

**HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
FEBRUARY 24, 2020
NRD-2020-0004
92 RAINEY STREET
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT**

PROPOSAL

Demolish a ca. 1911-12 contributing bungalow and construct a new high-rise tower in its place.

PROJECT SPECIFICATIONS

- 1) Demolish existing contributing building.
- 2) Construct new high-rise. Proposed new construction consists of a 53-floor, 606' tower. It will occupy two adjacent lots at 90 (now Container Bar) and 92 Rainey Street. The tower includes:
 - a) Below-ground garage
 - b) Commercial space at first and second floors: Materials throughout include a transparent glass curtainwall system, pilasters of textured stone at bay divisions, recessed mural panels with overhead lighting, and textured concrete cladding. Flat metal awnings above each tenant entrance at 1 and 1.5 stories are topped with lit signage. At the east elevation, panel systems of varying widths define tenant spaces. An altered metal shipping container with viewport projects from a recessed bar space, hovering above the streetscape. An angled precast concrete panel projects through both recessed, stacked bar areas.
 - c) Hotel and residential spaces: The tower is clad in a reflective curtainwall system throughout, with precast concrete accent panels in a "zipper" pattern on secondary facades. Levels 7-52 are set back from the lower section of the tower at roughly 177'. After level 24, which separates the hotel from residences and short-term rental units, glass balconies project from the north and south elevations.
 - d) Roof deck

RESEARCH

The house at 92 Rainey Street was built around 1911. Its first owner, Alonzo B. Cook, ran a horseshoeing shop on Congress Avenue. From 1914 to 1920, the house had many owners and renters, including a painter, a grocer, and a night watchman. By 1920, it had been purchased by Emil and Edith Bohls. Emil Bohls soon opened an auto paint shop on 5th Street, which operated for many years. By 1937, as Austin's automobile culture boomed, Bohls had expanded his business to include a tourist camp and filling station on South Congress Avenue.

By 1939, the Bohls family had sold the home to Charles B. and Pearl Eustace, who had lived across the street at 95 Rainey since 1922. Charles had recently retired from the Southwestern Bell Telephone Company after a 39-year tenure, and, as one of the earliest telephone employees in Austin, was an active member of the Telephone Pioneers Association.

Charles and Pearl Eustace had one son, Major Hal Leighton Eustace. Eustace joined the US Air Force in 1942 at age 35. Prior to his military service, Major Eustace had worked as the managing editor of the Brownsville Herald, and frequently contributed his stories and expert opinions on military life to news publications throughout his career. After retiring from the Air Force, Major Eustace returned to his childhood home at 92 Rainey, where he lived until his death in 1975.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. The existing contributing building will be demolished to accommodate the new high-rise tower. The proposed new building is differentiated from the remainder of the historic buildings in the district in form, height, materials, size, and

scale. The proposed new building's massing, size, and scale are not compatible with the historic structures in the district. It is approximately 150' taller than the nearby Fairmont Hotel, the third-tallest extant building in Austin (excluding its ~139' spire). Its sculptural use of materials such as stone and precast concrete are at odds with the traditional materials and styles used on Rainey Street during the historic period, though other new commercial structures in the area do use glass (as well as the proposed 93 Red River Street project next door, a smaller residential high-rise). Its architectural detailing serves to emphasize the building's height. The projecting shipping container is not appropriate for the streetscape, as it further highlights the building's massive scale. Note: All proposed signage will be required to undergo the historic review process upon applicant submittal of sign permit applications.

10. New additions and adjacent or related new construction shall 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 new construction is removed in future, the remainder of the district would be unimpaired.

STAFF COMMENTS

While the building remains contributing to the Rainey Street National Register Historic District, it was altered in 2010 under a permit approved by the Commission on consent (see related staff report, plans, and applicant photos in backup) to remove and rebuild all but the façade.

Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain high integrity.
- 3) Properties must meet two historic designation criteria for landmark designation (LDC §25-2-352). The property may demonstrate significance according to City Code:
 - a) *Architecture*. The building is constructed in the Craftsman style.
 - b) *Historical association*. There do not appear to be significant historical associations; however, the Commission may wish to consider the contributions of the Eustace and Bohls families to Austin's demographic context as long-term occupants typical of the neighborhood's residents during the early to mid-twentieth century (middle-class veterans and entrepreneurs).
 - c) *Archaeology*. The house was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d) *Community value*. The house does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
 - e) *Landscape feature*. The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

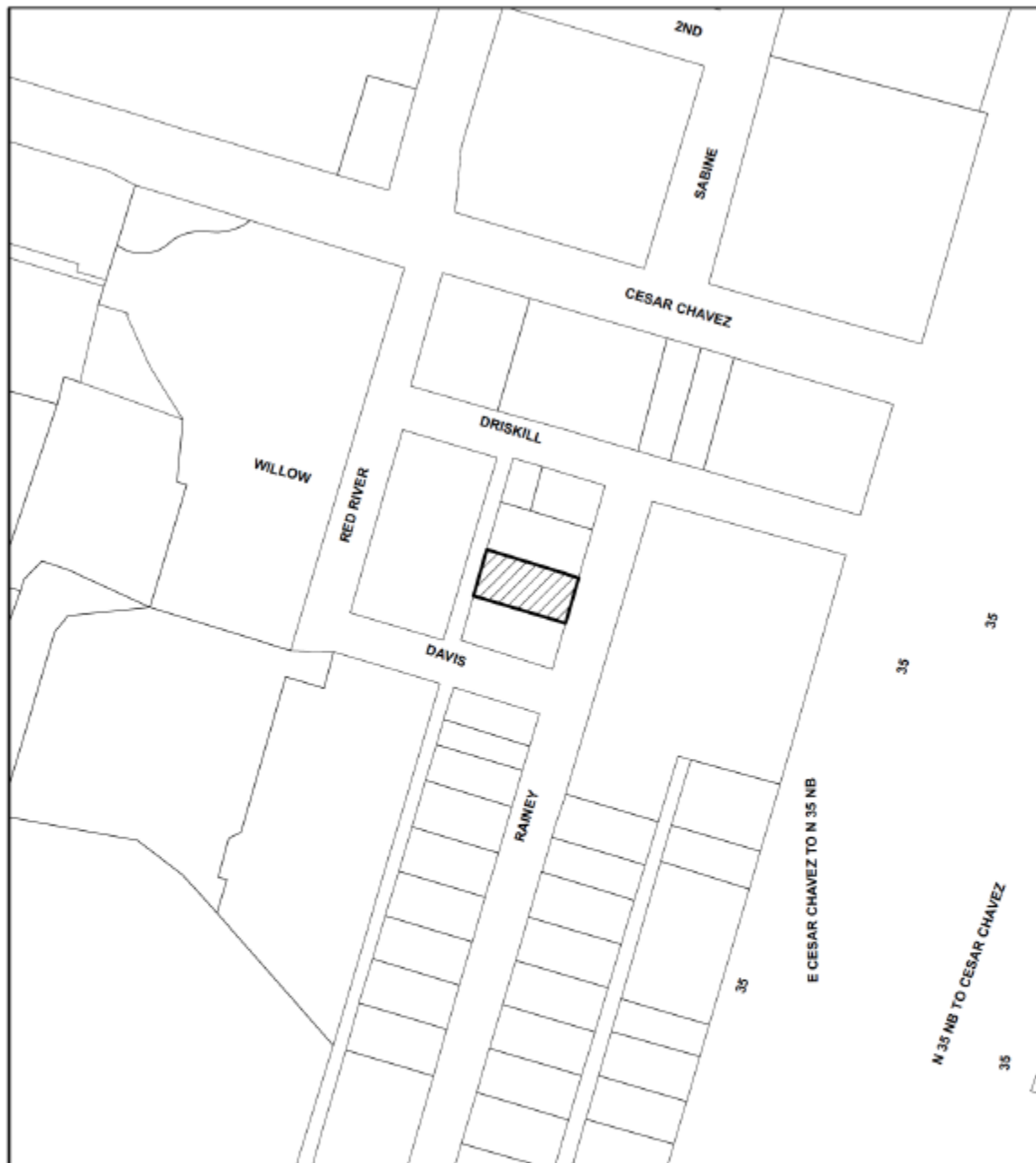
COMMITTEE RECOMMENDATION




Not reviewed due to Committee cancellation.

