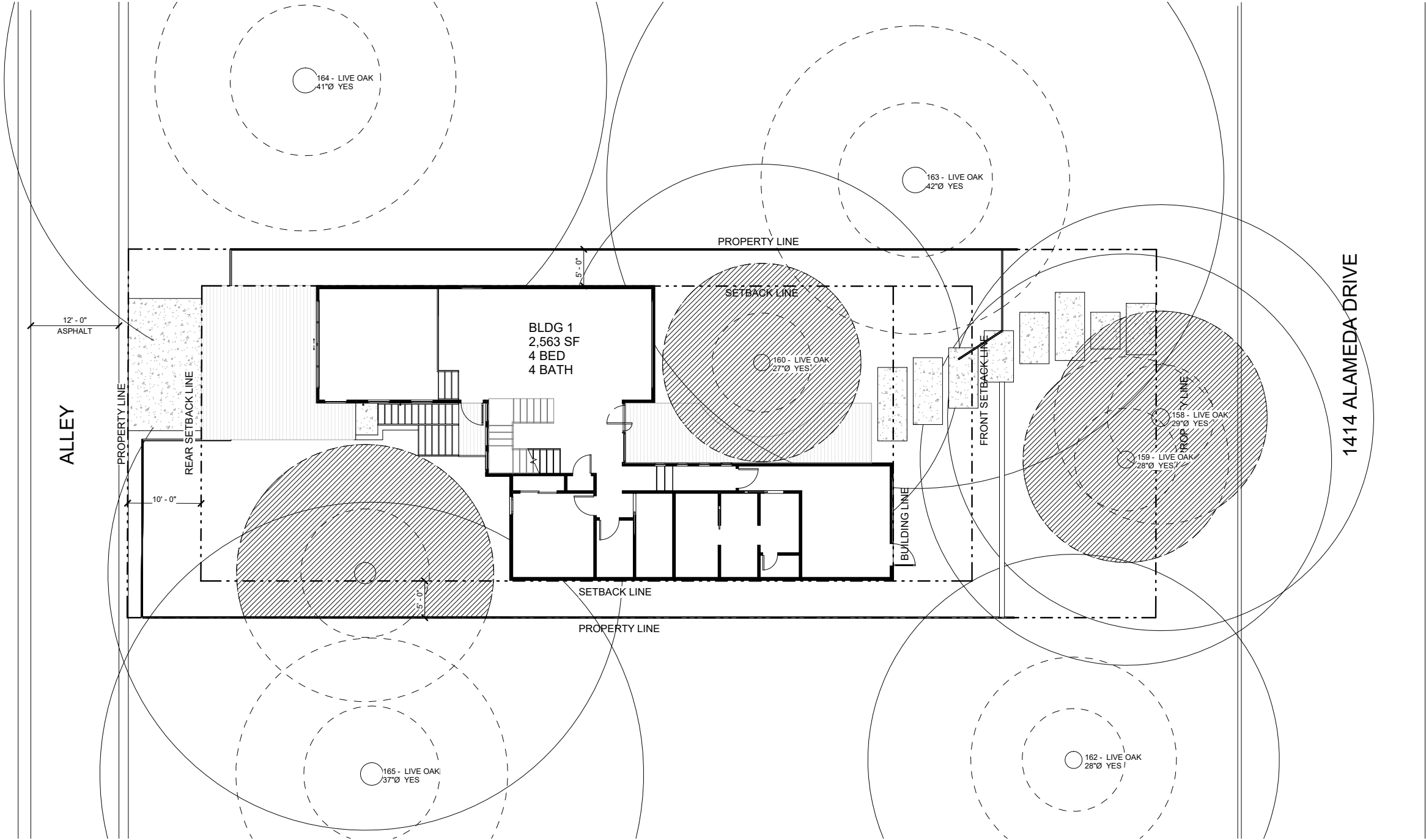


TREE SCHEDULE			
158	LIVE OAK	YES	2' - 5"
159	LIVE OAK	YES	2' - 4"
160	LIVE OAK	YES	2' - 3"
161	LIVE OAK	YES	2' - 11"
162	LIVE OAK	YES	2' - 4"
163	LIVE OAK	YES	3' - 6"
164	LIVE OAK	YES	3' - 5"
165	LIVE OAK	YES	3' - 1"

