

HISTORIC LANDMARK COMMISSION
OCTOBER 24, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0085
Rainey Street
79 Rainey Street

PROPOSAL

Total demolition of an existing c. 1933, 1,493 sf house.

RESEARCH

Permits and City Directory indicate the house was built c. 1933. Burt Bell submitted an application for a sewer connection at 77 and 79 Rainey Street in 1919. However, it doesn't appear that the parcel addressed as 77 Rainey Street was subdivided to create 79 Rainey Street until sometime between 1922 and 1933 when Mrs. Burt Bell applied for a water service permit. City Directories indicate the property was owned by Mrs. Bertie Bell, a widow. Bertie Bell may be the same Bertie later listed as the wife of Fred W. Seigler in the 1944-45 City Directory for this address.

Fred W. and Bertie Seigler lived in the home through the late 1940's, after which the property was owned by Paul Guerra, a laborer and kitchen helper, and his wife Juanita, who lived in the house into the 1980's.

PROJECT SPECIFICATIONS

The existing residence, built c. 1931, is an approximately 1,500 sf, one-story wood frame bungalow with craftsman detailing. The house has a front-gabled roof over the main body of the house and a separate front-gabled roof over the partial width front porch. Both have exposed rafter ends and decorative braces under the gables. The porch roof is supported by battered wood columns decorated with trim that sit upon stucco'd piers. There are decorative railings between the piers fabricated from 1x boards set in a box pattern.

The house is sided with narrow profile, lap siding. There are two pairs of double windows on the front façade, both with double-hung wood sashes. The front door appears to be original, with 4:2 glazing in the top third.

The applicant proposes to demolish the house and out building and construct a new building. The design for the new structure has not been finalized.

STAFF COMMENTS

The house is listed as a contributing structure in the Rainey Street National Register Historic District. The National Register Historic District general design review guidelines state:

- The distinguishing original qualities or character of a property and its environment shall not be destroyed. Removal or alteration of any historic material or distinctive architectural features should be avoided.

- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Contemporary designs for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and are compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

The proposed project will result in the total demolition of a contributing structure so does not meet the general design guidelines for the district.

STAFF RECOMMENDATION

Staff requests that the owner reconsider the proposed demolition and investigate rehabilitating the existing house. If the applicant continues to seek a demolition permit, staff recommends the permit not be released until a City of Austin Documentation Package is submitted to the Historic Preservation Office. Staff further recommends that the design of the new structure be presented to the Historic Landmark Commission for comment prior to release of a building permit.

PHOTOS



79 Rainey Street – Front elevation



79 Rainey Street – Porch detail



79 Rainey Street

OCCUPANCY HISTORY
79 Rainey Street
c. 1933

City Directory Research, Austin History Center
 By City Historic Preservation Office
 October 2011

1990	Dolores R. Guerra Manager, Pato's
1985-86	Dolores R. Guerra
1980	No listing for address
1975	Paul Guerra, owner
1970	Paul and Juanita R. Guerra, owners Kitchen help, Spanish Village
1965	Paul and Juanita R. Guerra, owners Kitchen help, El Toro
1962	Paul Guerra, owner
1959	Paul and Janie R. Guerra Kitchen help, El Toro
1957	No listing for address
1953	Paul and Juanita Guerra Laborer
1949	Fred W. and Bertie Seigler, owners (William F. and Hazel Bell, carpenter)
1944-45	Fred W. and Bertie Seigler, owners
1940	S.J. and Lou Barker Warehouseman, Roberdeau Van and Storage Co.
1937	Mrs. Bertie Bell, Owner V-press, Wallace Engraving Co.
1935	Mrs. Bertie Bell, Owner S.H. Erwin, Reverend
1932-33	Address not listed

Notes:

1930 City Directory shows Burt Bell living at 77 Rainey Street, and Clarence Bell living at 78 Rainey Street.

Burt Bell applied for a sewer connection for 77 and 79 Rainey Street on 8/1/1919 and for a water service connection for 79 Rainey Street on 5/31/1933.

Sanborn maps indicate 77 Rainey Street was subdivided to create 79 Rainey Street between 1922 and 1935 and two new houses were built.

