

**Historic Landmark Commission
April 23, 2012
National Register Historic District
NRD-2012-0037
Rainey Street
89½ Rainey Street**

PROPOSAL

Demolish existing c. 1927 house.

RESEARCH

The house was built c. 1927. City Directory entries indicate the original owners of the house were Charles and Emma Schrader. Also residing at the house was Charles Schrader, Jr. Charles Schrader Sr. worked as a waiter at Looke's Café on Congress Avenue, and Charles Jr. was the assistant baggage master at Missouri Pacific Railroad. Charles Schrader remained the owner-occupant until at least 1942, although the property is listed as vacant in 1935 and George H. and Lena Cook are listed as the owners in the 1937 Directory. Emma Schrader is no longer listed in the Directory after 1929,

After 1942 the house was occupied by various short-term tenants.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1927. It is a one story house with a front gabled roof and narrow lap siding. The inset partial-width, front porch has a squared spindle railing and a square post in the corner. The house lacks decorative details, however the groupings of 4:4, double-hung wood windows on the front façade reference prairie and craftsman influences.

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 non-contributing in the 1985 Rainey Street National Register Historic District nomination. However, a recent re-evaluation of the by National Register Coordinator at the Texas Historical Commission (State Historic Preservation Office) has determined the house to be contributing to the 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



