

ZONING CHANGE REVIEW SHEET

CASE NUMBER: C14H-2011-0006

HLC DATE:

October 24, 2011

November 14, 2011

PC DATE:

APPLICANT: Historic Landmark Commission

HISTORIC NAME: Bell-Guerra House

WATERSHED: Waller Creek

ADDRESS OF PROPOSED ZONING CHANGE: 79 Rainey Street

ZONING FROM: CBD to CBD-H

SUMMARY STAFF RECOMMENDATION: Staff cannot recommend the proposed zoning change from Commercial Business District (CBD) combining district to Commercial Business District – Historic Landmark (CBD-H-) combining district zoning.

Although the house, as a very good representative example of a bungalow with simple Craftsman style details, and meets the criteria of embodying the distinguishing characteristics of a recognized architectural style, it does not meet a second criterion for historic zoning as is required by code.

Additionally, 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. Therefore, Staff supports the applicant's proposal to deconstruct the existing house and construct a new building with a similar façade design using salvaged materials.

QUALIFICATIONS FOR LANDMARK DESIGNATION:

Architecture: A very good example of a one-story frame bungalow with simple craftsman architectural features.

Historical Associations: Associated with Bertie Bell, widow of Burt Bell and wife of Fred Siegeler. Bertie Bell lived in the house from 1935 to the early 1950's. Paul Guerra, a restaurant kitchen worker, and his wife Juanita lived in the house from the early 1950's to the mid 1970's.

HISTORIC LANDMARK COMMISSION ACTION: October 24, 2011: Initiated a historic zoning case.

PLANNING COMMISSION ACTION:

DEPARTMENT COMMENTS: The house is listed as a Priority 2 for research in the Comprehensive Cultural Resources Survey (1984), and is listed as a contributing property in the Rainey Street National Register District.

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Alyson McGee**PHONE:** 974-7801**NEIGHBORHOOD ORGANIZATION:** Rainey Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

The existing residence, built c. 1935, is an approximately 1,500 square foot, one-story wood frame, rectangular-plan 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 stuccoed piers. There are decorative box-pattern wood railings between the piers. 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.

Historical Associations:

Permits and city directory research indicate the house was built c. 1935. 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.

PARCEL NO.: 02030310080000**LEGAL DESCRIPTION:** Lot 13, Block 1, Outlots 72-73, Division E. Driskill & Rainey Subdivision**ESTIMATED ANNUAL TAX ABATEMENT:** \$2,333 (income-producing, with AISD participation); city portion: \$645.**APPRAISED VALUE:** \$512,868**PRESENT USE:** Vacant**CONDITION:** Poor to fair**PRESENT OWNER:**

Ben Siegal
Bangers Rainey Street Real Estate, LP
1631 A Woodland Avenue
Austin, Texas 78741

