

**Historic Landmark Commission
April 23, 2012
National Register Historic District
NRD-2012-0034
Rainey Street
89 Rainey Street**

PROPOSAL

Demolish existing c. 1904 house.

RESEARCH

The house was built c. 1904. The City Directory indicates the house was initially owned and occupied by James J. Becker from 1905 to 1920. His wife, Maria, is also listed as an occupant in 1918 and 1920. James Becker was a tailor working for Nick Linz and later Nick Linz Clothes Cleaners located at 611 Congress Avenue

Between 1922 and 1929 the house had new occupants nearly every two years including Charles H. Mangelsdorf, a painter and his wife Rosalie, Drew K. and Annie Taylor, and John J. and Mary Rogers.

Robert H. Acock and his wife Lucille rented 89 Rainey Street from around 1932 until at least 1937. Robert Acock was a chemist and his company, The Oil Mill Laboratory, is listed as being located at his home.

The next long term occupants were Arno W. Vogelpohl and his wife Dessie, who rented 89 Rainey Street from around 1942 to 1949. Mr. Vogelpohl was a salesman for the Benson-Lancaster Motor Company.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1904. It is a one story house with a hipped roof and a front facing cross gable, cut away bay. This Queen Anne-style house has spindlework porch railing and frieze, and decorative brackets at the top of the turned posts. The inset porch has a shed roof. The windows are wood, double-hung, and the siding is wood, narrow lap siding.

The applicant proposes to demolish the house and combine the lot with four other lots to provide for new construction that includes high-rise towers in a mixed use, hotel, residential, and retail development.

STANDARDS FOR REVIEW

The house is listed as contributing to the Rainey Street National Register Historic District. The Rainey Street National Register Historic District has no specific design guidelines. Applicable 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 that 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.

Demolition of this house will have a seriously adverse impact to the integrity of the Rainey Street National Register Historic District. Over the past few years, the district has seen the removal of several contributing houses and the transformation of several others from residential to commercial uses. The City and the Historic Landmark Commission have had a successful record in retaining the integrity and context of the District, and encouraging adaptive re-use of contributing structures in a way that has not compromised the streetscape and District integrity to an unacceptable degree. The district continues to retain much of its character, even with the waves of development that have changed the uses from residential to commercial. This house and the others proposed for demolition by this applicant are located in the core of the district; their removal will result in a gaping incongruity in the streetscape and context of the District.

STAFF RECOMMENDATION

Request the applicant reconsider demolition and consider alternatives that allow for the adaptive re-use of the house.

