

**HISTORIC LANDMARK COMMISSION**  
**FEBRUARY 25, 2019**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**NRD-2019-0013**  
**82 RAINEY STREET**  
**RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT**

**PROPOSAL**

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Preserve two contributing buildings constructed ca. 1894 and in an unknown year; construct three new buildings.

**ARCHITECTURE**

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78 Rainey Street is a 1-story, hip-roofed, rectangular-plan house built in the National Folk style; clad in wood siding with 2:2 wood-sash windows, a paneled partially-glazed door capped by a transom window, and a front-gabled porch.

84 Rainey Street is a 1-story, cross-gabled, L-plan house built in the Folk Victorian style; clad in wood siding with 2:2 wood-sash windows, a paneled partially-glazed door capped by a transom window, and a shed-roofed corner porch.

**PROJECT SPECIFICATIONS**

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The proposed project includes rehabilitation of the historic houses and construction of three new buildings: two at the front and one at the rear.

Minimal changes are proposed to the historic houses. A front wood ramp with metal railings is proposed to be added to 78 Rainey Street. Front porches are proposed to be added to both houses. Both houses will be attached to the rear building with short one-story hyphens connecting at the rear.

The left (south) front building is 2½ stories high, with the second and third stories set back from a steel-framed porch. It is capped by a side-gabled roof and clad in standing-seam metal on the street (east) elevation and vertical hardiplank siding on the primary (north) elevation, with multi-lite steel-sash windows and doors on the ground floor and fully-glazed doors on the second floor. Features include the partially covered second-story porch with metal railing and large skylight on the street-facing elevation. The building is set back 1' from the street.

The right (north) front building is nearly identical to the south building, rotated 90 degrees to the north. It is capped by a front-gabled roof and clad in vertical hardiplank siding on the primary (east) elevation and standing-seam metal on the side elevations. Additional features include an exterior steel frame extending beyond the first floor. The building is set back approximately 6' from the street.

The rear 9-story building is set back 62' from Rainey Street and accessed from the alley. It is clad in standing-seam metal that wraps over a side-gabled roof. The front wall features square fixed aluminum-sash windows on the left bay and vertical bands of fixed aluminum-sash windows on the right bay; a central bay features an exterior steel grid over fixed frosted windows. Large doors on levels 3 and 4 (double-height) open onto a patio via bi-fold hanger doors; the level is partially covered by an awning. The ground-floor entrance is located between 84 Rainey Street and the north front building and consists of paired fully-

glazed doors flanked by multi-lite windows; a flat awning shields the entry. The south elevation is a glass curtain wall; the north elevation is a cement wall with a vertical band of windows. An attached parking structure on the left (south) side is approximately four stories high, capped with a shed roof, and clad in brick.

### **STANDARDS FOR REVIEW**

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The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects in National Register historic districts. The following standards apply to the proposed new buildings:

*9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed buildings are differentiated from the historic houses by their simplified massing, modern style and materials, and minimal ornamentation. The height and scale of the front buildings are compatible with that of the historic houses. Though the proposed rear building is dramatically out of scale with the historic houses, it is similar in scale to other large buildings on the street.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed buildings were to be removed, the form and integrity of the historic district would be unimpaired.

The proposed project is somewhat in keeping with the standards. The Rainey Street National Register Historic District is a complex situation, as the area's zoning allows for very tall, very dense buildings that tower over the historic houses on the street. The proposed project recognizes the historic house-scale of the streetscape with smaller front buildings, and aligns with current zoning and recent development in the scale of the rear building.