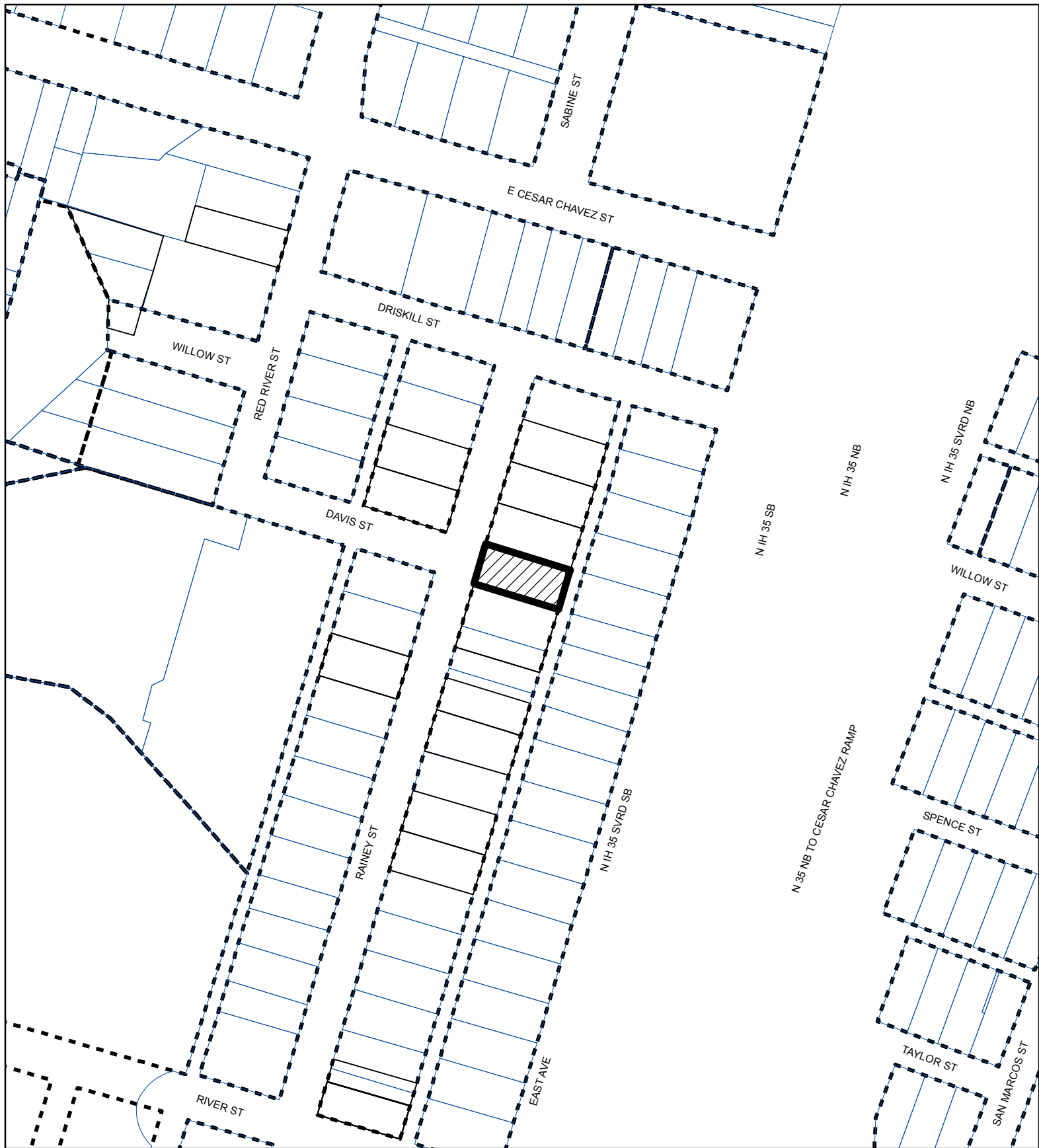
OCCUPANCY HISTORY
89 ½ RAINEY STREET

From City Directories, Austin History Center

City of Austin Historic Preservation Office
October, 2004

| | | |
|---------|----|---|
| 1960 | a | Connie Rosas, renter Laundress, San Jacinto Laundry |
| | b | Thomas H. Lopez (Rosalie), renter Trimmer, Wesley Pearsall Manufacturing |
| 1955 | a. | Noah Galvan (Elsa), renter Storekeeper, Internal Revenue Service |
| | b | Louis Valenti (Carmen), renter Student Carmen does alterations at T.H. Williams and Company, Ladies' Department Store |
| 1949 | | Avery F. Redding (Beatrice), renter Meatcutter, Canter's BBQ and Cafe |
| 1944-45 | | Charles Schrader, owner No occupation listed |
| 1942 | | Charles Schrader, owner No occupation listed |
| 1940 | | Charles Schrader, owner No occupation listed |
| 1937 | | George H. Cooke (Lena), owner Painter |
| 1935 | | Vacant |
| 1932-33 | | Charles Schrader, owner Waiter, Looke's Cafe |
| 1929 | | Charles Schrader (Emma), owner Waiter, Looke's Café Also listed is Charles Schrader, Jr. (Ruby), assistant baggage master at Missouri Pacific Railroad. |
| 1927 | | Charles Schrader (Emma), owner Waiter, Looke's Café Also listed is Charles Schrader, Jr. (Ruby), the assistant baggage master for the Missouri Pacific Railroad |
| 1924 | | Address not listed in City Directory. |

NOTE: Charles and Emma Schrader are listed in the 1924 directory as the owners of 91 Red River Street (q.v.).



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0037
LOCATION: 89 1/2 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.



