

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 24, 2021
HR-2021-066941
RAINEY STREET NATIONAL REGISTER HISTORIC DISTRICT
71 RAINEY STREET

PROPOSAL

Demolish a ca. 1910-1924 house.

ARCHITECTURE

One-story, hipped-roof house with horizontal wood siding, 4:4 windows, and a double entryway with transom doors. The building's original partial-width porch was removed around 2011.

RESEARCH

The house at 71 Rainey Street was constructed, or potentially moved to the site, around 1924. Its first occupants, the Spradlings, were renters; the family included a bricklayer, a furniture store owner, a salesman, and a mechanic. During the late 1920s and the 1930s, the building was home to at least two renting households at a time. By 1939, the Clendenann family had moved in. Lemuel and Eugene Clendenann worked as tankmen at the Texas Public Service Company, while Vida Mae Clendenann worked the press at the Stephen F. Austin Hotel's laundry.

By the mid-1940s, the Contreras family had purchased the house. Prudencio and Martina Gutierrez Contreras occupied the home from 1944 until their deaths in 1963 and 1970, respectively. Martina Gutierrez was born in Guanajuato in 1894. She married Prudencio Contreras, who had also emigrated from Mexico, and they purchased the house at 71 Rainey Street after moving to Austin from Lockhart. Prudencio Contreras, born in 1885, worked as a laborer. The Contreras' son and daughter-in-law lived with them at first, but an accident in Wisconsin killed both Domingo Contreras and his wife, who worked as migrant farm laborers, in 1948. Prudencio and Martina's living children—Julio, a Marine; Alberto, a trucker; Dolores; and Ana Maria, a laundress—also stayed in the house during the 1950s and 1960s.

The Pardo family, Ana Maria Contreras Pardo's in-laws, occupied in the other half of the house. Ana Maria and her husband, carpenter Santos Pardo, shared the space with her father-in-law until his death in the 1950s. Martina Contreras' brother Selso Gutierrez and his family moved into the house in the early 1960s.

The Contreras family owned the building until 2020. It was the last remaining residential-use home on Rainey Street.

STAFF COMMENTS

The building contributes to the Rainey Street National Register Historic District.

The current application is solely for demolition due to life safety concerns. Per Land Development Code § 25-11-213 (J), review of new construction in a National Register district is not required prior to issuance of a demolition permit in cases where "the building official determines that demolition or relocation is necessary for reasons related to public safety." Plans for new construction will be submitted to the Commission at a future date.

