



For Office Use Only
Date of Submission: _____

Case #: _____

Historic Review Application

Historic Preservation Office approval

Date of Approval: _____

Property Address: 1412 Alameda Dr.

Historic Landmark ☐

Historic District (Local) ☐

National Register Historic District ☒

Historic Landmark or

Historic District Name: Fairview Park

Applicant Name: Carolyn Van Meter

Phone #: 512-740-8595

Email: carolyn@cvmarchitecture.co

Applicant Address: 2202 Four Oaks Ln.

City: Austin

State: TX

Zip: 78704

Please describe all proposed exterior work with location and materials. If you need more space, attach an additional sheet.

PROPOSED WORK	LOCATION OF PROPOSED WORK	PROPOSED MATERIAL(S)
1) 2nd floor master suite addition 1st floor bedroom and bathroom addition replace all existing windows	rear and left (south) of house	siding, asphalt shingles
2) replace all existing windows except street-facing windows	side and rear exterior walls	painted wood siding to match existing
3)		

Submittal Requirements

1. One set of dimensioned building plans. Plans must: a) specify materials and finishes to be used, and b) show existing *and* proposed conditions for alterations and additions.

Site Plan ☒

Elevations ☒

Floor Plan ☒

Roof Plan ☒

2. Color photographs of building and site:

Elevation(s) proposed to be modified ☒

Detailed view of each area proposed to be modified ☒

*Any changes to these plans must be reviewed and approved by the
Historic Preservation Office and/or Historic Landmark Commission.*

Digitally signed by Carolyn Van Meter
Reason: I am the author of this document
Location:
Date: 2021-10-13 10:13:05:00

Applicant Signature: _____

Date: 10-13-21

Submit complete application, drawings, and photos to preservation@austintexas.gov. Call (512) 974-3393 with questions.



Design Standards and Guidelines for Historic Properties

Adopted December 2012

Design Standards and Guidelines for Historic Properties

Landmarks and National Register historic district properties

If you are making changes to a historic landmark, the project *must* comply with these standards to receive a Certificate of Appropriateness. If you are making changes to a contributing property or constructing a new building within a National Register historic district, consider the standards below as advisory guidelines:

1. Use a property for its historic purpose or place it in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. Retain and preserve the historic character of a property shall be retained and preserved. Avoid the removal of historic materials or alteration of features and spaces that characterize a property.
3. Recognize each property as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Local historic district properties

If you are making changes to a contributing property or constructing a new building in a local historic district, the project *must* comply with the design standards established for that district to receive a Certificate of Appropriateness. Visit the Historic Preservation Office website to view your district's design standards: <http://www.austintexas.gov/department/historic-preservation>.

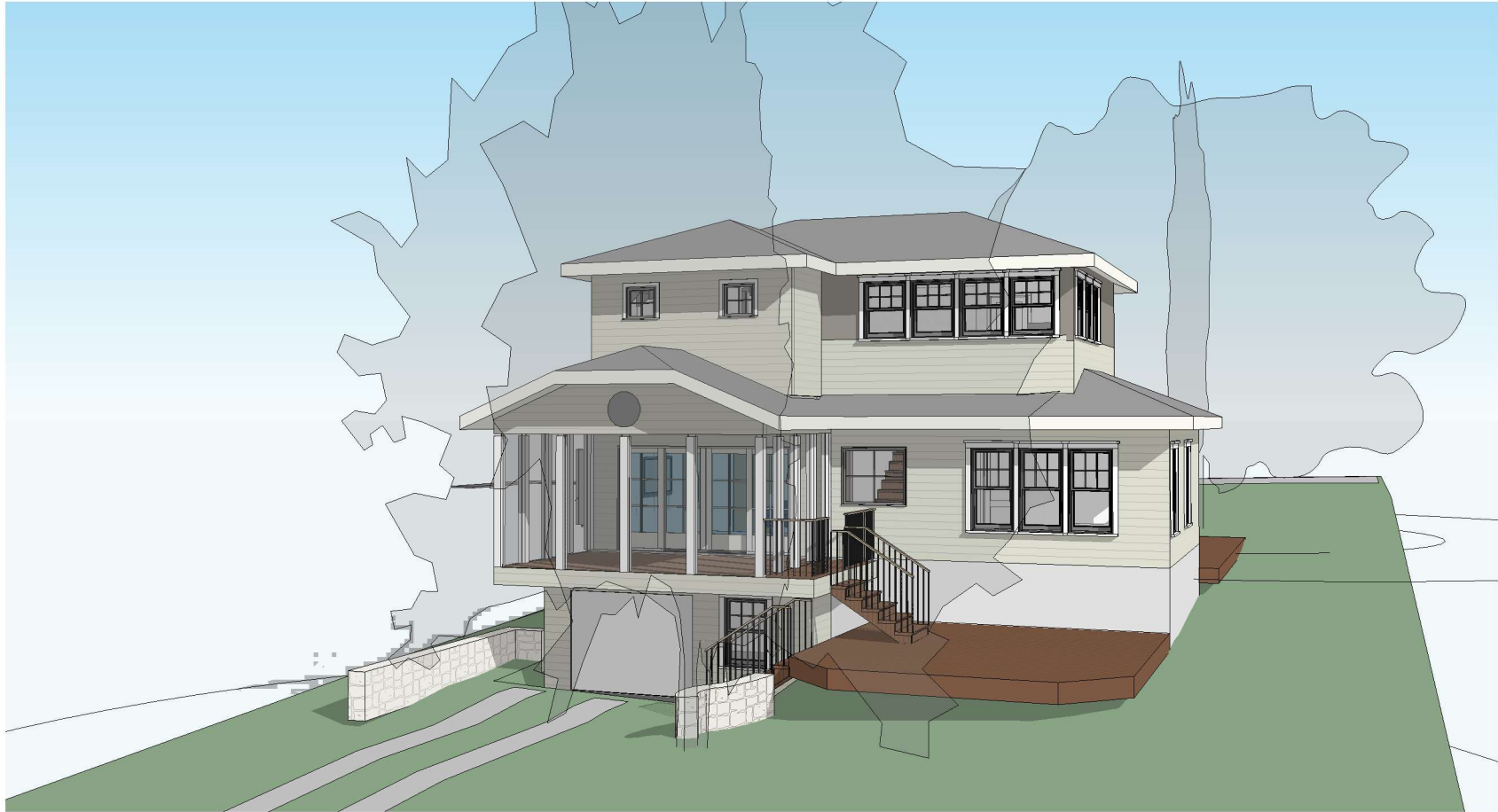
What Type of Work Requires a Certificate of Appropriateness?

