

HISTORIC LANDMARK COMMISSION
NOVEMBER 14, 2011
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
NRD-2011-0085
Rainey Street
79 Rainey Street

PROPOSAL

Deconstruct an existing c. 1933-35, 1,493 sf house, and construction of a new, approximately 2,500 sf, building using salvaged materials.

RESEARCH

Permits and city directory research indicate the house was built c. 1933-35. Burt Bell submitted an application for a sewer connection at 77 and 79 Rainey Street in 1919. However, it appears that the parcel addressed as 77 Rainey Street was subdivided to create 79 Rainey Street 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, the widow of Burt Bell. Bertie Bell is likely the same Bertie later listed as the wife of Fred W. Siegeler and living at this address in the 1944-45 city directory.

Fred W. and Bertie Siegeler lived in the home until 1952, at which time they moved to 2106 Oxford Avenue. Paul Guerra, a laborer and kitchen helper, and his wife Juanita, then lived in the house until 1976.

PROJECT SPECIFICATIONS

The existing residence, built c. 1933-35, 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 deconstruct the existing house and reuse as much of the historic material as possible to construct a new, approximately 2,500 sf, one-story wood frame commercial building. The proposed design for the new building references the historic form and design features of the original house including a front gabled roof, a partial width front porch with stuccoed piers and battered wood columns supporting a front gabled roof, and decorative brackets and porch railings.

The side elevation of the new building will have an open porch extending nearly the length of the building with French doors. A pergola is planned at the rear of the property connecting the rear of the building with a small structure that will house restroom facilities.

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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes, which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship, which characterize a property, shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on an accurate duplication of features, substantiated by historical, physical, or pictorial evidence.
- Surface cleaning of structure shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- 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.
- Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.
- The installation of protective or code-required mechanical systems shall be concealed whenever possible so as not to intrude upon or detract from the property's aesthetic and historical qualities except where concealment would result in the alteration or destruction of historically significant materials or spaces.
- Reconstruction of a part or all of a property shall be undertaken only when such work is essential to reproduce a significant missing feature in a historic district, and documentation exists to ensure an accurate reproduction of the original.

Although the proposed project will result in the demolition of a contributing property, a study of the condition of the existing house by a structural engineer indicates extensive rot, structural failure and termite damage. Therefore rehabilitation of the existing structure would likely require significant reconstruction. In the Staff's opinion the expense and amount of reconstruction that would likely be needed to accomplish a rehabilitation that would result in a sound structure is not reasonable. The proposal to deconstruct and reuse materials in a compatibly designed new structure is sensitive to the character of the Rainey Street National Register District.

Applicant has already submitted a City of Austin Documentation Package for this property.

STAFF RECOMMENDATION

Staff recommends releasing the building permit based upon the proposed design as submitted. If minor changes to the design are needed, allow Staff to review on an administrative basis.

Staff further recommends that the owner provide interpretive materials at the site to inform the public about the history of the building and the changes that will have occurred.

