PROPOSAL
Demolish existing c. 1895 house.

RESEARCH
The house was built c. 1895. The City Directory indicates it was originally listed as 99 Rainey Street. Arthur Leser is listed as the owner-occupant from 1895 to 1918. Mr. Leser was the proprietor with Hugo Leser of the Austin Soap Factory, manufacturers and wholesale dealers of washing powders, laundry and toilet soaps. The business was located at 911 E. 4th Street, on the corner of 4th and San Marcos Streets.

In 1922 Sarah Carter, the widow of Virgil Carter is listed as a tenant with Moses Carter, who was a farmer. Starting in 1924 Moses (or Mosey) Carter is listed as the owner of the house, and other family members reside at the house as well over the years, including Sarah, Drucilla, Mildred and Marie Carter. Moses Carter's occupation continues to be listed as farmer.

Starting in 1935, The City Directory indicates the house was occupied by short term owners and tenants, including Allen Wilkes, the owner of Wilkes Grocery Store at 502 E. 1st Street.

PROJECT SPECIFICATIONS
The existing house was constructed c. 1895. It is a one story house with gable front and wing plan. This Folk Victorian house has minimal architectural details, that reference Italianate design, including chamfered columns similar to those found on many other houses in the neighborhood, and a decorative, round, cast-iron vent cover in the gable. The porch is inset into the “L” created by the gable and wing plan. Windows are wood, double-hung, and the siding is narrow lap wood 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 design guidelines for additions. 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.
OCCUPANCY HISTORY
93 RAINEY STREET

From City Directories, Austin History Center

City of Austin Historic Preservation Office
October, 2004

1960  Perry A. Gober, owner
Freeman Gober Landscaping

1955  Perry A. Gober (Hattie), owner
Laborer
Also listed are Thurman M. Gober, a cement worker, Doyle E. Gober, a cement
worker, and Freeman A. Gober, a laborer.

1949  Paul R. Galvan (Sophia), owner
Cabinet-maker, Davidson Sash and Door Company

1944-45  Dessie Pitts, renter
Mechanic

1942  Allen T. Wilkes (Arnetta), renter
Manager, Wilkes Grocery, 502 E. 1st Street

1940  Allen T. Wilkes (Arnetta), renter
Proprietor, grocery store, 502 E. 1st Street

1937  Oval F. Whitt (Madaline), renter
No occupation listed

1935  Moses B. Carter, owner
No occupation listed
Also listed are Mildred Carter, a student, Marie Carter, a student at the
University of Texas, Dewey Carter (Sadie), no occupation given, and Mrs. Sarah
D. Carter, no occupation given.

1932-33  Moses B. Carter, owner
No occupation listed

1929  Moses B. Carter, owner
Farmer
Also listed is Drucilla Carter, the widow of S.D. Carter

1927  Moses B. Carter, owner
Farmer
Also listed is Sarah D. Carter, the widow of Virgil Carter

1924  Mosey B. Carter, owner
Farmer
Also listed are Sarah D. Carter, the widow of Virgil Carter, and Ethel O. Carter, no occupation given.

1922 Sarah D. Carter, renter
   No occupation listed
   Also listed is Moses Carter, a farmer

1920 Mrs. Frankie D. Torbett, renter
   No occupation listed
   Also listed are John T. Torbett, a helper at Nalle & Company, Nellie Torbett, no occupation given, Otis Torbett, a warehouseman at Walker Properties, and Sallie Torbett, a wrapper for McNamara Bros. candy manufacturers.

1918 Arthur Leser (Ida), owner
   Proprietor of the Austin Soap Factory, manufacturers and wholesale dealers of washing powders, laundry and toilet soaps, Star trademark, located at 911 E. 4th Street. Arthur Leser was in business with Hugo Leser at the soap factory, at the corner of 4th and San Marcos Streets.
   Also listed is Frederick A. Leser, U.S. Army

1916 Arthur Leser
   Proprietor of the Austin Soap Factory
   Also listed is Frederick A. Leser, no occupation given.

1914 Arthur Leser
   Proprietor of the Austin Soap Factory.

1912-13 Arthur Leser
   Proprietor of H & A Leser, Austin Soap Factory, manufacturers of laundry and toilet soaps.

1905 Arthur Leser
   Proprietor of Austin Soap Factory, 909-11 E. 4th Street

1903-04 Arthur Leser
   Proprietor of Austin Soap Factory

1900-01 Arthur Leser
   Proprietor of Austin Soap Factory

1898-99 Arthur Leser
   Proprietor of Austin Soap Factory, 4th and San Marcos Streets

1897-98 Arthur Leser
   Proprietor of Austin Soap Factory

1895-96 Arthur Leser
   Proprietor of Austin Soap Factory
   NOTE: Address is listed as 99 Rainey Street
In the 1893-94 City Directory, Arthur Leser is listed as a traveling salesman for the Austin Soap Factory, and resides at the home of Jacob Leser, the proprietor of the Austin Soap Factory. Jacob Leser lived on the west side of the Georgetown Road on the south side of the Lunatic Asylum.
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.

CASE#: NRD-2012-0032
LOCATION: 93 Rainey Street
2012-01-09

RAINEY STREET PROJECT
Towers A & C

SIMPLE TOWER FORM

ROUGH MATERIAL AT GRADE

TEXTURED FACADES

RUSTIC BRICK BUT WITH MODERN TWIST

RAINEY STREET ELEVATION
CLOSE UP RENDERINGS OF FACADE TREATEMENT

RESIDENTIAL FACADE
- CURTAIN WALL FOR TOWER?
- FACADE TREATMENT Responsive 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.

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?
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
### Floor Area Statistics

#### Residential Units

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>No.</th>
<th>Area (sq ft)</th>
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</thead>
<tbody>
<tr>
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#### Retail Units

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#### Amenities/Concierge

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#### Office

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### Summary

- Total Residential Units: 48
- Total Retail Units: 48
- Total Amenities/Concierge Units: 48
- Total Office Units: 48

### Floor Plan

- [Click to view floor plan](RAINEY STREET PROJECT 002.0.0.07.jpg)

### Details

- **Location:** Rainey Street, Vancouver
- **Architect:** IBI Group
- **Project Title:** Rainey Street Towers
- **Project No:** 31359
- **Drawn By:** [Name]
- **Checked By:** [Name]
- **Scale:** [Scale]
- **Date:** [Date]
- **Sheet Title:** [Sheet Title]

### Floor Areas

- [Access to floor areas](RAINEY STREET PROJECT 002.0.0.07.jpg)