Certificates of Appropriateness (COAs) are required for exterior changes or additions to historic landmarks, any property pending designation as a landmark, and contributing buildings in local historic districts; or if you are constructing a new building in a local historic district. Work requiring a COA includes:

1. Additions
2. Construction of new buildings, including outbuildings
3. Window and door replacement
4. Exterior siding replacement
5. Replacement of roof materials with a different material
6. Site changes such as a pool, deck, fence, or back porch enclosure

Ordinary repair and maintenance projects do *not* require a Certificate of Appropriateness. For more information, see the historic review process charts on the [Historic Preservation Office website](#).

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PROJECT INFORMATION

PROJECT DESCRIPTION

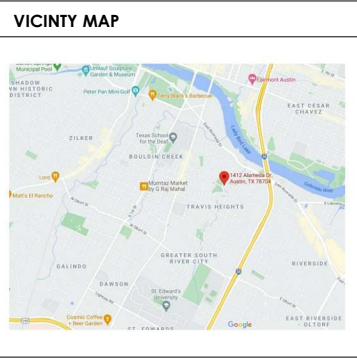
REMODEL AND ADDITION TO A SPLIT-LEVEL RESIDENCE IN THE CITY OF AUSTIN

LEGAL DESCRIPTION

LOT 5, BLOCK 4 OF TRAVIS HEIGHTS, A SUBDIVISION IN AUSTIN, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGE 15 OF THE PLAT RECORD OF TRAVIS COUNTY, TEXAS. (TCAD PARCEL #282923)

ZONING

SF-3-NP - SINGLE-FAMILY RESIDENTIAL
RESIDENTIAL DESIGN STANDARDS (MCMANSION)
SOUTH RIVER CITY NEIGHBORHOOD PLANNING AREA



GENERAL PROJECT NOTES

PERFORM ALL WORK IN ACCORDANCE WITH THE CITY OF AUSTIN CODES, REGULATIONS & ORDINANCES

DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWINGS

STRUCTURAL ENGINEERING FOR ALL PARTS OF THIS PROJECT TO BE DESIGNED BY OTHERS

MECH, ELEC, PLUMB & FIRE ENGINEERING TO BE PROVIDED BY OTHERS, MAY REQUIRE COORDINATION WITH ARCHITECT

VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION START

FIRE PROTECTION

THIS PROJECT DOES NOT EXCEED 3,600 SF AND THEREFORE IS NOT REQUIRED TO BE REVIEWED BY THE FIRE DEPARTMENT

CONTACTS

CLIENT

BEN & ANNA HALLMARK

ARCHITECT

CVMA
CONTACT: CAROLYN VAN METER
E-MAIL: CAROLYN@CVMARCHITECTURE.COM
PHONE: 512.740.8595

CONTRACTOR:

-NAME:
-CONTACT:
-E-MAIL:
-PHONE:

STRUCTURAL ENGINEER:

STEINMAN LUEVANO STRUCTURES
CONTACT: DREW CAVE
E-MAIL: DREW@SLSTRUCTURES.COM
PHONE: 512.891.6766

INTERIOR DESIGNER:

-NAME:
-CONTACT:
-E-MAIL:
-PHONE:

SYMBOLS LEGEND

1 View Name

1/8" = 1'-0"

DRAWING TITLE
DRAWING NUMBER

Room name

??? CLG.
??? FLOOR

1
A1.0

ELEVATION MARKER

1 SIM

A1.0

BUILDING SECTION MARKER

1 SIM

A1.0

WALL SECT./DETAIL MARKER

Name
Elevation

1

LEVEL MARKER

1

KEY NOTE

101

DOOR NUMBER

A

WINDOW KEY

CL

CENTERLINE

1

REVISION NUMBER

DROP

FLOOR DROP

N

NORTH ARROW

DRAWING INDEX

ARCHITECTURAL

A0.0 COVER SHEET
A1.1 SITE PLAN AND AREA CALCULATIONS
A1.2 DEMOLITION PLAN
A1.3 DEMOLITION ELEVATIONS
A2.1 LEVEL 1 PLAN
A2.2 LEVEL 2 PLAN
A2.3 ROOF PLAN
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS

STRUCTURAL

S1 FOUNDATION PLAN
S2 FIRST FLOOR CEILING FRAMING AND SECOND FLOOR FRAMING PLAN
S3 ROOF FRAMING PLAN AND SECOND FLOOR CEILING PLAN
S4 DETAILS
S5 BRACE WALL PLANS
S6 NOTES

CVMA

Carolyn Van Meter Architecture
carolyn@cvmarchitecture.com
c. 512.740.8595

REGISTERED ARCHITECT

CAROLYN VAN METER
24997
STATE OF TEXAS

10.13.21

HALLMARK RESIDENCE

1412 ALAMEDA DR.
AUSTIN, TEXAS 78704

ISSUE DATES:		
PERMIT SET	7.20.21	
REV. PERMIT SET	10.13.21	

A0.0
COVER SHEET

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TREE PROTECTION NOTES

CRITICAL ROOT ZONE (CRZ) IMPACTS:

A MINIMUM OF 50% OF THE CRZ MUST BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUND COVER.

NO CUT OR FILL GREATER THAN 4" WILL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE CRZ RADIUS DISTANCE AS SHOWN ON PLAN.

NO CUT OR FILL WILL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/4 THE CRZ RADIUS DISTANCE AS SHOWN ON PLAN.

TEMPORARY TREE PROTECTION FENCING IS REQUIRED FOR ALL TREES TO BE PRESERVED WITHIN THE LIMITS OF CONSTRUCTION.

PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK, AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.

PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUPS OF TREES, AND WILL BE LOCATED AT THE OUTERMOST LIMIT OF BRANCHES (DRIP/FULL CRZ) OR AS MUCH OF THE CRZ AS IS PRACTICAL.

FENCING IS REQUIRED TO BE CHAIN LINK MESH AT A MINIMUM OF 5' HIGH.

DEVIATION FROM MINIMUM CRITERIA.

EXCEPTIONS TO INSTALLING FENCES AT TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES: WHERE THERE IS TO AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT, ERECT THE FENCE APPROXIMATELY 2-4 FEET BEYOND THE AREA DISTURBED.

WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIP LINE, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE);

WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE TO ALLOW 6-10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING;

WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS, CONTACT THE CITY ARBORIST TO DISCUSS ALTERNATIVES.

WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 5' TO THE TREE TRUNK, PROTECT THE TRUNK AND ROOT FLARES WITH STRAPPED-ON 2x4 PLANKING TO A HEIGHT OF 8' (OR THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.

WHEN THE TREE PROTECTION FENCING CANNOT INCORPORATE THE ENTIRE 1/2 CRZ, AN 8" LAYER OF MULCH WITHIN THE ENTIRE AVAILABLE ROOT ZONE AREA IS REQUIRED.

CROWN IMPACTS.

NO MORE THAN 25% OF THE FOLIAGE SHOULD BE REMOVED WITHIN AN ANNUAL GROWING SEASON. WHERE MORE THAN 25% IS REQUESTED, A TREE PERMIT IS REQUIRED.

TREE LIST

11

39.5" OAK

12

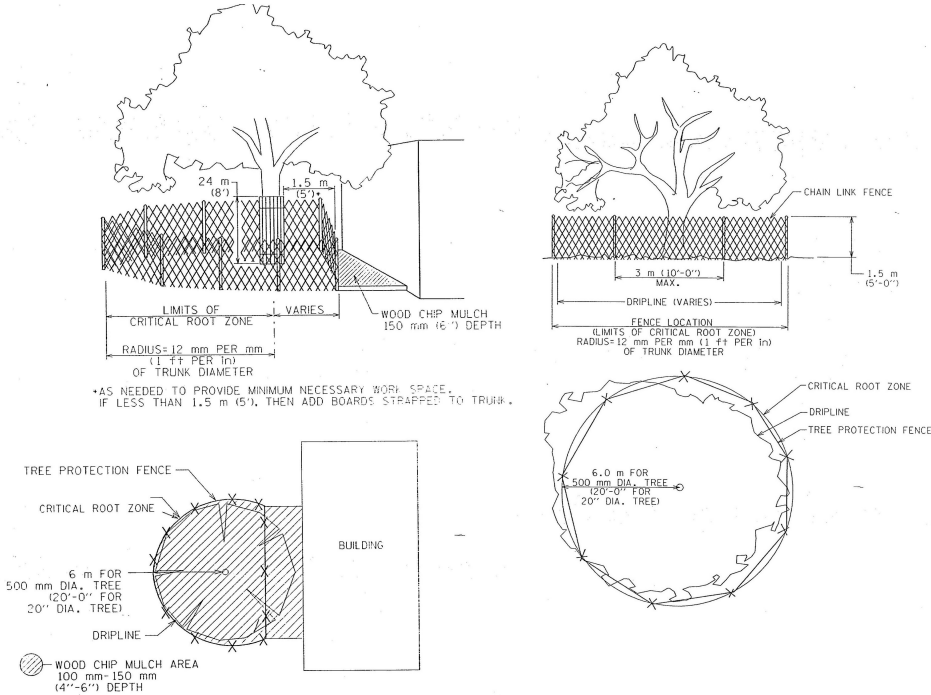
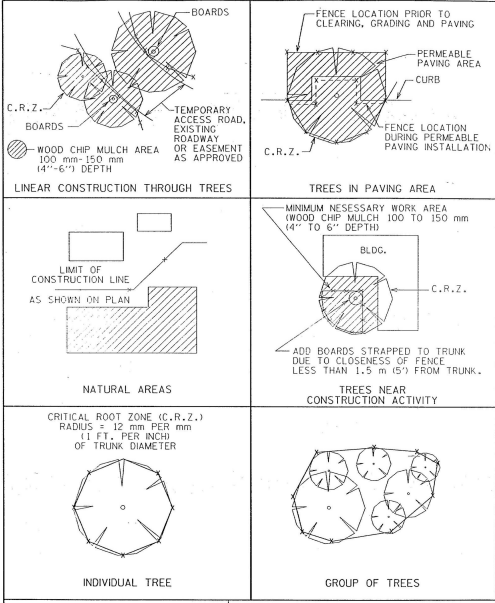
42" OAK