PHOTOS



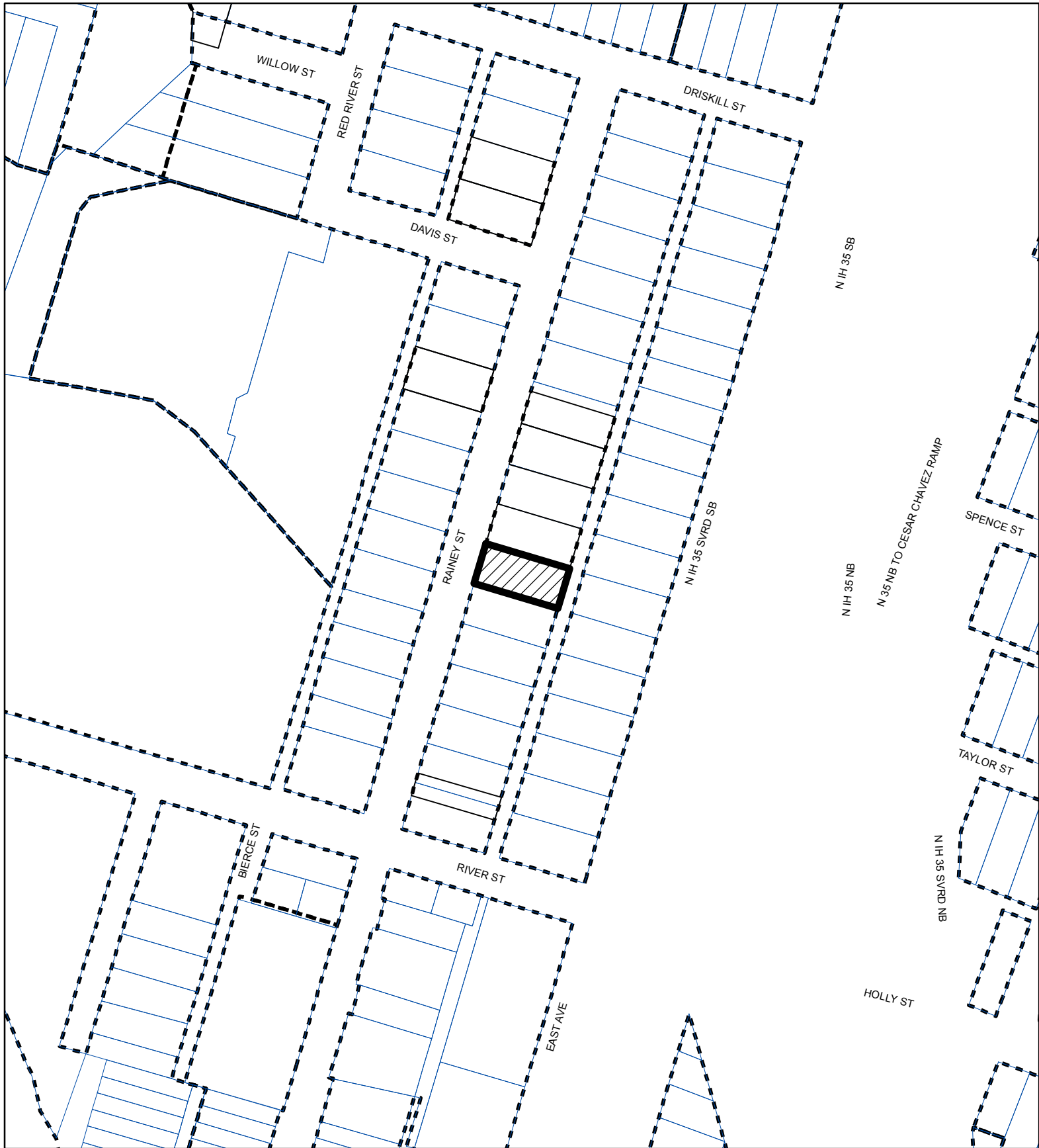
79 Rainey Street – Front elevation



79 Rainey Street – Porch detail



79 Rainey Street



NATIONAL REGISTER DISTRICT