IMPERVIOUS COVER = 40.29%	
SITE	
LOT	7,016 SF
	7,016 SF
IMPERVIOUS COVER @ 50%	
ENTRY DECK	93 SF
	93 SF
IMPERVIOUS COVER	
AC PADS	18 SF
BUILDING AREA	2,247 SF
CAST IN PLACE WALLS	39 SF
DRIVEWAY	179 SF
FLATWORK	251 SF
	2,734 SF

FLOOR-TO-AREA RATIO = 39.93%	
SITE	
LOT	7,016 SF
	7,016 SF
FLOOR AREA	
FIRST FLOOR	1,734 SF
GARAGE NON -EXEMPT	240 SF
SECOND FLOOR	829 SF
	2,802 SF
EXEMPT FLOOR AREA	
GARAGE EXEMPT	200 SF
	200 SF



















Jason Fryer &lt;jason@forsitestudio.com&gt;

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**SRCC Neighborhood Association and 1414 Alameda**

8 messages

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**Jason Fryer** <jason@forsitestudio.com>  
To: paula.kothmann@gmail.com

Mon, Nov 16, 2020 at 2:00 PM

Good afternoon-

We are currently under contract to design the new residence at 1414 Alameda. We have started to move into the preliminary design phase and wanted to share with the neighborhood planning committee our initial concepts. Is there a good way for us to do this?

Thank you,

Jason Fryer

Architect

1205 East Cesar Chavez

Forsite Studio

Austin TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

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**4 attachments**

**HIP\_HIP\_003.jpg**  
311K

**HIP\_HIP\_001.jpg**  
525K





HIP\_HIP\_000.jpg  
355K

 2006\_1414\_ALAMEDA\_20201003 - Sheet - A1-5 - SITE PLAN\_PRESENTATION.pdf  
124K

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**Jason Fryer** <jason@forsitestudio.com>

Thu, Nov 19, 2020 at 8:51 AM

To: Paula Kothmann <paula.kothmann@gmail.com>

Cc: Eduardo Ponce <eduardo@forsitestudio.com>, AJ Smith <aj@forsitestudio.com>

Good morning-

We are planning to meet with the Architectural Review Committee per the HLC's recommendations. We would also like to know what the next steps are from the SRCC standpoint. Is there a committee to which we can present this project? We would like to discuss this project prior to the December 14th meeting so that we can get a permit released and begin this project in earnest.

Thank you for your time,

Jason Fryer

Architect

**Forsite Studio**

**1205 East Cesar Chavez**

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**Jason Fryer** <jason@forsitestudio.com>

Sat, Nov 28, 2020 at 2:21 PM

To: Paula Kothmann <paula.kothmann@gmail.com>, Russell Fraser <russell\_fraser@msn.com>, president@srccatx.org, Ian Reddy <ianreddy@msn.com>

Cc: AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>

Good afternoon-

I am reaching out again in an attempt to discuss the proposed project for 1414 Alameda. We initially started to communicate with the SRCC back in mid-October as we began to explore the design of this project. However despite reaching out several times during the month of November, we have not yet received a reply back. We were in front of the Historic Landmark Committee on November 16th, at which time our project was delayed so that we could work with the SRCC to insure that our proposed project was respectful of the historic nature of the neighborhood.

Currently, we are scheduled to meet with the Architectural Review Committee on November 30th to further discuss this project. Unfortunately, as of the writing of this email, we have been unable to start any discussions with the SRCC Neighborhood. Can you please let us know how you would prefer we continue these conversations so that we can move this project forward?

Thank you,

Jason Fryer



Architect

**Forsite Studio**

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[Quoted text hidden]

---

**Jason Fryer** <jason@forsitestudio.com>  
To: lenjdorr@hotmail.com  
Cc: AJ Smith <aj@forsitestudio.com>

Mon, Nov 30, 2020 at 9:41 AM

Good morning-

It looks like you didn't get copied on our latest correspondence with the SRCC neighborhood group. See below.

