

**HISTORIC LANDMARK COMMISSION  
SEPTEMBER 9, 2013  
NATIONAL REGISTER HISTORIC DISTRICT  
NRD-2013-0055  
Westline  
1608 W. 8<sup>th</sup> Street**

**PROPOSAL**

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Demolish a non-contributing outbuilding and construct an approximately 500 sq. ft. detached secondary home.

**PROJECT SPECIFICATIONS**

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The existing house is a one-story, front-gable roofed bungalow. The modest craftsman details include narrow, horizontal wood siding, decorative knee braces and false half-timbering in the gable end, exposed rafter ends, battered foundation skirt, and a partial-width, inset porch with a squared corner column support. The windows 1:1 double-hung, with wide trim.

The applicant proposes to demolish a detached, non-contributing outbuilding located at the rear of the property and construct a new, approximately 500 sq. ft. detached living space. The new building will also be located to the side-rear yard with the only connection to the existing house being a covered walkway from the back porch. The design of the new building will reference architectural details of the main house including the front facing gable with false half-timbering, and 1:1 double-hung windows.

**STANDARDS FOR REVIEW**

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The existing property is contributing to the Westline National Register Historic 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.
- All properties shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.
- Changes which have taken place in the course of time may have acquired significance in their own right, and shall be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a property shall be treated with sensitivity.
- Deteriorated architectural features shall be repaired rather than replaced whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence.
- Contemporary design 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.

- Whenever, possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would not be impaired.

The size, scale, materials, location, and architectural details of the new living space are compatible with, and the existing house and meet the general guidelines.

**STAFF RECOMMENDATION**

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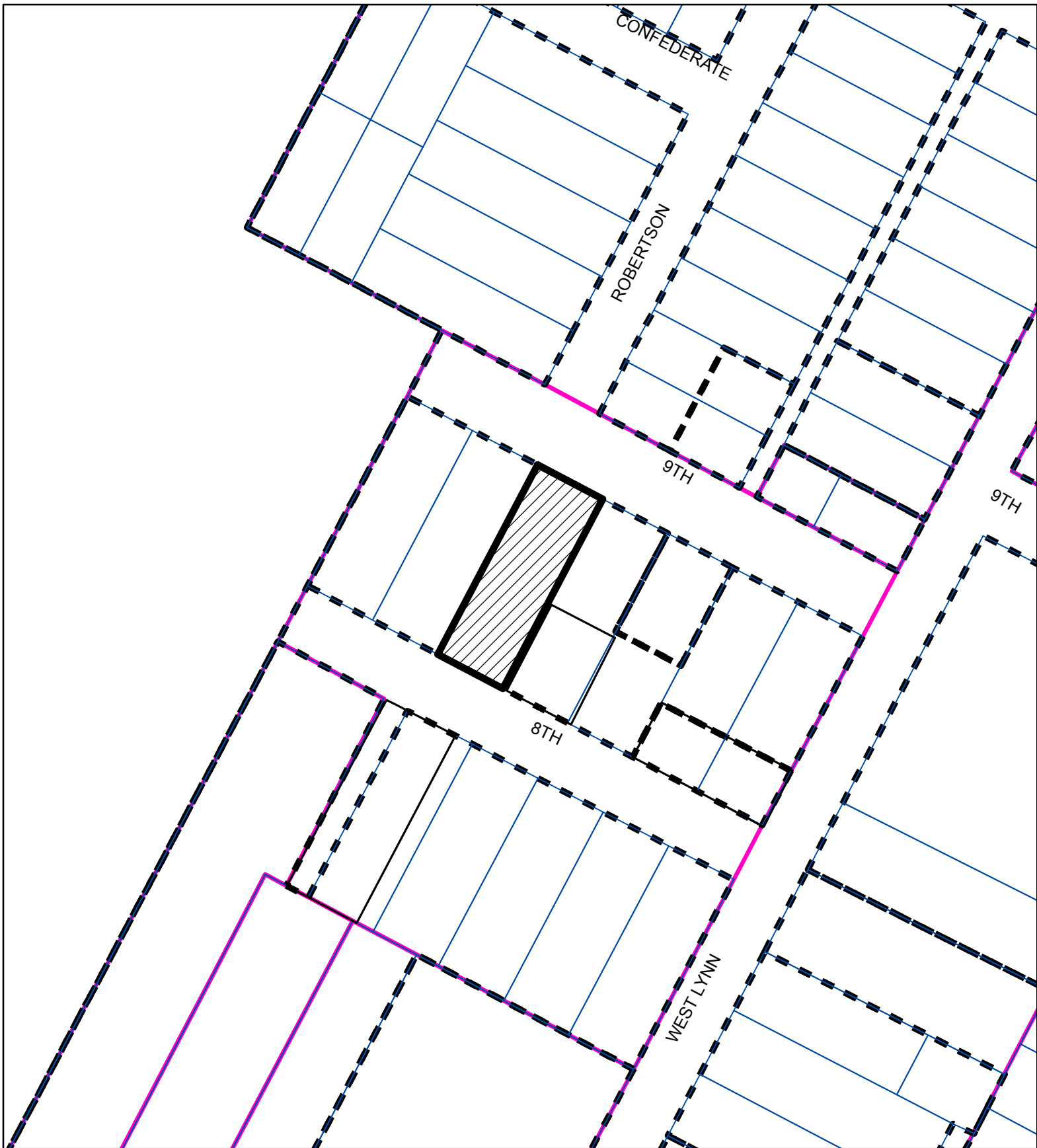
Release the permit per the proposed design.