PHOTOS



OCCUPANCY HISTORY 89 RAINEY STREET

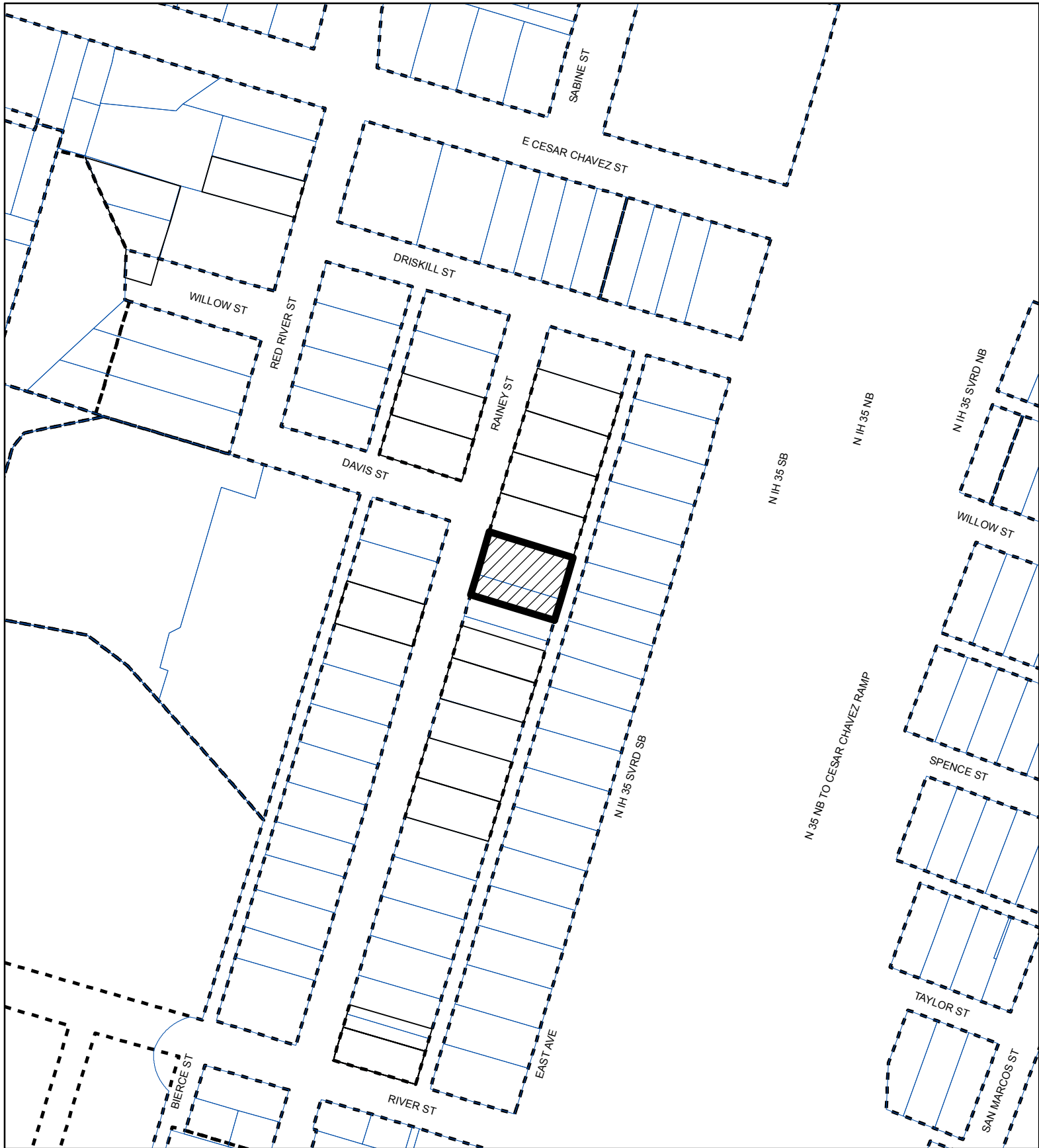
From City Directories, Austin History Center

City of Austin Historic Preservation Office
October, 2004

1960	Dora. C. Hayes, renter Waitress, Shanty Inn
1955	Arno W. Vogelpohl, renter Owner of the Shanty Inn Barbecue, 510 E. 1 st Street
1949	Arno W. Vogelpohl, (Dessie), renter No occupation listed
1944-45	Arno W. Vogelpohl (Dessie), renter Salesman
1942	Arno W. Vogelpohl (Dessie), renter Salesman, Benson-Lancaster Motor Company
1940	Joseph B. Stone (Lillie), renter Carpenter
1937	Robert H. Acock (Lucille), renter Owner, The Oil Mill Laboratory, 89 Rainey Street
1935	Robert H. Acock (Lucille), renter Owner, The Oil Mill Laboratory, 89 Rainey Street
1932-33	Robert H. Acock (Lucille), renter Chemist
1929	Charles H. Mangelsdorf (Rosalie), renter Painter
1927	Drew K. Taylor (Annie), owner No occupation listed
1924	John J. Rogers (Mary), owner No occupation listed
1922	John J. Rogers (Mary), owner No occupation listed
1920	James J. Becker (Maria), owner Tailor, Nick Linz Clothes Cleaners, 611 Congress Avenue
1918	James J. Becker (Maria), owner

	Tailor, Nick Linz Clothes Cleaners
1916	Jonas J. Becker Tailor
1914	Jonas J. Becker Tailor, Nick Linz
1912-13	Jonas J. Becker Tailor, N.B. Linz
1905	J.J. Becker Merchant tailor, 404 Congress Avenue

In the 1903-04 City Directory, Becker is a merchant tailor at 404 Congress Avenue, but boards at 607 E. 1st Street.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0034
LOCATION: 89 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 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.