[Quoted text hidden]

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**Jason Fryer** <jason@forsitestudio.com>

Mon, Dec 7, 2020 at 9:01 AM

To: Paula Kothmann <paula.kothmann@gmail.com>, Russell Fraser <russell\_fraser@msn.com>, president@srccatx.org, Ian Reddy <ianreddy@msn.com>  
Cc: AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>

Good morning-

I am reaching out again in regards to the property at 1414 Alameda. Last week we met with the Architecture Review Committee, they had some comments about our new design, but they did not object to our demo permit. We are currently looking to get back on the agenda for December 14th. We would like to schedule time to discuss our design with the SRCC and get your thoughts on the project. Can you let us know the best way to reach someone from the committee.

Alternatively, if you do not think that you can fit us in before the December 14th meeting, do you think that you will be opposing our demo permit again?

Thank you for you time,

[Quoted text hidden]

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**Jason Fryer** <jason@forsitestudio.com>

Mon, Dec 7, 2020 at 12:40 PM

To: lenjdorr@hotmail.com  
Cc: AJ Smith <aj@forsitestudio.com>

Good afternoon-

It doesn't look like I copied you on the latest correspondence attempt with the SRCC (please see below). Also, here is a quick update on the Architecture Review Committee meeting from last Monday:

The meeting went reasonably well. The woman who shoots everything down wants us to reconsider keeping the building (of course). The other committee member was more reasonable. His opinion was that because the building was so far back on the lot that it wouldn't make much sense to keep the building as we would barely be keeping the porch and would be mostly covering it up. He made a good argument in our favor: the overriding character of the house is defined by the large trees out front and an open front yard (which we have kept).

At this point, it looks like the best course of action is to get back in front of the HLC on December 14th and push for our demo permit. We will continue to try to reach out to the SRCC, but we have also included in our presentation to the committee our continued attempts to contact the neighborhood.

Thank you,

Jason Fryer

Architect

**Forsite Studio**



**1205 East Cesar Chavez**

**Austin TX 78702**

**p** 512.923.7431

**f** 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

----- Forwarded message -----

From: **Jason Fryer** <jason@forsitestudio.com>

Date: Mon, Dec 7, 2020 at 9:01 AM

Subject: Re: SRCC Neighborhood Association and 1414 Alameda

To: Paula Kothmann <paula.kothmann@gmail.com>, Russell Fraser <russell\_fraser@msn.com>, <president@srccatx.org>, Ian Reddy <ianreddy@msn.com>

Cc: AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>

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**Paula Kothmann** <paula.kothmann@gmail.com>

Mon, Dec 7, 2020 at 4:37 PM

To: Jason Fryer <jason@forsitestudio.com>

Cc: Russell Fraser <russell\_fraser@msn.com>, Ian Reddy <ianreddy@msn.com>, AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>, Angela Reed <reed.as@gmail.com>, Paula Kothmann <paula.kothmann@gmail.com>

Thanks, Jason.

We appreciate that you are reaching out.

The design standards discussed at the last HLC are a guideline. We'd be looking at that guideline and how your project, including the Architectural Committee's updates, conform to those guidelines.

Our committee would be looking at the project as a home that is currently contributing to the Historic District and how the demolition would:

1) remove it as contributing;

or

2) as an alteration or addition that, although new, still honors the guidelines. Your expertise as an architect should help you to describe which elements conform, which elements do not conform, and if the owners are willing to conform or not. From my understanding, what's most important is the view from the street (e.g. a modern box behind a vintage front is more acceptable if you can't see it from the front yard).

3) after we see your proposal and ideally comments applying the preservation guidelines, the committee might want to suggest a few tweaks that conform more to the published guidelines. Of course the final decision is the owners but with some compromise the new structure possibly wouldn't detract from the historic character of the neighborhood.

I'm copying our past Chair, who has more expertise than I. She's taken the chair role of another committee, so I'm not sure how much time she can devote to your case to meet your Dec 14 deadline. As we stated last meeting, we appreciate that you have reached out.