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



SUBJECT TRACT

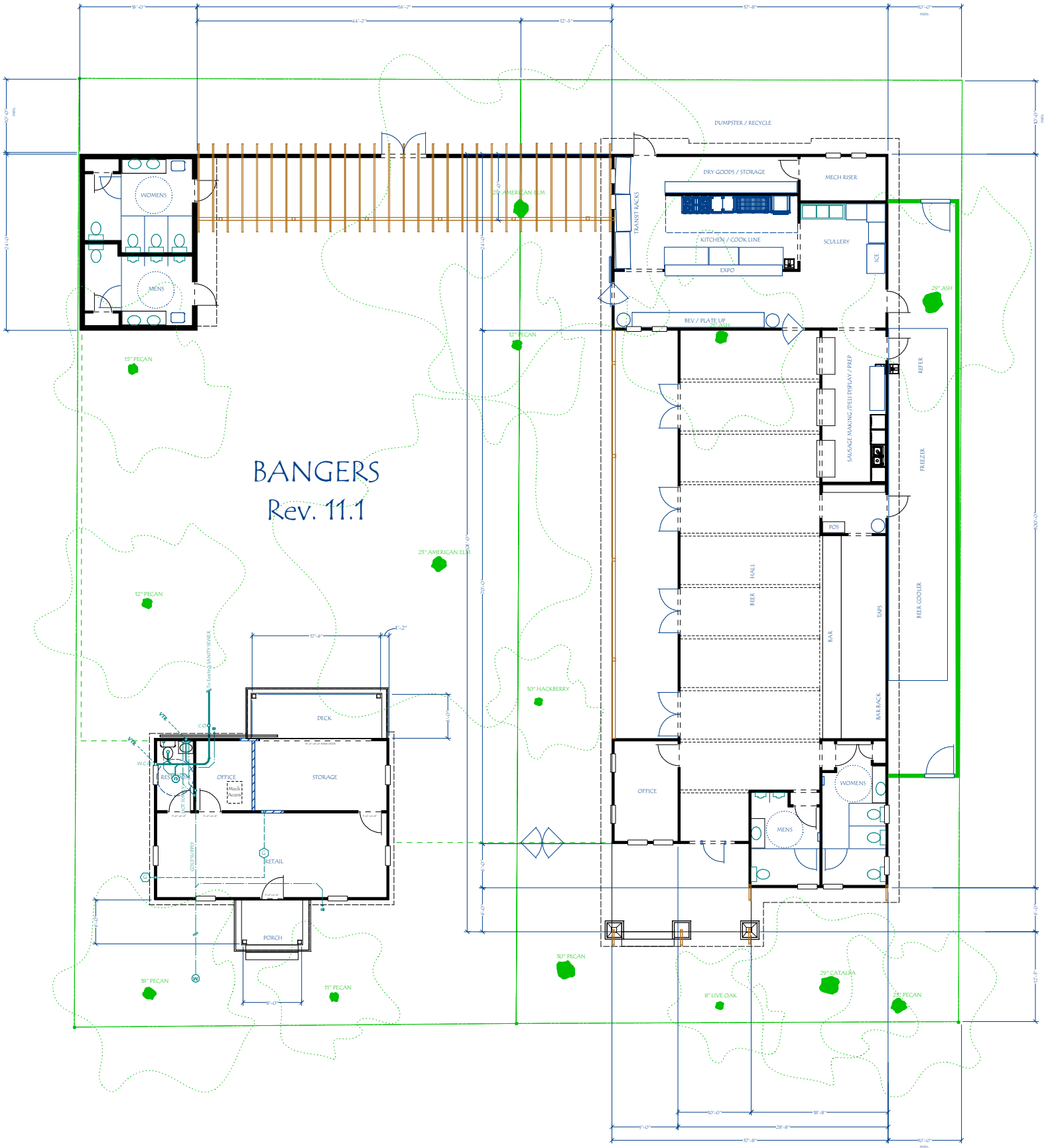


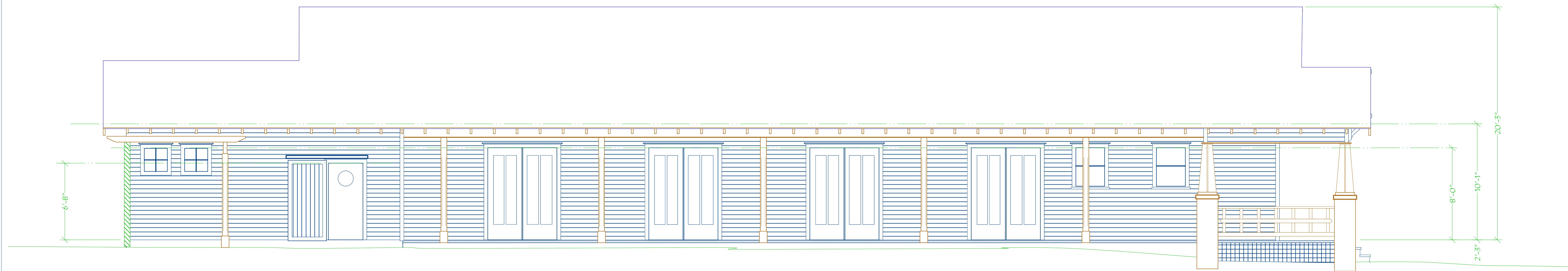
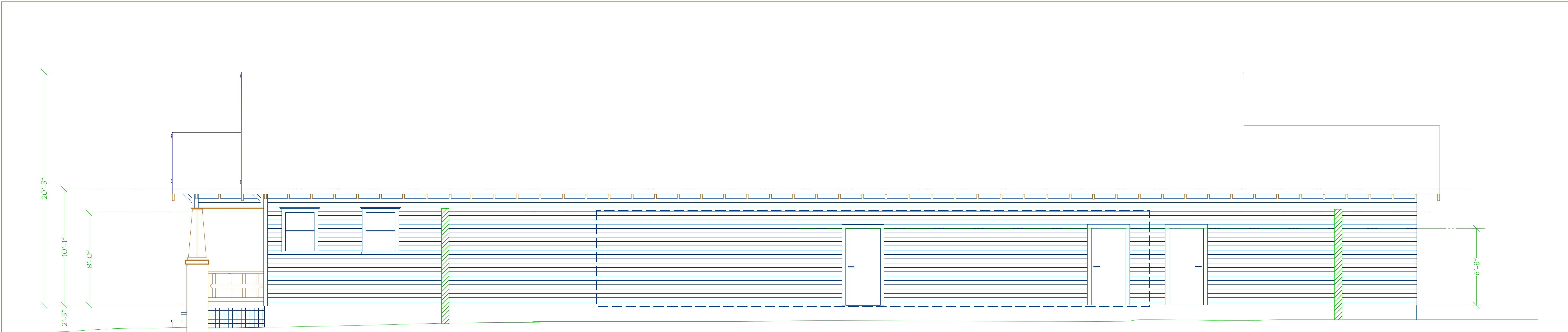
ZONING BOUNDARY