PHOTOS

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Outbuilding to be demolished



SUBJECT TRACT



ZONING BOUNDARY

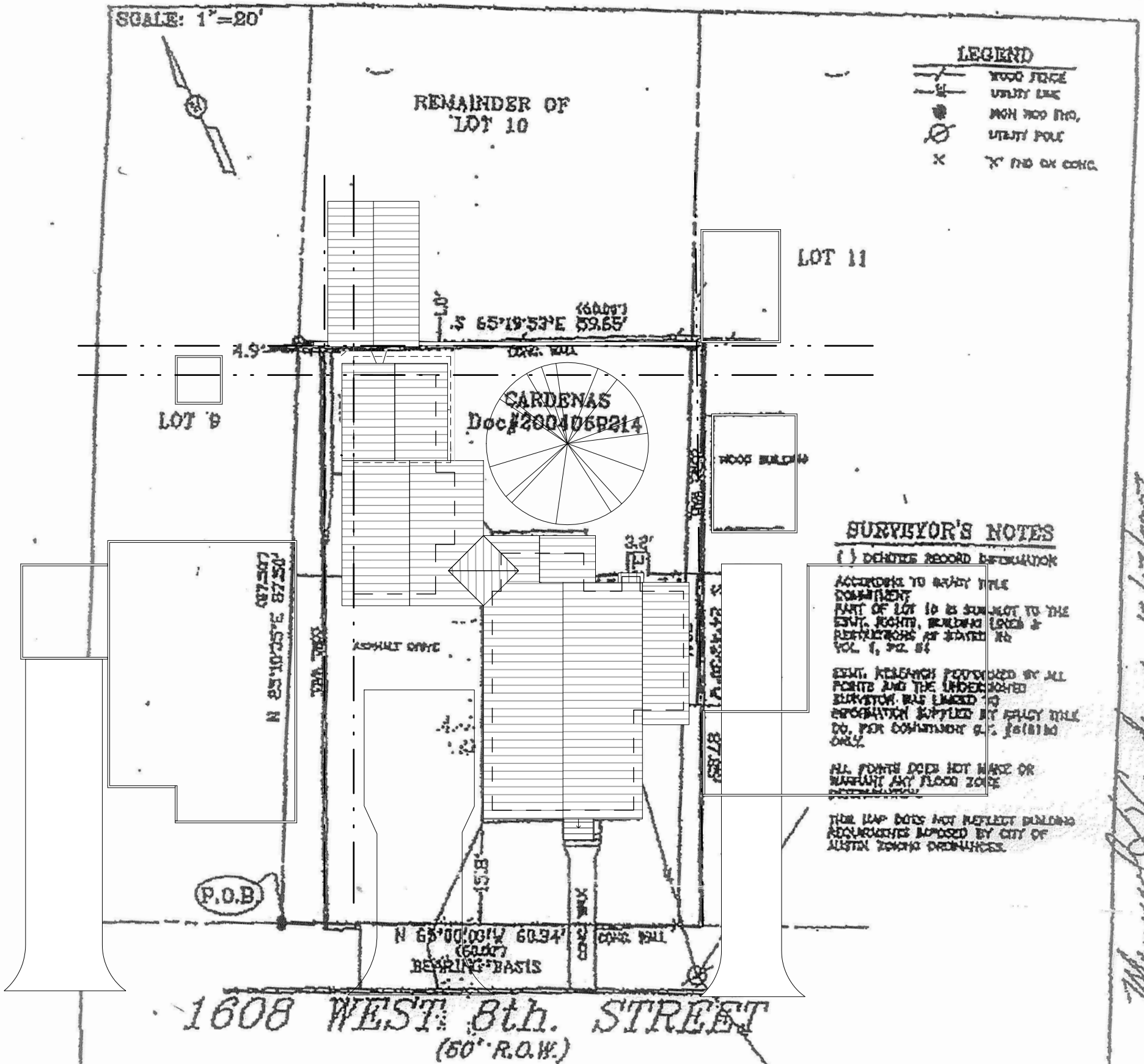
CASE#: NRD-2013-0055  
LOCATION: 1608 West 8th Street