Thanks so much,

Paula Kothman

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**Paula Kothmann, CMM**



Investment Real Estate Consultant  
Certified Minerals Manager Associate  
1317 Kenwood Ave/Austin, TX 78704  
~~512.470.2405~~  
Texas Real Estate Commission License #664403  
Brigham Real Estate (Austin)  
Mayfair International Realty (London)

Director, Texas Chapter, District One  
National Association of Royalty Owners

Member, Board of Directors  
Texas Energy Council

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**Jason Fryer** <jason@forsitestudio.com>

Sun, Dec 13, 2020 at 12:49 PM

To: Paula Kothmann <paula.kothmann@gmail.com>

Cc: Russell Fraser <russell\_fraser@msn.com>, Ian Reddy <ianreddy@msn.com>, AJ Smith <aj@forsitestudio.com>, Eduardo Ponce <eduardo@forsitestudio.com>, Angela Reed <reed.as@gmail.com>, Paula Kothmann <paula.kothmann@gmail.com>, lenjdorr@hotmail.com

Paula-

I am going to address your comments one at a time below, but first I would like to ask about the committee that you mentioned in your email. Does this committee have regularly scheduled meetings? Is there someone specific we should be communicating with about this?

As for your comments:

1) remove it as contributing;

- The building at 1414 Alameda sits on the back half of the property. The character of the property is defined by a large tree in the front yard that we intend to maintain and an open front porch. The house itself is obscured behind a deep porch and has little impact on the street. This was also the opinion of the Architectural Review Committee.

2) as an alteration or addition that, although new, still honors the guidelines. Your expertise as an architect should help you to describe which elements conform, which elements do not conform, and if the owners are willing to conform or not. From my understanding, what's most important is the view from the street (e.g. a modern box behind a vintage front is more acceptable if you can't see it from the front yard).

- Our project will maintain the open yard and the trees that front the street. The project as proposed is a large front porch and a single story volume that fits within the heavily treed lot. The ARC suggested more openness for the front porch and we have made those modifications as requested. The second story volume will be set back towards the back of the lot so that it does not overwhelm the street view.

3) after we see your proposal and ideally comments applying the preservation guidelines, the committee might want to suggest a few tweaks that conform more to the published guidelines. Of course the final decision is the owners but with some compromise the new structure possibly wouldn't detract from the historic character of the neighborhood.

- The ARC did not make any specific recommendations (other than opening up the front porch). It was proposed by the committee that maintaining the front third of this building would be less than ideal as the front third is an additional porch that obscures the architectural character of the structure.
- Additionally, they asked us to come back in front of the committee once the demo permit had been approved to further discuss the new building and the subsequent building permit.



Additionally, I see that you have signed up to oppose our project again. Can you let us know just what it is that you need from us for this process? We have sent you our proposal, we have been reaching out since mid-October and we have been in front of the Architectural Review Committee. Can you help us understand what you are looking for? Are we simply at impasse where you will not allow the owner to demo his structure and rebuild on his property?

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Jason Fryer &lt;jason@forsitestudio.com&gt;

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## 1414 Alameda design

1 message

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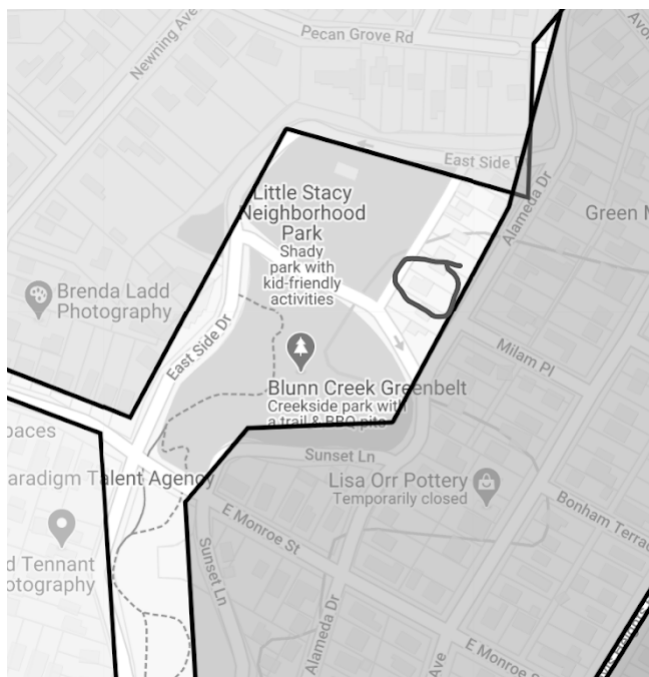
**Jason Fryer** <jason@forsitestudio.com>  
To: president@srccatx.org

Tue, Oct 20, 2020 at 12:52 PM

Good afternoon-

We have been contracted by the owner at 1414 Alameda to undertake the design of their new home. As part of this process we would like to discuss with the neighborhood association any specific design standards as we move forward with this project.