13

7" HACKBERRY

14

10.5" HACKBERRY



SITE PLAN LEGEND

EXISTING TO BE REMODELED

NEW ADDITION

PROPERTY LINE

SETBACK LINE

MCMANSION INTERVAL LINE

OUTLINE OF ROOF

CONSTRUCTION STAGING

PROTECTIVE MULCHED AREA

SITE PLAN NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS

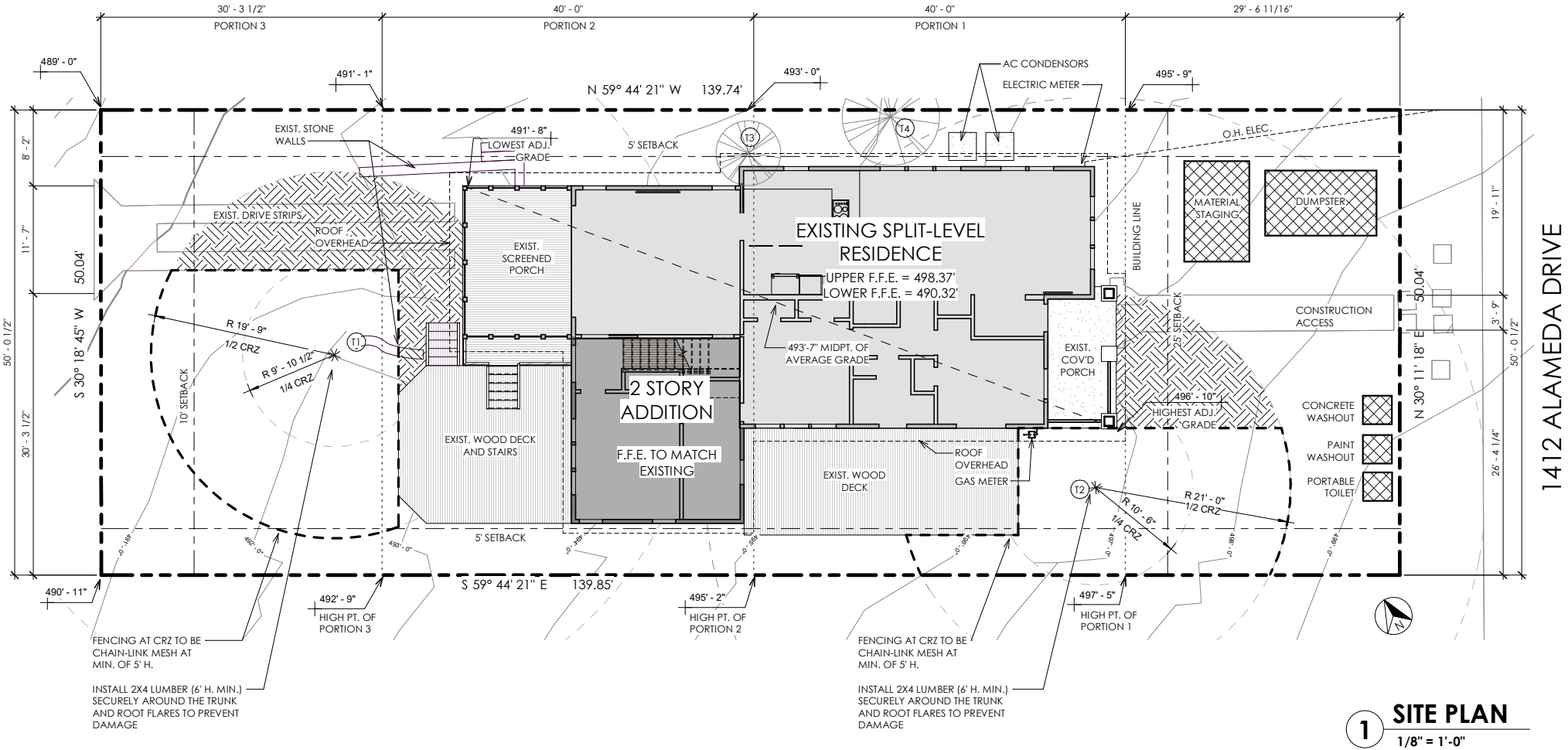
2. BUILDER TO REGRADE TOPO/FINISH GRADE TO PROVIDE PROPER DRAINAGE AWAY FROM BUILDING