Designation Criteria—Historic Landmark

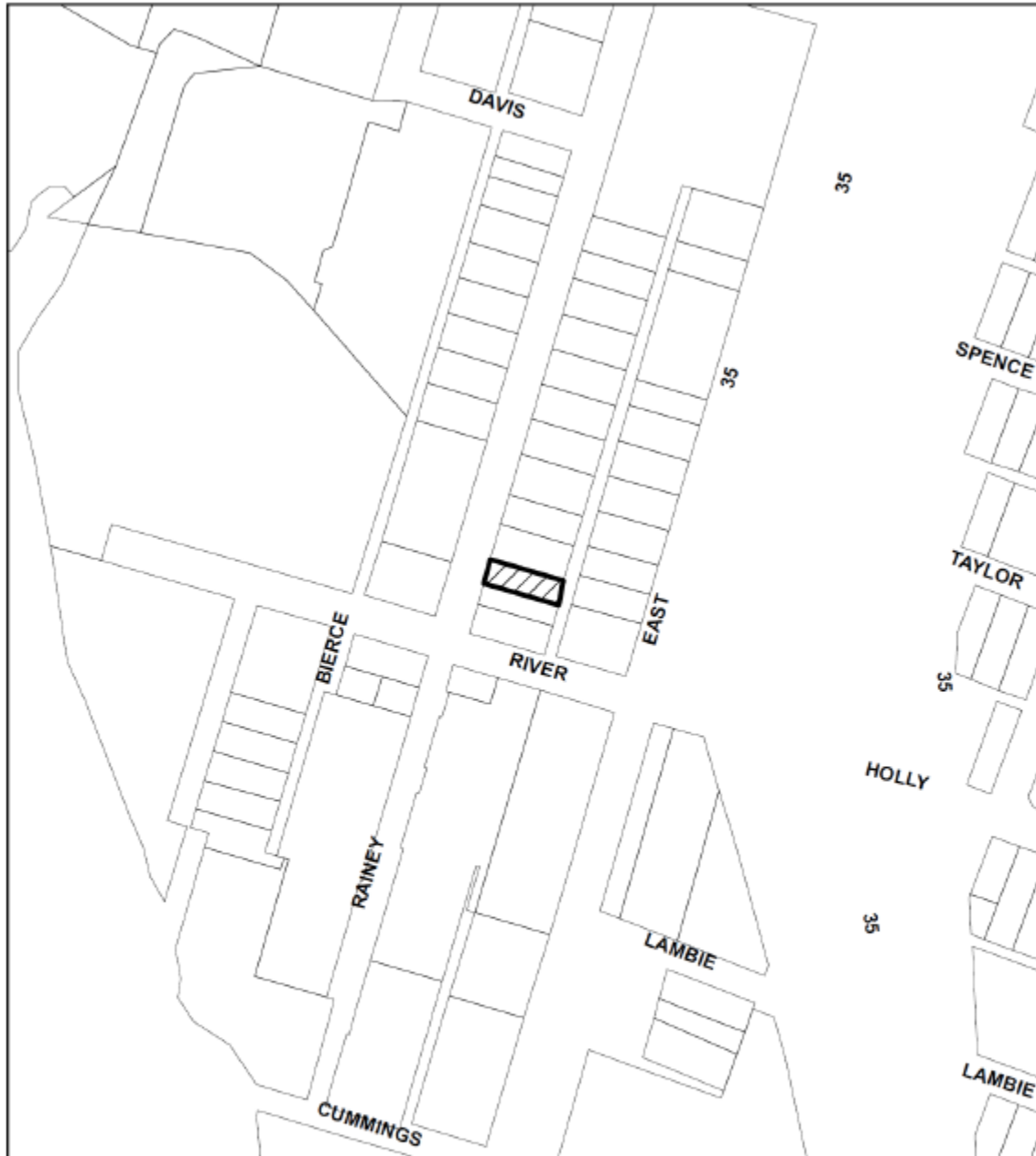
- 1) The building is more than 50 years old.
- 2) The building appears to retain moderate integrity.
- 3) Properties must meet two criteria for landmark designation (LDC §25-2-352). Staff has evaluated the property and determined that it may meet two criteria:
 - a. *Architecture*. The building displays National Folk influences.
 - b. *Historical association*. The property does not appear to have significant historical associations; however, the Commission may wish to consider the property's significance as a good example of the lifeways, demographics, and settlement patterns of the Rainey Street community.
 - c. *Archaeology*. The property was not evaluated for its potential to yield significant data concerning the human history or prehistory of the region.




- d. *Community value.* The property does not possess a unique location, physical characteristic, or significant feature that contributes to the character, image, or cultural identity of the city, the neighborhood, or a particular demographic group.
- e. *Landscape feature.* The property is not a significant natural or designed landscape with artistic, aesthetic, cultural, or historical value to the city.

STAFF RECOMMENDATION

Consider whether the building's longstanding association with a single representative family complies with the Code requirement for historic significance. Should the Commission choose to release the demolition permit, require completion of a City of Austin Documentation Package.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 208'

NOTIFICATIONS

CASE#: HR 21-066941

LOCATION: 71 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.

