

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
JANUARY 24, 2022
HR-2021-207562
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT
84 RAINEY STREET

PROPOSAL

Relocate the ca. 1905 contributing house at 84 Rainey St. adjacent to and behind the contributing house at 78 Rainey St.

PROJECT SPECIFICATIONS

- 1) Relocate the house at 84 Rainey St. behind the bungalow at 78 Rainey St. The house will be oriented along a new east-west pedestrian paseo. It will face north, a 90° rotation from its current east-facing orientation.
- 2) Rehabilitate the house.

ARCHITECTURE

One-story L-plan Folk Victorian house. The house has a cross-gabled roof with cornice returns and is clad in wood siding. The inset corner porch has turned posts and decorative spindlework. Windows are 2:2 wood sash, with round windows at the gable ends.

RESEARCH

The house at 84 Rainey St. was built around 1905. The first recorded occupant was Eugene H. Gatlin, a salesperson, who lived in the house between 1906 and 1909. Subsequent residents held a variety of working-class jobs and included a printer, bookkeeper, clerk, oil refinery superintendent, and meat cutter.

Between 1929 and 1939, brothers Louis and Leonard Hartung lived in the house. Louis was married to Kathryn Fritts Hartung; after her death in 1932, he was remarried to Mazie Seppa Hartung. Leonard was married to Lena Rumsey Hartung. Louis Hartung was a porter at the Stephen F. Austin Hotel and later a salesman for 7-Up. Leonard Hartung worked for the City Street & Bridge Department for over 25 years.

The next long-term owners were Eric J. and Elise M. Lind, who moved into the house around 1947. Eric Lind worked as a roofer. The Linds lived at 84 Rainey St. until their deaths in 1966 and 1970.

DESIGN STANDARDS

The City of Austin's [Historic Design Standards](#) (March 2021) are based on the Secretary of the Interior's Standards for Rehabilitation and are used to evaluate projects in National Register districts. The following standards apply to the proposed project:

Demolition and relocation

- 1.1 Do not demolish or relocate a historic building.
- 1.2. If demolition or relocation is necessary, ensure the safety of the building and any adjacent properties before, during, and afterwards.

The project proposal does not include specifications for the relocation. Effort should be made to minimize damage and maximize retention of historic building materials. For instance, if the porch is removed for the relocation, the turned posts, railing, spindlework, and brackets should be salvaged for reinstallation.

Further, the proposal indicates there will be minor modifications and material replacement at the new location. The house appears to be in good condition. Historic materials should be retained and repaired to the greatest extent possible, and selective, in-kind replacement should be performed only for features deteriorated beyond repair.

More broadly, maintaining historic buildings in place is generally preferable to relocation. Moving a historic building impacts the integrity of its location and setting. However, high-rise development has vastly impacted and eroded the overall integrity of the Rainey Street National Register district. The proposed project entails preservation of both 78 and 84 Rainey St. While 84 Rainey will be rotated and will no longer address Rainey St., it will continue to have a relationship to the neighboring property behind which it will be located. The paseo will provide a pedestrian connector to the Emma S. Barrientos Mexican American Cultural Center, creating a new street-like frontage for the house. In developing the details

of the house's siting and landscaping, attention should be paid to creating a similar spatial relationship with the paseo as the house currently has with the street.

PROPERTY EVALUATION

The property contributes to the Rainey Street National Register district.

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 criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it does not meet two criteria:
 - a. Architecture. The building is a good example of a Folk Victorian house.
 - b. Historical association. While the home's residents were representative of general demographic patterns within the Rainey Street district, the property does not have specific significant historical associations.
 - c. Archaeology. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.
 - d. Community value. The property does not appear to 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.

