ Rainey Street; he was the proprietor (with Thomas Cuneo), of Hammond & Cuneo, meats, 423 E. 6 th Street.
1914	Wesley W. Hammond Proprietor (with Thomas Cuneo), Hammond & Cuneo, meats, 423 E. 6 th Street.
1912-13	Wesley W. Hammond Proprietor (with Thomas Cuneo), Hammond & Cuneo, meats, 423 E. 6 th Street.
1910-11	Wesley W. Hammond Proprietor (with Thomas Cuneo), Hammond & Cuneo, meats, 507 E. 6 th Street.
1909-10	Wesley W. Hammond Proprietor, Fulton Market, 213 E. 6 th Street.
1906-07	Wesley W. Hammond Butcher
1905	Wesley W. Hammond Butcher NOTE: The main section of the directory shows Wesley W. Hammond living at 209 E. 4 th Street.
1903-04	Unknown NOTE: Wes Hammond is listed as a butcher for John A. Sheehan, the proprietor of the Washington Meat Market, 122 Congress Avenue; Wes Hammond boarded with L. Wallace Bell, an engineer at the Austin Waterworks; they lived on the south side of W. 3 rd Street between Rio Grande Street and West Avenue.

BIOGRAPHICAL NOTES

Wesley W. Hammond (ca. 1904 – ca. 1915)

Wesley (William W.) and Martha Hammond appear in the 1910 U.S. Census at this address. Both were 40 years old. Hammond had been born in Iowa and was a butcher. Martha Hammond had been born in Germany, and had no occupation listed. They had no children listed with them.

The 1920 U.S. Census shows W.W. and Martha Hammond as the owners of the house at 75 ½ Rainey Street. Hammond was a butcher in a market.

At this house, 75 Rainey Street, were George B. and Alice Elsey, who are shown as renters. George B. Elsey was 69, had been born in Missouri, and was a photographer in a gallery. Alice A. Elsey was 57, had been born in Indiana, and had no occupation listed. They had a daughter, Hazel, 17, who had been born in Missouri, and was a clerk in a dry goods store.

Chester R. and Lottie Puckett (ca. 1928 – ca. 1936)

Chester and Lottie Puckett appear in the 1930 U.S. Census as the renters of this house. Chester Puckett was 26, had been born in Texas, and was a truck driver for the City. Lottie Puckett was 27, had been born in Texas, and had no occupation listed. They had a 3-year old son, Raymond. The 1940 U.S. Census shows Chester and Lottie Puckett renting the house at 67 Waller Street. He was a truck driver for the City. In addition to their son, Raymond, they had a 6-year old daughter, Fay. Lottie Puckett's mother, Hattie Cooper, a 59-year old widow, also lived with them.

PUCKETT, Chester R., 73, 1311 Fairwood Road, died Thursday. Services 10:30 a.m. Saturday at Hyltin-Manor Funeral Home. Survivors: wife, Lottie Puckett, Austin; sons, Donnie Puckett, Broadus, Raymond Puckett, Dallas, Leon Puckett, Austin, Oscar Puckett, Austin; sister, Mrs. Estelle Haff, Austin, three grandchildren, six great-grandchildren.

Obituary of Chester Puckett

Austin American-Statesman, December 23, 1977

Dennis and Pearl Blackmore (ca. 1938 – ca. 1942)

Dennis and Pearl Blackmore appear in the 1940 U.S. Census as the renters of this house. Dennis Blackmore was 27, had been born in Texas, and was a painter. Pearl Blackmore was 26, had been born in Texas, and had no occupation listed. They had 4 children, between the ages of 8 and 1. Dennis Blackmore died in 1945 in World War II combat in Belgium.

Victor and Celia Zapata (ca. 1943 – ca. 1951)

Victor Zapata

Our beloved Victor Zapata, 89, resident of Austin was called to his eternal home by our Savior on Thursday, May 15, 1997.

Survivors are daughter, Victoria Ruiz and husband, Lee Ben, of Austin; son, Rudy Zapata and wife Phyllis of Austin; grandsons, Paul Victor, Raul Everet, Paul Anthony, Randy Gerard and Gary Patrick Zapata, all of Austin; granddaughters, Josie Perez, Cynthia Zapata, Eva Sandoval and Brenda Ruiz, all of Austin; 11 great-grandchildren; 3 great-great-grandchildren; granddaughter-in-law, Olga B. Zapata; brother, Rogelio Zapata, Monterrey; sister, Juana Zapata of Austin.

He was preceded in death by his first wife, Sofia, second wife, Celia, and daughter, Linda Ann.