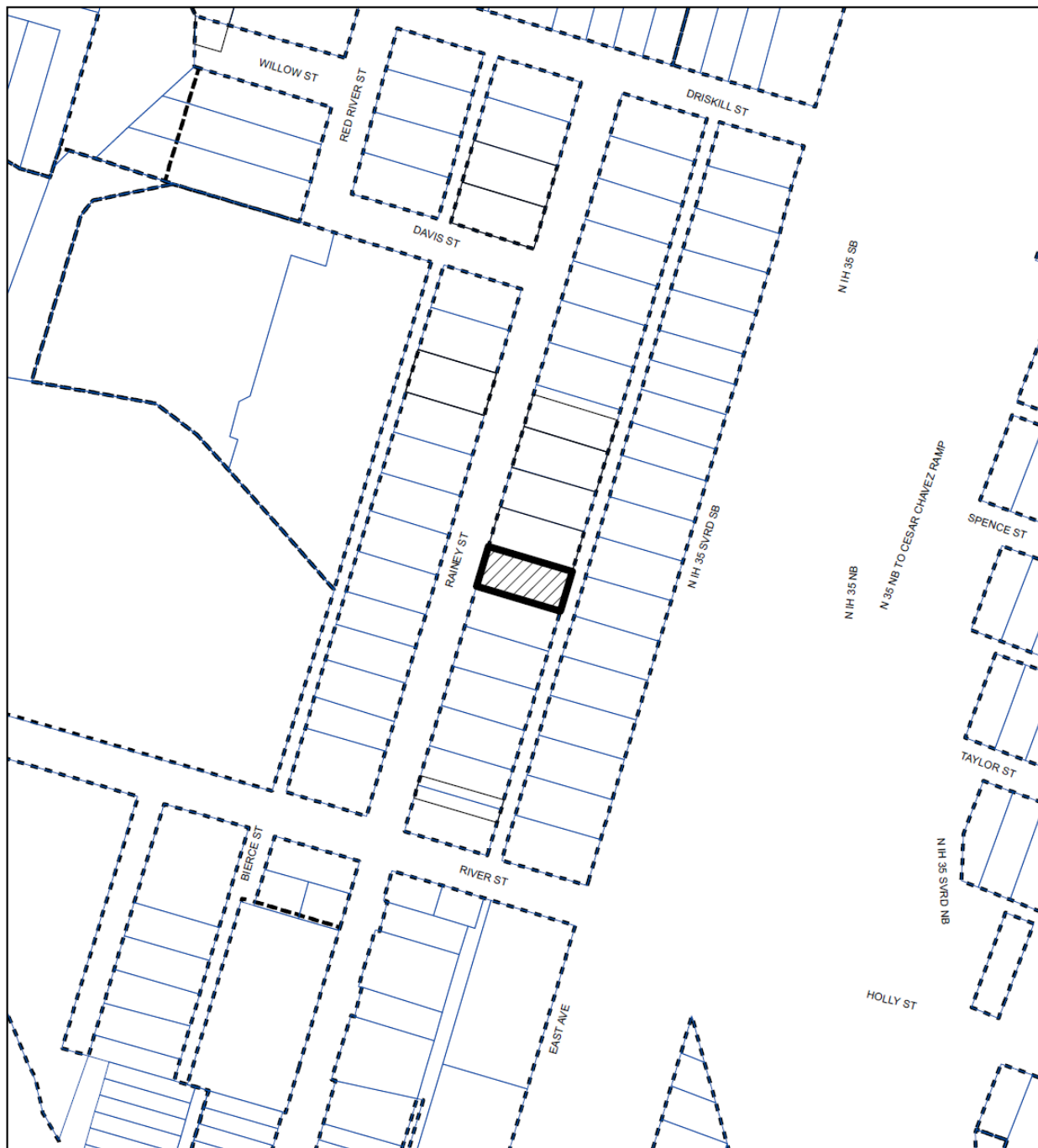
DATE BUILT: ca. 1935

ALTERATIONS/ADDITIONS: None apparent.

ORIGINAL OWNER(S): Bertie Bell (1933). Parcel owned by Burt Bell prior to 1933.

OTHER HISTORICAL DESIGNATIONS: Contributing to the Rainey Street National Register Historic District

LOCATION MAP



SUBJECT TRACT



ZONING BOUNDARY

NATIONAL REGISTER DISTRICT

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



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 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.

79 Rainey Street
 ca. 1935



79 Rainey Street – Front elevation



79 Rainey Street – Porch detail



79 Rainey Street

OCCUPANCY HISTORY

79 Rainey Street

c. 1935

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 No occupation listed
1980	No listing for address
1976	Sandy Carlin, owner (indicated as new occupant) No occupation listed Note: There is no listing in directory for Paul Guerra
1975	Paul Guerra, owner No occupation listed
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 No occupation listed
1959	Paul and Janie R. Guerra, owners Kitchen help, El Toro
1957	Paul and Juainto [sic] Guerra, owners Dishwasher, El Toro Restaurant
1953	Paul and Juanita Guerra, not indicated as owners Laborer Note: 1954 Directory lists Fred W. and Bertie Siegler as residents and owners of 2106 Oxford Avenue
1952	Fred W. and Lydia R. Siegler, owners No occupation listed (Also listed is LeRoy McMullen) Note: Bertie not listed in city directory.
1949	Fred W. and Bertie Siegler, owners (Also listed are William F. and Hazel Bell, carpenter)
1944-45	Fred W. and Bertie Siegler [sic], owners No occupation listed
1940	S.J. and Lou Barker, tenants Warehouseman, Roberdeau Van and Storage Co. Note: Fred W., a clerk, and Bertie Siegler listed as residing at 77 Rainey Street in 1939 and 1940 city directories.