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.





## Site Plan

SCALE: 1" = 20'-0"

Mamuel S. Cardenas  
Elizabeth Cardenas

WHEREAS PART OF LOT 10, BLOCK 3, LAY'S RESUBDIVISION OF LOTS 7 AND 8 OF THE SUBDIVISION OF THE ACRES OF LAND OUT OF THE MICHIGAN & S. PEAR LEAGUE (SEE ATTACHED SERIES & RECORDS)

LOT No.	11	BLOCK	3	SUBDIVISION / ADDRESS	
SECTION	1	TRACT		Block 3	Part (S) 80
		COUNTY, TOWNSHIP		1608 WEST 8th STREET	
CITY	AUSTIN			Reference to	MAMUEL S. CARDENAS

DATE	BY	REV
12-17-07	MC	1
01-11-08	MC	2
02-11-08	MC	3
03-11-08	MC	4

TO THE LANDHOLDERS AND/OR OWNERS OF THE PREMISES AND/OR CREDIT TITLE COMPANY

The undersigned certifies that this survey was made by me or under my supervision and the ground of the land property shown on this survey has been the subject of a reasonable and in reliance on record recorded by the title company that this survey is correct to the best of the undersigned's knowledge and belief and that the property has been in and from a correct except as shown herein

DATE  
FILE NO.  
JOB NO.  
SCALE

08-11-05  
CREDIT  
CONSTRUCTION  
1-20



9/16/06

**ALL POINTS SURVEYING**  
811 SOUTH CONGRESS AVENUE - SUITE 100  
AUSTIN, TX. 78704  
TEL: (512) 440-0071 - FAX: (512) 440-0109



**Barley & Pfeiffer Architects**

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1800 WEST SIXTH STREET, AUSTIN, TEXAS 78703  
512.476.8580 FAX 512.476.8667  
www.BarleyPfeiffer.com