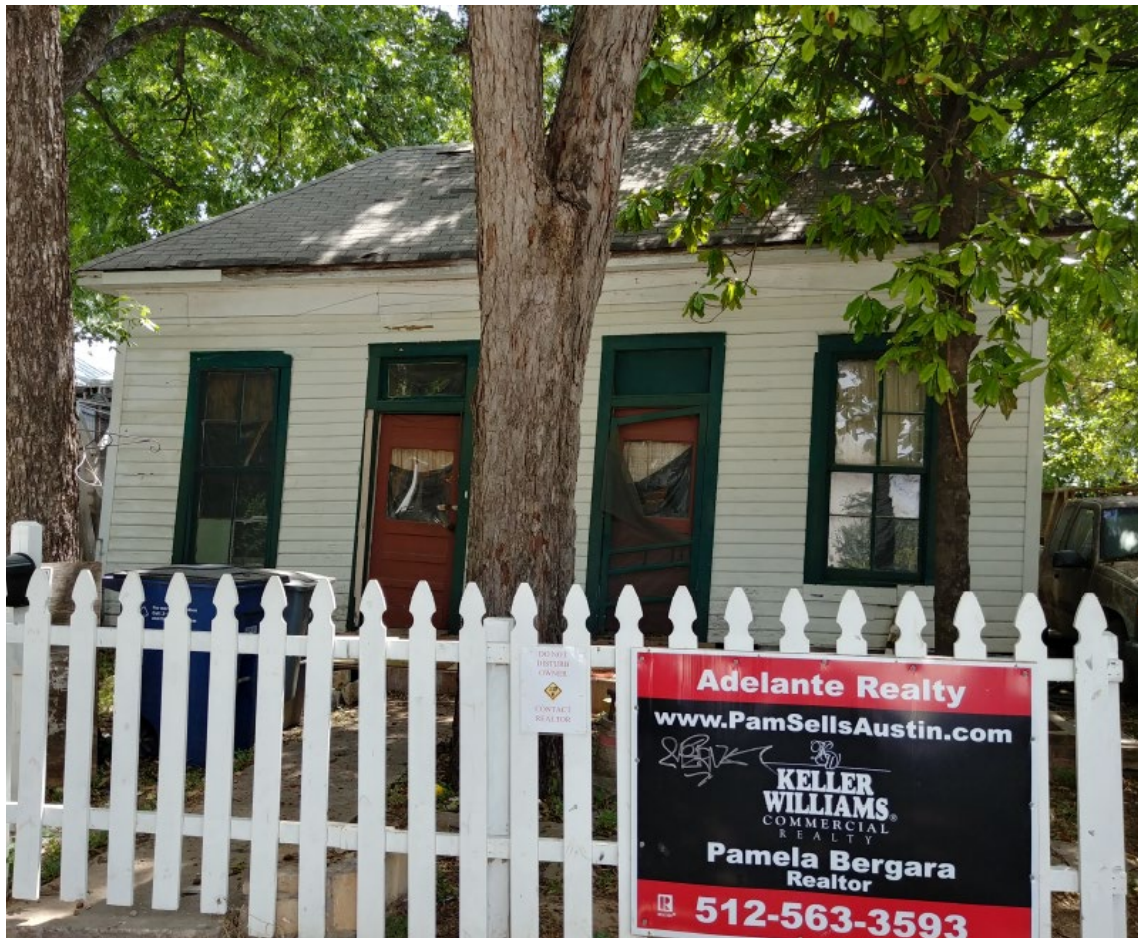
This product has been produced by GTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PROPERTY INFORMATION

Photos







Source: Applicant, 2021



Source: Google Street View, 2011

Occupancy History

City Directory Research, May 2021

1959 Prudencio Contreras, owner

1957 Prudencio and Martina Contreras, owners
 Julio Contreras
 Laborer, Puryear Plumbing and Heating
 Dolores Contreras
 Ana Pardo
 Presser, Wes Williams Laundry and Dry Cleaners

1955 Santos and Anna M. Pardo, owners
 Laborer, Holloway Company
 Julio Contreras
 Laborer, Bradshaw and Puryear

1952 Santos and Anita Pardo, renters
 Cement worker
 Prudencio and Martina Contreras, owners
 Albert G. Contreras, renter
 Trucker, Woodward Manufacturing Corp.
 Maria Garza, renter
 Press operator, Model Laundry

1949 Santos and Anita Pardo, renters
 Carpenter

1947 Julius and Frances Contreras, owners
 Employee, Al Cherlick Cedar
 Prudencio and Martina Contreras, renters
 Laborer
 Santos and Anna Pardo, renters
 Cattle shackler, City Abattoir

1944 Prudencio and Martina Contreras, renters
 Paula Contreras, renter
 Ineta Contreras, renter

1941 Lonnie and Bertie Boatwright, renters
 Laborer

1939 Lemuel W. Clendennen, renter
 Tankman, Texas Public Service Co.
 Eugene A. Clendennen, renter
 Tankman, Texas Public Service Co.
 Frank M. and Kate Clendennen
 Vida M. Clendennen
 Employee, S. F. Austin Hotel Laundry

1937 Vacant

1935 Theo G. and Alice Arner, renters
 Finisher, Karotkin Furniture Co.

- 1932 William D. and Abbie B. Coffey, renters
Friendly Café (105 E 5th Street)
John Coates, renter
Harry Thomas, renter
- 1929 Thomas R. and Lee Parrish, renters
Carpenter, City Street Department
James T. Foster, renter
- 1927 Richard P. and Minnie Spradling, renters
Bricklayer
Elmer Spradling, renter
Dement & Spradling (Furniture Repair – 1110 Red River)
Henry and Georgia Lee Spradling, renters
Salesman
James A. Spradling, renter
Mechanic, Capital Chevrolet Sales Co.
- 1924 Address not listed

Note: TCAD records and owner accounts list the building's construction date as 1910. However, directory research and Sanborn maps do not show a building on the lot prior to 1924.

