

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
NATIONAL REGISTER HISTORIC DISTRICT
NRD-2012-0133
Rainey Street
89 Rainey Street

PROPOSAL

Relocate existing c. 1904 contributing house.

RESEARCH

The house was built c. 1904. The City Directory indicates the house was initially owned and occupied by James J. Becker from 1905 to 1920. His wife, Maria, is also listed as an occupant in 1918 and 1920. James Becker was a tailor working for Nick Linz and later Nick Linz Clothes Cleaners located at 611 Congress Avenue.

Between 1922 and 1929 the house had new occupants nearly every two years including Charles H. Mangelsdorf, a painter and his wife Rosalie, Drew K. and Annie Taylor, and John J. and Mary Rogers.

Robert H. Acock and his wife Lucille rented 89 Rainey Street from around 1932 until at least 1937. Robert Acock was a chemist and his company, The Oil Mill Laboratory, is listed as being located at his home.

The next long term occupants were Arno W. Vogelpohl and his wife Dessie, who rented 89 Rainey Street from around 1942 to 1949. Mr. Vogelpohl was a salesman for the Benson-Lancaster Motor Company.

PROJECT SPECIFICATIONS

The existing house was constructed c. 1904. It is a one story house with a hipped roof and a front facing cross gable, cut away bay. This Queen Anne-style house has spindlework porch railing and frieze, and decorative brackets at the top of the turned posts. The inset porch has a shed roof. The windows are wood, double-hung, and the siding is wood, narrow lap 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

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.

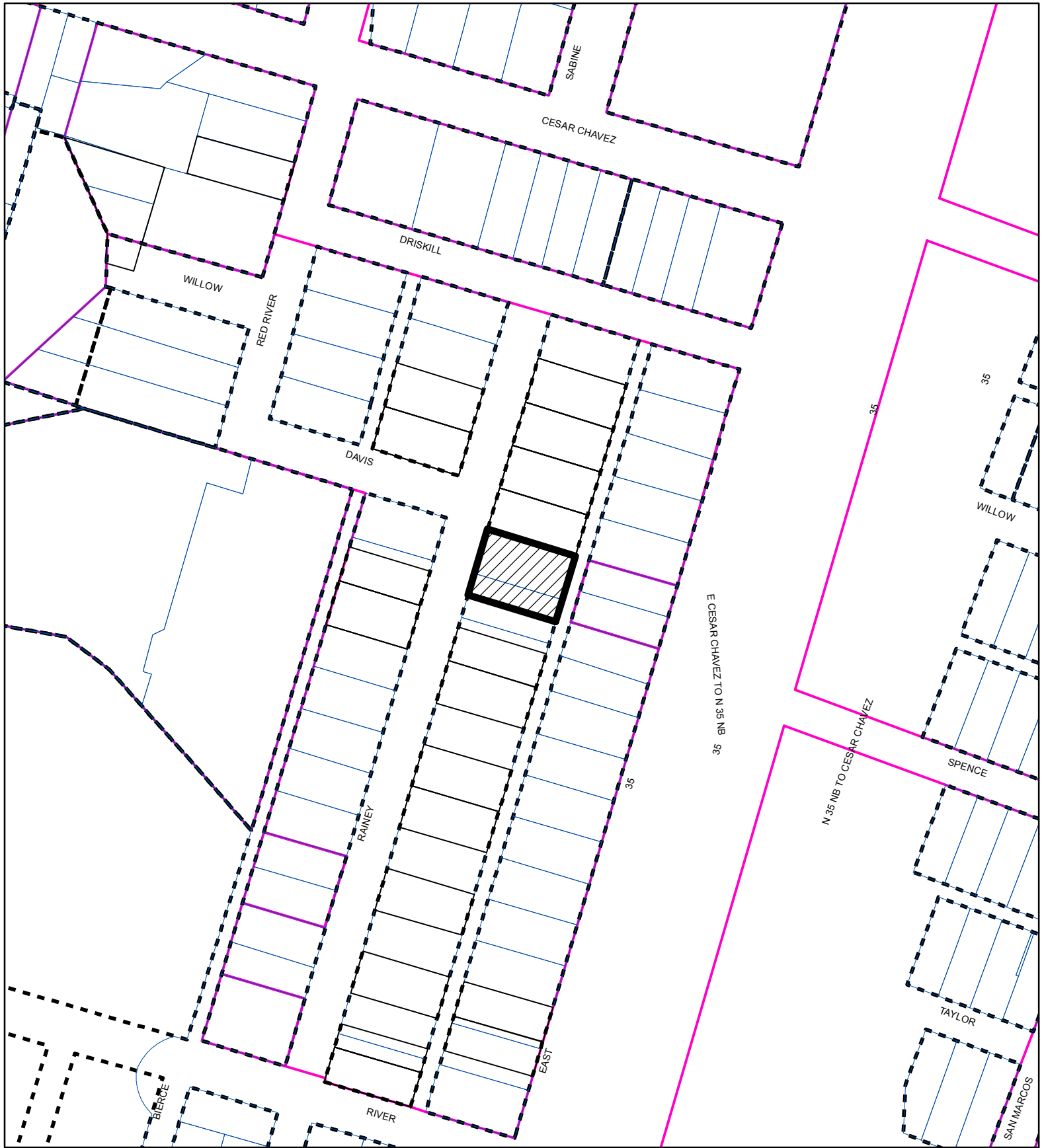
The applicant is requesting that the Historic Landmark Commission approve this and the other relocation permits and allow the Historic Preservation Office staff the authority to approve their new locations, as well as assess the final feasibility of moving each house in case it is found that any are 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-2012-0133
 LOCATION: 89 Rainey Street



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