

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MARCH 22, 2021
HR-2021-027327
73 RAINEY STREET
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT

PROPOSAL

Restore siding and columns and replace windows and roof on a ca. 1914 contributing building. Reclad and expand existing addition. Add window wall to rear elevation. Construct new outbuilding at rear.

PROJECT SPECIFICATIONS

- 1) Restore original teardrop siding and trim. Replace missing columns and remove non-original column at west elevation.
- 2) Construct accessible route to porch at main elevation.
- 3) Install a new standing-seam metal roof.
- 4) Replace vinyl windows with 1:1 double-hung wood windows at main and side elevations, replicating historic trim and profile from photo.
- 5) Construct a rear outbuilding and modify addition at east elevation. Addition will not increase height of existing 2014 addition. The proposed addition will be clad in Corten metal siding and feature operable doors. Its flat-roofed profile will remain. The proposed outbuilding will have weathered cedar board-and-batten siding and a simple gabled roof that mirrors the roof slope of the main building.
- 6) Remove illegal tent.
- 7) Remove rear wall and replace with full-height window wall and matching teardrop siding.

ARCHITECTURE

A 2012 Historic Preservation Office report describes the original architecture:

The existing c. 1914 house is an approximately 1,220 sq. ft., one-story, Greek Revival cottage with a pyramidal roof form and partial width, inset front porch. The house has minimal Greek Revival details, such as the slender, un-fluted columns and simple frieze trim under the eaves. There are two entry doors from the front porch and two double-hung, wood windows on the façade. The porch has a low railing with turned spindles and the house is sided with narrow, drop siding, and has a composition shingle roof.

Modifications since 2012 include the addition of a shipping container “garage” at the north elevation, replacement wood siding, window replacements, and removal of the Classical porch columns at the main elevation.

RESEARCH

The house at 73 Rainey Street was constructed as a rental property around 1914. Grocer Joseph Hubert Zimpelman and his family lived there until they moved into their shop at 902 East 1st Street (now East Cesar Chavez Street) during the early 1920s. Until 1935, the building housed short-term occupants, including a printer, a mechanic, a salon manager, and theater employees.

Otto O. and Lillie Schlueder resided at 73 Rainey Street for at least the next two years. Otto Schlueder worked as a cabinetmaker. The Schlueders’ five sons and two sons-in-law would later go on to serve in World War II. From 1939 to 1947, the house was once again occupied by short-term renters. In 1947, Joseph G. and Rachelle Martinez purchased the home, along with their daughter Juanita. Joseph Martinez worked as a grocer and a waiter.

The home’s longest-term owner-occupants, Alvino and Rafaelita Ledesma, lived at 73 Rainey Street from 1968 to at least 1979. Alvino Ledesma worked as a fruit and vegetable vendor before his retirement. The Ledesmas, displaced from their home in Rosewood during the urban renewal push of the late 1960s, noted their apprehension over another potential displacement in a 1979 *Statesman* article. However, the home remained in their family until 2003.

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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed modifications will restore some of the building's material integrity. The proposed removal of non-original material at east (rear) elevation will alter original residential fenestration pattern, but changes will not be visible from the street.

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 new addition and outbuilding will not destroy historic materials. They will be differentiated by their use of modern cladding, fenestration, roof materials, and massing. While the addition will be visible from the street, it will require partial demolition of only an existing visible addition. The outbuilding's simple design and understated cladding will not detract from the streetscape. The proposed standing-seam metal roof is less compatible than shingle roofing; however, standing-seam metal was approved by the Historic Landmark Commission in 2012. Siding, trim, and column restoration and the replacement of inappropriate vinyl windows with compatible double-hung wood windows will enhance the overall compatibility of the proposed project.

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.

The project mostly meets the standards.

STAFF COMMENTS

The house contributes to the Rainey Street National Register Historic District.