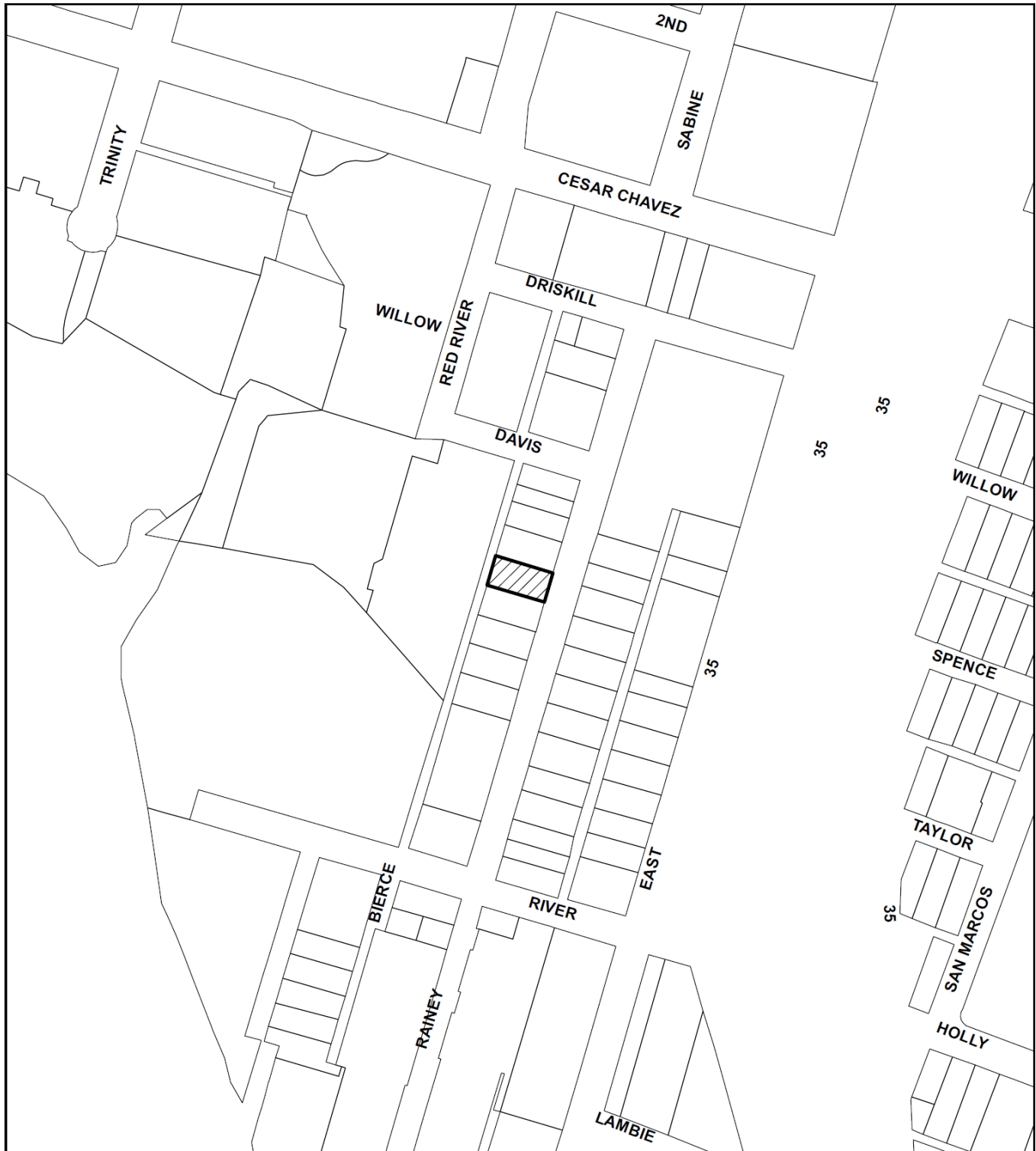
COMMITTEE FEEDBACK




The applicant presented plans for the project at the January 10, 2022 Architectural Review Committee meeting. Committee members appreciated that the project team sought an alternative to demolition for the houses at 78 and 84 Rainey St. in conjunction with development of a high-rise tower. The location and setting off of Rainey St. will impact the integrity of 84 Rainey St., but committee members agreed the gap between high-rise buildings and creation of a street-like pedestrian paseo will be positive features of the proposed development. Committee members recommended incorporating historical information on Rainey Street in the art at the site.

