

**Historic Landmark Commission**  
**April 23, 2012**  
**National Register Historic District**  
**NRD-2012-0032**  
**Rainey Street**  
**93 Rainey Street**

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**PROPOSAL**

Demolish existing c. 1895 house.

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**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. 4<sup>th</sup> Street, on the corner of 4<sup>th</sup> 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. 1<sup>st</sup> Street.

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**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.

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**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.

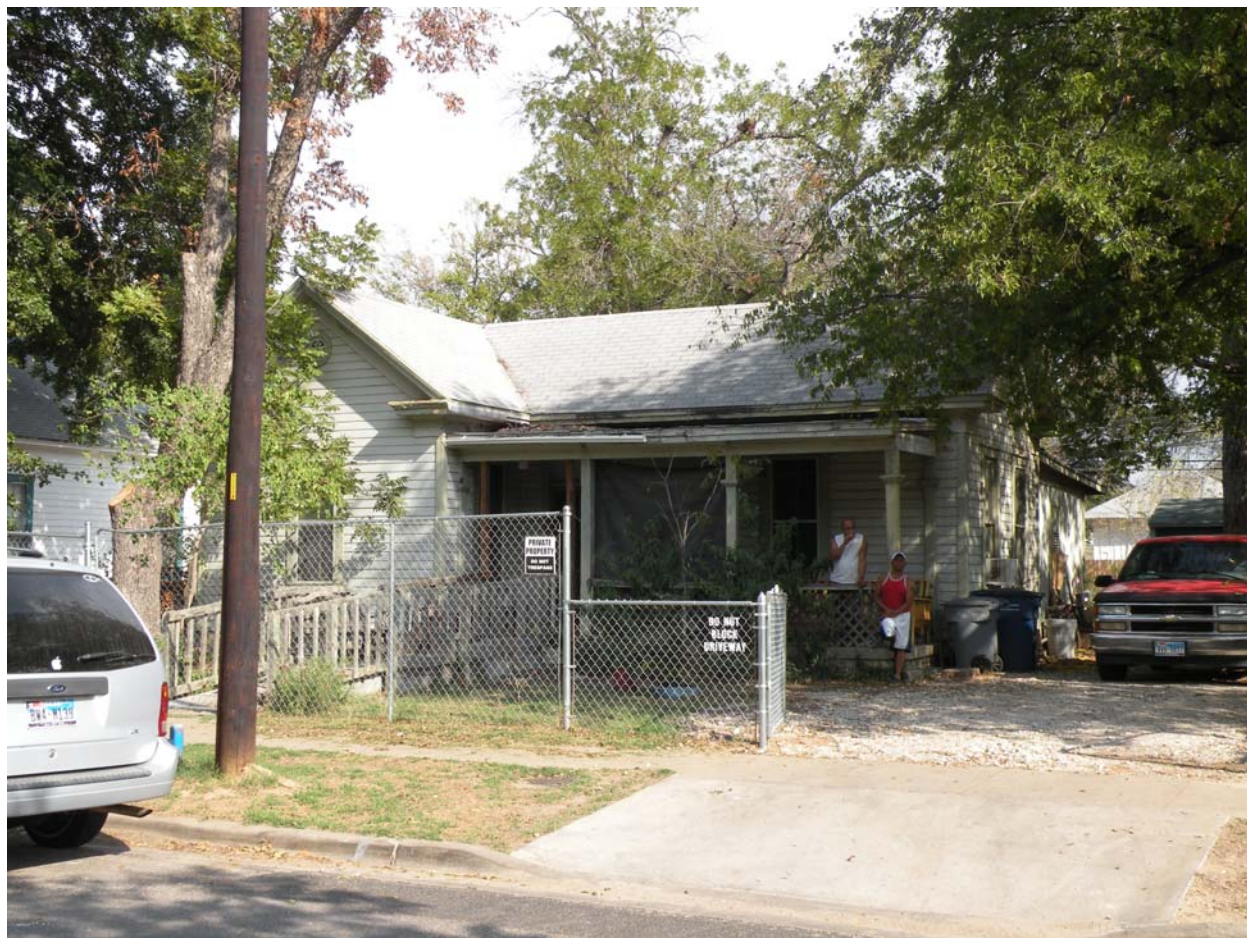
**STAFF RECOMMENDATION**

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

PHOTOS

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OCCUPANCY HISTORY  
93 RAINEY STREET