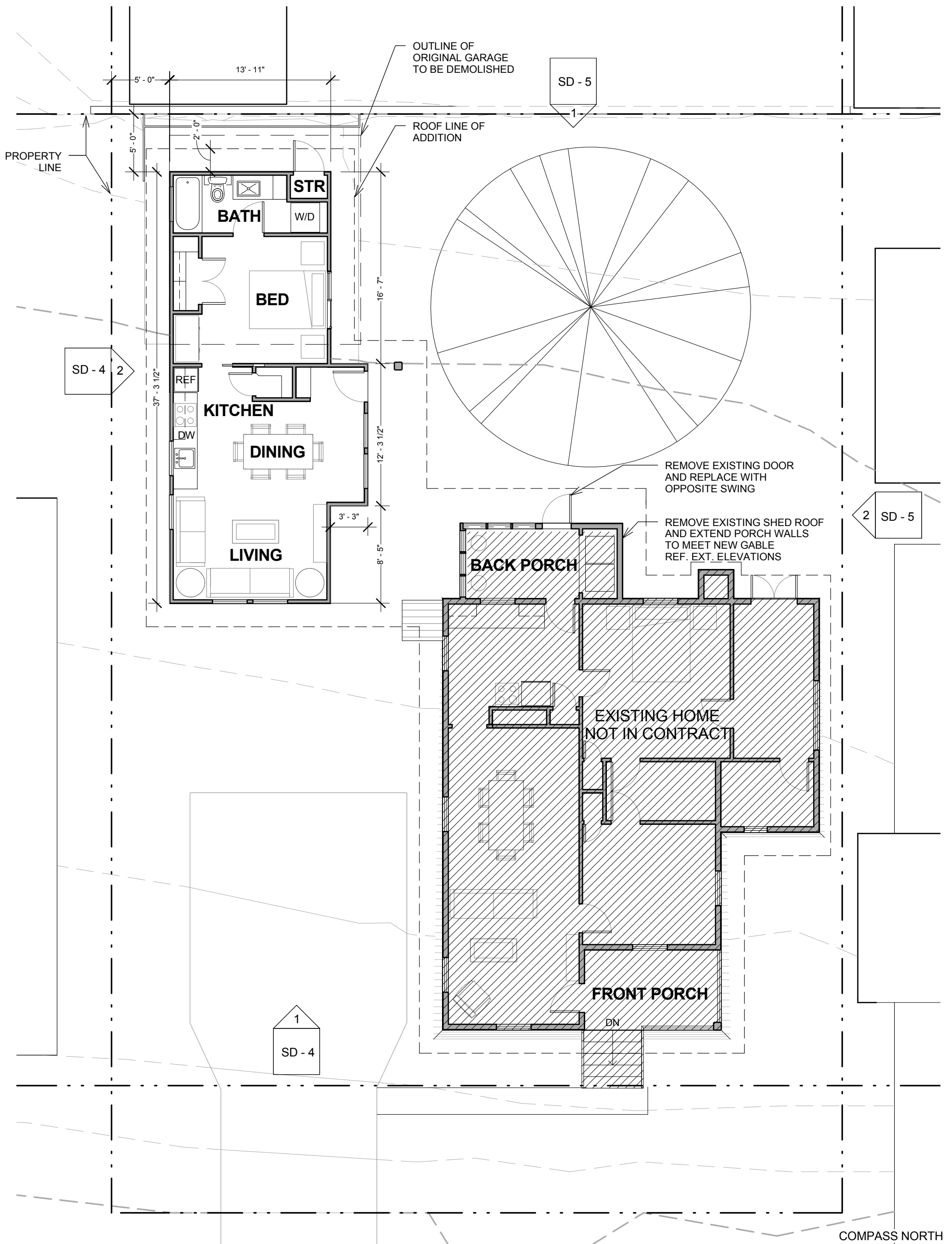
REMODEL FOR:

**MEGAN ALRUTZ AND DANIEL ARMENDARIZ**

1608 West 8th Street  
Austin, TX 78703

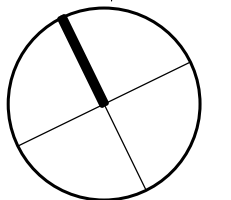
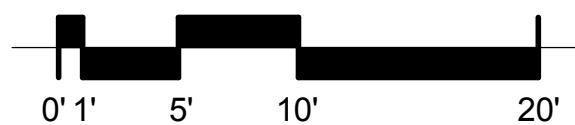
NOT FOR PERMIT, BID, OR CONSTRUCTION

PROJECT#: 2242 DATE: APRIL 25, 2013



## SCHEMATIC PLAN

SCALE: 1/8" = 1'-0"