3. CIVIL ENGINEERING & LANDSCAPING BY OTHERS

4. SITE PLAN IS DRAWN FROM INFORMATION ON SURVEY PROVIDED BY OWNER

5. ONLY TREES 1" DIAMETER AND GREATER ARE SHOWN ON SITE PLAN WITH CRITICAL ROOT ZONE DIAGRAMS

6. SIDEWALK INSTALLATION REQUIRED, GROSS FLOOR AREA INCREASED BY MORE THAN 50%. PAYMENT TO BE MADE IN LIEU OF SIDEWALK INSTALLATION



1 SITE PLAN

1/8" = 1'-0"

DRAWINGS AT 50% SCALE IF PRINTED ON 11X17 PAPER

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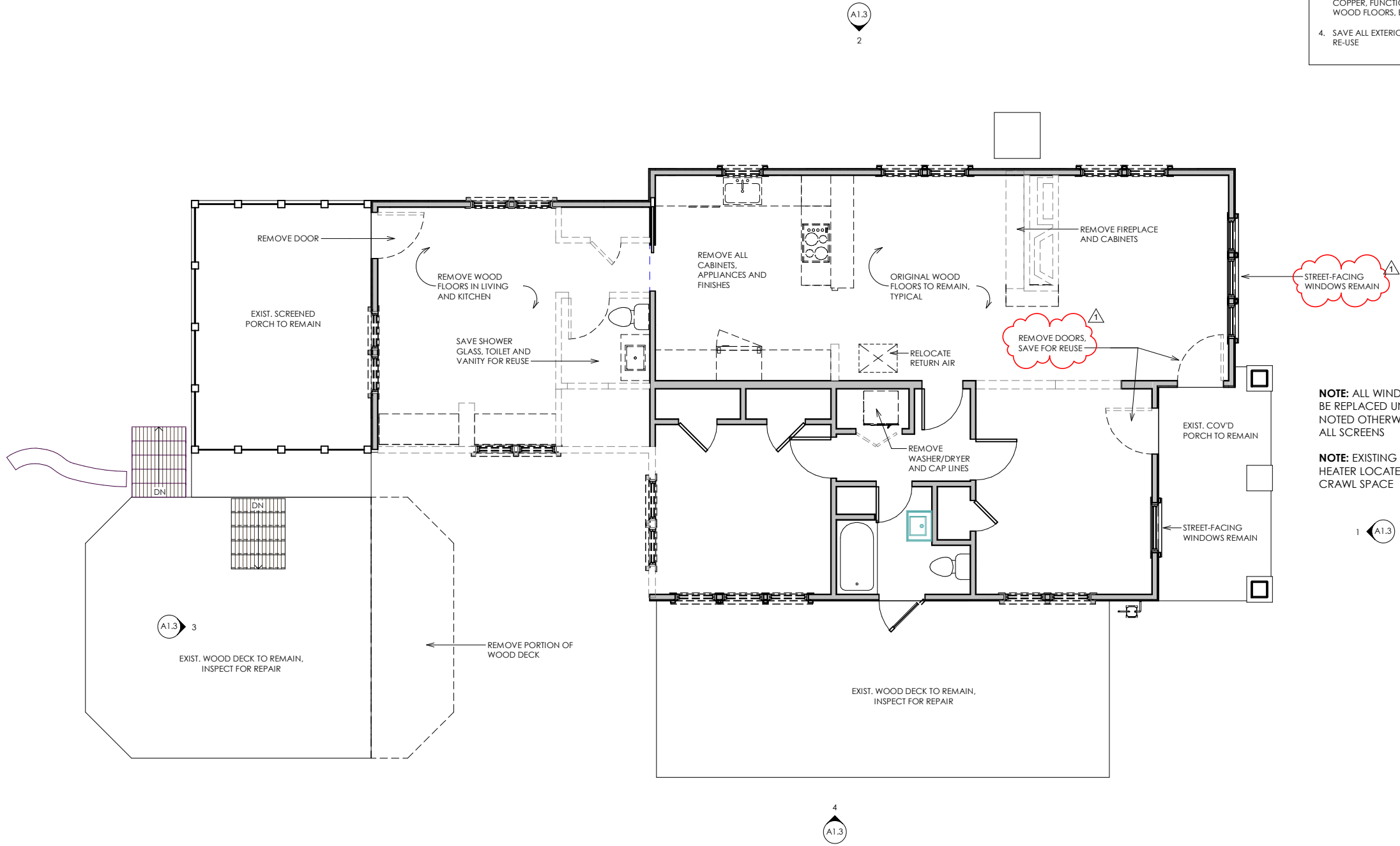
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A1.1

SITE PLAN AND AREA CALCULATIONS

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1 DEMOLITION PLAN
1/4" = 1'-0"

DEMOLITION LEGEND

EXISTING WALL TO REMAIN

DEMOLISHED

DEMOLITION NOTES

1. CRITICAL DIMENSION SHOULD BE VERIFIED IN FIELD - NOTIFY THE ARCHITECT OF ANY DISCREPANCIES
2. DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE IN COMPLIANCE WITH LOCAL HAULING AND DISPOSAL REQUIREMENTS
3. RECYCLE MATERIALS WHERE POSSIBLE INCLUDING GALVANIZED OR CAST IRON PIPE, COPPER, FUNCTIONING EQUIPMENTS, SOLID WOOD FLOORS, ETC.
4. SAVE ALL EXTERIOR WINDOW SCREENS FOR RE-USE