STAFF RECOMMENDATION

Release the relocation permit.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 250'

NOTIFICATIONS

CASE#: HR 21-207562
LOCATION: 84 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*Photos**Application, 2022*

Occupancy History

City Directory Research, January 2022

| | |
|---------|--|
| 1959 | Eric H. Lind, owner |
| 1955-57 | Eric H. Lind, owner Roofer |
| 1952 | Eric J. and Elsie Lind, owners Mechanic, Little & Goslin |
| 1949 | Eric J. and Elsie Lind, owner Roofer |
| 1947 | Eric J. and Elsie M. Lind, owners Roofer, Kuntz Sternberg |
| 1944 | Jesse E. and Viola Cain, renters Milk sampler, Austin-Travis County Health Unit |
| 1941 | Frank W. and Delma L. Bradshaw, renters Plumber |
| 1939 | Louis A. and Mazie Hartung, renters Salesman, 7-Up Bottling |
| 1937 | Louis A. and Mazie Hartung, renters Porter, Stephen F. Austin Hotel |
| 1935 | Leonard A. and Lena Hartung, renters Maintenance, City Street & Bridge Department Louis A. Hartung, renter Woodrow C. Hartung, renter |
| 1932 | Leonard A. and Lena Hartung, renters Maintenance, City Street & Bridge Department Louis A. and Kath Hartung, renters Porter, Austin Hotel |
| 1929 | Louis A. and Kath Hartung, renters Shipping clerk, Brown Cracker & Candy Co. |
| 1927 | Thomas H. and Viola White, renters Meat cutter, Washington Market |
| 1924 | Robert E. and Dona Witter, owners Superintendent, Gulf Refining Co. |
| 1920 | Edward R. and Dona Witter, renters Clerk, Murchison-Lee Co. |
| 1916 | Joseph Burton Bookkeeper, Woman's Toggery Shop |
| 1912 | Frank B. Livaudias Printer |
| 1909 | Eugene H. Gatlin City salesman, John Orr |
| 1906 | Eugene H. Gatlin City salesman, Deen & Walling |
| 1903 | Address not listed |

Biographical information

FOR RENT — Four-room furnished house, two galleries and outhouses, gas stove, plenty of shade; 87 Rainey St. Apply E. H. Gatlin, 84 Rainey St.

Eugene H. Gatlin rented out a house at 87 Rainey St. while living at 84 Rainey St. Austin Statesman, Aug. 4, 1907, 6.

HARTUNG—Funeral services for Mrs. Kathryn F. Hartung, 39, were held from the Cook funeral home Monday at 2 p. m. with the Rev. W. G. Birkner officiating. Interment was in the Masonic cemetery on the Post road. Pallbearers were Edward Bozarth, Jesse Bozarth, Howard Bozarth, John Hednett, Leslie Peirymann and Joe Bowles.

Mrs. Hartung is survived by her husband, Louis A. Hartung; two sons, Woodrow and James Hartung of Austin; her parents, Mr. and Mrs. J. W. Fritts; two sisters, Mrs. Annie Mae Shaw and Mrs. Clyde Deane of Austin; three brothers, John W. Fritts of Houston, Roy C. Fritts and Jim S. Fritts of Austin.

Obituary for Kathryn Hartung, Austin Statesman, Dec. 3, 1934, 2.

LEONARD A. HARTUNG

Funeral services will be held here Saturday at 10 a.m. at the Wilke-Clay Funeral Home for Leonard A. Hartung, 70, lifelong resident of Austin and a city employe for more than 25 years who died Thursday at his home, 1005-B East Second Street. Burial will be in the Masonic Cemetery.

