

HISTORIC LANDMARK COMMISSION  
DECEMBER 17, 2012  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2012-0132  
Rainey Street  
89 1/2 Rainey Street

**PROPOSAL**

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Relocate existing c. 1927 house.

**RESEARCH**

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The house was built c. 1927. City Directory entries indicate the original owners of the house were Charles and Emma Schrader. Also residing at the house was Charles Schrader, Jr. Charles Schrader Sr. worked as a waiter at Looke's Café on Congress Avenue, and Charles Jr. was the assistant baggage master at Missouri Pacific Railroad. Charles Schrader remained the owner-occupant until at least 1942, although the property is listed as vacant in 1935 and George H. and Lena Cook are listed as the owners in the 1937 Directory. Emma Schrader is no longer listed in the Directory after 1929. After 1942 the house was occupied by various short-term tenants.

**PROJECT SPECIFICATIONS**

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The existing house was constructed c. 1927. It is a one story house with a front gable roof and narrow lap siding. The inset, partial-width front porch has a squared spindle railing and a square post in the corner. The house lacks decorative details; however the groupings of 4:4, double-hung wood windows on the front façade reference prairie and craftsman influences.

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.

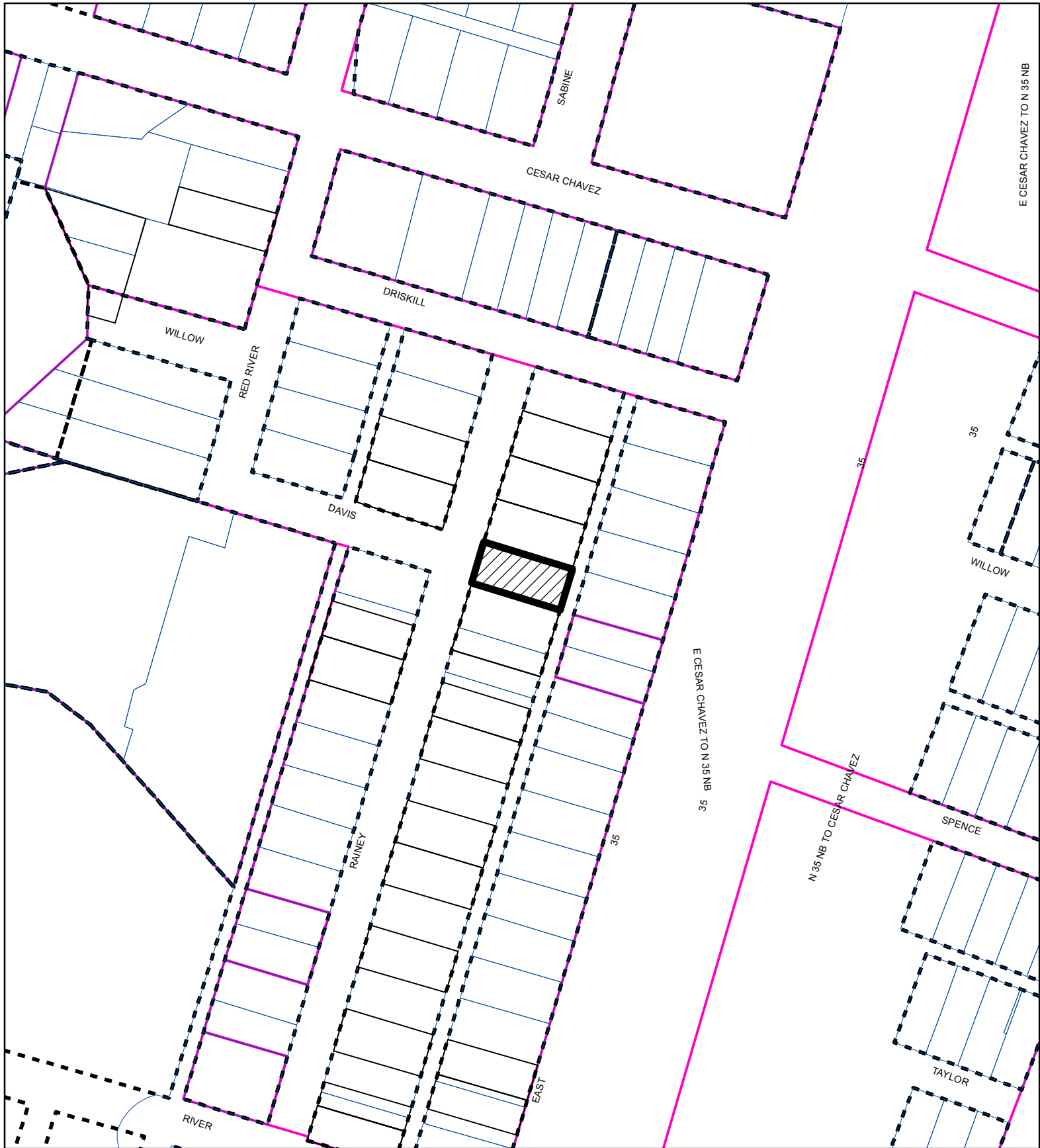
**STANDARDS FOR REVIEW**

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The house is listed as non-contributing in the 1985 Rainey Street National Register Historic District nomination. However, a re-evaluation by the City of Austin Historic Preservation Office and the State Historic Preservation Office in 2012 determined the house to be contributing to the District. 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



SUBJECT TRACT



ZONING BOUNDARY

CASE#: NRD-2012-0132  
 LOCATION: 89 1/2 Rainey Street



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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.

PHOTOS