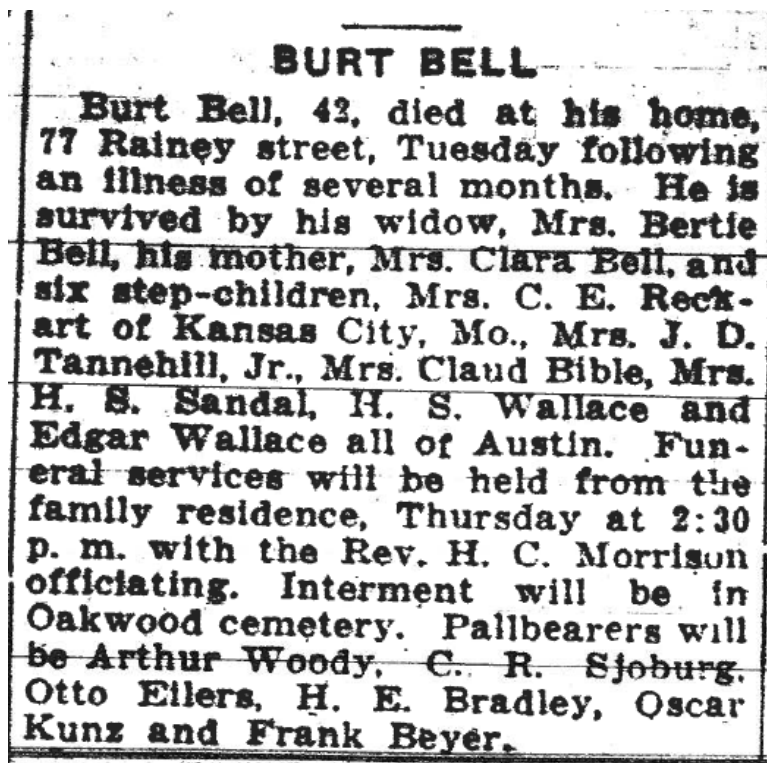
- 1937 Mrs. Bertie Bell, owner
Vice-president, Wallace Engraving Co.
Note: Fred Siegeler, a lineman helper with City Electric Co. is listed as a renter at 1913 Garden.
- 1935 Mrs. Bertie Bell, owner
(Also listed is S.H. Erwin, Reverend)
- 1932-33 Address not listed
Note: Burt E. (an employee of City Water Light & Power Department) and Bertie Bell are listed as residing at 77 Rainey Street.

Notes:

The 1930-31 city directory shows Burt Bell, a fireman for City Water Light & Power, living at 77 Rainey Street, and Clarence Bell (a relative?) and his wife Ethel 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.

Burt and Bertie Bell show up in the 1930 U.S. Census as living at 77 Rainey Street; along with Bertie's son, Edgar Wallace. They owned the house; he was 39, Bertie was 51, and Edgar was 15. All had been born in Texas. He was a fireman with the City Water and Light Department; she had no occupation, and Edgar is listed as a plumber's helper. The 1910 U.S. Census shows Burt as the 19 year old son of L.W. Bell a city engineer and his wife, Clara. They lived at 500 Walsh Street. Burt was the delivery boy for a butcher shop.

Burt Bell died at his home on 77 Rainey Street in 1933 after a long illness.



Obituary of Burt Bell
Austin American, March 30, 1933

Fred W. Siegeler appears in the 1930 U.S. Census as married to a woman named Rebecca; they rented a house at 57 Comal Street. Fred Siegeler had been born in Arkansas and worked as a city laborer. He was then 43 and Rebecca was 28. They had five children. Fred W. Siegeler died in Travis County in 1955.

tery.

FREDERICK W. SIEGELER

Frederick William Siegeler, 69, longtime Austin resident of 2106

Oxford died Monday evening in a local hospital.

Survivors include the widow, four daughters, Mrs. Bessie Hathery of Austin, Mrs. Bertha Mallard of Meridian, Idaho, Mrs. Ava Lee Fritsch of Corpus Christi and Mrs. Edna Brinkley of Mission; one son, Bobby Siegeler of San Antonio; one brother, Gus Siegeler of Belton; and 16 grandchildren.

The body is at Cook Funeral Home, where arrangements are pending.

Obituary of Frederick Siegeler
Austin American, August 23, 1955

FREDERICK W. SIEGELER

Frederick William Siegeler died in a local hospital Monday evening.

He is survived by his widow, Mrs. Bertie Siegeler, four daughters, Mrs. Bessie Hathery, of Austin, Mrs. Bertha Mallard, of Meridian, Idaho, Mrs. Edna Brinkley, of Mission, Texas, and Mrs. Ava Lee Fritsch, of Corpus Christi; one son, Bobby Siegeler of San Antonio; one brother, Gus Siegeler, of Belton; and 16 grandchildren.

Funeral services will be held Wednesday at 4 p. m. in the Cook Funeral Home Chapel with the Rev. W. T. Johnson officiating. Interment will be in Oakwood Cemetery.