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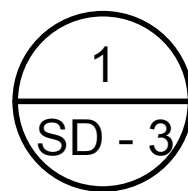
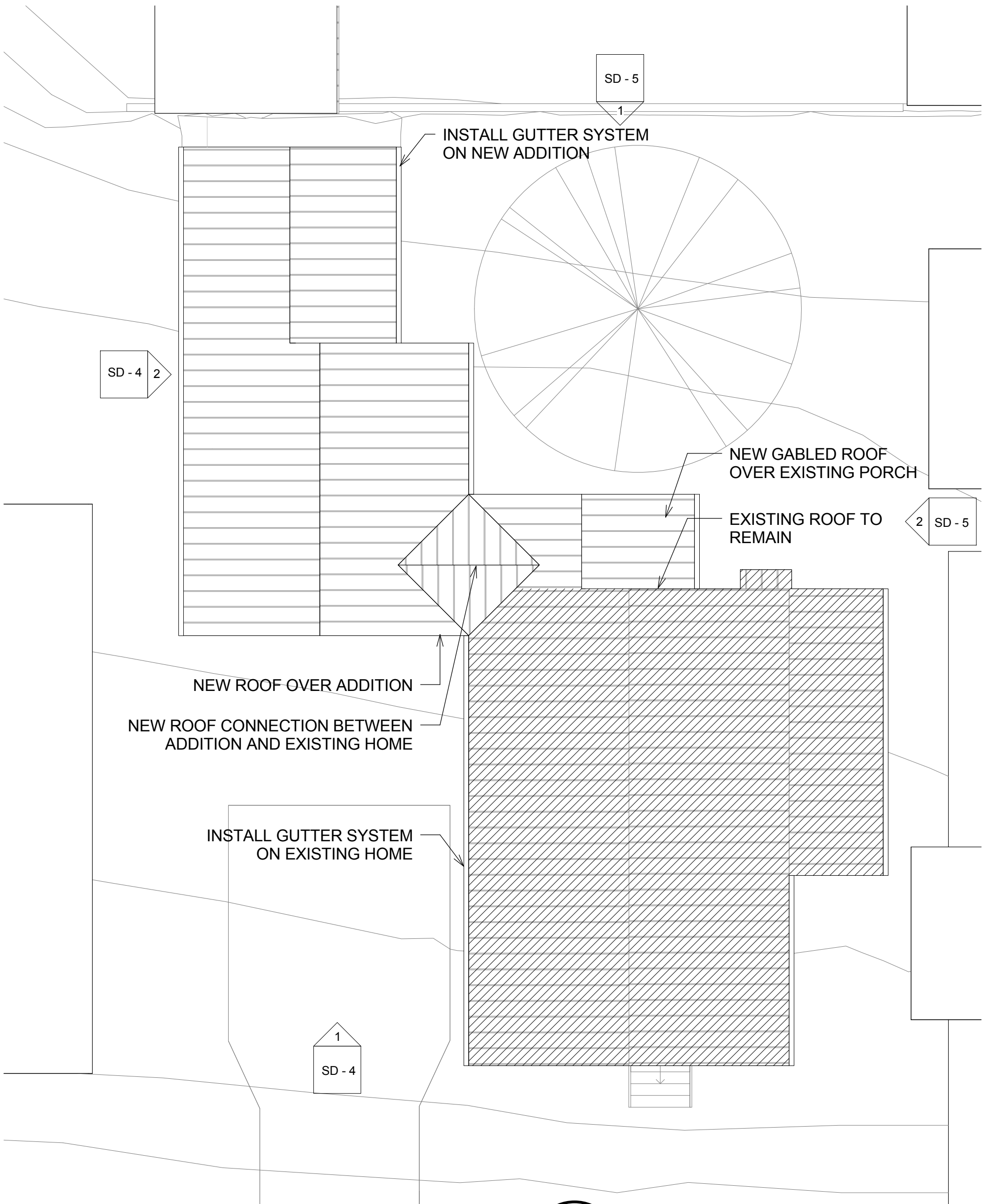
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## ROOF PLAN

SCALE: 1/8" = 1'-0"