STAFF RECOMMENDATION

Postpone the public hearing on the plans for new construction to March 23, 2020 to allow the applicant to attend the Architectural Review Committee. For the existing building, the Commission may consider a demolition delay, as the building is contributing to the historic district. Should the Commission choose to release the permit for demolition, staff recommends encouraging rehabilitation and adaptive re-use or relocation; then approval upon completion of a City of Austin Documentation Package, consisting of photographs of all elevations, a dimensioned sketch plan, and a narrative history, for archiving at the Austin History Center.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: NRD-2020-0004
LOCATION: 92 Rainey St.

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



Source: applicant, 2020. See backup documentation.







Streetscape. Source: HPO, 2020

Occupancy History

City Directory Research, Austin History Center, February 2020

1992 Matthew LaBarbera, renter
 Manager, Fire Island Glass Studio

1985-86 Bruce M. Glick, renter
 Stagehand, International Alliance of Theatrical Stage Employees, Local 205

1981 Tom and Martha Rivera, renters

1977	No return
1973	Hal L. Eustace, owner Retired
1968	Mrs. Pearl M. Eustace, owner
1965	Mrs. Pearl M. Eustace, owner (wid. Charles B.) Hal L. Eustace, renter Retired
1962	Mrs. Pearl M. Eustace, owner (wid. Charles B.) Hal L. Eustace, renter USAF
1959	Mrs. Pearl Eustace, owner
1955	Charles B. and Pearl Eustace, owners
1952	Charles B. and Pearl Eustace, owners
1949	Charles B. and Pearl Eustace, owners
1947	Charles B. and Pearl Eustace, owners Barbara Muldrow, renter (wid. Joseph)
1944-45	Benjamin F. and Stellie M. Richers, renters Carpenter
1941	Charles B. and Pearl Eustace, owners
1939	Charles B. and Pearl Eustace, owners
1937	Emil M. and Edith Bohls, owners Proprietor, filling station and tourist camp, 2109 S. Congress Ave.
1935	Emil M. and Edith Bohls, owners
1932-33	Emil M. and Edith Bohls, owners
1929	Emil M. and Edith Bohls, owners Auto painter, 205 W. 5 th St.
1927	Emil M. and Edith Bohls, owners Auto painter, 205 W. 5 th St Gus Carlstrom, renter Printer
1924	Emil M. and Edith Bohls, owners Proprietor, Auto Paint Shop, 205 W. 5 th St
1922	Emil M. and Edith Bohls, renters <i>Note: The Eustace family occupied 95 Rainey Street from at least 1922-1932.</i>
1920	Emil M. and Edith Bohls, owners Proprietor, restaurant, 110 Congress Ave. Andrew Meredith, renter Fireman
1918	Charles and Jennie Work, renters Watchman, E.M. Scarbrough and Sons <i>Note: The rest of the large Work family owned and occupied 91 Rainey at this time.</i>
1916	William and Delia Gerard, owners Painter Miss Myrtle Frierson, renter Angel DelAmo, renter

- Grocer, 114 Congress Ave.
- 1914 William R. Davie, owner
- 1912 Alonzo B. Cook, owner
Horseshoer, 608 Colorado Street
- 1910 Address not listed

Biographical Information

CHARLES B. EUSTACE

Charles B. Eustace, 86, of 92 Rainey Street died at his home Sunday. He had been a resident of Austin 56 years and was a retired employe in 1933 of Southwestern Bell Telephone Company with 39 years service. He was a member of the Baptist Church and Association of Telephone Pioneers.