1414 Alameda seems to be located in an undesignated space in the neighborhood, can you direct us to the appropriate person to discuss this project with?



Thank you,

Jason Fryer

Architect

**Forsite Studio**

**1205 East Cesar Chavez**

**Austin TX 78702**

**p** 512.923.7431

**f** 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com





Jason Fryer &lt;jason@forsitestudio.com&gt;

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**Re: SRCC Neighborhood Association Contact: 1414 Alameda**

8 messages

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**Megan Spencer** <vicepresident@srccatx.org>  
To: jason@forsitestudio.com

Tue, Oct 20, 2020 at 1:31 PM

Hello Jason,

Russell Fraser is the Chair of the Planning and Zoning Committee for South River City Citizens Neighborhood Association. He is the best person to talk with you about what our neighborhood design preferences would be.

I'll let him know that you have contacted us. He'll get back to you.

Thanks,  
Megan

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Megan Spencer  
Vice President  
South River City Citizens NA  
vicepresident@srccatx.org  
<http://www.srccatx.org/>

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On Tue, Oct 20, 2020 at 12:48 PM Jason Fryer <jason@forsitestudio.com> wrote:

To:  
Vice President

Name:  
Jason Fryer

Email:  
jason@forsitestudio.com

Subject:  
1414 Alameda

Message:

Good afternoon-

We have been contracted by the owner at 1414 Alameda to design then a new home. As we proceed with this project we would like to discuss with the Neighborhood Association design guidelines for the area. Who would I contact to discuss this? Thank you, Jason Fryer 512-923-7431

Akismet Spam Check: passed  
Sent from (ip address): 205.251.148.130  
(static-130-148-251-205.networktransit.net)  
Date/Time: October 20, 2020 12:48 pm  
Coming from (referer): <http://www.srccatx.org/contact/>  
Using (user agent): Mozilla/5.0 (Windows NT 10.0; Win64; x64)  
AppleWebKit/537.36 (KHTML, like Gecko) Chrome/86.0.4240.75  
Safari/537.36

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**Russell Fraser** <russell\_fraser@msn.com>  
To: "jason@forsitestudio.com" <jason@forsitestudio.com>

Tue, Oct 20, 2020 at 3:07 PM

Hi Jason, I'm the chair of the neighborhood association 'planning and zoning' committee.



Did you have some preliminary plans available or are there some issues you want to raise?

Russell

---

**From:** Megan Spencer <vicepresident@srccatx.org>  
**Sent:** Tuesday, October 20, 2020 1:31 PM  
**To:** jason@forsitestudio.com <jason@forsitestudio.com>  
**Subject:** Re: SRCC Neighborhood Association Contact: 1414 Alameda

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**Jason Fryer** <jason@forsitestudio.com>  
To: Russell Fraser <russell\_fraser@msn.com>

Wed, Oct 21, 2020 at 8:52 AM

Russell-

We have preliminary plans available and would like to discuss them with you before we start the permit application process. We have noticed that you are in the process of getting the neighborhood designated as a historic neighborhood and we want to make sure that we respect that as well as the SRCC design standards. What is the best way to do that? Would you like us to send you a set and then schedule a call to discuss?

Thank you,

Jason Fryer

Architect

**Forsite Studio**

**1205 East Cesar Chavez**

**Austin TX 78702**

**p** 512.923.7431

**f** 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

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**Russell Fraser** <russell\_fraser@msn.com>  
To: Jason Fryer <jason@forsitestudio.com>  
Cc: Paula Kothmann <paula.kothmann@gmail.com>

Wed, Oct 21, 2020 at 3:38 PM

Jason, if you have plans in pdf format that would be fine; maybe selected elevations and the plan view.