Hartung is survived by a sister, Mrs. Grove C. Bozarth of Austin. He was a member of Pleasant Hill Baptist Church, the American Legion and Onion Creek Masonic Lodge No. 220.

Obituary for Leonard Hartung, Austin Statesman, May 22, 1964, 18.

ERIC H. LIND

Eric H. Lind, 68, of 84 Rainey St., died in a local hospital Sunday. He was a lifetime resident of Austin and was a retired construction worker.

Survivors include three sisters, Mrs. C. W. Swenson, Mrs. Tallie Hanley and Miss Josie Lind, all of Austin; two brothers, Arthur Lind and Ralph Lind, both of Austin; and a number of nieces and nephews.

Funeral services will be held at 11 a.m. Tuesday at Cook Funeral Home with Rev. Milton Dare officiating. Burial will be in Oakwood Cemetery.

MRS. ERIC LIND

Mrs. Eric Lind, 84 Rainey St., died at the family residence Friday.

Survivors include her husband, Eric Lind; two sisters, Mrs. Charles Eklund, Austin, and Mrs. Frank Libaudais, New Orleans, La.

Funeral is pending at Cook Funeral Home.

Left, obituary for Eric H. Lind, Austin Statesman, Oct. 26, 1970, A10.

Right, obituary for Elise M. Lind, Austin Statesman, Nov. 26, 1966, 10.

Permits

Receipt No. _____ Application for Sewer Connection **Nº 3803H**

Austin, Texas, 2 30 1917

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by _____ at 84 Rainey Street,

further described as Lot 4 Block _____ Outlot _____ Division _____

subdivision _____ Plat _____, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. _____

I agree to pay the City of Austin the regular ordinance charge.

Sewer service permit, 1917

WATER SERVICE PERMIT **E Nº 37178** **13**

Austin, Texas

Received of NO LOCATION Date 9-63

Address 84 RAINY STREET LOT 4 BLK (5)

Amount LOCATE SERVICE AND RENEW IF NOT LOWER

Plumber _____ Size of Tap 3/4

Date of Connection 9/18/63

Water service permit, 1963

| | | | |
|------------------------------------|---------------------|-----------------|---------------|
| OWNER | Leon Rivera | ADDRESS | 84 Rainey St. |
| PLAT | 13 | LOT | 4 |
| | | | BLK. 5 |
| SUBDIVISION | Driskill Rainey sub | | |
| OCCUPANCY | porch | | |
| BLDG. PERMIT # | 182534 | DATE | 6-5-79 |
| | | OWNERS ESTIMATE | 2,000.00 |
| CONTRACTOR | owner | NO. OF FIXTURES | |
| WATER TAP REC# | | SEWER TAP REC# | |
| Remodel and repair exist res addn. | | | |
| 100 Sq ft | | | |

Building permit, 1979

| | | | | | |
|------------------------|--|---------------------------|-------------|--|-------------|
| Address: 84 Rainey St | | Permit: 182534 | | Plat: 13 | |
| Lot: 4 | | Block 5 | | Subdivision: | |
| | | Outlot | | Driskill & Rainey Sub | |
| Fire Zone: 3 | | Use Dist. A-1st | | Occupancy: Addn to Res & Remodel & Repair existing | |
| Layout | | Framing | | Final | |
| Foundation | | Floor joist size & o.c. | | Bldg. Conn. | Parking |
| Front setback | | ceiling joist size & o.c. | | Room Vent. | Exits |
| Total & Min. side yard | | stud size & o.c. | | Stairs | Exit lights |
| Side St. Yard | | | | Rails | Fences |
| | | | | Attic Vent. | Corridors |
| | | | | Insulation | |
| Type Const. | | W. Insulation | | Hood Vent. | |
| Spec. Permit # | | Sheetrock | | Glass | |
| BOA | | Commercial Sheetrock | | Deadbolts | |
| | | Occup. Sep. | | Fireplaces | |
| | | Thru out | | | |
| Owner: Leon Rivera | | | Contractor: | | |

Building permit