

**HISTORIC LANDMARK COMMISSION  
DECEMBER 17, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0136  
Rainey Street  
93 Rainey Street**

**PROPOSAL**

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Relocate existing c. 1895 contributing house.

**RESEARCH**

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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 E. 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, with other family members also residing at the house 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.

**PROJECT SPECIFICATIONS**

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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 Italianate-style architectural details, 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 relocate the house and combine the lot with four to five other lots to provide for new development. A new location for the house has not yet been determined.

**STANDARDS FOR REVIEW**

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The house is listed as contributing in the 1985 Rainey Street National Register Historic District nomination. 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.

A previous request to allow for the demolition of this and four other houses by another applicant was withdrawn with the agreement that the applicant would seek to relocate the houses when necessary to make way for new development, as well as fund that relocation up to \$25,000 per house. Relocation of these houses outside the existing National Register District to appropriate locations was determined by staff to be preferable to demolition and would, hopefully, allow for their continued productive use, as well as serve as compatible infill in other neighborhoods.

The current request is being made by a new applicant on behalf of their client, a developer in the process of purchasing this and the other lots from their current owners. The new applicant is seeking parties willing to take the relocated houses and their client is willing to provide up to \$25,000 per house to fund the move to new locations. The applicant has contacted a number of groups including the Clarksville Community Development Corporation, Guadalupe Neighborhood Development Corporation, Blackland Community Development Corporation, and Habitat for Humanity; none of which can currently take possession of this or the other houses. However, the houses do not require removal from their current location until October 2013 and the applicant has expressed a commitment to continue to work with community groups and individuals to identify new locations for the houses before that deadline.

Most of the houses, if not all, have non-historic or unsound additions that do not warrant relocation along with the main structures.

The applicant is requesting that the Historic Landmark Commission approve this and the other relocation permits and allow the Historic Preservation Office staff the authority to approve their new locations, as well as assess the final feasibility of moving each house in case it is found that any are unable to be moved for structural or other reasons

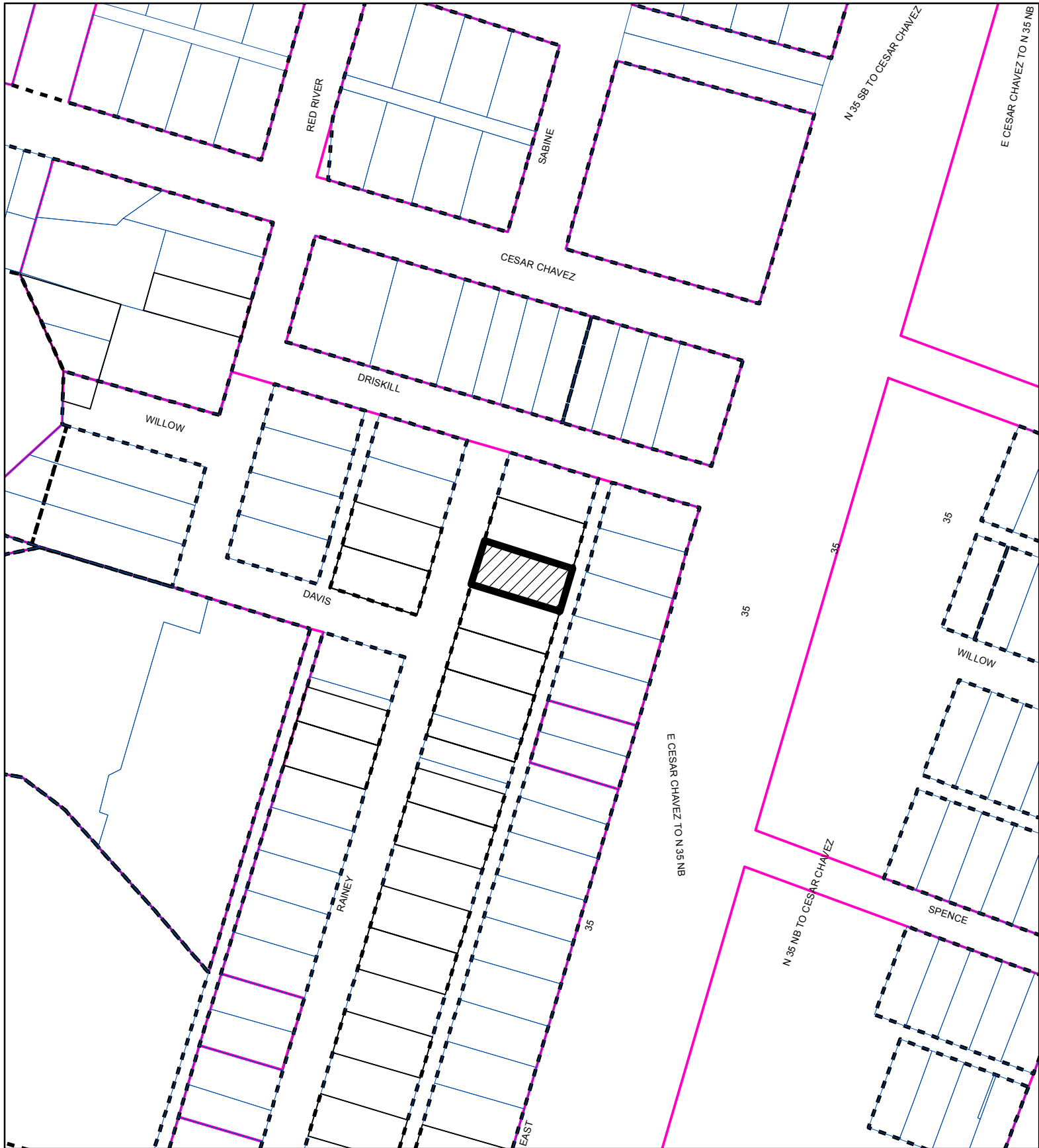
#### **STAFF RECOMMENDATION**



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Approve the relocation application but do not release the permit until staff has approved a new location for the house and assessed final feasibility of relocation.

PHOTO





-  SUBJECT TRACT
-  ZONING BOUNDARY

CASE#: NRD-2012-0136  
 LOCATION: 93 Rainey Street



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