My committee deals mostly with variances, but it so happens the chair of the Travis Heights Historic District is on my committee, and I'm adding her to this.

Russell

Get Outlook for iOS



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**From:** Jason Fryer <jason@forsitestudio.com>

**Sent:** Wednesday, October 21, 2020 8:52 AM

**To:** Russell Fraser

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**Jason Fryer** <jason@forsitestudio.com>

Thu, Oct 22, 2020 at 3:36 PM

To: Russell Fraser <russell\_fraser@msn.com>

Cc: Paula Kothmann <paula.kothmann@gmail.com>

Russell-

We aren't that far along in the design process as of yet. The larger purpose for us in reaching out is to understand the neighborhood design standards as well what will be required as we move through the process. We also are trying to understand the impact of the area being recently designated a historic district on the design process.

Do you have design standards in place currently, and if so can you share them with us? We would like to respect those design standards as we start to fully design this project.

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**Paula Kothmann** <paula.kothmann@gmail.com>

Fri, Oct 23, 2020 at 10:17 AM

To: Jason Fryer <jason@forsitestudio.com>, Ian Reddy <ianreddy@msn.com>

Cc: Russell Fraser <russell\_fraser@msn.com>, Paula Kothmann <paula.kothmann@gmail.com>

Hi, Jason:

What a great idea to reach out at the beginning of your design process. Much appreciated!

From the MLS I see that this property is/was a bungalow with a garage apartment. Are both those structures still there? Do you intend to preserve any of the existing buildings?

As far as the historic district, we try to follow the (non-mandatory) guidelines of the Secretary of the Interior's Standards for Preservation: <https://www.nps.gov/tps/standards.htm> .

Our committee has several members that have restored historic properties and may be willing to share their experiences.

It's my understanding that there may be some tax incentives associated with improvements to properties, but I need to study them. As a real estate investor I'm very keen on any tax incentives that help make properties more affordable and keep the economic diversity that we enjoy in the urban core.

Congratulations on your plum assignment of designing a new home on this wonderful street.

Kindest regards,

Paula Kothmann

[Quoted text hidden]

--

**Paula Kothmann, CMM**

Investment Real Estate Consultant

Certified Minerals Manager Associate

1317 Kenwood Ave/Austin, TX 78704

512.470.2405

Texas Real Estate Commission License #664403

Brigham Real Estate (Austin)

Mayfair International Realty (London)

Chair, Land Development Code Revision ad-hoc Committee, SRCC



Chair, Mobility Committee, SRCC (South River City Citizens: Riverside to 71, Congress to Parker)

Director, Texas Chapter, District One  
National Association of Royalty Owners

Member, Board of Directors  
Texas Energy Council

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**Jason Fryer** <jason@forsitestudio.com>

Mon, Oct 26, 2020 at 4:47 PM

To: Paula Kothmann <paula.kothmann@gmail.com>

Cc: Ian Reddy <ianreddy@msn.com>, Russell Fraser <russell\_fraser@msn.com>

Paula-

Thank you for sending over that information, we are familiar with the Standards of Preservation and will continue to evaluate those in relationship to this project. The owner has evaluated the existing structure; it's in pretty bad shape. Their intent is to remove the existing structure and build a new structure that fits into the character of the neighborhood and honors the historic nature of the neighborhood.

We will be working with the owner over the next few weeks on this project to put together our initial design concepts. As we get further along, we will continue to stay in touch regarding this project. Can you suggest the best way to do that?

Thank you,

Jason Fryer

Architect

Forsite Studio

1205 East Cesar Chavez

Austin, TX 78702

p 512.923.7431

f 512.628.0655

jason@forsitestudio.com

www.forsitestudio.com

On Oct 23, 2020, at 10:16 AM, Paula Kothmann <paula.kothmann@gmail.com> wrote:

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**Jason Fryer** <jason@forsitestudio.com>

Fri, Oct 30, 2020 at 2:13 PM

To: Paula Kothmann <paula.kothmann@gmail.com>



Paula-

I just wanted to follow up on my email from earlier in the week. As we finalize the design of this project, is there a review process for the SRCC neighborhood, and if so what does that look like?

Thank you and have a good weekend.

[Quoted text hidden]

[Quoted text hidden]