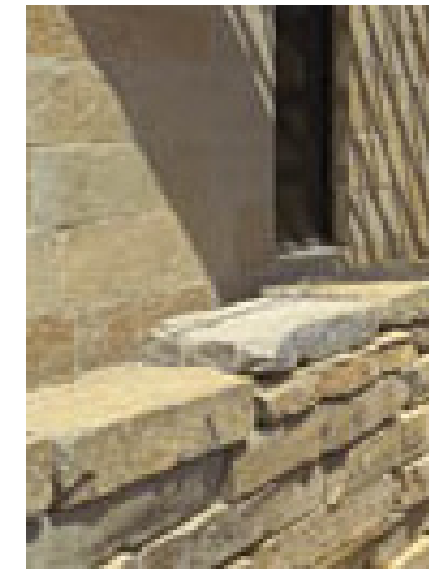
2012-01-09

RAINEY STREET PROJECT

Towers A & C



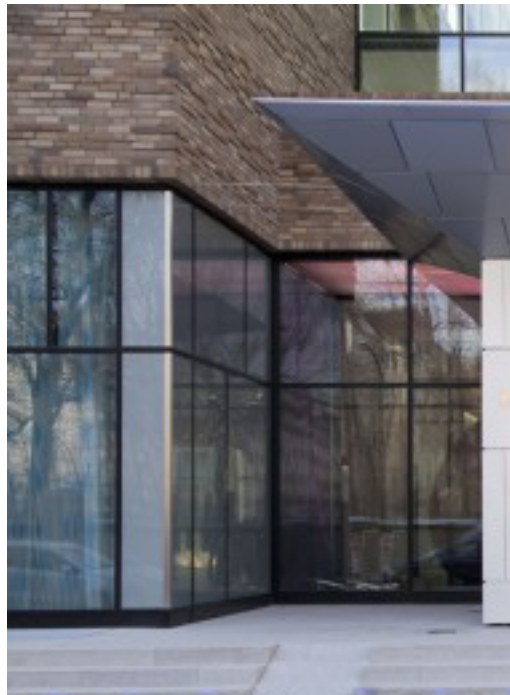
SIMPLE TOWER FORM



ROUGH MATERIAL AT GRADE



TEXTURED FACADES



RUSTIC BRICK BUT WITH MODERN TWIST

MECHANICAL

MARKET
RESIDENTIAL

HOTEL

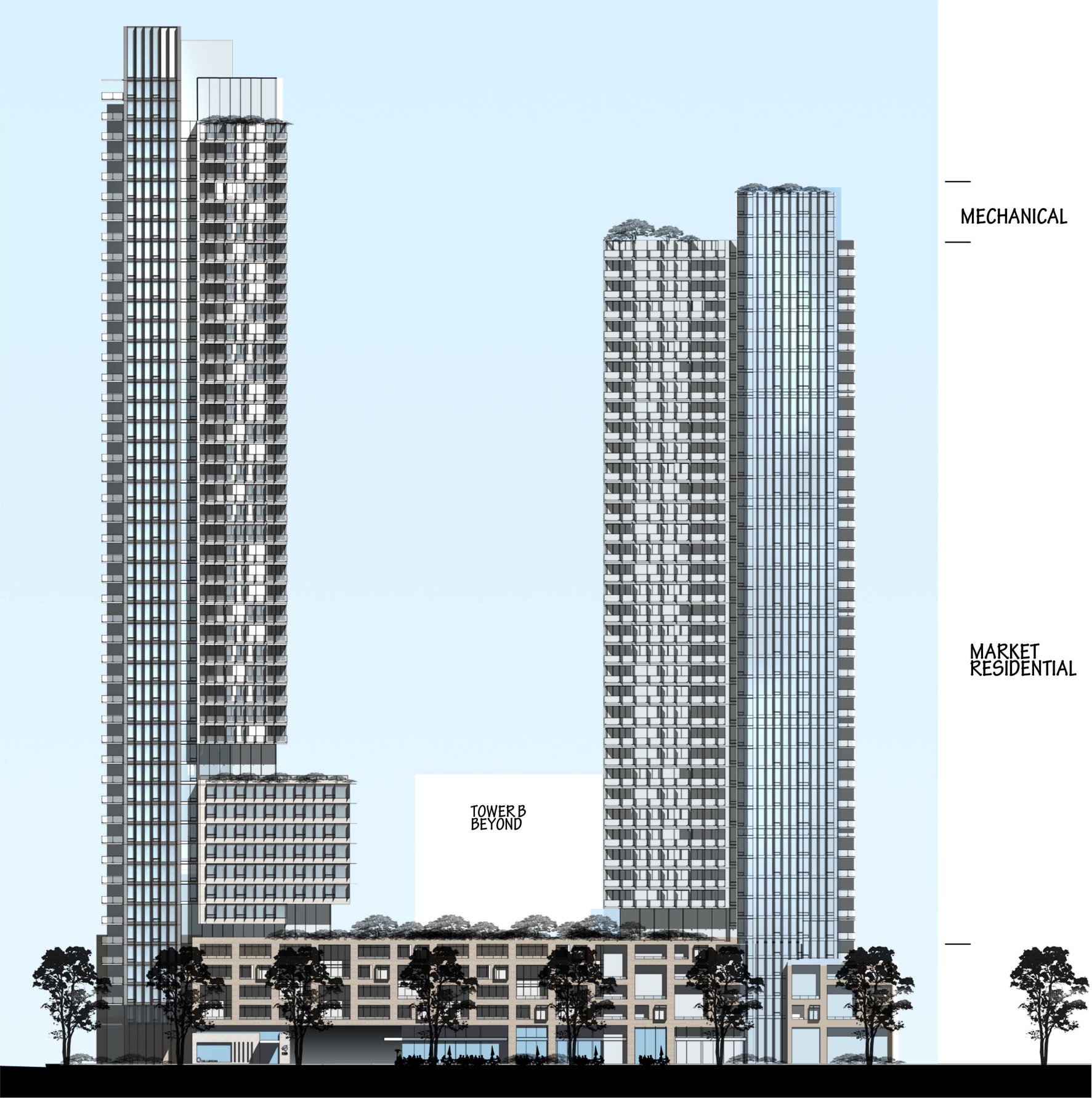