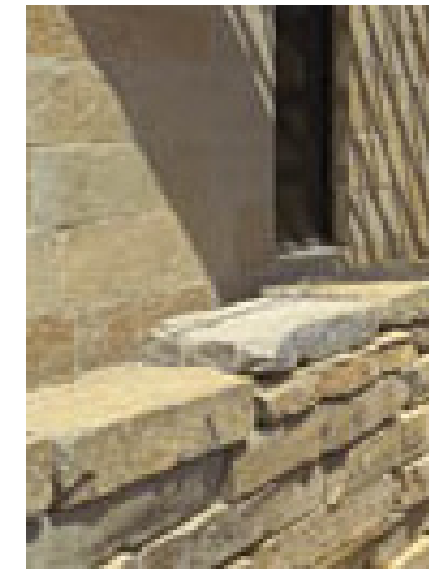
2012-01-09

RAINEY STREET PROJECT

Towers A & C



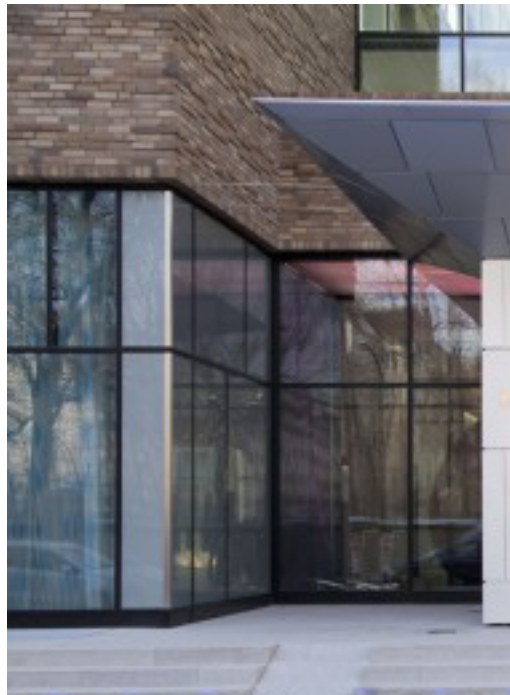
SIMPLE TOWER FORM



ROUGH MATERIAL AT GRADE



TEXTURED FACADES



RUSTIC BRICK BUT WITH MODERN TWIST

MECHANICAL

MARKET
RESIDENTIAL

HOTEL

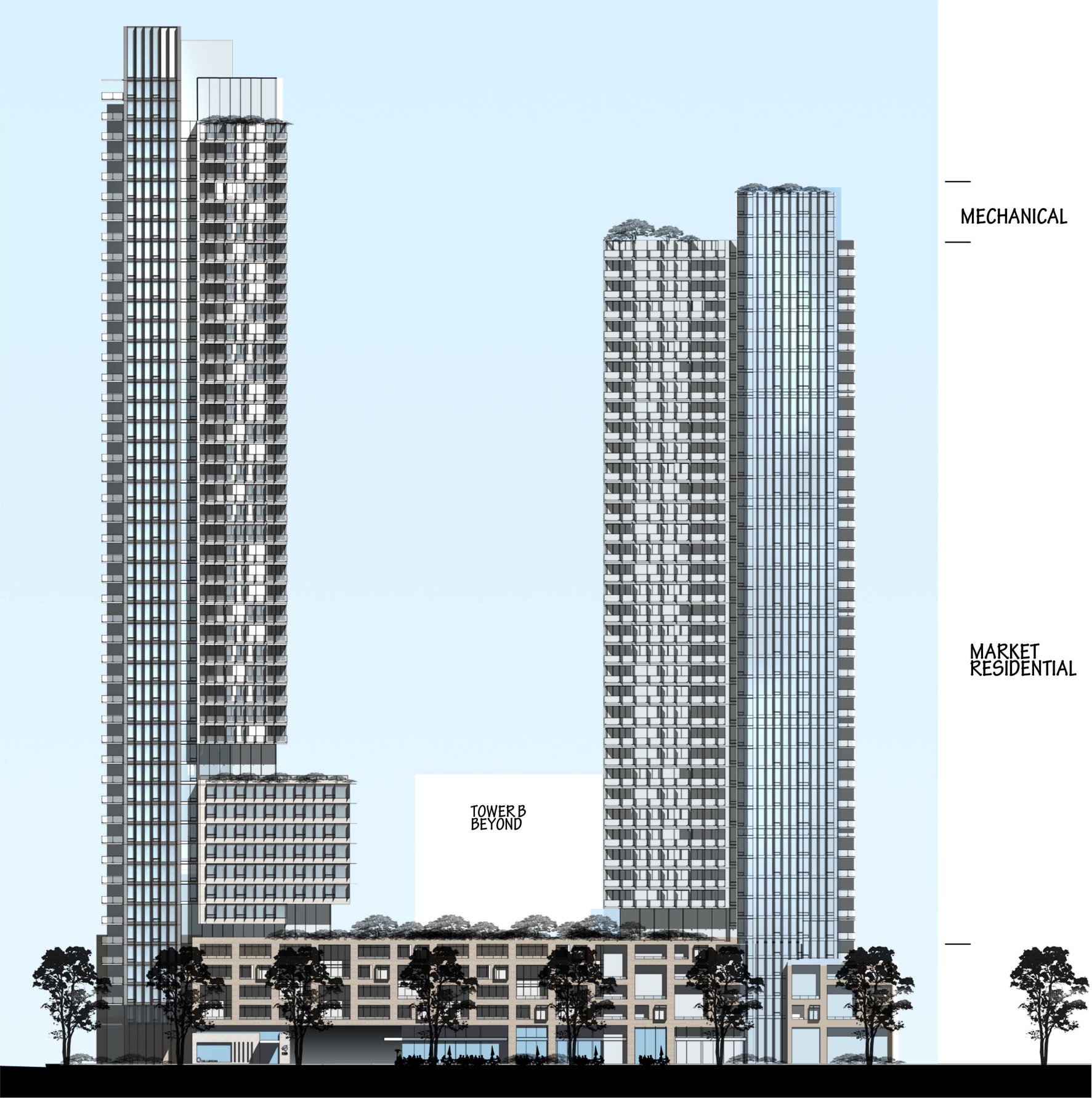
AMENITY

LOFTS

BBIES & RESTAURANTS

MECHANICAL

MARKET
RESIDENTIAL

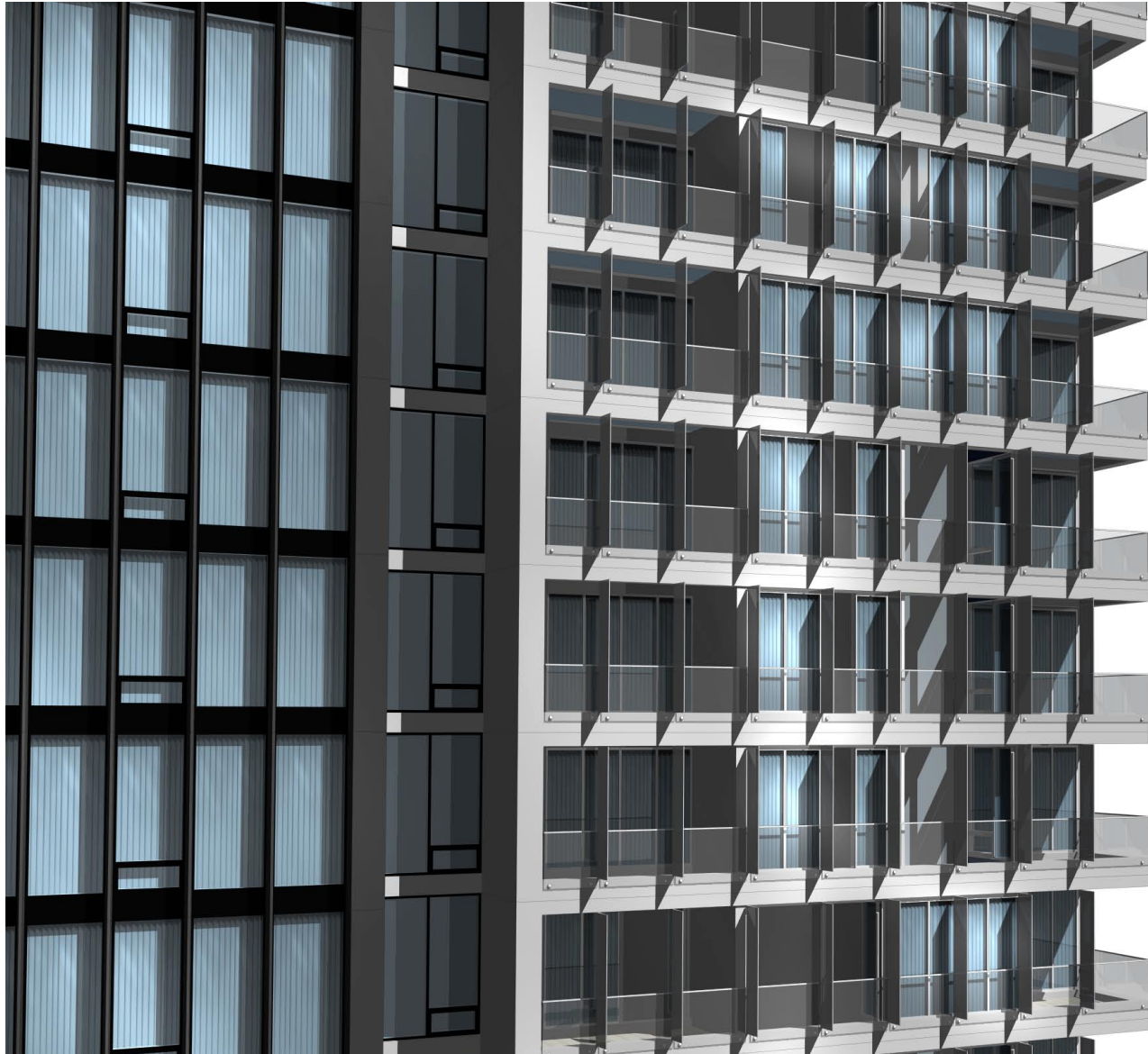


TOWER A

TOWER C

RAINEY STEET ELEVATION

CLOSE UP RENDERINGS OF FACADE TREATMENT



RESIDENTIAL FACADE

- CURTAIN WALL FOR TOWER ?
- FACADE TREATMENT RESPONDS TO SOLAR ORIENTATION
- VERTICAL SOLAR SHADING FOR WEST FACE - HORIZONTAL SOLAR SHADING FOR SOUTH FACADE.