He is survived by his widow, Mrs. Pearl Eustace of Austin; a son, Major Hal Eustace of Harrisburg, Pa.; and three sisters, Mrs. Gus E. Brown and Mrs. Austin Jones, both of Luling and Mrs. Fannie McBride of Gonzales; and a brother, B. B. Eustace of Las Vegas, Nev.

Funeral services will be held at Wilke-Clay Funeral Home Tuesday at 4 p.m. with Rev. G. W. Childers officiating.

Pallbearers will be E. Musgrove, E. J. Moore, Charles Allred, Ed Sponberg, W. B. Mathews and A. D. Morgan. Burial will be in Austin Memorial Park.

MRS. PEARL M. EUSTACE

Mrs. Pearl M. Eustace, 85, of 92 Rainey Street died in a local hospital Wednesday. Funeral services are pending at Wilke-Clay Funeral Home. She was the widow of Charles B. Eustace, well known Austin telephone pioneer, and had been a resident of Austin since 1906.

Survivors include a son, Hal Eustace of Austin; a sister, Mrs. Tobe W. Adair, Sr., of Shreveport, a.; two brothers, Boyd Muldrow of Bruni and Arnold Muldrow of Rosebud.

EUSTACE, Maj. Hal Leighton (USAF, ret.), 68, of 92 Rainey, died Tuesday. Services 10 a.m. Friday at Wilke-Clay Funeral Home. Survivors: aunt, Mrs. Mildred Adair of Shreveport, La.; and uncle, Arnold Muldrow of Rosebud.

Eustace family obituaries. The Austin Statesman; Jul 21, 1958 and Aug 6, 1969; The Austin American Statesman; Jun 19, 1975.

EMIL MANUEL BOHLS

Funeral services for E. M. (Pete) Bohls, 79, of 2112 Brackenridge, were held Wednesday at Wilke-Clay Funeral Home, Rev. Gordon B. Bays, pastor of Congress Avenue Baptist Church, officiating.

Pallbearers were Don Allen, Jessie Allen, Everett Bohls, Howard Sedwick, Howard Long and Gene Long. Burial was in Allen-McNeil Cemetery.

Obituary for Emil M. Bohls. The Austin Statesman; Apr 3, 1968.

ALONZO COOK BUYS OLD STAND.

Alonzo Cook, Austin's expert horseshoer, has purchased his old stand at 810 Colorado Street, where he invites his customers and others desiring horseshoeing to call on him. New phone 982.—Adv.

The Austin Statesman: Jul 1, 1914

LEAVE YOUR CAR IN SUN, RAIN OR SNOW

The Weather Cannot Hurt The New DUCO Finish

Duco Finish is different from any other finish ever put on a motor car. And it stands what no finish has ever stood before.

With Duco Finish on your car, you can leave it out in all kinds of weather. Rain, mud, snow, ice, won't hurt it a bit. Let the hot sun shine on it all day, or run the engine scalding hot. Duco will remain attractive.

After weeks of hard driving, you can rub ordinary mud spots off Duco with a dry cloth, if you like, for only sharp pebbles will scratch the finish. The lustre gets higher and finer with age.

Every car owner who has seen Duco wants it. Come to our shop and see cars finished with it. Watch us make tests to prove its durability. Talk to owners who have tested every claim we make. Let us finish your car with Duco in one-third to one-half the usual time required. It will always look new as long as you own it.

E. M. Bohls

**AUTO PAINT
SHOP**

205 WEST 5th ST.
PHONE 9703.

The Austin American: Feb 22, 1925

Telephone Pioneers Dined In Austin

Telephone Workers Back From Meet

Austin delegates to the annual meeting of the Telephone Pioneers of America, Texas branch, have returned from Galveston after a successful meeting Saturday, according to John W. Ezelle, manager of the Southwestern Bell Telephone company office here. Those who attended the meeting from Austin were: Mrs. T. Dellmare, chief operator; C. B. Eustace, plant man; Miss Lottie Franklin, chief teller, and Manager Ezelle.