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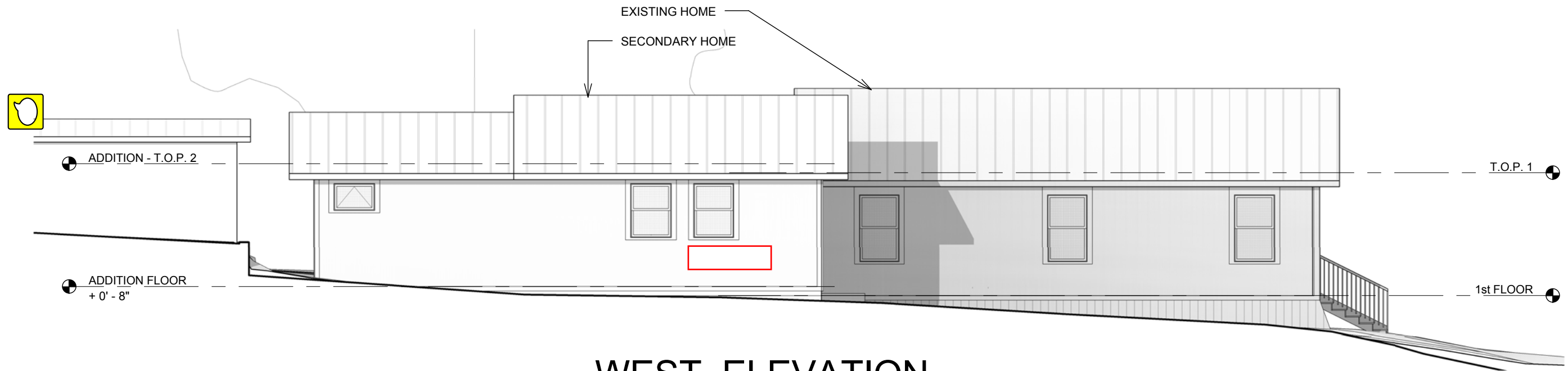
1608 West 8th Street

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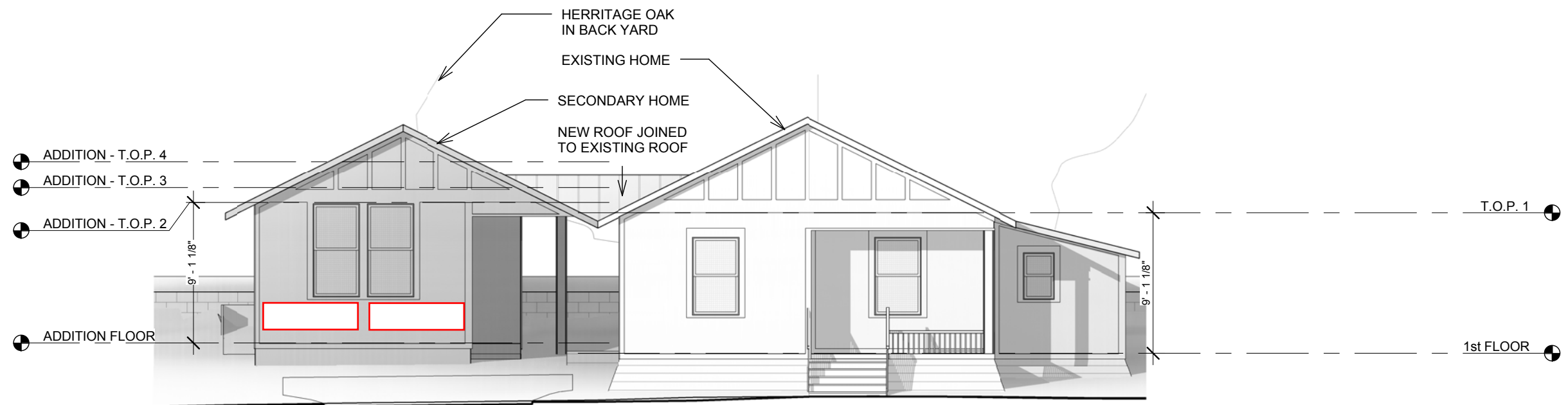
PROJECT#: 2242

DATE: APRIL 25, 2013



## WEST ELEVATION

SCALE: 1/8" = 1'-0"



## SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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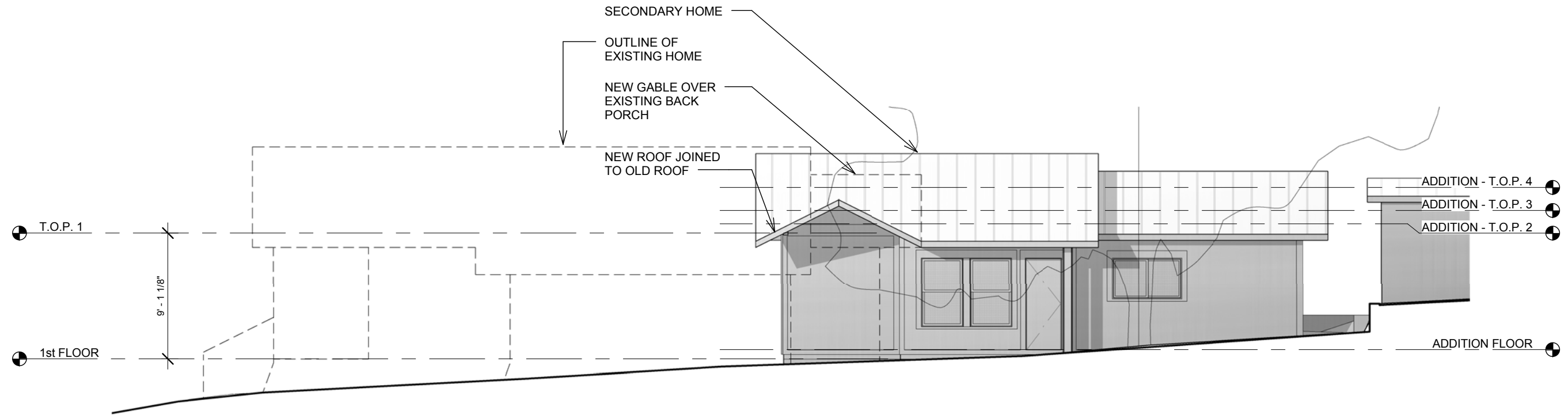
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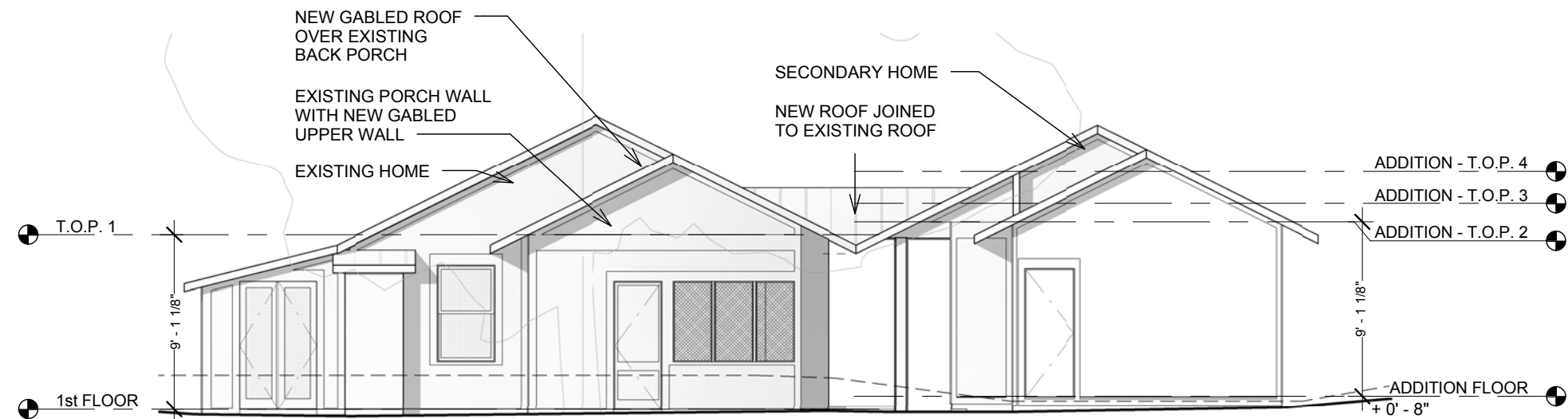
SD - 4





## EAST ELEVATION - ADDITION

SCALE: 1/8" = 1'-0"



## NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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SD - 5



VIEW FROM BACK YARD  
NOT TO SCALE

REMODEL FOR:

MEGAN ALRUTZ AND DANIEL ARMENDARIZ

APRIL 25, 2013

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## VIEW FROM RETAINING WALL

SCALE:

REMODEL FOR:

MEGAN ALRUTZ AND DANIEL ARMENDARIZ

APRIL 25, 2013

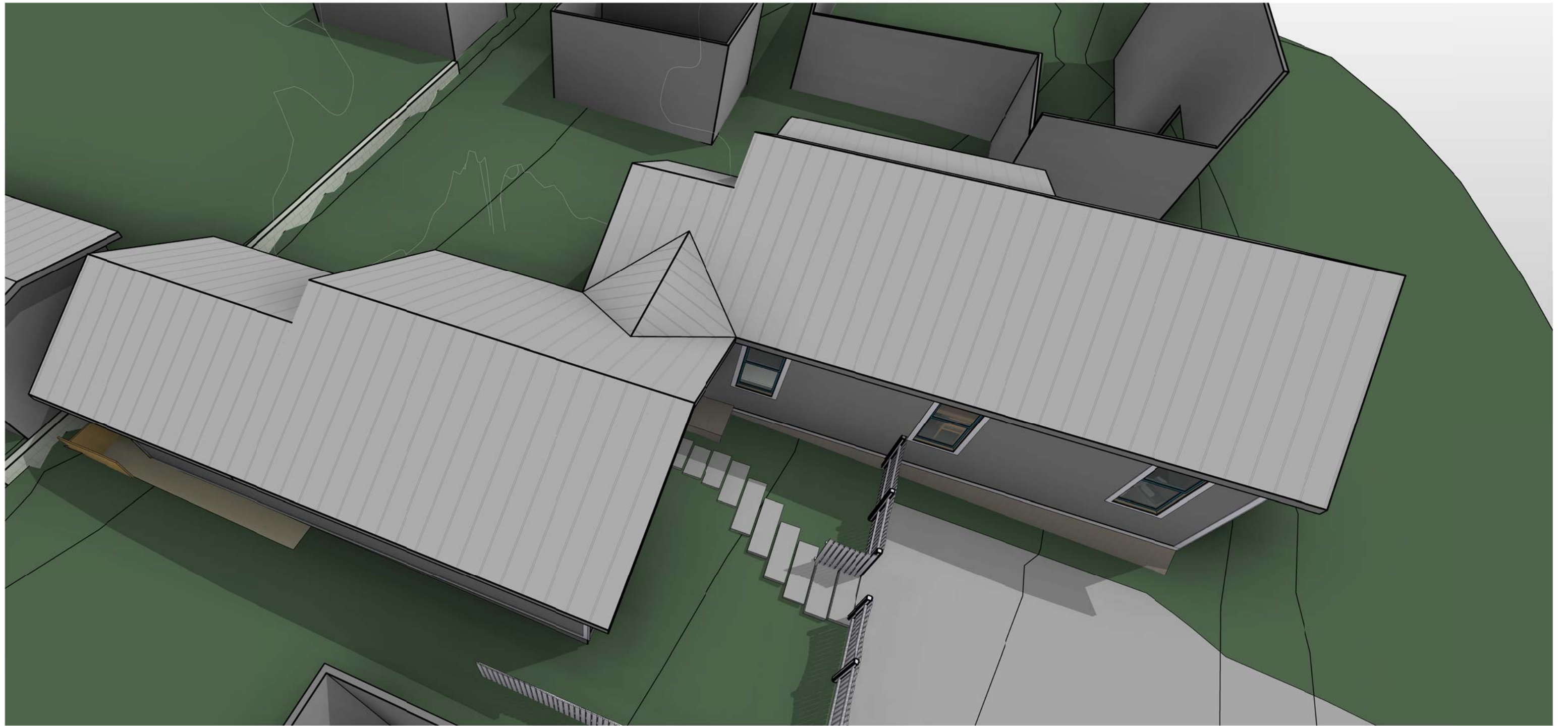
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## ROOF VIEW

SCALE:

REMODEL FOR:

MEGAN ALRUTZ AND DANIEL ARMENDARIZ

APRIL 25, 2013

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## VIEW FROM DRIVEWAY

NOT TO SCALE

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