- LARGE OPENINGS TO ALLOW MAXIMUM VENTILATION
- THIS HIGHER ZONE COULD HAVE MORE EXPOSED PAINTED CONCRETE.



IBI/HB
Architects

RAINEY STREET PROJECT
2012-01-09



HOTEL FACADE

- CLEAN BOX - NO BALCONIES
- VERTICAL SOLAR BAFFLES ON WINDOW MULLION LINES
- MAXIMUM HORIZONTAL EXPANSE OF GLAZING IN EACH UNIT WITH UPSTAND TO INCREASE WINDOW TO WALL RATIO WITHOUT DECREASING DAYLIGHTING AND SENSE OF OPENNESS THAT LARGE WINDOWS PROVIDE OCCUPANTS
- RICHER MATERIAL FOR HOTEL BOX - STONE?

Midrise

GROUND FLOOR STREET TREATMENT

- RESTAURANTS OPEN UP TO STREET WITH LARGE SIDEWALK SEATING AREAS
- TREES WILL BE PROMINENT FEATURE OF STREETScape
- PORTE COCHERE ONTO RAINEY STREET PROVIDES HOTEL WITH PROMINENT ADDRESS, AND BETTER WAYFINDING FOR GUESTS.



LOFTS ABOVE TO HAVE LARGE OPENING WINDOWS



RESTAURANTS WILL SPILL INTO STREET



RAINEY STREET PROJECT
Austen Texas

Site Area 97,833.51 sf
Target Achieved
FSR 12 12
FSR Area 1,174,002 1,174,002

Achieved Gross Area							
	Market Residential	Rental Residential	Hotel	Restaurant / Entertainment	Car Dealership	Office	Total
Phase 01	434,559.00	-	125,457.00	7,899.00	-	-	567,915.00
Phase 02	421,581.00	-	-	5,655.00	-	-	427,236.00
Phase 03	-	122,785.20	-	-	23,066.00	33,000.00	178,851.20
Total	856,140.00	122,785.20	125,457.00	13,554.00	23,066.00	33,000.00	1,174,002.20