Recitation of Rosary will be Sunday, 6:00 p.m., in the Chapel of Mission Funeral Home,

Mass of Christian Burial will be celebrated Monday at 11:00 a.m. at Our Lady of Guadalupe Catholic Church. Rev. William Elliott, OMI, will officiate. Interment will follow in Assumption Cemetery.

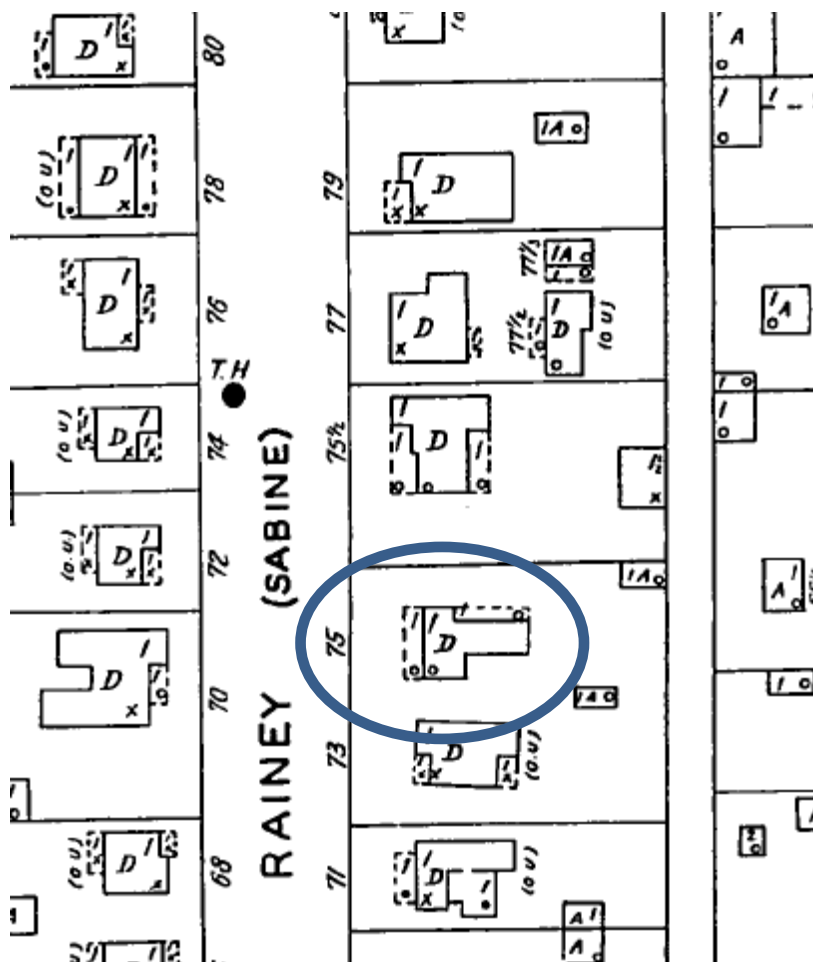
Serving as pallbearers are grandchildren. Honorary pallbearer, life long friend, Jose Pena.

Arrangements under the direction of Villasenor Family-Mission Funeral Home, 1615 E. Cesar Chavez, 476-4355.

Obituary of Victor Zapata
Austin American-Statesman, May 18, 1997



The 1921 Sanborn map shows the house and the house next door (75½ Rainer Street) which was built by Wesley Hammond, the first occupant of this house



The 1935 Sanborn map shows the house. The 1961 map shows the same configuration as this map.

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE

AUSTIN, TEXAS

No. 243

M. Robert J. Hammond Address 75 Rainey St.

Plumber Meyers Size of Tap _____ Date 4-11-31

Date of Connection 4/14/31

Size of Tap Made 2 1/2"

Size Service Made 1 1/2"

Size Main Tapped 6"

From Front Prop. Line to Curb Cock 10'

From Prop. Line to Curb Cock 8' 1/2"

Location of Meter at curb

Type of Box trap

Depth of Main in St. 2' 6"

Depth of Service Line 18"

From Curb Cock to Tap on Main 28'

Checked by Engr. Dept. 5-4-31 BPA

INDEXED

Foreman's Report

No. Fittings	Size
1 Curb Cock	5 1/4"
1 Elbow	2 1/2"
1 St. Elbow	2 1/2"
1 Bushing	2 1/2"
1 Reducer	2 1/2" to 2"
1 Pipe	28'
1 Union	2 1/2"
1 Plug	2 1/2"
1 Tee	2 1/2"
1 Stop	2 1/2"
1 Box	2 1/2"
1 Lid	2 1/2"
1 Valve	2 1/2"

Foreman's Signature _____

Req. No. 8398

Water service permit to Robert J. Hammond for this house (1931)