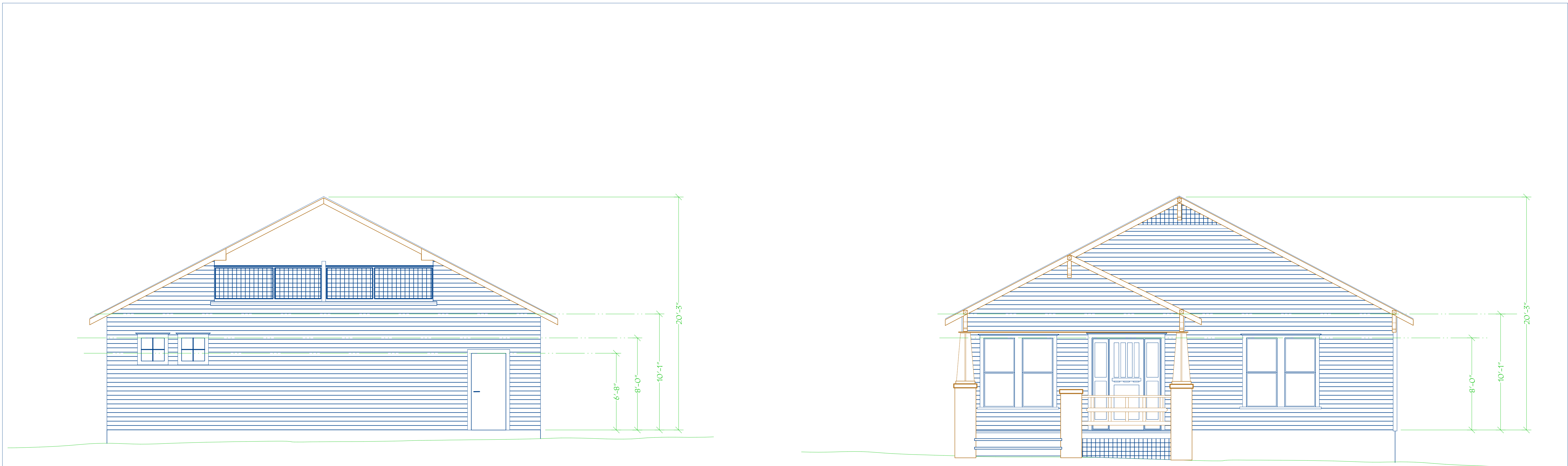
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This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





BANGERS
Rev. 11.1



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Rev. 11.1

Exhibit A

Scope of Work for Deconstruction of 79 Rainey Street

The mission of our deconstruction is to reclaim as much material as possible for use in the new building at the same location and to inventory all other material to be used at a later date. This building is extremely dangerous to work in and has been certified by a third party engineer as unstable. Before any interior walls, roof framing, or foundation is altered additional shoring will be put in place to stabilize the structure.

The deconstruction will then be performed following the sequencing below.

- Remove the trim work, including door casings and molding.
- Take out plumbing, cabinets, windows, and doors.
- Remove the wall covering, insulation, wiring, and plumbing pipes.
- Disassemble the roof.
- Dismantle the walls, frame, and flooring.

At each step of the process, pick up the materials; remove any nails; and sort, clean, and stack the materials for future reuse. Pay special attention to keeping all door and window hardware in labeled buckets so that pieces do not get lost.

All material will be inventoried, stacked above grade and covered until designer has an opportunity to specify its use. After designer has specified which material will be used in the project the balance of the material will be taken to 1402 Cuernavaca for storage.

Exterior Finish Schedule for 79 Rainey Street

Roofing

Sculptured Asphalt Shingle

Siding

Existing 117 siding will be used on north and a west elevation until supply is exhausted. Insure that any new 117 siding and existing are not used together.

Windows

Refurbish a minimum of 4 existing windows to be used on West Elevation "Street Side". Any new windows used on north elevation will be the same style as existing.

Front Door

Previous modifications to existing doors and hardware make the existing doors unusable for a secure entrance. Refurbish the existing front doors to be used on the interior of building. New Front door will be a solid wood craftsman style door selected by designer.

Side Doors

Refurbish the existing pair of French Doors for the North elevation. All new French Doors must match the existing.

Rear Doors

Service doors will be HM doors in HM jambs with closers and kick plates. These doors will not be visible from the property line.

Masonry

All stucco finish will match existing stucco that is presently used at 79 Rainey Street. Any brick used on the job will be common Red Butler Brick.

Paint

All paint to be low VOC exterior grade paint by Sherwin Williams.