Receipt No. _____ Application for Sewer Connection No. 4896A

Austin, Texas, 8-1 1919

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 Burt Bell at 77 Rainey Street, further described as Lot 13-12 Block _____ Outlot _____ Division _____ subdivision _____ Plat _____, which is to be used as a _____

In this place there are to be installed _____ fixtures. Plumbing Permit No. 3309

I agree to pay the City of Austin, the regular ordinance charge. 4-27-31

Depth at Prop. Line _____ Respectfully, J. D. Andrewartha

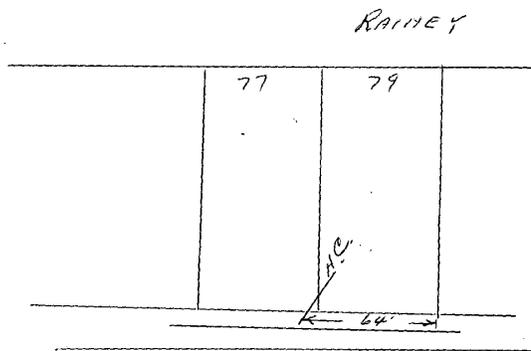
Stub Out Connected } H.C. located for 79 Rainey
 (Location) 64' 5" 14' 6" 14' 6"

Date _____ Set in Alley

By _____

NOTE: Connection Instruction 6" sewer in Alley

13-678



Application for Sewer Connection, 77 and 79 Rainey Street, 8/1/1919

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

PERMIT FOR WATER SERVICE

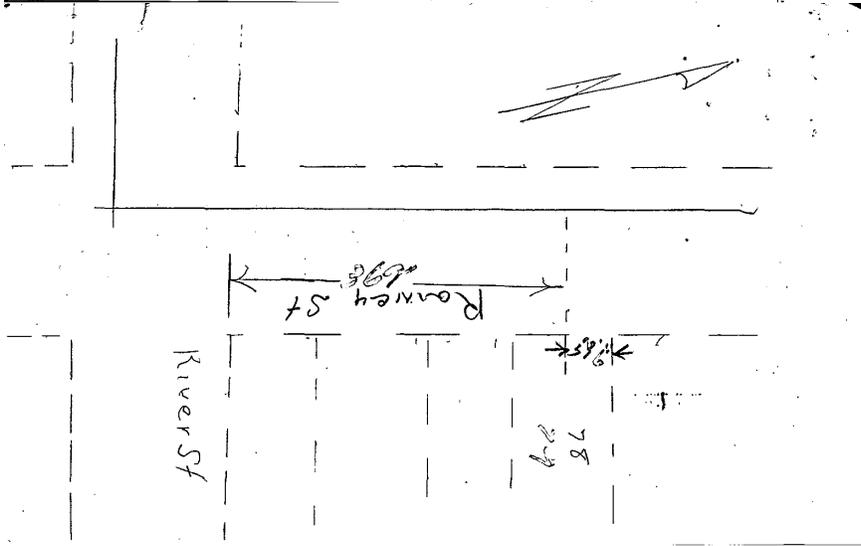
AUSTIN, TEXAS No. 1715

M. Mrs. Bunt Bell Address 79 Rainey St.
 Plumber Loden Size of Tap 1/2 Date 5-31-33

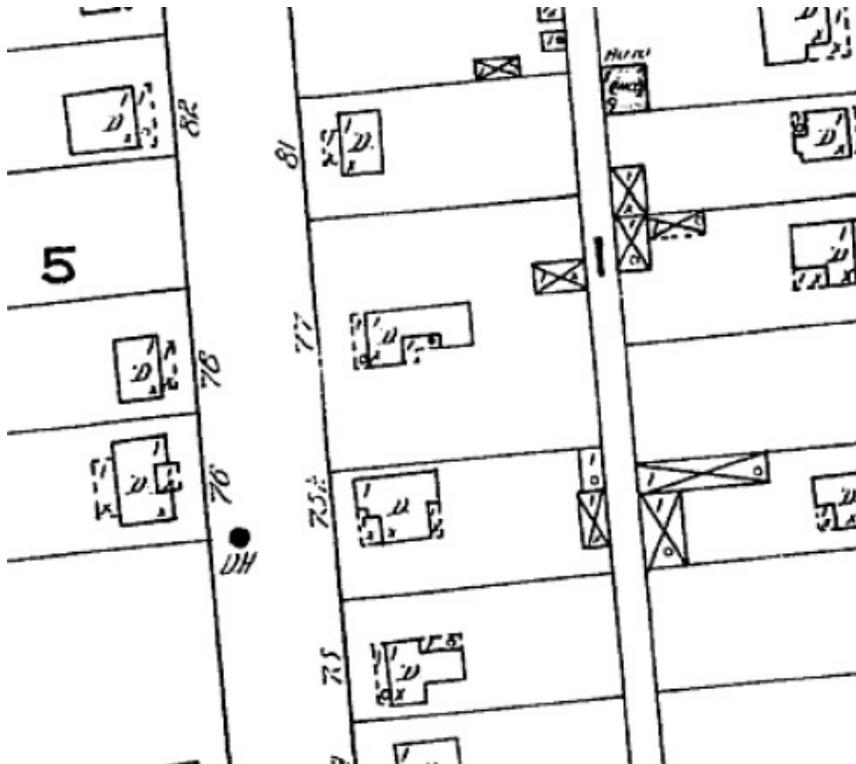
Checked on 4/32/33 - 701-109

Date of Connection		Foreman's Report	
6/6/33		No. Fittings	Req. No.
Size of Tap Made	3/4	1 Curb Cock	575
Size Service Made	3/4	1 Elbow	3/4
Size Main Tapped	6"	1 St. Elbow	3/4
From Front Prop. Line to Curb Cock	11'	1 Bushing	3/4
From Prop. Line to Curb Cock	59 1/2"	1 Reducer	3/4
Location of Meter	front porch	1 Pipe	3/4
Type of Box	INDEXED	1 Plug	3/4
Depth of Main in St.	3'	1 Union	3/4
Depth of Service Line	20"	1 Tee	3/4
From Curb Cock to Tap on Main	29'	1 Stop	3/4
Checked by Engr. Dept.	7-1-33 307	1 Box	3/4
		1 Lid	3/4
		1 Valves	3/4
			1755