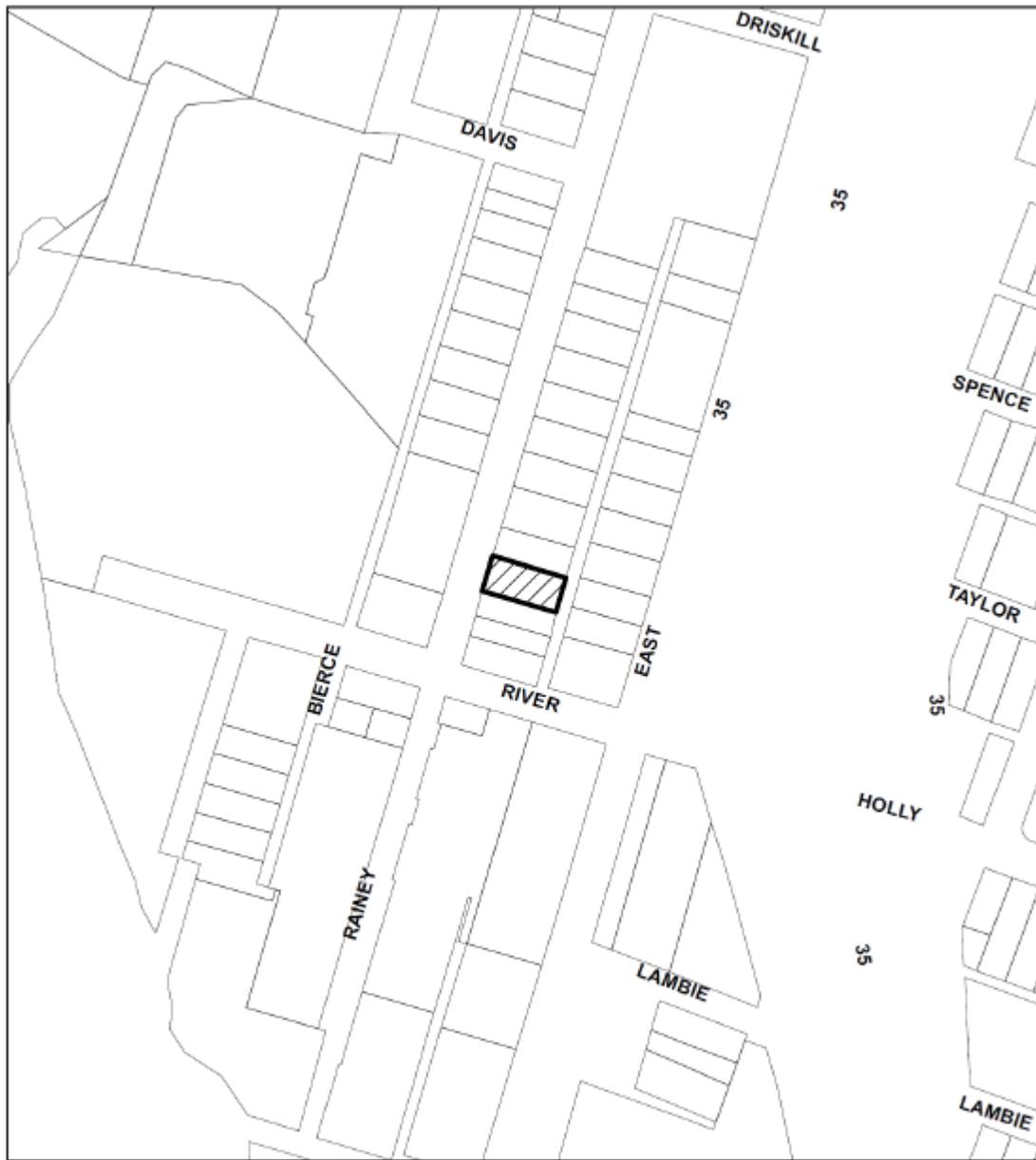
Designation Criteria—Historic Landmark

- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. *Architecture*. The house is constructed with Greek Revival and National Folk influences.
 - b. *Historical association*. There do not appear to be significant historical associations, though the Commission may wish to recognize the demographic changes and lifeways associated with the home's residents as typical of the district's development, migration, and displacement patterns.
 - 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.