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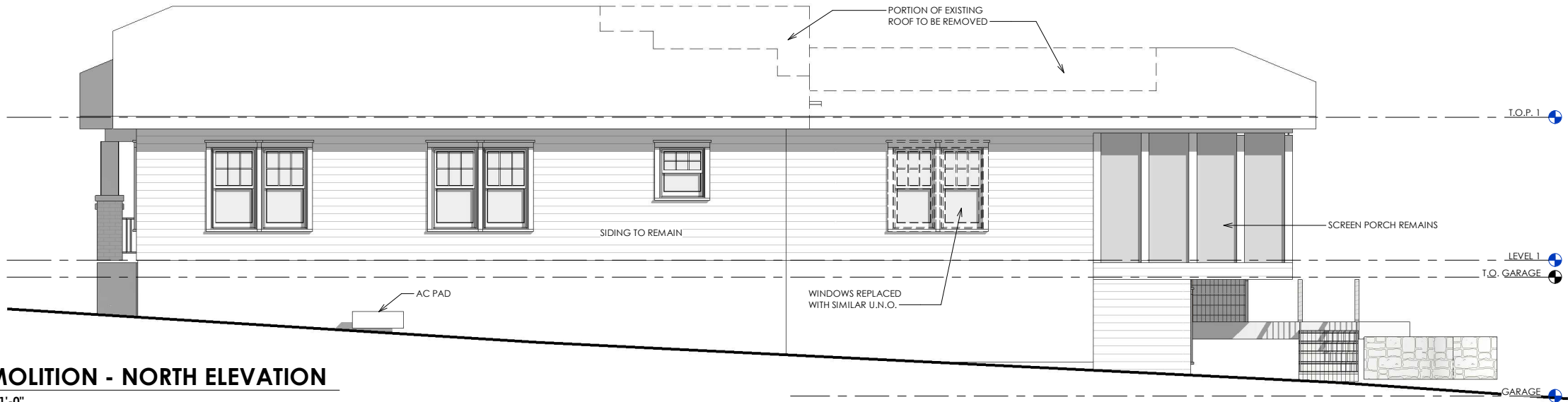
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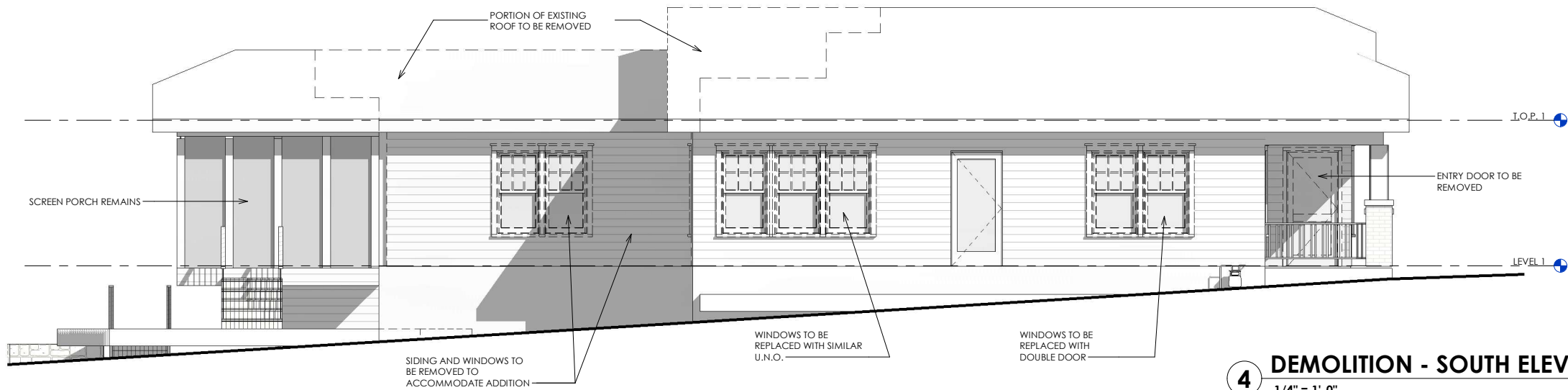
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A1.2 DEMOLITION PLAN

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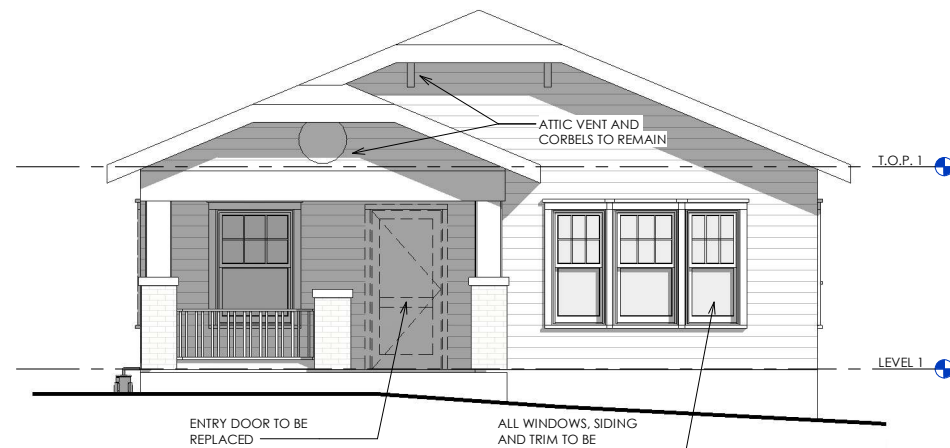
2 DEMOLITION - NORTH ELEVATION
1/4" = 1'-0"