### **COMMITTEE RECOMMENDATION**

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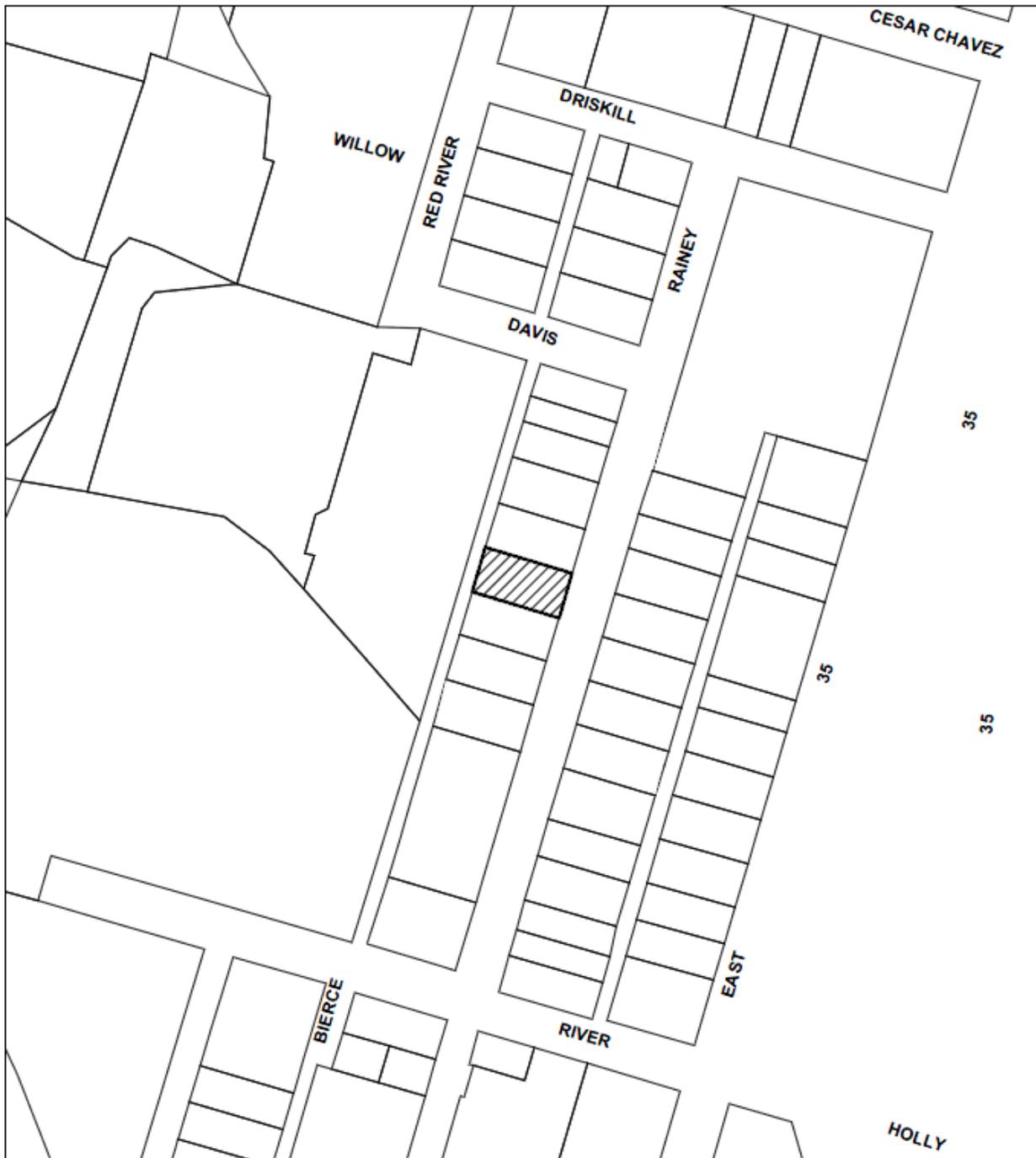
The committee was supportive of the proposed plans, particularly the retention of the historic houses, smaller front buildings, and larger tower in the rear. Committee members recommended setting the left front building back from the street to be more in keeping with historic development patterns.

### **STAFF RECOMMENDATION**

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Comment on and release the plans.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

**NOTIFICATIONS**  
CASE#: NRD-2019-0013  
82 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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**PROPERTY INFORMATION**

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*Photos*



*Primary (east) façade and north elevation of 78 Rainey Street.*



*Primary (east) façade and south elevation of 84 Rainey Street.*