Biographical Information

Pressler & Ziller's Rental List

| | |
|--------------------------------------|-------|
| No. 212 Archway, 5 R, furnished. | 65.00 |
| No. 407 1/2 W. 27th, 7 R, 2 S P, B G | 60.00 |
| No. 1306 Travis Boul., 6 R, fur..... | 60.00 |
| No. 1005 W. 12th, 6 R, B..... | 60.00 |
| No. 107 E. 15th, 6 R, B, G..... | 50.00 |
| No. 903 W. 6th, Apt. 3 R, Sep., G | 45.00 |
| No. 1401 W. 6th, 5 R, Gar; Furn. | 45.00 |
| No. 207 E. 15th, 5 R Apt..... | 45.00 |
| No. 503 W. 31 1/2 St., 4 R, B, G; Fu | 40.00 |
| No. 2820 Rio Grande, 5 R, B, S P, G | 40.00 |
| No. 700 W. 13th, 6 R, B, Sep..... | 40.00 |
| No. 1013 Blanco, 5 R, B, Gar..... | 35.00 |
| No. 1004 W. 5th, 5 R, B, gas, Gar. | 35.00 |
| No. 505 W 10, 4 R, B, G, 1 up 1 down | 35.00 |
| No. 701 E. 1st, 4 R, bath, Gar..... | 32.50 |
| No. 822 W. 10th, 6 R, bath, Gar.... | 30.00 |
| No. 415 Bowie, 4 R, B, S P, G. | 27.50 |
| No. 604 W. 9th, 5 R, G; new P | 27.50 |
| No. 821 W. 6th, Apt., 3 R, B, G... | 25.00 |
| No. 704 East Ave., 6 R, B, gas .. | 25.00 |
| No. 505 Walsh, 5 R, B, Gar..... | 25.00 |
| No. 1217 W. 8th, 5 R, B, Gar..... | 25.00 |
| No. 1809 Congress Ave., 6 R, B, G.. | 25.00 |
| No. 501 E. 5th, 5 R, bath..... | 22.50 |
| No. 1201 Cotton, 6 R, bath..... | 20.00 |
| No. 1204 East Ave., 6 R, bath | 20.00 |
| No. 1103 Sabine, 7 R, S P, B.... | 20.00 |
| No. 71 Rainey, 5 R, bath..... | 18.00 |
| No. 816 W. Gibson, So Aust, 4 R, G | 15.00 |
| No. 812 Hollev 4 R bath Gas | 15.00 |

Mortuary

RICHARD P. SPRADLING

Funeral services for Richard P. Spradling, 54, were held from the Martin church near Buda Saturday at 4 p. m., with the Rev. A. Guyon of the Buda Methodist church officiating. Burial was in the Buda cemetery. Pallbearers were Pat Goldstein, J. D. Foster, W. D. Cleveland, Frank Allen, Tom Hawkins and Mose Johnson.

He is survived by his widow, Mrs. Minnie Spradling, two daughters, Mrs. Susie Goldstein and Miss Debbie Spradling of Austin; five sons, James A. Spradling, Henry Spradling, Raymond Spradling, Elmer Spradling and Chester Spradling of Austin; one half sister, Mrs. Lillie Thompson of Victoria; two half brothers, George Spears of Buda, and Alvia Spears of Oklahoma.

The Austin American (1914-1973); Oct 10, 1926 and Jul 31, 1932

SPECIAL TODAY ONLY POOR-BOY SANDWICH

10c

(IT'S A MEAL)

FRIENDLY CAFE

505 CONGRESS
(Next to Western Auto Supply Store)

Statesman Congratulates

MR. and MRS. HARVEY E. DEEN, 1618 Enfield, on the birth of a daughter Wednesday at Seton hospital.

MR. and MRS. R. E. ROBERTSON, 3103 Harris boulevard, on the birth of a son Wednesday at Seton hospital.

MR. and MRS. A. W. ALEXANDER, 71 Rainey, on the birth of a daughter Tuesday at Brackenridge hospital.