4 DEMOLITION - SOUTH ELEVATION
1/4" = 1'-0"



3 DEMOLITION - WEST ELEVATION (REAR)
1/4" = 1'-0"



1 DEMOLITION - EAST ELEVATION (FRONT)
1/4" = 1'-0"

DRAWINGS AT 50% SCALE IF PRINTED ON 11X17 PAPER



10.13.21

HALLMARK RESIDENCE

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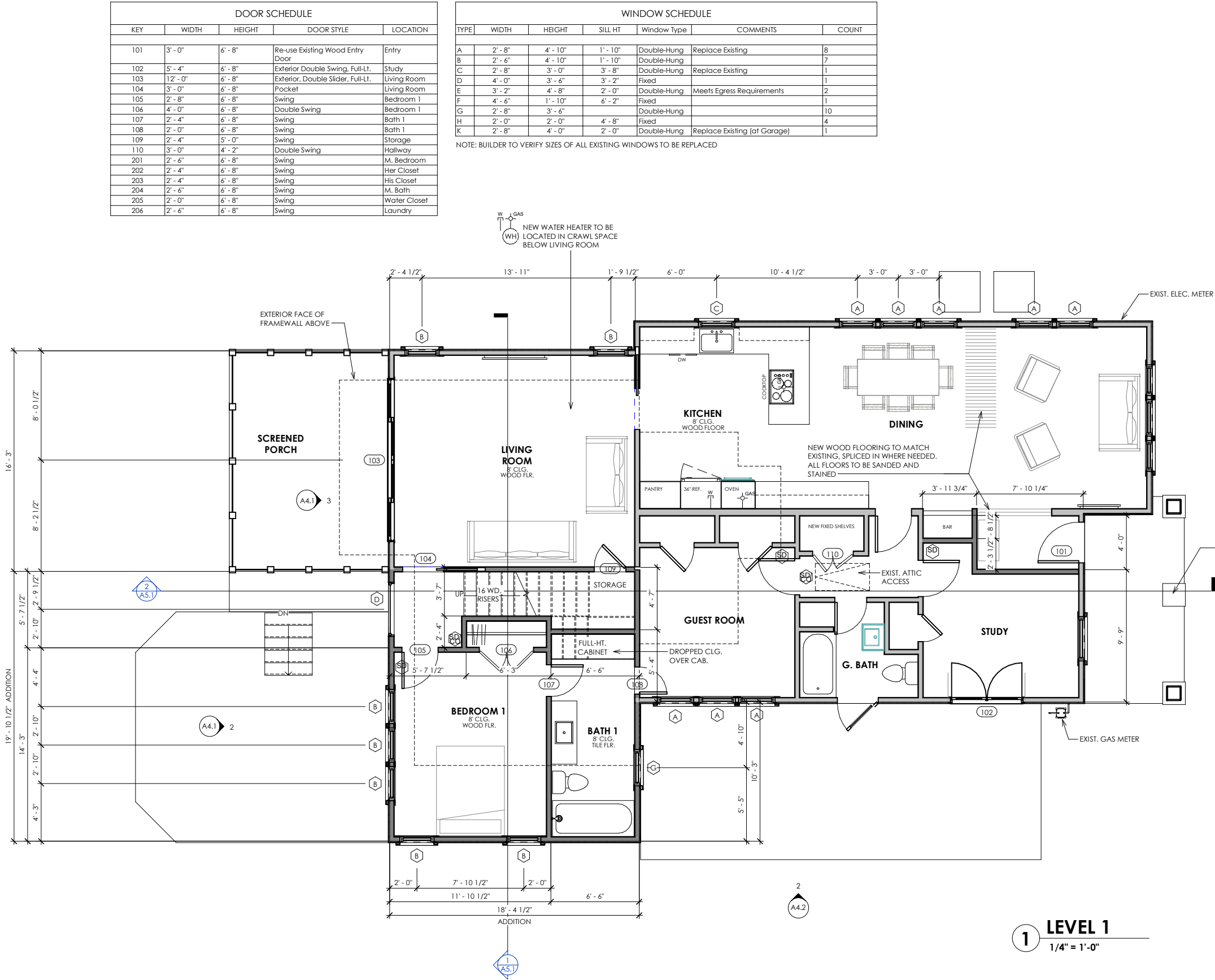
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A1.3
DEMOLITION
ELEVATIONS

OF 9

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FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

NEW GLASS WALL

OVERHEAD FEATURE / ROOF

FLOOR PLAN NOTES

1. PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES

2. CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES

3. MINIMUM R-15 INSULATION IN WALLS

4. USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED

5. CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC., INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR

DIMENSION NOTES

1. FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION

2. DO NOT SCALE DRAWING, CONTACT ARCHITECT UPON DISCOVERY OF MISSING INFORMATION OR CONFLICTS IN DRAWING

3. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD FOR NEW WALLS AND FROM FINISHED FACE OF EXISTING WALLS UNLESS NOTED OTHERWISE