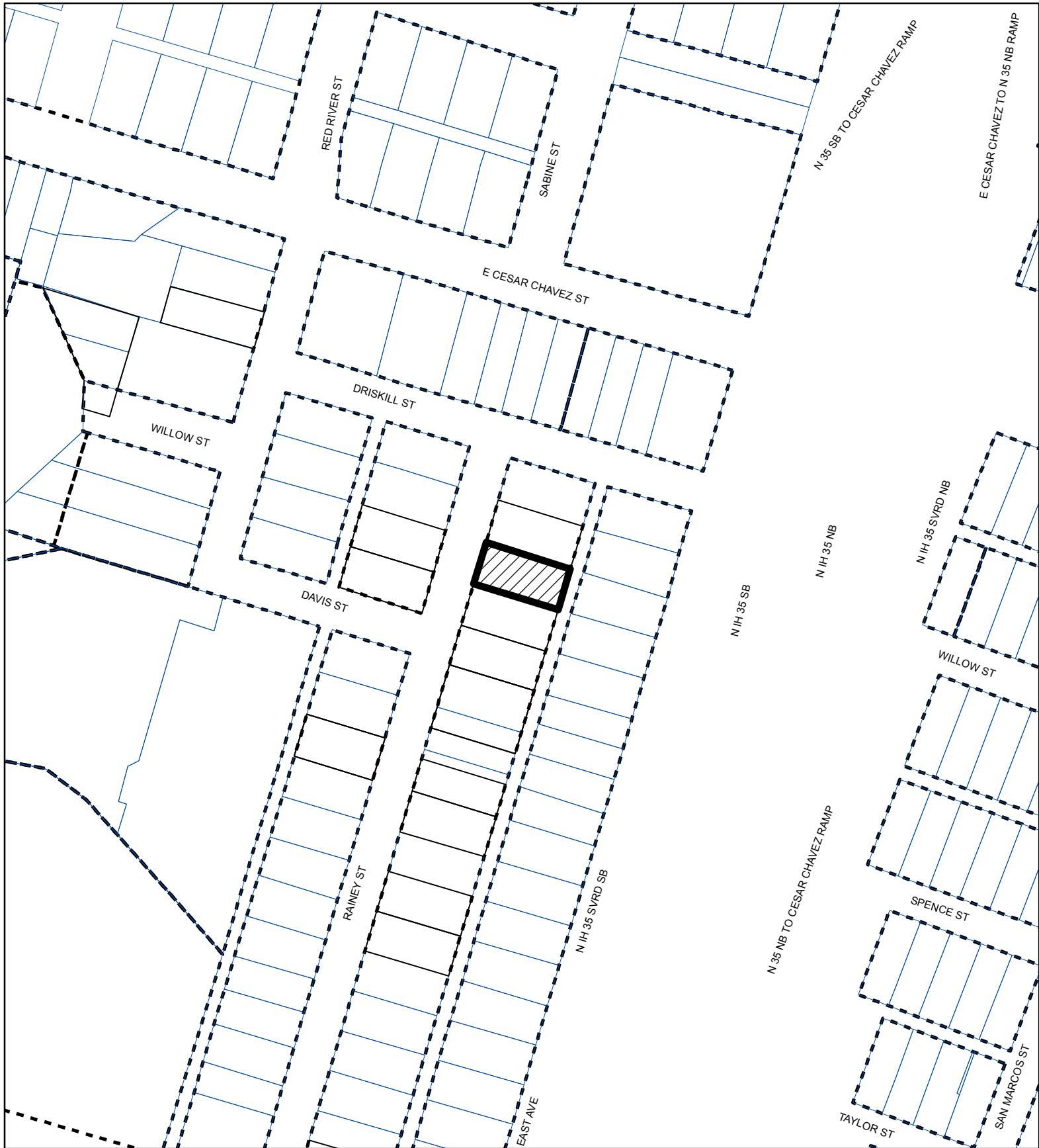
From City Directories, Austin History Center

