

**HISTORIC LANDMARK COMMISSION**  
**PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS**  
**OCTOBER 24, 2016**  
**NRD-2016-0078**  
**70 Rainey Street**  
**Rainey Street**

**PROPOSAL**

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Construct a high-rise multi-family and mixed use building.

**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a high-rise multi-family residential and mixed use building on vacant land at the south end of the Rainey Street Historic District. The proposed building will be 34 stories tall with a one- and two-story street façade of concrete and glass, housing retail and service businesses. Above the mixed-use section of the building will be parking levels, with metal mesh screen cladding. The building will have an open area on top of the parking structure, then 22 stories of multi-family residential above that, set on concrete posts around the perimeter of the building.

**STANDARDS FOR REVIEW**

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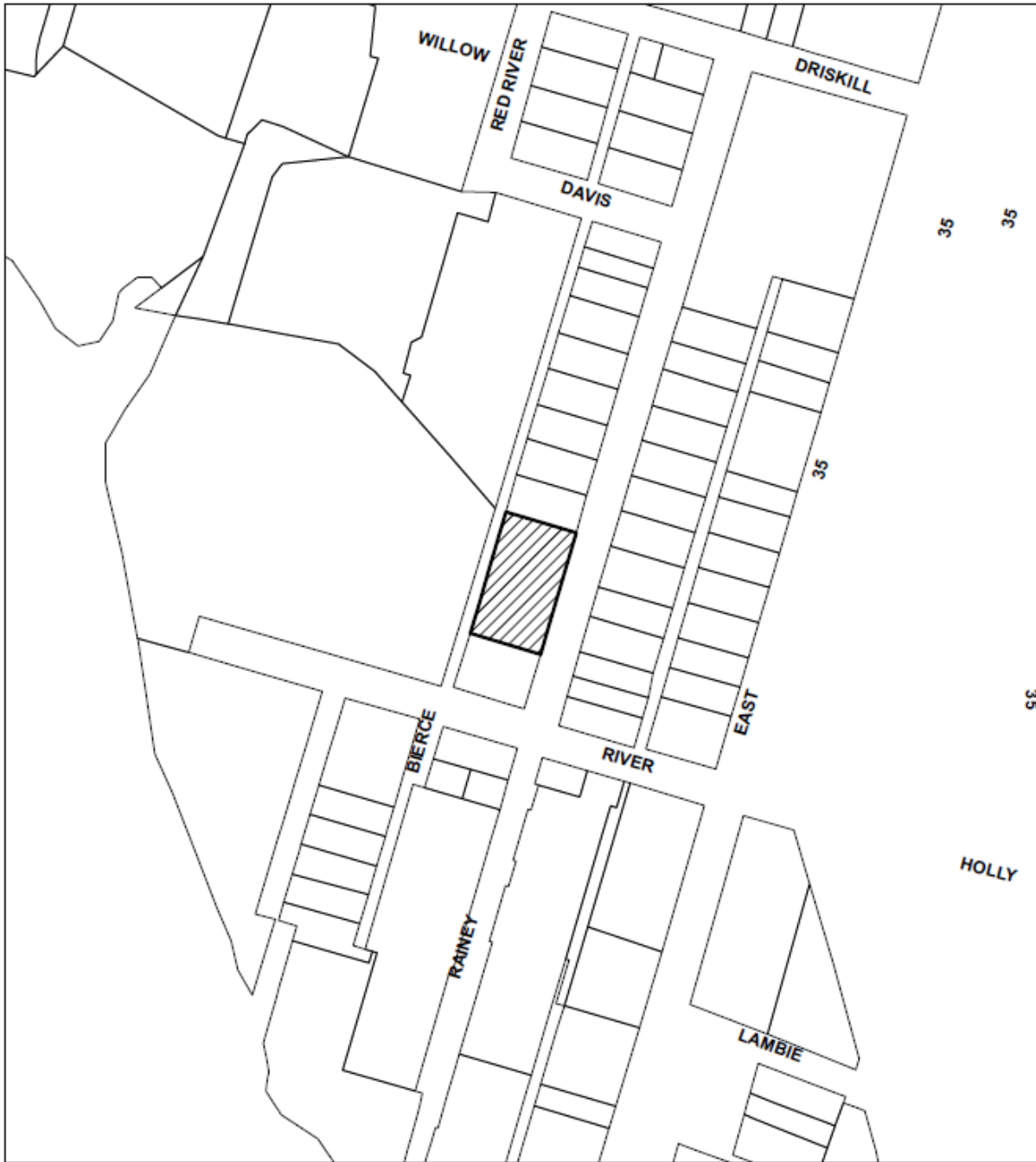
The Rainey Street Historic District has no design guidelines for new construction; general design principles for historic districts emphasize compatibility with the contributing structures within the district in terms of materials, size, scale, and fenestration patterns. There are no known historic district design guidelines for new high-rise construction within the district, but the Commission should evaluate this building from its street-level design and materials for compatibility.