STAFF RECOMMENDATION

Comment on and release the permit, encouraging the applicant to consider a shingled roof instead of standing-seam metal, as well as reinstallation of screens on windows.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: HR 21-027327
LOCATION: 73 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.

PROPERTY INFORMATION

Photos



2008 photo. Source: Applicant



Google Earth, 2020



West elevation. Source: Applicant, 2021



North elevation. Source: Applicant, 2021



East elevation. Source: Applicant, 2021

Occupancy History

City Directory Research, March 2021

- 1959 Gilbert M. Baldata, renter
- 1957 Brigido and Carol Garza, renters
Laborer, Nelson Davis & Sons
- 1955 Joseph G. and Rachelle Martinez, owners
Produce man, Food Mart
Juanita Martinez
Student
- 1952 Joseph G. and Rachelle Martinez, owners
Storekeeper, P. K. Gull
- 1949 Joseph G. and Rachelle Martinez, owners
Helper
- 1947 Joseph G. and Rachelle Martinez, owners
Waiter, Stephen Foster Hotel
Mrs. Gumicinda Perez, renter
Presser, Acme Cleaners
Gilbert Perez, renter
Employee, Acme Cleaners
- 1944 Domingo and Sarah Perales, renters
City Barber Shop (Raymon Donley, 708 E 6th Street)
- 1941 James L. and Della Hill, renters
Delbert M. Hill, renter
Clerk, University Drugstore
- 1939 J. L. Hill, renter
Delbert M. Hill, renter
Clerk, University Drugstore
Mrs. Fay Barnes, renter
Waiter, S. F. Austin Hotel
- 1937 Otto O. and Lillie Schlueder
Cabinet maker
Otto F. Schlueder, Jr., renter
Clerk, Public Service Project, Attorney General's
Department
Ollie B. Schlueder, renter
Deliveryman, Yeates Drug Co. No. 2
Marvin and Bernice Pratt, renters
Warehouseman, Schuhmacher
- 1935 Otto O. and Lillie Schlueder, renters
Cabinet maker
Otto Schlueder, renter
Waiter
Ione Schlueder, renter

- 1932 Vacant
- 1929 Frank E. and Ella Patterson, renter
Stagehand, Hancock Theatre

Paul and Viola Martin, renters
Operator, Crescent Theatre
Operator, Kathryn Beauty Shop
- 1927 Oran S. and Ada Cluck, renters
Mechanic
- 1924 Hugo J. and Annie Rauber, renters
Printer
- 1922 Joseph H. and Mabel Zimpleman, owners
Saleswoman, E. M. Scarbrough & Sons
Salesman
- 1920 J. Hubert and Mabel Zimpelman, owners
Salesman
Saleswoman, E. M. Scarbrough & Sons

Margaret Zimpelman, renter
Student
- 1918 J. Hubert and Mabel Zimpelman, owners
Salesman, E. M. Scarbrough & Sons
- 1916 J. Hubert Zimpelman, renter
Salesman, E. M. Scarbrough & Sons
- 1914 J. Hubert Zimpelman
Salesman, E. M. Scarbrough & Sons
- 1912 Address not listed

Biographical Information

Form 1 3189 REGISTRATION CARD No. 444

1 Name in full Joseph Hubert Zimpelman 29

2 Home address 73 Rainey Avenue Tex.

3 Date of birth April 26 1888

4 Are you (1) an alien, (2) a restricted citizen, (3) an alien, (4) or have you declared your intention (specify which)? Natural Born

5 Where were you born? Austin Tex U.S.A.

6 If not a citizen, of what country are you a citizen or subject?

7 What is your present trade, occupation, or office? Salesman U.S.

8 By whom employed? E.M. Scarbrough & Sons
Where employed? 67th & Camp Ave Austin Tex

9 Have you a father, mother, wife, child under 12, a sister or brother under 12, solely dependent on you for support (specify which)? Wife & one child

10 Married or single (specify which)? Married Race (specify which)? Caucasian

11 What military service have you had? Rank No

12 Do you claim exemption from draft (specify grounds)? Wife & child

I affirm that I have verified above answers and that they are true.

