

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0134
Rainey Street
91 Rainey Street

PROPOSAL

Relocate existing c. 1892 contributing house.

RESEARCH

The house was built c. 1892. The earliest resident found in the City Directory entries is Radcliff Platt, Jr., a mail carrier for the Austin Post Office, residing at the address in 1903 04. The 1909-10 Directory lists William McDannell as the resident, and in 1912 -1914 John H. Ricks, the owner of Rosenberg & Ricks sand and gravel and a contractor, resided at the house. Samuel A. Work, a City Street Department employee and his wife Olivia resided there until approximately 1920, after which L. Marvin, a painter and his wife Erna resided at the house for a short time.

Daniel Thaddeus McCullough and his wife Belle are the occupants, and likely the owners, starting about 1924. Mr. McCullough, who was born about 1889, was a salesman for various automobile-related businesses, including Barker Motor Co., Knight-Whippet Co., and Bothanger Motor Co. into the mid-1930's. Interestingly, the McCulloughs are listed as residing on Govalle Rd in 1935, but return to 91 Rainey Street by 1937, at which time Mr. McCullough is a salesman for Brooks Brothers. Their son, Daniel T. McCullough, also a salesman, is also living with them at this time.

Daniel and Belle continue to live together at the house until Daniel's death on March 5, 1943, after which Belle resides at the house alone and is working as a supervisor at the State School for the Deaf. In 1949 Mrs. Viola McCullough is listed as the owner of the house, and from 1952 to 1957, Viola and Daniel T. McCullough Jr. are both listed as owners, with no listing for Belle McCullough.

The house is vacant in 1958, and Jack H. and Gladys M. Lingo live at the house from about 1960 to 1965. In the mid-1960's the house appears to have become a duplex with the address indicating a & b units.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1892. It is a one-story, with gable front and wing plan. This Folk Victorian house has minimal Greek Revival details including an under-eave frieze that breaks at the front gable, a frieze above the porch columns and small pediments over the windows. The porch is inset into the "L" created by the gable and wing plan. Windows are wood, 4:4 double-hung, and the siding is horizontal, wood, narrow lap.

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

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.

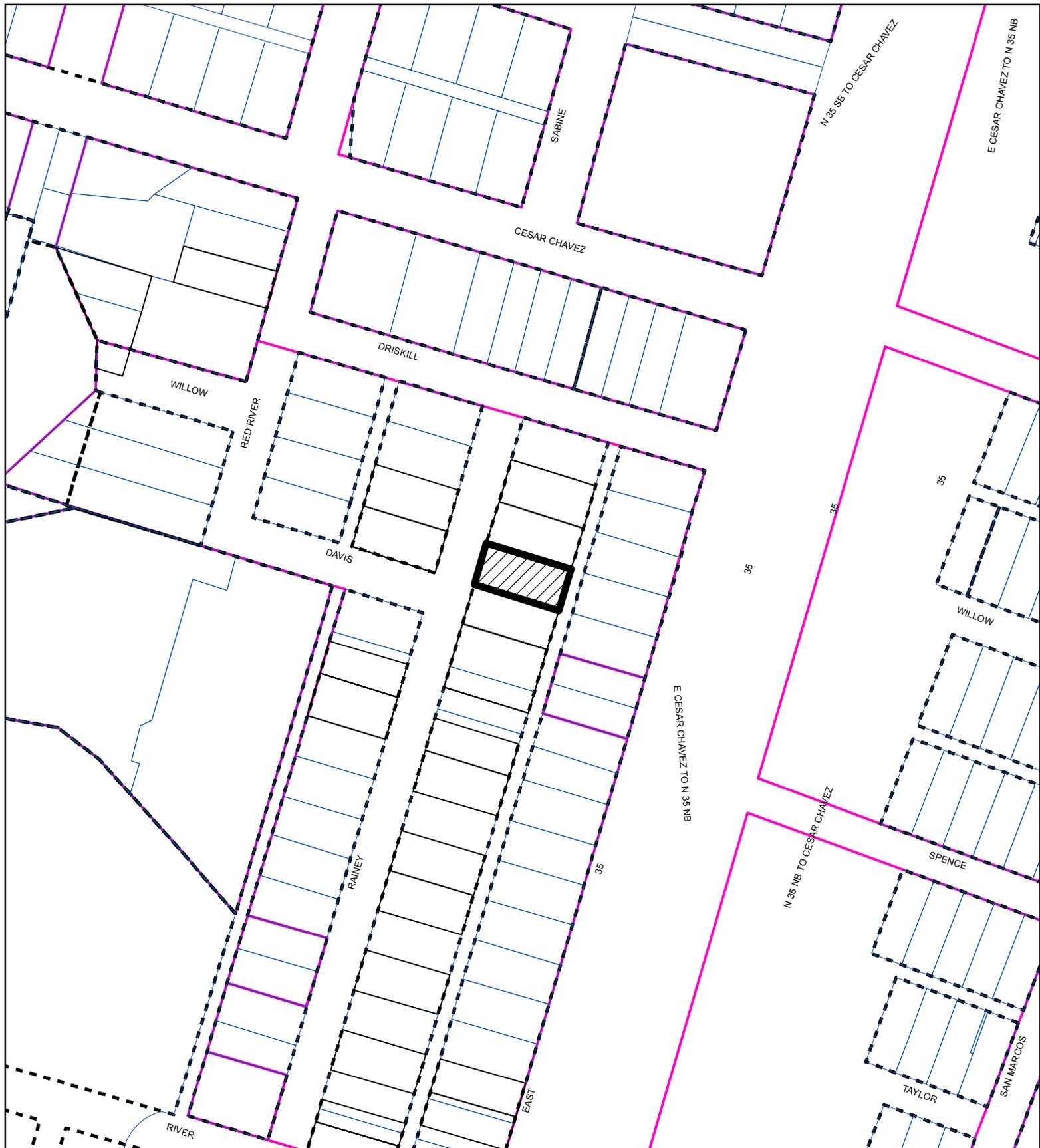
The applicant is requesting that the Historic Landmark Commission approve this and the other relocation permits and allow the Historic Preservation Office staff the authority to approve their new locations, as well as assess the final feasibility of moving each house in case it is found that any are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

STAFF RECOMMENDATION

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-2012-0134
 LOCATION: 91 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.