AMENITY

LOFTS

BBIES & RESTAURANTS

MECHANICAL

MARKET
RESIDENTIAL

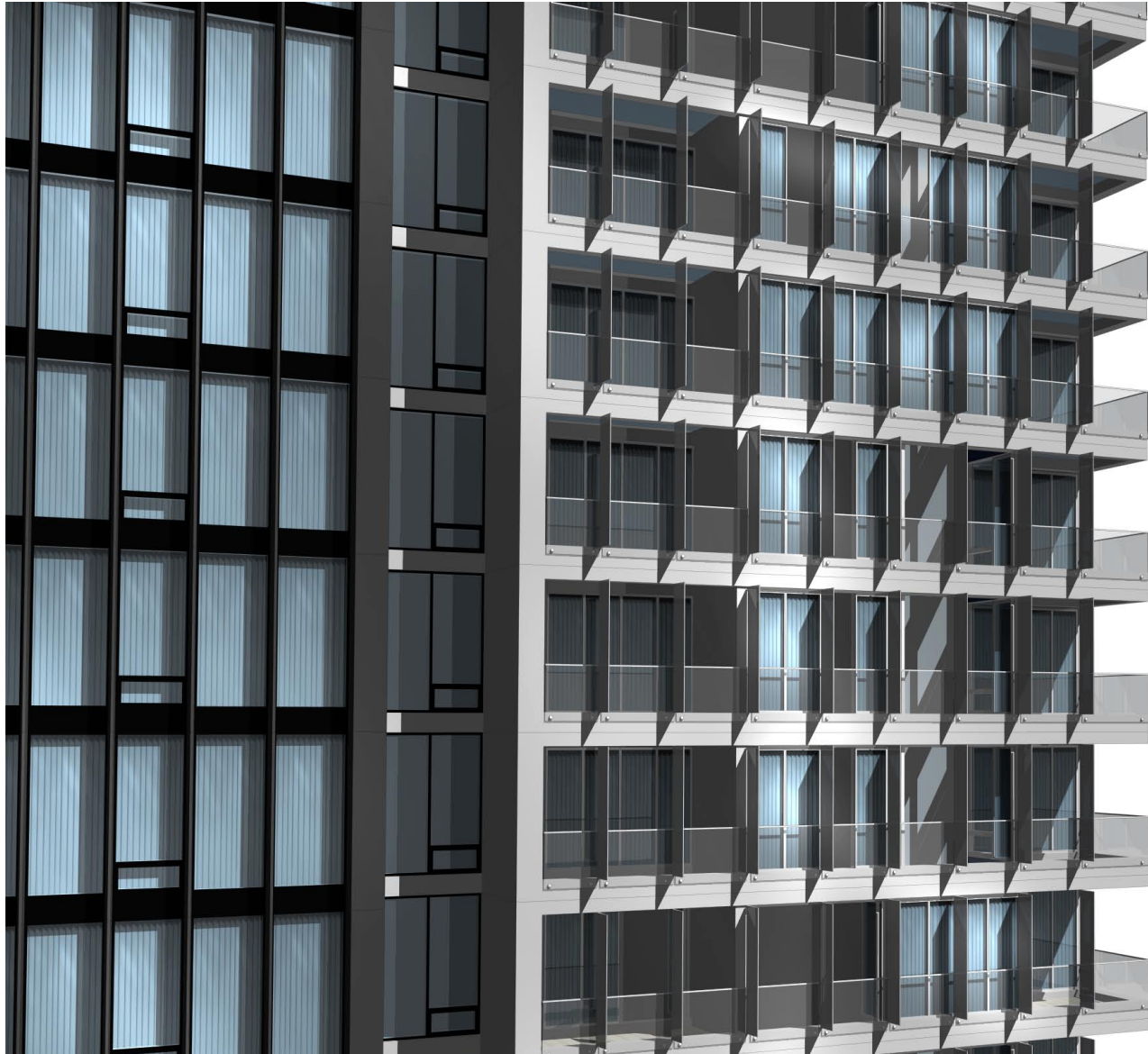


TOWER A

TOWER C

RAINEY STEET ELEVATION

CLOSE UP RENDERINGS OF FACADE TREATEMENT



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 | | | | | | | | | | | | | |