Joseph Hubert Zimpelman

REGISTRAR'S REPORT 47-1-3-A

1 Tall, medium, or short (specify which)? Short Slender, medium, or stout (which)? Medium

2 Color of eyes? Brown Color of hair? Brown Build? No

3 Has person last seen, leg, hand, foot, or both eyes, or to be otherwise disabled (specify)? No

I certify that my answers are true, that the person registered has read his own answers, that I have witnessed his signature, and that all of his answers of which I have knowledge are true, except as follows:

Pyman J. Bailey
(Signature of Registrar)

City or State Austin Texas 6/5/17
(Date registered)

WWI draft card for Joseph Hubert Zimpelman



As near as your Phone



Call one of these Service Grocers:

W. A. Achilles & Co.
1608 Lavaca Street
Phone 5365

Caldwell and Miller
1700 South Congress Ave.
Phone 4314

The Eagle Grocery and Market
Red River at Tenth
Phone 2930

Herman L. Achilles and Sons
1604 Lavaca St.
Phone 6692

Calhoun and Groslin
Fredericksburg Road
Phone 6449

D. A. Goldstein
1128 West 6th Street
Phone 6002

Fischer Brothers
609 West 6th Street
Phones 5355—5356—3215

Alex Fisher
1124 West 6th
Phone 7958

Hoffman's Grocery
3910 Speedway
Phone 5343

O. E. Smith
Speedway

Lomis Slaughter
Lavaca at Nineteenth
Phone 5377

Plantation and Consumers Coffee Co.
Henry Petri, Prop.
Phone 7625 202 W. 6th

Fletcher's Market
204 West 6th
Phones 8453—3579

John T. Parker
1512 South Congress Ave.
Phone 5397

E. L. Williams
1900 East 12th
Phone 7505

Tom D. Smith
904 Congress Ave.
Phone 5394

J. H. Zimpleman
902 East First Street
Phone 4261

The Drive-In Grocery and Market
Rio Grande at 12th
Phone 5373

E. A. Stewart
1210 South Congress

Watch for This Page
Next Week

The Austin Statesman (1921-1973); Jul 10, 1925

Swift Thinking Saves Austinian Accidentally Wounded By Shot

Shot through the left lower lung by the accidental discharge of a .22 rifle, J. H. Zimpleman, well known East First street merchant, probably owed his life Tuesday to his own presence of mind.

The accident occurred Monday night as Zimpleman arranged a stock of beans on a shelf at his store, 902 East First street. Nearby was his rifle, which a borrower had returned a short time earlier.

A sudden lurch sent the store owner tumbling, and as he fell the gun was fired, the bullet entering his body about two inches below

the heart, members of the family said in describing the accident.

Seriously wounded, Zimpleman was able to pull himself to the telephone and call his physician, who recognized his voice. Then the injured man crept to the front of the

building and called to neighbors. At Seton infirmary his condition was described as serious but not alarmingly so. Mrs. Zimpleman said her husband was conscious and "holding his own."

"He fortunately got medical aid right away," Mrs. Zimpleman said. She was not at home when the accident happened. "I don't know how he had the strength to call for help as he did."

Police, who were notified of the shooting Tuesday morning, said it was a clear-cut accident case and further investigation was unnecessary.

Zimpleman Said Doing Very Well

J. H. Zimpleman, East First street merchant wounded Monday night by the accidental discharge of a rifle, was reported "doing very well" Wednesday by his physician, Dr. J. J. Brady.

The injured man was still under treatment at Seton infirmary.

Mr. Zimpleman was shot through the lower left lung when the gun was fired as he fell at his store, 902 East First street. Dangerously hurt, he managed to summon help himself.