Achieved Unit Count					
	Hotel Suites	Market Units			Rental Units
		1br	2br	total	
Phase 01	194	274	118	392	-
Phase 02	-	266	114	380	-
Phase 03	-	-	-	-	230
Total	194	540	232	772	230

Parking Required													
Residential & Hotel							Commercial						
Market Units							Car Dealership						
Hotel Suites	1br	2br	total	Rental Units	Sub-Total	office	Office	Indoor Sales	Storage	Sub Total	Restaurant	Sub Total	Total
213.4	810.6	463.2	1,273.80	230	1,717.20	120	9,226.4	32,292.4	4,613.2	46,132	172.39	227.75	1,944.95
Parking Required													
Loading Required 195,077.00 sf of commercial area Schedule C requires 3 Loading Spaces													
Bicycles Residential & Hotel 86 Car Dealership 2 Other Commercial 15 Total 100													
Parking Achieved													

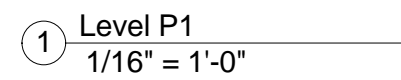
Level	# of Stalls
Lvl 4	140
Lvl 3	138
Lvl 2	138
Lvl 1	20
P1	261
P2	261
P3	261
P4	261
P5	263
P6	202
Total	1,945.00

*Note: With Current Mix we seem to need a partial 6th floor of parking

Area Tabulation _Phase 1										
		Flr to Flr	Elevation	Gross Area			# of Units			
				Restaurant	Hotel	Sub Total	Hotel Suites	Market Units		
Residential Units	T.O.P	-	504.00	-	-	-	-	-		
	Mech	-	502.00	-	-	-	-	-		
	48	10.67	491.33	-	-	8,500	8,500	-	2	
	47	10.67	480.67	-	-	9,500	9,500	-	5	
	46	10.17	470.50	-	-	10,800	10,800	-	10	
	45	10.17	460.33	-	-	10,800	10,800	-	10	
	44	10.17	450.17	-	-	10,800	10,800	-	10	
	43	10.17	440.00	-	-	10,800	10,800	-	10	
	42	10.17	429.83	-	-	10,800	10,800	-	10	
	41	10.17	419.67	-	-	10,800	10,800	-	10	
	40	10.17	409.50	-	-	10,800	10,800	-	10	
	39	10.17	399.33	-	-	10,800	10,800	-	10	
	38	10.17	389.17	-	-	10,800	10,800	-	10	
	37	10.17	379.00	-	-	10,800	10,800	-	10	
	36	10.17	368.83	-	-	10,800	10,800	-	10	
	35	10.17	358.67	-	-	10,800	10,800	-	10	
	34	10.17	348.50	-	-	10,800	10,800	-	10	
	33	10.17	338.33	-	-	10,800	10,800	-	10	
	32	10.17	328.17	-	-	10,800	10,800	-	10	
	31	10.17	318.00	-	-	10,800	10,800	-	10	
	30	10.17	307.83	-	-	10,800	10,800	-	10	
	29	10.17	297.67	-	-	10,800	10,800	-	10	
	28	10.17	287.50	-	-	10,800	10,800	-	10	
	27	10.17	277.33	-	-	10,800	10,800	-	10	
	26	10.17	267.17	-	-	10,800	10,800	-	10	
	25	10.17	257.00	-	-	10,800	10,800	-	10	
	24	10.17	246.83	-	-	10,800	10,800	-	10	
	23	10.17	236.67	-	-	10,800	10,800	-	10	
	22	10.17	226.50	-	-	10,800	10,800	-	10	
	21	10.17	216.33	-	-	10,800	10,800	-	10	
	20	10.17	206.17	-	-	10,800	10,800	-	10	
	19	10.17	196.00	-	-	10,800	10,800	-	10	
	18	10.17	185.83	-	-	10,800	10,800	-	10	
	17	10.17	175.67	-	-	10,800	10,800	-	10	
	16	10.17	165.50	-	-	10,800	10,800	-	10	
	15	10.17	155.33	-	-	10,800	10,800	-	10	
	14	10.17	145.17	-	-	10,800	10,800	-	10	
	13	10.17	135.00	-	-	10,800	10,800	-	10	
Hotel Units	12	10.17	124.83	-	-	15,000	15,000	28	-	
	11	10.17	114.67	-	-	15,000	15,000	26	-	
	10	10.17	104.50	-	-	15,000	15,000	26	-	
	9	10.17	94.33	-	-	15,000	15,000	26	-	
	8	10.17	84.17	-	-	15,000	15,000	26	-	
	7	10.17	74.00	-	-	15,000	15,000	26	-	
	6	12.67	61.33	-	-	15,000	15,000	26	-	
	5	10.17	51.17	-	-	17,626	17,626	12	-	
	4	10.17	41.00	-	-	15,373	15,373	-	15	
	3	10.17	30.83	-	-	15,373	15,373	-	15	
Amenity Lvl Roof Deck	2	10.17	20.67	-	-	15,373	15,373	-	15	
	1	20.67	0	7,899	2,831	3,240	13,970	-	-	
Total				7,899	125,457	434,559	567,915	194	392	