**STAFF RECOMMENDATION**

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Recommend that the applicant consider more traditional materials for the street-level section of the building, so that it is not in stark contrast to the small wood houses that characterize the district. This high rise building is proposed for across the street from several very popular bars and restaurants that have successfully adaptively re-used historic-age structures, and the proposed high rise will have a serious effect on the character of these buildings, and perhaps even the continued viability of these businesses who have worked with what was there. The street-level façade of this building is steel, concrete, and glass, and while it offers some inviting entrances, it is in stark contrast to the historic-age wooden houses it will be adjacent to. Every effort should be made by the applicant to soften the blow of the impact of this building on the character of the historic district by blending the street-level facades of the building into the surrounding historic streetscape.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**NOTIFICATIONS**  
CASE#: NRD-2016-0078  
70 RAINEY STREET



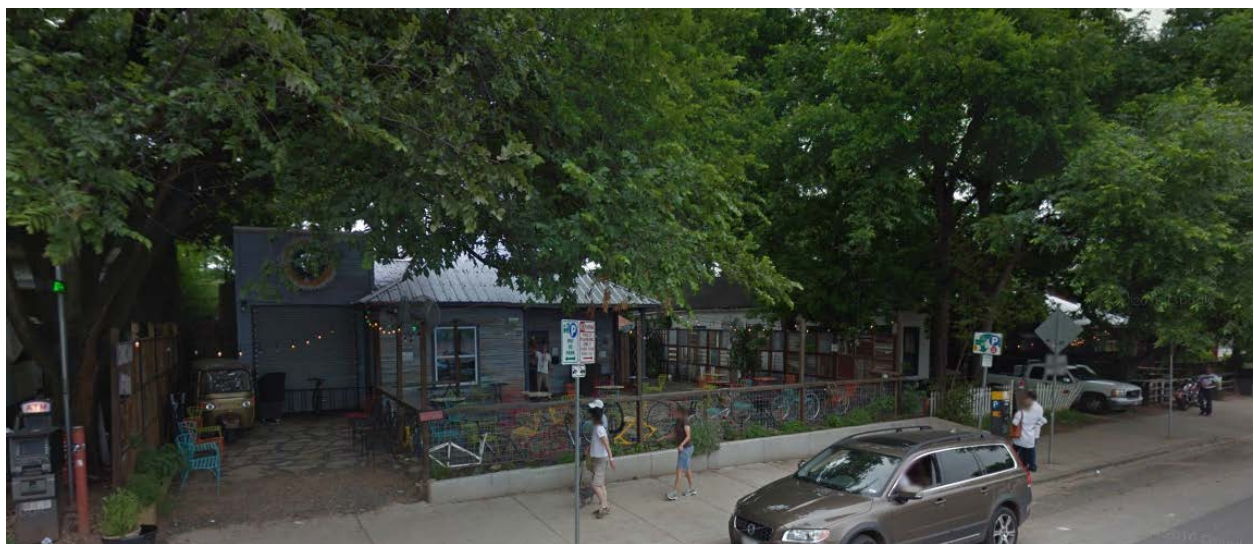
1" = 208'

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View from the south showing the proposed site on the left. Several of the popular bars and restaurants that have adaptively re-used historic houses are on the right-hand side of the street.



The east side of Rainey Street, across from the proposed high-rise.