The Austin Statesman (1921-1973); Jul 6, 1937 and Jul 7, 1937

Miss Zimpelman Wed In Morning Service

Couple to Live in San Antonio
After New Orleans Wedding Trip

The marriage of Miss Margaret Zimpleman, daughter of Mr. and Mrs. J. Hubert Zimpleman, and Harold Douglas Zoellner of San Antonio was solemnized in a simple ceremony Monday at 8 a. m. at St. Mary's Catholic church with Father J. J. O'Brien officiating.

Banking the altar was fernery relieved with large bouquets of white iris and white stock. Schubert's "Ave Maria" was sung by Mrs. W. W. Powell as the nuptial solo and she was accompanied by Mrs. J. V. Siegmund at the organ who also played the wedding marches.

J. Hubert Zimpelman, father of the bride, gave his daughter in marriage. She wore a gown of white lace with soft trim in white satin. A shoulder-length veil fell from a halo of white horsehair and pearls. White roses formed her bouquet.

Chevellon, all of San Antonio; Mr. and Mrs. George B. Zimpelman Jr. of Fort Worth and Mrs. Charles Dingle of Denver, Colo.

St. Martin's Ladies' Aid will have a meeting at the church Wednesday at 3 p. m.

The Austin Statesman (1921-1973); Mar 1, 1938

rites of river victim set today

Funeral services for Austin's first spring drowning victim will be conducted Tuesday afternoon.

James C. Querry, 11, of 82 Rainey, was swept to his death in the Colorado river Monday evening at the end of Red River street while three boy playmates looked on helplessly.

The boy was the son of Mr. and Mrs. Frank Querry. Mr. Querry is an unemployed lineman.

Went Wading

James and three other boys had gone wading in the river preparatory to going swimming later. With James were Jimmy Hill, 10, of 73 Rainey; Freddie Wislan, 11, of 68 Rainey, and Neal Hill, 15, of 73 Rainey. The two Hill boys are brothers.

Neal Hill said James slipped down into the water and did not appear on the surface again. He said James was almost in the middle of the stream where the current is strongest when he went down. Jimmy had told his friends he could swim, but his father said he did not know how.

The body was later found in waist-deep water, lodged against a sand-bank about 100 yards downstream from the spot where Jimmy was last seen. Fire Chief John Woody operated the row boat that took firemen to the scene. Asst. Chief A. W. Oertli took the body from the water. The body was recovered about 25 minutes after Jimmy went under. Firemen and physicians made desperate efforts to revive the boy with a pulmotor and oxygen tent but were unsuccessful.

Besides his parents, Jimmy is survived by one brother, Henry Franklin Querry.

Burial will be in Oakwood after funeral services at 5 p. m. Tuesday at the funeral home at 1100 Colorado.

The Austin Statesman (1921-1973); Mar 22, 1938

J. H. Zimpelman, 56, Dies Of Accidental Shot Wound

J. H. Zimpelman, 56, native of Austin, died accidentally Friday morning from a gunshot wound in the head. His body was found at 6:30 a.m. by his wife in the backyard of their home at 802 East First street.

Justice Mace B. Thurman Jr. conducted an inquest and returned a verdict of accidental death from gunshot wound. Mrs. Zimpelman told Thurman that her husband had risen Friday morning and put coffee on the stove as was his custom. When she went to look for him later, she found his body in the backyard.

A .44 caliber revolver, which his wife stated belonged to him, was

found beside his body, and contained four unfired shells and one hull, Thurman said. The bullet entered the right side of the head apparently causing instant death.

Mr. Zimpelman was born in Austin and lived his entire life here, operating a grocery store for many years at his home address. He is survived by his widow, Mrs. Mabel Zimpelman; a daughter, Mrs. Mary Soellmer of San Antonio; a sister, Mrs. Louise Corwin of Portland, Ore., and a brother, George Zimpelman of Fort Worth.

The body is at Cook Funeral home where a rosary service will be held at 8:30 p.m. Friday. Funeral arrangements had not been completed at noon Friday.