The Austin Statesman (1921-1973); Jun 2, 1934 and Sep 19, 1940

Obituary

MR. AND MRS. D. CONTRARA

Funeral services for Mr. and Mrs. Domingo Contrara will be held at the residence, 71 Rainey Street, at 2 p. m. Wednesday. Burial will be in Memorial Park. Contrara died at Langlade County Memorial Hospital at Antigo, Wis., Saturday as the result of a truck-auto crash Friday at which time Mrs. Contrara was thrown clear and killed by the impact. Both Mr. and Mrs. Contrara were members of a group of potato pickers riding to work.

MANUEL PARDO

Funeral services for Manuel Pardo, who died in a local hospital Saturday morning, will be held Sunday at 2 p. m. at his home, 71 Rainey Street.

He is survived by three sons. Santos Pardo, Cruz Santos and Manuel Pardo all of Austin.

Burial will be in Austin Memorial Park.

The Austin Statesman (1921-1973); Sep 14, 1948 and The Austin American (1914-1973); Jan 3, 1954



MRS. ADOLFO AGUILAR GUTIERREZ
Gutierrez-Salazar

Gutierrez-Salazar Vows Read in San Jose Church

Miss Elida Torres Salazar, daughter of Mr. and Mrs. Alex Salazar of 403 West Monroe, became the bride of Adolfo Aguilar (Joe) Gutierrez, son of Selso Gutierrez, 71 Rainey, and the late Mrs. Gutierrez, Sunday at San Jose Catholic Church. Father Joseph Houser officiated in double ring rites.

The bride attended Austin schools and the bridegroom, a member of the 49th Division of the National Guard, went to school in Judson, Ind. He will be stationed at Camp Polk, La.

Given in marriage by her father, the bride wore a full length white gown of chantilly lace over silk tulle. The lace bodice featured long tapered sleeves and a Victorian neckline outlined with pearls. A lace and pearl crown held her fingertip veil of silk illusion and her bouquet was of white carnations.

Miss Olga Salazar, sister of the bride, was maid of honor, and Mrs. David Dominguez was matron of honor. Bridesmaids were Mrs. Carlos Polanco, Mrs. Virginia Salazar, a sister, Miss Lydia Guilar, Miss Irene Trujillo and Miss Mary Louise Rivera. They wore magenta taffeta dresses and carried white carnations.

Ruth Ann Almandarez was flower girl and David Casarez Jr. was ring bearer.

David Dominguez Jr. served as best man and Carlos Polanco, Jesse Smith, Willie Alvarez, Johnny Alcozar, Herbert Martinez and Jesse Alvarez were groomsmen.

Miss Carmen Sanchez played traditional wedding music on the organ.

A reception and dance were held at the Lions Club. The couple went to San Antonio for a wedding trip.

Out-of-town guests were Mr. and Mrs. H. Ramos of San Antonio and Private Joe Jiminez of Oklahoma.

The Austin Statesman (1921-1973); Oct 12, 1961

SELSO GUTIERREZ

Rosary for Sello Gutierrez of 71 Rainey was recited Monday at the Angel Funeral Chapel. Requiem Mass was said Tuesday at Our Lady of Guadalupe Catholic Church with Rev. Joseph Sammom, OMI, officiating. Burial was in Assumption Cemetery under the direction of the Angel Funeral Home.

He is survived by four daughters, Mrs. Guadalupe Alva and Mrs. Janie Martinez, both of North Judson, Ind.; Mrs. Susie Ramos of San Antonio, and Miss Estella Gutierrez of Austin; two sons, Rafael Gutierrez of North Judson, Ind.; and Adolfo Gutierrez of Austin; one sister, Mrs. **Martina Contreras** of Austin; one brother, Craciano Gutierrez of Deleno, Calif.; 22 grandchildren.

PRUDENCIO CONTRERAS

Requiem mass was offered Tuesday at Our Lady of Guadalupe Catholic Church, with Rev. Stanley Guzik officiating, for Prudencio Contreras, of 71 Rainey.

Besides his widow, Mrs. Martina Contreras; he is survived by two sons, Julio Contreras, and Alberto Contreras, both of Austin; two daughters, Mrs. Anita Pardo and Miss Dolores Contreras; a sister, Mrs. Maria Aguilar and 14 grandchildren. Burial was in Assumption Cemetery under direction of Mission Funeral Home.