Area Tabulation _Phase 2							
	LVL	Flr to Flr	Elevation	Gross Area			Market Units
				Restaurant	Market Res	Sub Total	
Residential Units	T.O.P	-	440.67	-	-	-	-
	Mech	-	438.67	-	-	-	-
	41	10.17	419.67	-	8,000	8,000	2
	40	10.17	409.50	-	10,800	10,800	10
	39	10.17	399.33	-	10,800	10,800	10
	38	10.17	389.17	-	10,800	10,800	10
	37	10.17	379.00	-	10,800	10,800	10
	36	10.17	368.83	-	10,800	10,800	10
	35	10.17	358.67	-	10,800	10,800	10
	34	10.17	348.50	-	10,800	10,800	10
	33	10.17	338.33	-	10,800	10,800	10
	32	10.17	328.17	-	10,800	10,800	10
	31	10.17	318.00	-	10,800	10,800	10
	30	10.17	307.83	-	10,800	10,800	10
	29	10.17	297.67	-	10,800	10,800	10
	28	10.17	287.50	-	10,800	10,800	10
	27	10.17	277.33	-	10,800	10,800	10
	26	10.17	267.17	-	10,800	10,800	10
	25	10.17	257.00	-	10,800	10,800	10
	24	10.17	246.83	-	10,800	10,800	10
	23	10.17	236.67	-	10,800	10,800	10
	22	10.17	226.50	-	10,800	10,800	10
	21	10.17	216.33	-	10,800	10,800	10
	20	10.17	206.17	-	10,800	10,800	10
	19	10.17	196.00	-	10,800	10,800	10
	18	10.17	185.83	-	10,800	10,800	10
	17	10.17	175.67	-	10,800	10,800	10
	16	10.17	165.50	-	10,800	10,800	10
	15	10.17	155.33	-	10,800	10,800	10
	14	10.17	145.17	-	10,800	10,800	10
	13	10.17	135.00	-	10,800	10,800	10
Hotel Units	12	10.17	124.83	-	10,800	10,800	10
	11	10.17	114.67	-	10,800	10,800	10
	10	10.17	104.50	-	10,800	10,800	10
	9	10.17	94.33	-	10,800	10,800	10
	8	10.17	84.17	-	10,800	10,800	10
	7	10.17	74.00	-	10,800	10,800	10
	6	12.67	61.33	-	10,800	10,800	10
	5	10.17	51.17	-	10,800	10,800	10
	4	10.17	41.00	-	7,629	7,629	6
	3	10.17	30.83	-	7,629	7,629	6
Lofts	2	10.17	20.67	-	7,629	7,629	6
	1	20.67	0	5,655	1,894	7,549	-
Total				5,655	421,581	427,236	380

Area Tabulation _Phase 3								
	Lvl	Flr to Flr	Elevation	Gross Area			# of Units	
				Rental Res.	Office	Dealership	Sub Total	
Rental PH	13	10.17	127.33	11,757	-	-	11,757	14
Rental	12	10.17	127.33	12,250	-	-	12,250	18
Rental	11	10.17	117.17	13,943	-	-	13,943	18
Rental	10	10.17	107.00	13,943	-	-	13,943	18
Rental	9	10.17	96.83	13,943	-	-	13,943	18
Rental	8	10.17	86.67	13,943	-	-	13,943	18
Rental	7	10.17	76.50	13,943	-	-	13,943	18
Rental	6	10.17	66.33	13,943	-	-	13,943	18
Rental	5	10.17	56.17	13,943	-	-	13,943	18
Rental	4	10.17	46.00	-	10,000	-	10,000	18
Office	3	12.67	33.33	-	10,000	-	10,000	18
Office	2	12.67	20.67	-	10,000	1,368	11,368	18
Lobbies / Commercial	1	20.67	0	1,177	3,000	21,698	25,875	18
Total				122,785	33,000	23,066	178,851	230