ZIMPELMAN — Funeral services for Joseph H. Zimpelman, 56, were held from St. Mary's Catholic church Saturday at 10:30 a. m. with Father Joseph McAllister officiating. Burial was in Mt. Calvary. Pallbearers were John W. Byrne, Alfred Riley, Mace B. Thurman Jr., Morris Hirshfeld, John J. Butler and Roy C. Deen.

The Austin Statesman (1921-1973); May 5, 1944 and May 6, 1944



FIGHTERS for FREEDOM☆☆☆

With length of service ranging from 11 years for the oldest to two years for the youngest, the five Schlueder brothers are really a 'fightin' family.' They are the sons of Mr. and Mrs. O. O. Schlueder, 1606 Garden street.

Lt. Thomas Orvalea Schlueder, 33, has been overseas for the past year. He is attached to a replacement company in the tank destroyer corps in North Africa. In the service for 11 years he has been stationed at Fort Sam Houston, Camp Bowie and was at Camp Hood before going overseas. His wife, Mrs. Beatrice Schlueder, and two sons live at 1213 Kinney avenue.

Otto F. Schlueder, seaman second class, 28, is an instructor in the cooks' and bakers' school at the Corpus Christi naval base. He has been in the service for the past eight months. His wife, Mrs. Lorene Schlueder, resides at 1213 Kinney avenue.

Lt. Ollie B. Schlueder, 24, formerly in the signal corps, is now attached to a tactical reconnaissance group at Pounds field in Tyler as an instructor. In the army for seven years, he was recently stationed at Iceland for a nine months tour of duty. His wife and daughter are with him in Tyler.

Corp. Laurette L. Schlueder, 21, is a member of a medical battalion at Camp Carson, Colo. Entering the service about 18 months ago, he received training at Camp Adair, Ore., before being transferred to Camp Carson. His wife and daughter are residing near him in Colorado Springs.

The youngest of the family, Hollis Bert Schlueder, seaman second class, has seen more combat than any of his four older brothers. Stationed aboard a destroyer in the North and South Pacific, he participated in the battles of the Solomons, Gilberts, Santa Cruz and Kiska, for which he received a commendation from his commanding officer. The 18-year-old sailor has been in the navy for the past two years. Serving as a radioman during his combat duty, he is now being trained for a gunner's position.

Aside from the five brothers, Mr. and Mrs. Schlueder also have two sons-in-law in, one in the navy and the other in defense work. D. B. Hornburg, apprentice seaman, has just finished his boot training at San Diego, Calif. He was with the border patrol at Eagle Pass for two years before entering the service. His wife, formerly Ince Schlueder, and their two sons are now in Austin visiting the Schlueders.

W. C. Cook is doing his part in defense work at the magnesium plant where he has been employed since the plant opened. His wife, the former Marguerite Schlueder, and two daughters reside at the family home at 709 West 34th street.

Lt. Giles C. Avriett, B-24 pilot, recently arrived in England, went on several missions over enemy Europe in the pre-invasion air thrust, according to a letter received by his parents. He is the son of Mr. and Mrs. Giles L. Avriett, 2515 Rio Grande.

Another Austin man participating in the invasion is Capt. D. B. Ashworth, attached to the army engineer corps in England. Aside from letters from her husband, Mrs. Ashworth has also received several letters from friends. Capt. Ashworth has made during his stay in England. His daughter, Beverly, has not been left out of the correspondence, as she has received letters from several English girls her age. The Ashworth home is at 1606 West 14th street.



Otto Schlueder

Laurette Schlueder

Ollie B. Schlueder

Bert Schlueder

Orvalea Schlueder

The Austin Statesman (1921-1973); Jun 14, 1944

Rainey died in a local hospital Saturday morning.

She is survived by one daughter, Mrs. Jennie Ruiz of California; her mother, Mrs. Felipa Perez; one sister, Mrs. Elizabeth Guerra of Austin and one brother, Annias Perez of Austin.

Funeral services will be held Sunday at 2:30 p. m. at the Buen Pastor Church with the Rev. Santiago Ibarra and the Rev. Rubean Ortega officiating.