City of Austin Historic Preservation Office  
October, 2004

- |         |  |
|---------|--|
| 1960    | Perry A. Gober, owner<br>Freeman Gober Landscaping   |
| 1955    | Perry A. Gober (Hattie), owner<br>Laborer<br>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<br>Cabinet-maker, Davidson Sash and Door Company  |
| 1944-45 | Dessie Pitts, renter<br>Mechanic   |
| 1942    | Allen T. Wilkes (Arnetta), renter<br>Manager, Wilkes Grocery, 502 E. 1 <sup>st</sup> Street  |
| 1940    | Allen T. Wilkes (Arnetta), renter<br>Proprietor, grocery store, 502 E. 1 <sup>st</sup> Street  |
| 1937    | Oval F. Whitt (Madaline), renter<br>No occupation listed   |
| 1935    | Moses B. Carter, owner<br>No occupation listed<br>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<br>No occupation listed   |
| 1929    | Moses B. Carter, owner<br>Farmer<br>Also listed is Drucilla Carter, the widow of S.D. Carter   |
| 1927    | Moses B. Carter, owner<br>Farmer<br>Also listed is Sarah D. Carter, the widow of Virgil Carter   |
| 1924    | Mosey B. Carter, owner<br>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. 4<sup>th</sup> Street. Arthur Leser was in business with Hugo Leser at the soap factory, at the corner of 4<sup>th</sup> 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. 4<sup>th</sup> 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, 4<sup>th</sup> 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.



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0032  
LOCATION: 93 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

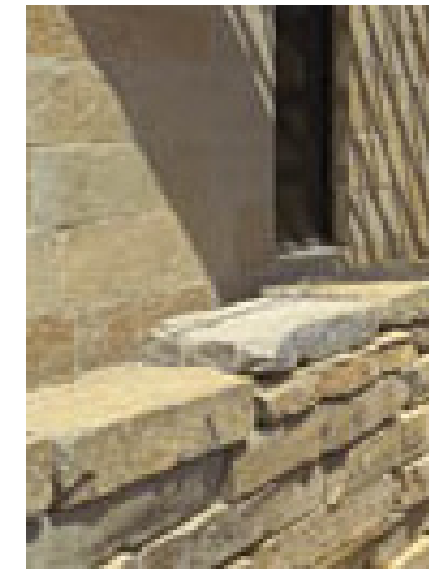
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Towers A & C