PIONEER telephone people were dined Thursday at the Stephen F. Austin by John Ezelle, district manager of the Southwestern Bell Telephone company.

Those at the party were Miss Lottie Franklin, Miss Mamie Brown, Mrs. T. Dellmare, W. B. Milton, Charles Eustace, Clarence Hearne, Adolph Gruber, Capt. J. F. Henderson and Mr. Ezelle.

Mrs. Dellmare, now an honorary employe of the company, was one of the first telephone operators in Austin, serving the first exchange to be established here 40 years ago, when there were only 200 subscribers.

Capt. Henderson was the principal speaker.

The Austin Statesman: Jun 2, 1925 and Jan 21, 1926

By JACK RUTLEDGE

Associated Press Staff

So you think it's cold? Well, Hal Eustace of Austin and Brownsville is back home in Texas wiping perspiration from his forehead. He thinks it's warm.

Eustace, a native of Austin and later managing editor of The Brownsville Herald, has been in the US Army five years. The last two have been in Alaska. He was the southernmost citizen in this northernmost outpost.

He drove home this week from Alaska over the Alcan highway with two other Texans. They left during the record coldwave that tumbled temperatures to 83 degrees below zero at a place called Snag in the Yukon territory.

Hal said apologetically he was 90 miles away from Snag at the time. It was only 69.9 below zero where he was, at Northway.

The two other Texans who drove back with him were Tex Murrah of Camden and Byron B. Boon ("I dropped the e during the depression to save money on ink") of Linden.

He says this about the terrific cold: You don't feel it unless there is a wind blowing. He had expected a lot of moisture and dampness, but said snow is dry as a bone when it gets very cold. There is not only no moisture in the snow, but none in the air. Your scalp itches and your nose runs dry.

There is so much electricity in the air that you can shuffle your feet, point at a wall with your finger, and throw a spark a foot long. Dogs won't let you pet them during cold weather, because of the electric shock.

90 miles away from Snag at the time. If a fire breaks out, you're gone. No water to put it out. Just before he left, his unit lost a \$200,000 building and its materials.

You have about three hours of daylight. To keep warm you hang around the kitchen fire. You eat sweets and greasy foods, because your body craves them. You really don't mind the cold so much because you dress for it.

About Alaska: No one has trouble getting work, at good wages. It's so democratic up there a waitress is as good as the colonel's lady. Prices are high—40 cents for a peanut butter sandwich.

The Alcan Highway is very dangerous, but a heavy tourist flow is expected this summer. The best time of year to drive it is winter. In spring the thaws make it bad; in summer there are mosquitoes over an inch long that literally eat you up.

A major headache at his air base was a herd of 500 buffalo that had to be shooed off runways when planes landed.

The drive home was a long, dangerous, hard trip, but Hal said he knew he was back in Texas when he stopped at a service station in El Paso and the attendant, after filling the tank with gas, said:

"Mister, you want me to check them tahrs?"

The Austin Statesman: Feb 12, 1947

Austinite Helps in AF's Moon Shadow 'Survey'

LIBREVILLE, French Equatorial Africa, Feb. 25—Major Hal Eustace, son of Mr. and Mrs. C. B. Eustace of 92 Rainey Street, Austin, Texas, is here in connection with the US Air Force's bid for a "basement bargain" in accurate mapping by making the moon's shadow do the "surveying" across dense jungles and trackless deserts.

This is the first of the six eclipse stations which the Air Force has established along 3,200 miles of the Feb. 25 total eclipse's path across Africa and Saudi Arabia.

Using photo-electric cells to record the split second of total eclipse as the moon's shadow races across the earth's face at almost 2,000 miles an hour, it is hoped to record the distances between the six stations to within 200 feet of absolute accuracy. The time signals are be-

ing radioed to the six eclipse stations by the US Bureau of Standards in Washington, relayed via powerful Voice of America transmitters. The light and time measurements are recorded simultaneously, side-by-side on a single graph tape.