Obituary of Frederick Siegeler
Austin Statesman, August 23, 1955

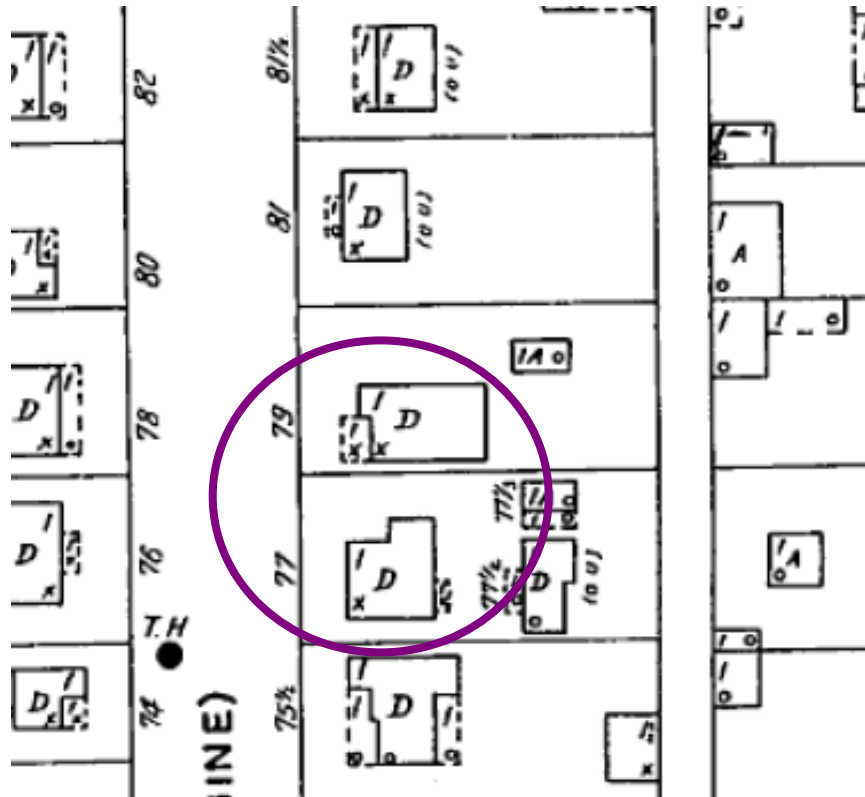
FREDERICK W. SIEGELER
 Funeral services for Frederick William Siegeler will be held Wednesday at 4 p.m. at Cook Funeral Home with the Rev. W. T. Johnson officiating. Pallbearers will be L. L. Harker, Claude Bible, Horace Wallace, Harold Sandel, Cecil Herring, and George Behmann. Burial will be in Oakwood Cemetery.

Funeral notice for Frederick Siegler
 Austin American, August 24, 1955

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



1922 Sanborn map shows a different house at 77 Rainey Street and no address for 79 Rainey Street.



1935 Sanborn map shows the former 77 Rainey Street lot having been subdivided, a new house at 77 Rainey Street and the current house at 79 Rainey Street.

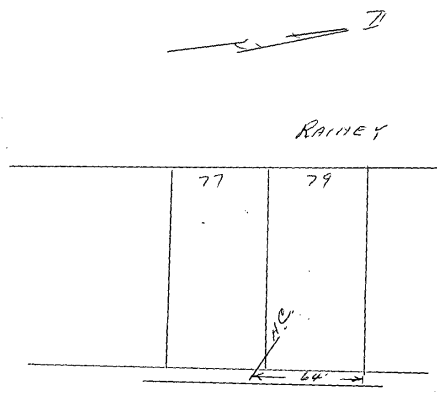
Receipt No. _____ Application for Sewer Connection N^o 4892A

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 79 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. 9309
I agree to pay the City of Austin, the regular ordinance charge. 4-27-31

Depth at Prop. Line _____ Respectfully,
Stub Out Connected } H.C. located for 79 Rainey J.D. Audremantha
(Location) 6' 5" HALL
Date _____ Set 12' in Alley
By _____
NOTE: Connection Instruction 6" sewer in Alley 13-678



Application for sewer connection by Burt Bell for 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 N^o 1715

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

Checked on 4322-1-70-104

Date of Connection 6/6/33
 Size of Tap Made 3/4
 Size Service Made 3/4
 Size Main Tapped 6"
 From Front Prop. Line to Curb Cock 11'
 From N Prop. Line to Curb Cock 336"
 Location of Meter at curb
 Type of Box INDEXED
 Depth of Main in St. 3'
 Depth of Service Line 20"
 From Curb Cock to Tap on Main 29'
 Checked by Engr. Dept. 7-1-33 31A

INDEXED

Foreman's Report

No.	Fittings	Size
1	Curb Cock	5/8"
1	Elbow	3/4"
1	St. Elbow	3/4"
1	Bushing	3/4" x 1/2"
1	Reducer	3/4" x 1/2"
1	Pipe	3/4"
1	Conduit	3/4"
1	Wyes	1/2"
1	Union	1/2"
1	Plug	1/2"
1	Tee	1/2"
1	Stop	1/2"
1	Box	1/2"
1	Valve	1/2"
1	Valves	1/2"
1	Req. No.	1754

Foreman's Signature Benson

Permit for water service to Mrs. Burt Bell for 79 Rainey Street, 5/31/33