Julian Contreras Ends Training

CAMP PENDLETON, Calif.—Marine Private Julian M. Contreras, son of **Julio Contreras** of 71 Rainey, Austin 6, Texas, has completed four weeks of individual combat training July 10 at the Second Infantry Training Regiment, Marine Corps Base, Camp Pendleton, Calif.

While with the regiment all new Marines are trained in tactical and combat skills needed for battle. Emphasis was placed on the small tactic—the four man fire team and the 14 man squad.

The Austin Statesman (1921-1973); Mar 19, 1963, May 12, 1964 and Jul 27, 1964

MRS. MINNIE SPRADLING

Mrs. Minnie L. Spradling, 91, 4504 Duval, died at a local hospital Saturday. She was a member of the Methodist Church and had been a resident of Austin since 1921.

Survivors are two daughters, Mrs. Debbie Fezio and Mrs. Susie Ricks, both of Austin; four sons, Henry Spradling of Liberty Hill, **Elmer Spradling**, Raymond Spradling, and Chester Spradling, all of Austin; 27 grandchildren, 61 great-grandchildren, and four great-great-grandchildren.

Funeral will be at Cook-Walden Funeral Home Monday at 2 p.m. Rev. Ray Goodnight will officiate, and burial will be in Martin Cemetery near Buda.

MRS. MARTINA CONTRERAS

Funeral for Mrs. Martina Contreras, 76, of 71 Rainey St., was Friday at Guadalupe Catholic Church with Rev. Thomas O'Connor officiating. Burial was in Assumption Cemetery under direction of Mission Funeral Home.

She died Thursday at a local hospital.

Survivors include two sons, Julio Contreras and Alberto Contreras; two sisters, Mrs. **Anita Pardo** and Mrs. Dolores Contreras; a brother, Graciano Gutierrez; 16 grandchildren and three great-grandchildren.

The Austin Statesman (1921-1973); and Feb 13, 1970 and Apr 30, 1972

Ana Maria Contreras Pardo, 89, passed away May 17, 2014, peacefully at home surrounded by her family. She was born on July 25, 1924 in Lockhart, Texas.

Ana Maria was preceded in death by her husband Santos Pardo, her parents, Prudencio and Martina Contreras, her brothers, Julio, Domingo and Alberto Contreras, her sister, Paulina Contreras and her cousin Leonora Contreras.

Ana Maria is survived by her sister Dolores Rivera, her children Santos (Connie) Pardo, Josie Pardo (Henry), Bea (John) Flores, Diane (Robert) Flores, Rosemary Pardo, David (Carolyn) Pardo, Terry (Moses) Rodriguez, Ana Pardo (Richard), and Daniel (Theresa) Pardo; 25 grandchildren, 19 great grandchildren, three great-great grandchildren along with several nieces and nephews.

She will be remembered for her strength and humbleness, her loyalty to her friends, a faithful member of the Carmelita Society of Our Lady of Guadalupe Church, and her unconditional love for her family.

The viewing will take place at Mission Funeral Home, 1615 E. Cesar Chavez, with recitation and Mass of Resurrection celebrated at Our Lady of Guadalupe Church on Friday. Interment will follow at Assumption Cemetery.

The family would like to thank Hospice Austin, especially Heather Owen, for her compassion and support and the Saint David's South Austin Medical Center's Staff from 2 Central for the exceptional care they provided.

Published in Austin American-Statesman from May 21 to May 22, 2014

<https://www.findagrave.com/memorial/130139601/ana-maria-pardo>

The Last Man On Rainey Street Vowed To Stay. Now He's Glad He Left.

kut.org/austin/2020-01-22/the-last-man-on-rainey-street-vowed-to-stay-now-hes-glad-he-left

January 22, 2020

Austin



Hazel O'Neil for KUT

John Contreras watched as homes in his neighborhood became bars and a giant condo building shot up across the street.

The house at 71 Rainey St. leans.

It bows to the left, toward Javelina, the bar next door where you can order a Psycho Chicken, a mezcal drink with honey and habanero. The house crouches beneath an awning of trees and a 30-story condo building across the street where luxury is “uncompromising.”

The owner of 71 Rainey was also “uncompromising” – until last year when being the last man on Rainey became too much.

“It was my time to get out of there,” said John Contreras, who moved in September. “I’m glad I got out of there.”