The small Air Force party along the line of the eclipse is being sponsored by the USAF Aeronautical Chart and Information Service, and its chief, Colonel Paul C. Schauer of Washington, D. C., heads the party. Chief scientific advisor is Father S. J. Heyden, SJ, director of the Georgetown Astronomical Observatory in Washington, D. C.

Maj. Eustace is normally stationed at the headquarters of US Air Forces in Europe in Wiesbaden, Germany. He was managing editor of the Brownsville Herald before entering the Air Force in 1942.

The Austin Statesman: Feb 25, 1952

Austin Man Sees Red As Red Tape Slows Payment

FONTAINEBLEAU, France (SC) Drama at a military postal window here:

Major Hal Eustace of 92 Rainey Street, Austin, has just received a notice that he owes \$148 more on his income tax, so he approaches the window slightly irritated.

"I'd like a money order form, please," he said.

Maj. Eustace, patiently: "Let me have a carbon, please."

Clerk, righteously: "Carbon's are not allowed. You'll have to fill it out twice. I'll show you the regulation."

Maj. Eustace: "Never mind." Laboriously fills out the two forms, hands them in.

Clerk: "But this is for \$148."

Maj. Eustace, mildly: "Is there a regulation against \$148 money orders?"

Clerk: "No, but the most I can make a single money order for is \$100, so you'll have to fill our forms for one \$100 order and for one \$48 money order, both in duplicate. Here, I'll show you the regulation."

Maj. Eustace, wearily: "Never mind." Fills out the new forms, hands them in.

Clerk: "I just checked and find that you haven't filled out a locator card here." Hands four locator cards out the window.

Maj. Eustace: "Why four?"

Clerk: "Because by regulations we have to send copies to Heidelberg, Wiesbaden and Camp Guynesmer."

Maj. Eustace, more than a little tired by now, fills out four locator cards and asks: "Now how about the money orders?"

Clerk, suspiciously: "Have you changed more than \$300 this month into dollar instruments?"

Maj. Eustace: "Yes."

Clerk, triumphantly: "Then I can't let you have these money orders without special permission of my lieutenant."

Maj. Eustace, icily: "If you'll notice, these money orders are for the collector of internal revenue. . . . they're income tax. . . . doesn't the government want the money?"

Clerk, standing his ground: "These are my instructions. I'll show you the regulation. . ."

Maj. Eustace, defeated: "Never MIND. Give me one—no, make it four—of those forms for the lieutenant to sign."

Scene shifts to the lieutenant's door. Maj. Eustace tries it. It is locked. Hanging to the doorknob is a small sign:

"On leave until May 15."

The Austin Statesman: Apr 20, 1953

Sewer tap permit, 6-11-20
WATER SERVICE PERMIT E N^o 37186
Austin, Texas

Received of NO LOCATION Date 9-63
Address 92 RAINEY STREET LOT E BLK. ③
Amount LOCATE SERVICE AND RENEW IF NOT COPPER Pl
Plumber _____ Size of Tap 3/4

Date of Connection 9/13/63
Size of Tap Made 3/4
Size Service Made 3/4 Cop
Size Main Tapped 6" C.I.
From Front Prop. Line to Curb Cock 7'
From South Prop. Line to Curb Cock 22'
Location of Meter Curb
Type of Box Round Lock
Depth of Main in St. 3.5'
Depth of Service Line 3.5'
From Curb Cock to Tap on Main 17'
Checked by Engr. Dept. 10-15-63-144

No. Fittings	Size
20' Pipe	3/4 Lead
1 Corp. Cock	3/4
Cop. to Iron ell	
Cop. to Cop. ell	
Cop. to Iron Coupling	
Cop. to Cop. Coupling	
1 Angle Stop	3/4
Stop	
Bushing	
Nipples	
Service Clamp	
Valve	
1 Meter Box	
Lock Lid	
Drain Tile	
Drain Tile Lid	
Stop & Drain	
Job No. <u>W523-502</u>	

Water tap permit, 9-63