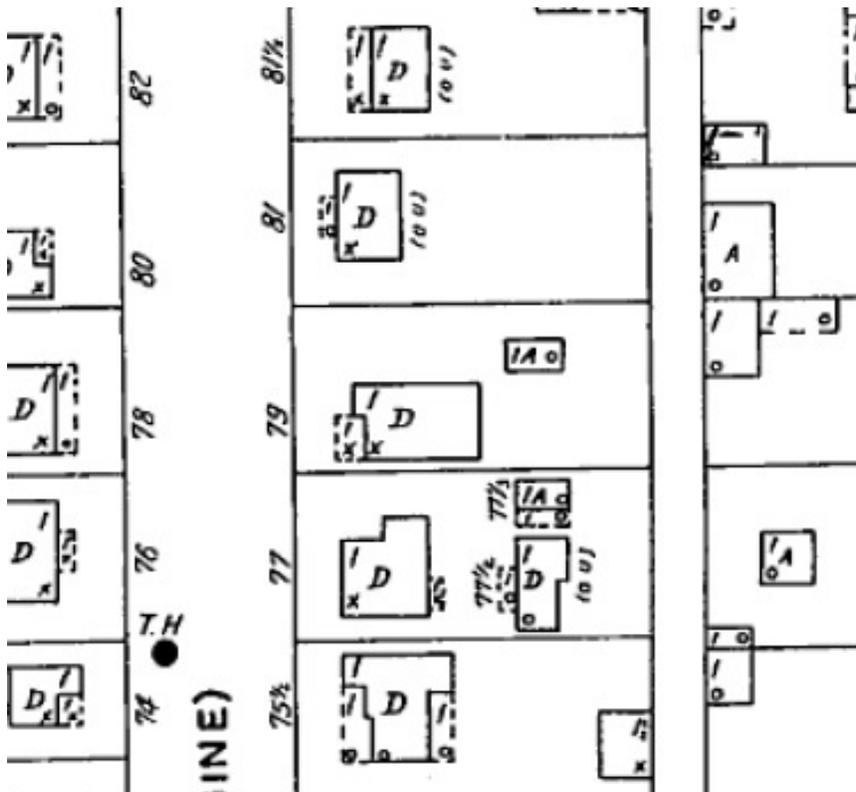
Foreman's Signature: Burman



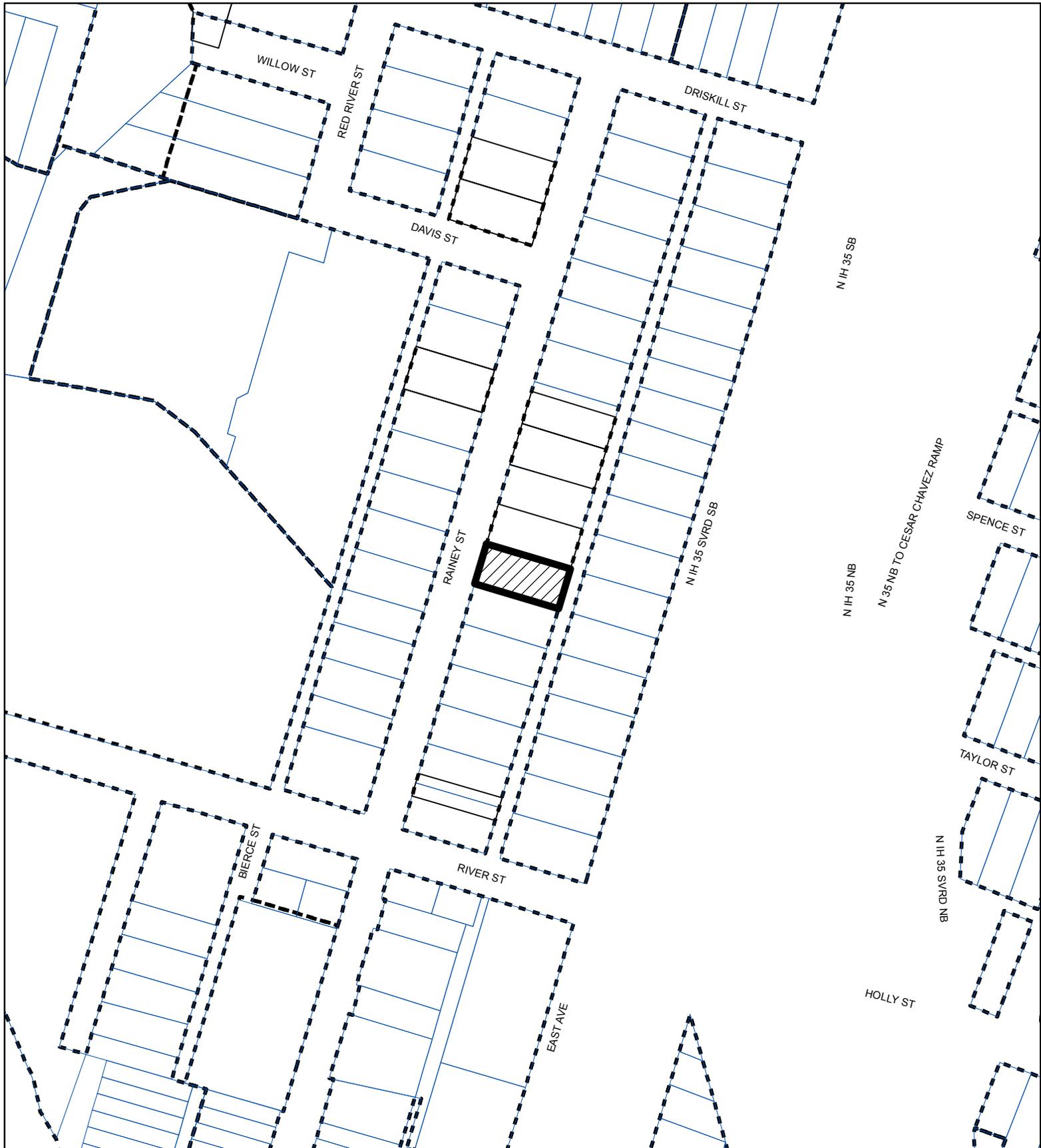
Permit for Water Service, 79 Rainey Street, 5/31/33



1922 Sanborn map – Note: 79 Rainey Street is not indicated.



1935 Sanborn Map – Note: 77 Rainey Street has been subdivided to create 79 Rainey Street parcel and two new houses built on the lots.



NATIONAL REGISTER DISTRICT

CASE#: NRD-2011-0085
 LOCATION: 79 Rainey Street
 GRID: J21
 MANAGER: ALYSON MCGEE



-  SUBJECT TRACT
-  ZONING BOUNDARY



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