Through dozens of voicemails in 2018 and 2019, Contreras had described to KUT what it was like to live on a rapidly gentrifying street – and to be the lone holdout. Drunk people wandered into his yard, ignoring the “private property” sign he’d put on the white wooden house. Through it all, Contreras had been determined to stay.

“Living here, it’s not easy,” he told KUT back in September 2018. “Never has been. But I guess it’s a self-determination thing.”

But last summer he put his home up for sale and by the fall, Contreras, 66, was the last of the original homeowners on Rainey Street to sell. He never describes leaving as a choice; he calls it inevitable, he calls it “progress.” But he also says he’s happy he did.

“To me, I was like living OK – or at least I thought I was living OK – but actually, I wasn’t, you know?” Contreras said in November. “I was kind of miserable.”

“I didn’t come to Rainey Street,” Contreras said in a voicemail last August. “Rainey Street came to me.”

Contreras says his grandparents bought the house in the 1940s for roughly \$1,750. He lived there off and on as a kid, and moved into it in 1989.

Around the same time, the City of Austin was considering whether to build a convention center at Second and Trinity streets. Residents began to sense their neighborhood would soon become a part of downtown; some reached out to real estate developers, trying to secure any profit from encroaching development.

Decades passed before much changed. Then, in 2005, the City Council voted to rezone the street so the single-story homes that defined the area could open as businesses. (Many of them are now bars.)

Families sold their homes and left. Contreras decided to stay, despite everything: pressures from family to sell, drunk people peeing in his yard and the city threatening to fine him unless he made repairs he couldn’t afford.

“This is my house,” he said in a voicemail last year. “After a while, I guess, with age you just want to live out your life in a place you call home.”

Then, in June 2019, a “for sale” sign went up in front of 71 Rainey, listing the home and the land underneath it for \$2.65 million. It sold in a matter of months – for more than the listed price. (Contreras asked KUT not to publicize the final sale price, while the realtor and buyer refused to confirm it.)



Credit Jorge Sanhueza-Lyon / KUT

Contreras' house went on the market last June. It sold for more than the listed price of \$2.65 million.

When asked why he eventually sold, Contreras said the decision came down to timing.

He said the condition of the house, the drunk people bothering him and the pressure from family all converged, unraveling his determination to stay put.

"It's a done deal," Contreras said in a voicemail in September. "I'm in the last few days of getting out of here."

71 Rainey St. was bought by downtown bar owner Bob Woody, who owns several Sixth Street bars including Blind Pig Pub and Shakespeare's. Woody would not comment on his plans for the home, but Contreras said he was told it would become a bar.

But it's unclear when. Design firm Clayton & Little asked the city in November to review the possible removal of trees from the property. Because the house is in a historic district, the city could declare it a landmark, making demolishing it a real challenge.

While Contreras said he had come to terms with moving out of 71 Rainey, leaving wasn't easy.

"I'm gonna miss this old place," he said days before moving out.

Contreras moved into an apartment in North Austin, in the same building as one of his sons and three of his grandkids. He said he likes being close to family, knowing he can help out on short notice.

Though Contreras said he has trouble sleeping, it's easier to do so off Rainey.

"Now that I'm out of there," he said, "I like silence at night."

He also said there had been mold in the house, a situation that worsened every time it rained. He said he was pretty certain the property was making him sick – and not just physically. Contreras said it both protected and isolated him from the chaos outside.

"I was living in my own little world – cocooned – you know what I'm saying?" he said in November. "I know it sounds incredible. How in the world can somebody be in a cocoon on Rainey Street?"