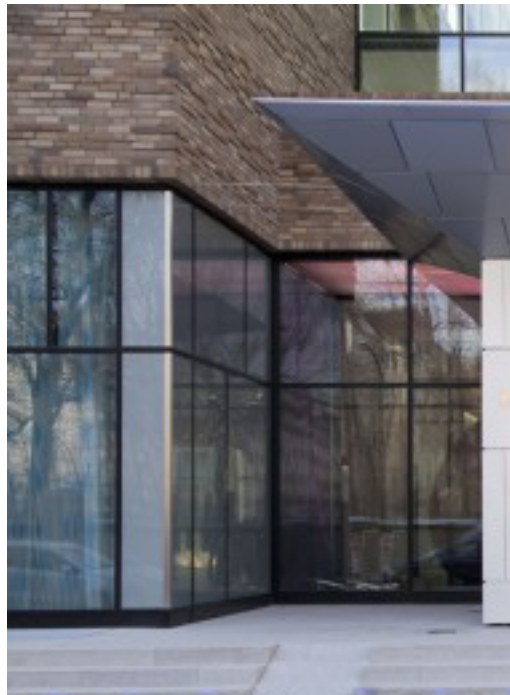
SIMPLE TOWER FORM



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

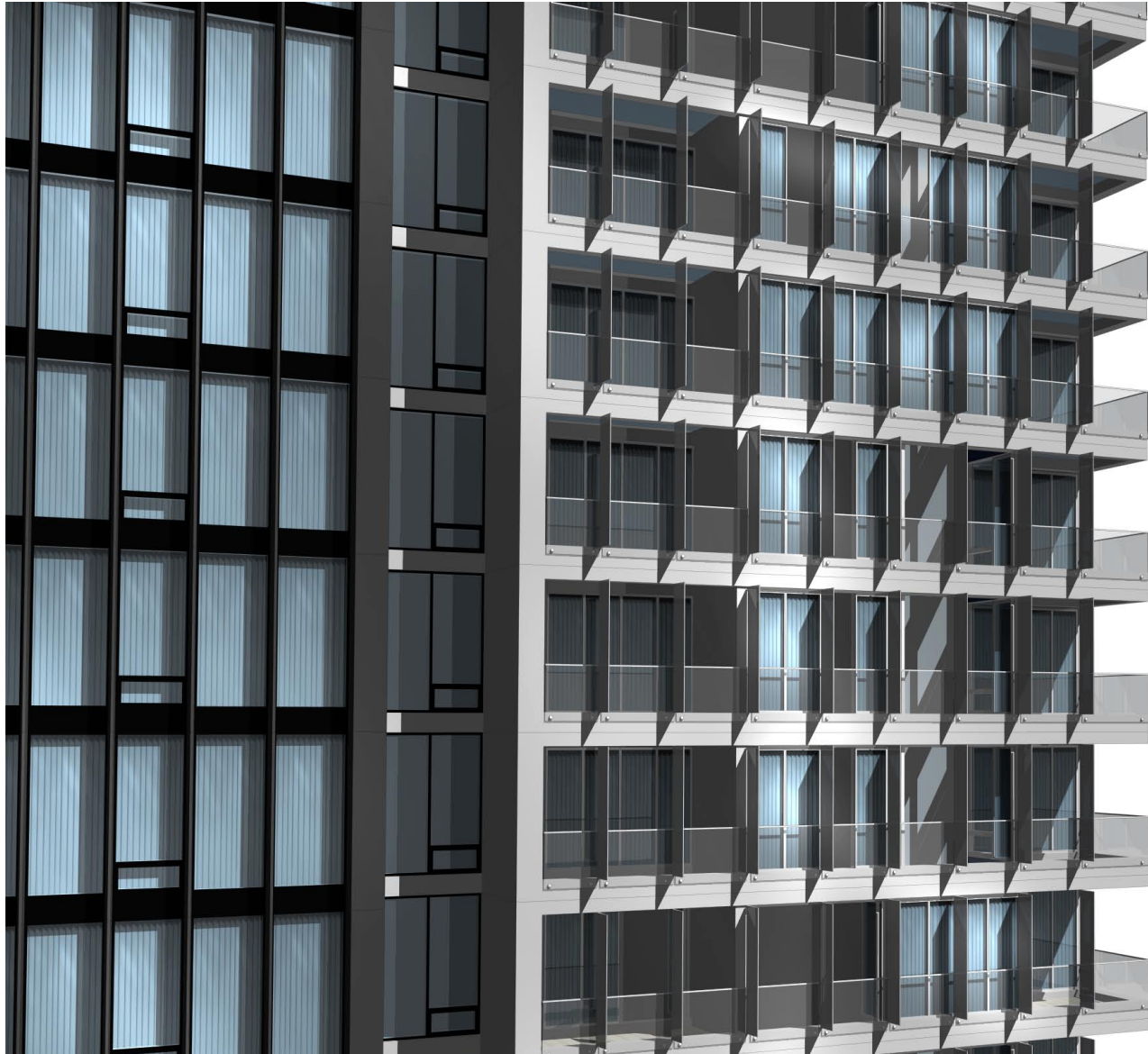


IBI/HB  
Architects

RAINEY STREET PROJECT  
2012-01-09



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

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
Amenity Lvl Roof Deck	5	10.17	51.17	-	10,800	10,800	10
Lofts	4	10.17	41.00	-	7,629	7,629	6
	3	10.17	30.83	-	7,629	7,629	6
	2	10.17	20.67	-	7,629	7,629	6
Lobby / Restaurant	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



[illegible]