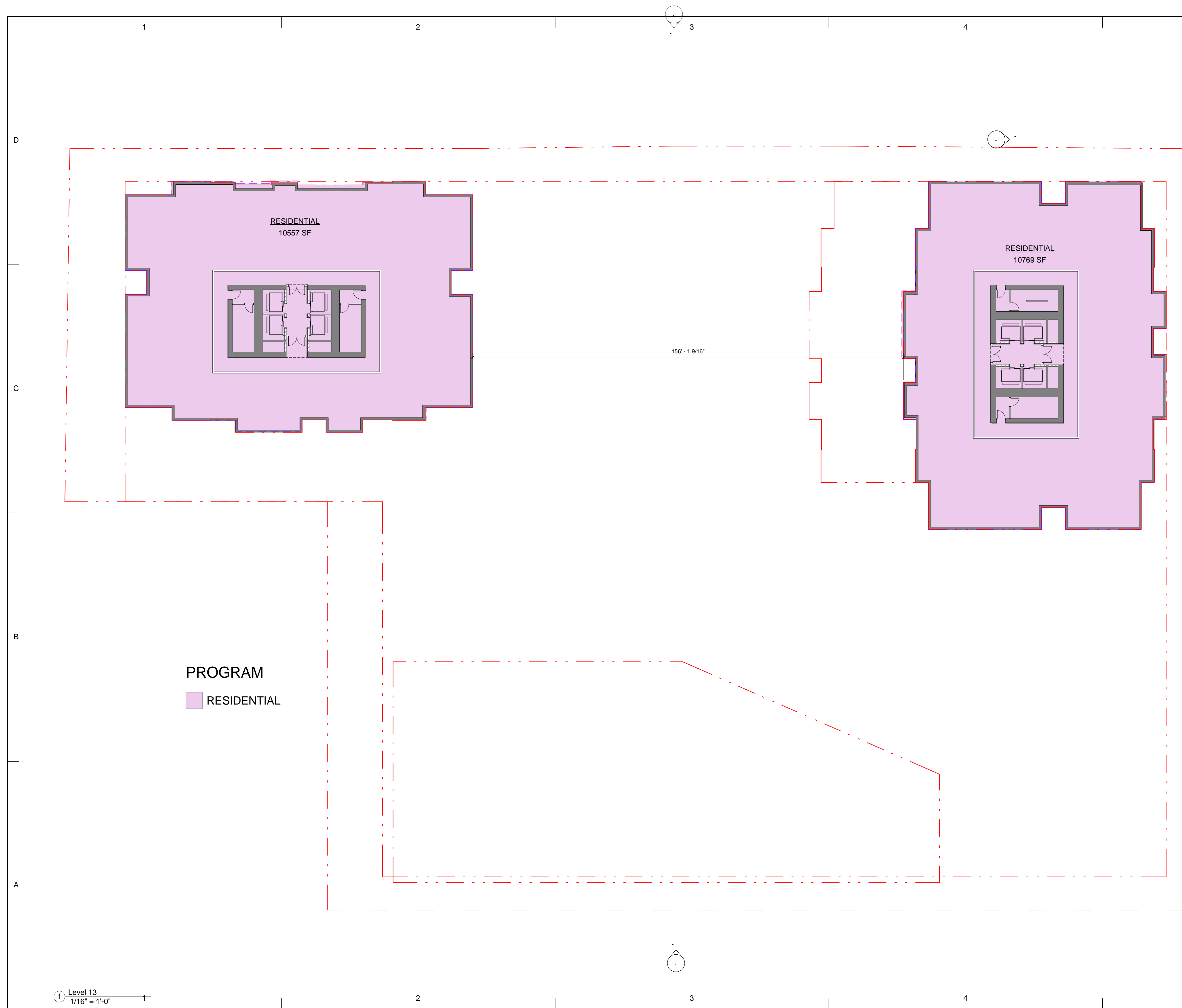


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