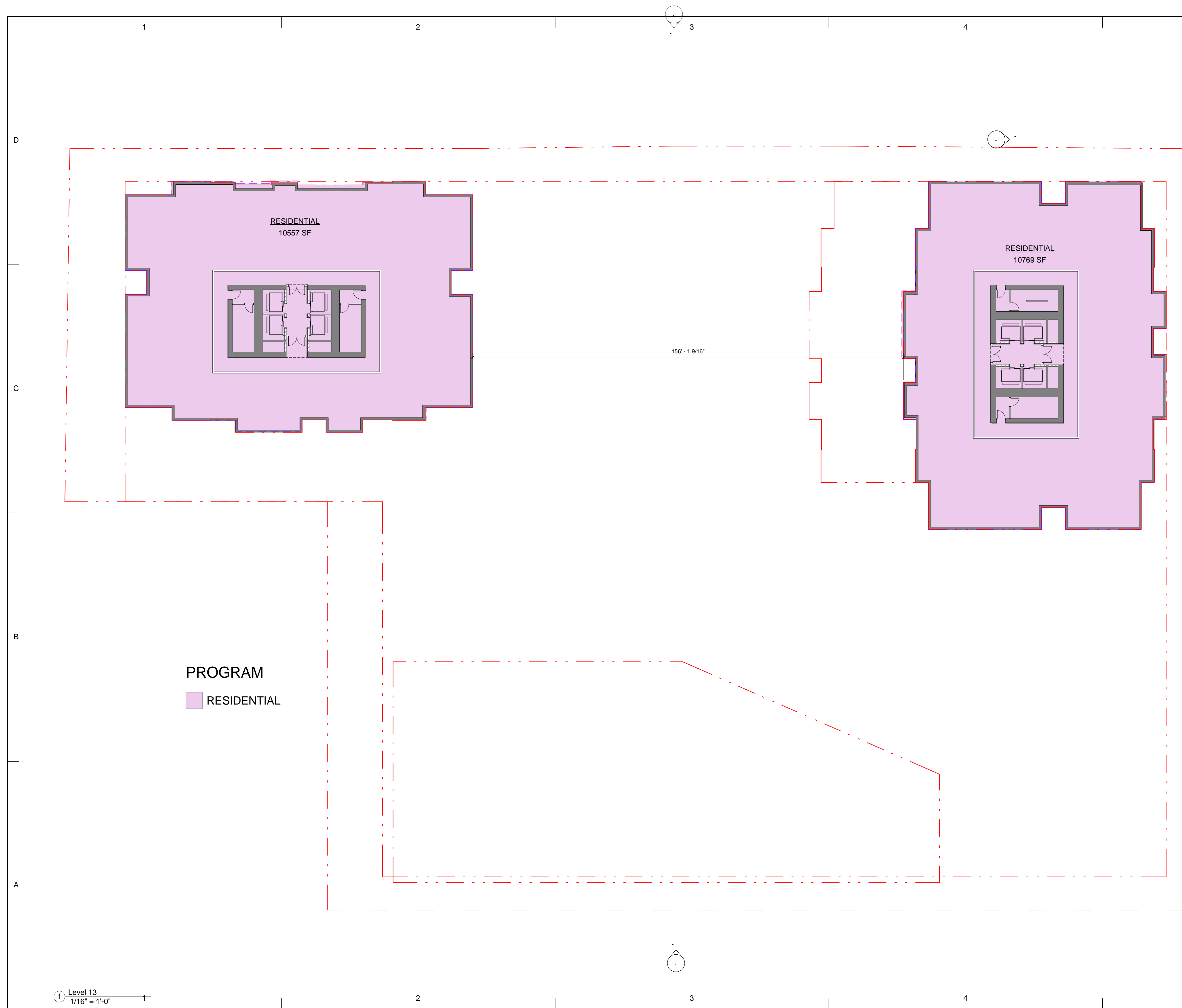
| Level | # of Stalls |
|-------|-------------|
| Lvl 4 | 140 |
| Lvl 3 | 138 |
| Lvl 2 | 138 |
| Lvl 1 | 20 |
| P1 | 261 |
| P2 | 261 |
| P3 | 261 |
| P4 | 261 |
| P5 | 263 |
| P6 | 202 |
| Total | 1,945.00 |

*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 |
| Rental | 12 | 10.17 | 127.33 | 12,250 | - | - | 12,250 |
| Rental | 11 | 10.17 | 117.17 | 13,943 | - | - | 13,943 |
| Rental | 10 | 10.17 | 107.00 | 13,943 | - | - | 13,943 |
| Rental | 9 | 10.17 | 96.83 | 13,943 | - | - | 13,943 |
| Rental | 8 | 10.17 | 86.67 | 13,943 | - | - | 13,943 |
| Rental | 7 | 10.17 | 76.50 | 13,943 | - | - | 13,943 |
| Rental | 6 | 10.17 | 66.33 | 13,943 | - | - | 13,943 |
| Rental | 5 | 10.17 | 56.17 | 13,943 | - | - | 13,943 |
| Rental | 4 | 10.17 | 46.00 | - | 10,000 | - | 10,000 |
| Office | 3 | 12.67 | 33.33 | - | 10,000 | - | 10,000 |
| Office | 2 | 12.67 | 20.67 | - | 10,000 | 1,368 | 11,368 |
| Lobbies / Commercial | 1 | 20.67 | 0 | 1,177 | 3,000 | 21,698 | 25,875 |
| Total | | | | 122,785 | 33,000 | 23,666 | 178,851 |

[illegible]