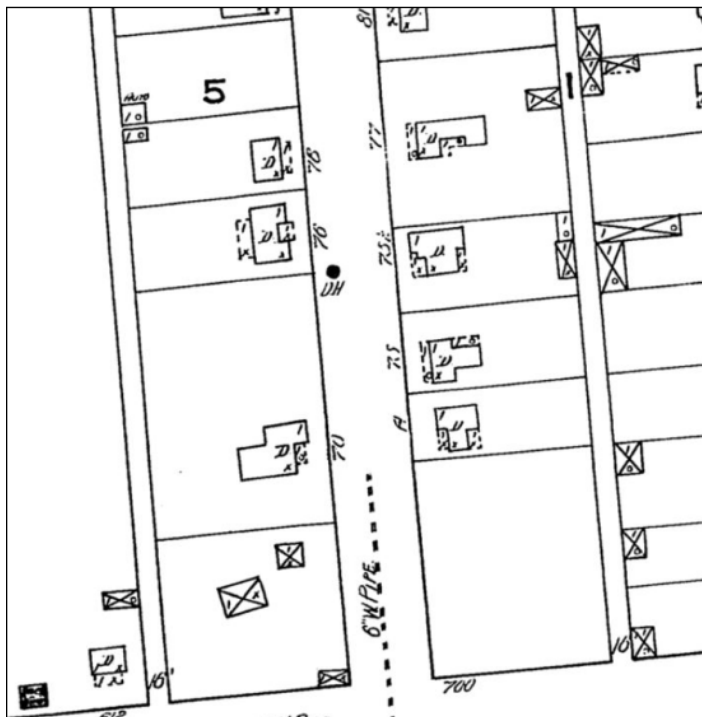
Contreras said now that he's out of the house, he has a new perspective on things at 71 Rainey. He went back a few months ago to collect mail that hadn't been forwarded.

"I saw it for what it is," he said. "It's an ugly old house and if it wasn't for memories, nobody would want to live there."

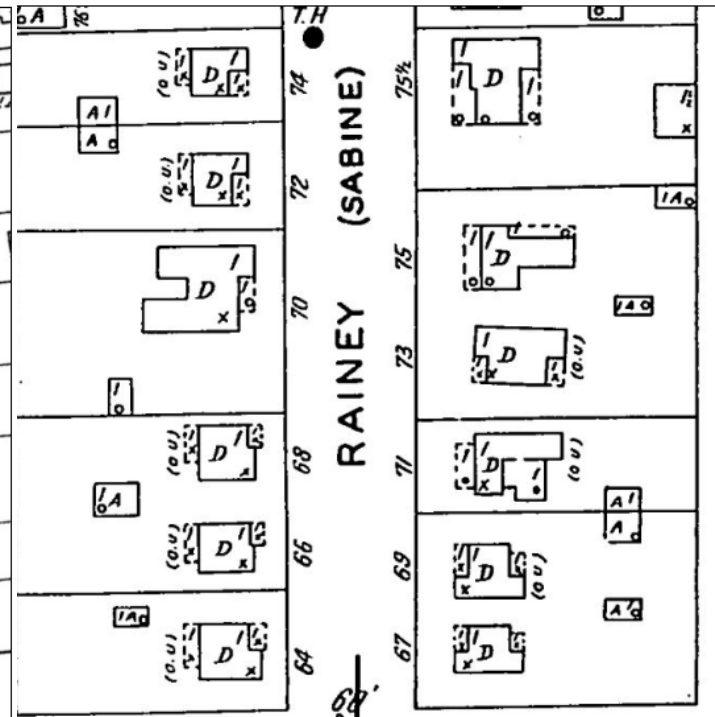
And now, perhaps, nobody will.

kut.org/austin/2020-01-22/the-last-man-on-rainey-street-vowed-to-stay-now-hes-glad-he-left

Maps



1922 Sanborn map



1935 Sanborn map

Permits

Unless the Plumbing is done in strict accordance with City Ordinances, do not turn on the water.

PERMIT FOR WATER SERVICE Austin, Texas

No. A 1003 13

M. *S. M. Silberstein* Address *71 Rainey St.*

Plumber *—* Size of Tap *1/2* Date *10/6*

SEC 13

Foreman's Report.

Date of Connection *10/12/26*

Size of Tap Made *3/4*

Size Service Made *3/4*

Size Main Tapped *6.11*

From Front Prop. Line to Curb Cock *1.7*

" " " " " "

Location of Meter *in Side Prop.*

Type of Box *Small*

Depth of Main in St. *2.6*

" " Service Line *1.4*

From Curb Cock to Tap on Main *2.3*

Checked by Engr. Dept. *T. J.*

| No. Fittings | Size. |
|--------------|----------|
| 1 Curb Cock | 5/8 |
| 1 Elbow | 3/4 |
| 1 St. Elbow | 3/4 |
| 1 Bushing | 3/4 |
| Reducer | |
| 22 Pipe | 3/4 |
| 1 Lead Comp. | 1/2 |
| 1 Nipples | 3/4 x 5" |
| Union | |
| Plug | |
| Tee | |
| Stop | |
| 1 Box | Small |
| 1 Lid | 2 1/2" |
| Valves | |
| Req. No. | 7765 |

Foreman's Signature *L. J.*

Water tap permit, 10-12-26