Pallbearers will be Humberto Cantu, Encarnacion Varela, Raymundo Martinez, Ben Ortega, Eugenio Vega, and Abel Ortega. Burial will be in Austin Memorial Park.

MRS. GAUMICINDA PEREZ
Mrs. Gaumicinda Perez of 73

The Austin American (1914-1973); Mar 15, 1953

OLLIE B. SCHLUEDER

Ollie B. Schlueder, U.S.A.F. ret. 53, of Dallas, died in a Temple Hospital Sunday morning.

He had been in the military for 22 years; was a member of the Baptist church, and had lived in Austin before recently moving to Dallas.

Survivors include his wife, Mrs. Mary Francine Schlueder, Eau-Galle, Fla.; his mother, Mrs. E. W. Baker, Dallas; three daughters, Mrs. Ollie Fay Magnuson, Medfield, Mass., Mrs. D. K. (Mickie Karen) Tolley, Eau-Galle, Fla.; and Mrs. C. C. (Bonnie Katherine) Leech, Smithfield, Pa.; six brothers, Thomas O. Schlueder, Otto F. Schlueder, Laurette L. Schlueder, Hollis Bert Schlueder, W. Howard Schlueder and Bobby Ray Schlueder all of Austin.

Four sisters, Mrs. W. C. (Marguerite) Cook, Mrs. D. B. (Ione) Hornburg, Mrs. B. J. (Lillie Mae) Hamilton and Mrs. Floyd M. (Mary Etta) Clearman all of Austin; six grandchildren and a number of nieces and nephews.

Funeral will be 2 p.m. Wednesday at Hyllin-Manor Funeral Home, Rev. Melvin Clearman officiating. Burial will be in Austin Memorial Park with military honors.

The six surviving brothers will be honorary pallbearers. Those who wish may make memorial contributions to a favorite charity.

Those who wish may visit the family at the L. L. Schlueder residence, 902 Floradale.

The Austin Statesman (1921-1973); Dec 18, 1972

Senior helper enjoys duties

By NORMAN OSHMAN

"This program (the Retired Senior Volunteer Program) came like a dream, which it is. I am thankful to the president of the United States and the governor of Texas for their concern about senior citizens," says Alvino C. Ledesma, of 73 Rainey St. in Austin. Ledesma, a Retired Senior Volunteer Program (RSVP) member for the past three years, volunteers eight hours per week at the Metz Activity Center. This center is part of the Parks and Recreation Department's Senior Luncheon Project. Ledesma first learned of RSVP while serving on the board of Services for the Elderly.

One of Ledesma's duties at the center is serving as a liaison between the center's site manager and the center's senior citizens. He also records volunteer hours of fellow volunteers at the center.

Ledesma, whose wife Rafaelita is also an RSVP'er, says that RSVP keeps senior citizens active by getting them out of their homes and involved in their community. Some RSVP members at the center are active in quilting, knitting layettes, and making baby clothes for Austin Teenage Parent Council, the Austin State School, and the Christian Service Center. Once a week a dozen or more RSVPers go to the Travis State School to provide emotional support to severely retarded children.

"RSVPers are able to do something constructive while building strong friendships," says Ledesma. RSVP members at Metz develop a kinship among themselves. "When members of the group are sick, we send them get-well cards," says Ledesma.

"RSVP sends us a newsletter each month, parts of which are in Spanish. There's an honor roll of all the volunteers in Travis County and I enjoy seeing my own name and those of my friends."

Ledesma enjoys volunteering as an RSVP member and feels other do too. "I hope that when the younger generation reaches their 60s, RSVP will still be alive so they can enjoy it as much as I have," Ledesma adds.

If you would like to become an RSVP volunteer, please call Carol Cofer or Gene Stanberry at 444-3323, or come by Room 100 at 2201 Post Road. RSVP is a program of the Travis County Department of Human Services and a part of ACTION, the federal agency for volunteer service.

The Austin American Statesman (1973-1987); Apr 13, 1978

Counterplan readied

East Austin group drawing up own renewal design

By BILL DOUTHAT
American Statesman Staff

When urban renewal pushed Alvino Ledesma out of his home in the Rosewood neighborhood 11 years ago he settled on Rainey Street near the center of town.

Now, urban renewal is knocking on his door again.

"This time I can't afford to move," said Ledesma, 65, a retired fruit and vegetable dealer who lives with his wife, Rafaelita, in an attractive home with sculptured hedges at 73 Rainey St.

"I don't want to sell my home," said Rafaelita Ledesma. "It's too hard for us to start all over again."

Keeping the Ledesmas and other East Austin families safe from urban renewal was the chief concern Saturday when families, architects and business owners sat down at the drawing boards to work on a counterplan to the American City Corporation's proposal for wide-scale redevelopment of the area.

"We want a plan that doesn't victimize anyone," said Bob Mather, an architect and University of Texas professor who is heading the counterplanning task force for the Austin Coalition for Vital Revitalization.

"We are not against revitalization but we want to produce a design study that would revitalize

without forcing displacement of people," Mather said. The plan developed by American Cities, at a cost to the city of \$132,000, would require that the city buy and clear about 48 acres and resell it to developers for hotels, office buildings, shops, condominiums and apartments.

About 95 buildings in the area would be demolished. The area is between Guadalupe Street and I-35 and Third Street and Town Lake.

Hollie Slaughter, who owns a packing house and several lots in the area, said she is concerned that absentee investors would take control of development. "I'm in favor of revitalization," she said, "but I just want the people of Austin to have a maximum input. Absentee ownership is not in the best interests of the city."

Mather said a plan that mixes land uses is more practical than a wholesale redesign which presumes the economy could sustain convention centers, new office buildings and banking centers. He compared the American City plan to a shopping center development.

Mather's task force is working over the weekend on a design study for the Rainey Street area and will present preliminary findings in an open-air meeting at 3 p.m. today at 309 E. Fourth St.

To get their message across, the coalition has published a bilingual comic book explaining the evils of most revitalization plans.

The Austin American Statesman (1973-1987); Aug 26, 1979

Permits

OWNER Alvino C. Ledesma ADDRESS 73 Rainey Street
 PLAT 13 LOT 17 BLK 1
 SUBDIVISION Driskell Sub
 OCCUPANCY Bedroom
 BLD PERMIT # 110528 DATE 11-18-68 OWNERS ESTIMATE \$750.00
 CONTRACTOR Owner NO. OF FIXTURES none
 WATER TAP REC # Exist SEWER TAP REC # Exist
 Frame addn to residence

168 Sq. Ft.

Building permit for addition, 11-18-68

WATER SERVICE PERMIT E No. **37171**
 Austin, Texas

Received of No LOCATION Date 9-6-63
 Address 73 RAINEY STREET LOT 17 BLK. 1
 Amount LOCATE SERVICE AND RENEW IF NOT COPPER. Pd Tap
 Plumber _____ Size of Tap 3/4

Date of Connection 9/20/63
 Size of Tap Made 3/4
 Size Service Made 3/4 Cop
 Size Main Tapped 6" CT
 From Front Prop. Line to Curb Cock 7'
 From North Prop. Line to Curb Cock 14'
 Location of Meter Curb
 Type of Box Round Lock
 Depth of Main in St. 3'
 Depth of Service Line 3'
 From Curb Lock to Tap on Main 33'
 Checked by Engr. Dept. 10-15-63-1127

No. Fittings	Size	
6	Pipe Cop	
1	Corp. Cock	3/4
	Cop. to Iron ell	
	Cop. to Cop. ell	
	Cop. to Iron Coupling	
	Cop. to Cop. Coupling	
	Angle Stop	3/4
	Stop	
	Bushing	
	Nipples	
	Service Clamp	
	Valve	
	Meter Box	
	Lock Lid	
	Drain Tile	
	Drain Tile Lid	
	Stop & Drain	
	Job No.	11373-02
	Foreman	Phil M. ...

Water tap permit, 10-15-1963