4. ALL WINDOWS DIMENSIONED TO CENTERLINE U.N.O.

5. ALL NEW EXTERIOR WALLS TO BE FRAMED WITH 6" STUDS U.N.O. ALL INTERIOR WALLS TO BE FRAMED WITH 4" STUDS U.N.O.

6. DISTANCE BETWEEN HINGE SIDE OF DOOR AND ADJACENT WALL IS 6" U.N.O.



10.13.21

HALLMARK
RESIDENCE

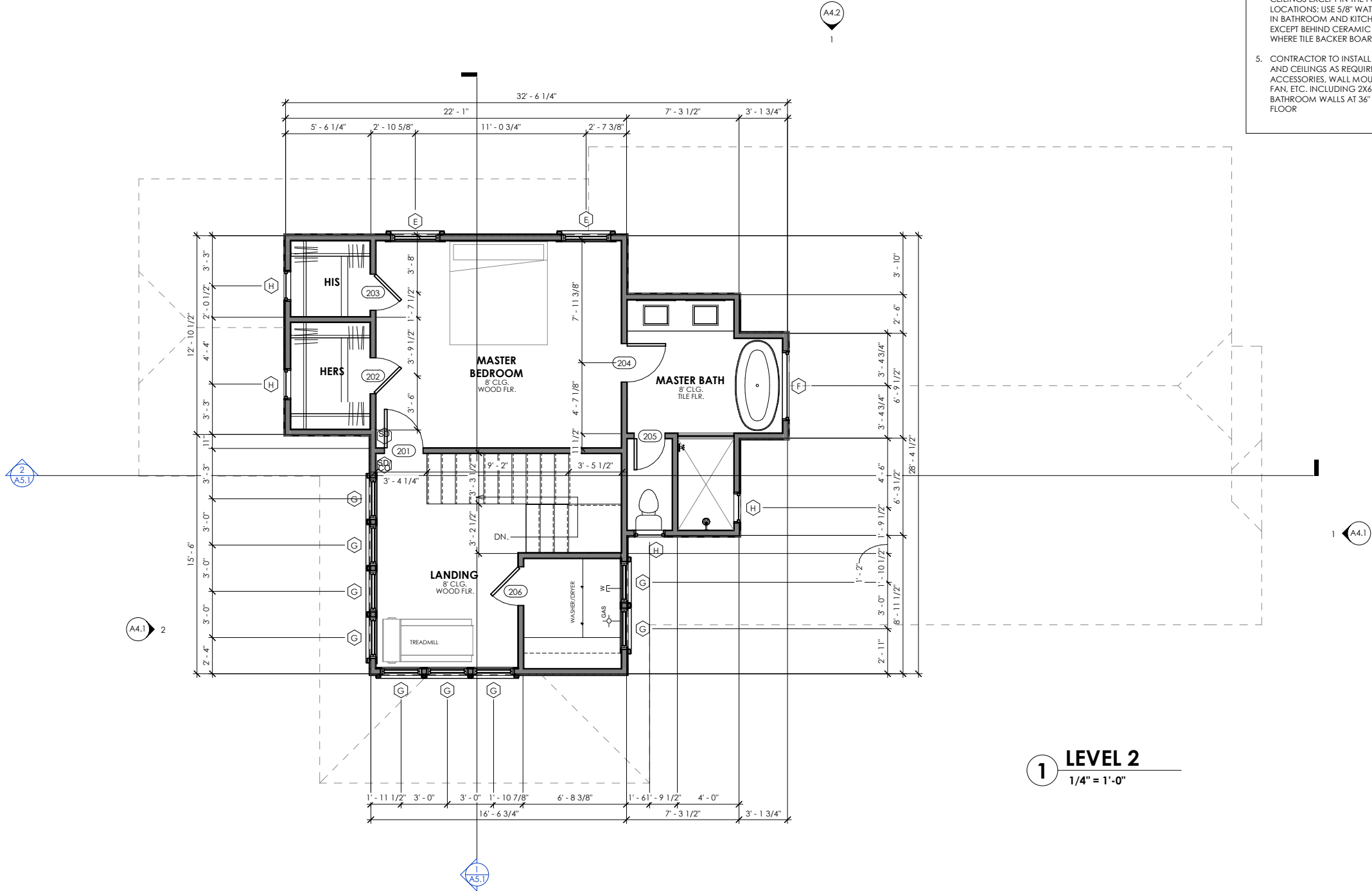
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A2.1
LEVEL 1 PLAN

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1 LEVEL 2
1/4" = 1'-0"

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW GLASS WALL
- OVERHEAD FEATURE / ROOF

FLOOR PLAN NOTES

- PERFORM ALL WORK IN ACCORDANCE WITH CITY OF AUSTIN CODES AND ORDINANCES
- CONTACT ARCHITECT/ OWNER WITH ANY FRAMING QUESTIONS/ DISCREPANCIES
- MINIMUM R-15 INSULATION IN WALLS
- USE 5/8" GYP. BOARD FOR ALL WALLS AND CEILINGS EXCEPT IN THE FOLLOWING LOCATIONS: USE 5/8" WATER RESISTANT GYP. BD. IN BATHROOM AND KITCHEN ON ALL WALLS EXCEPT BEHIND CERAMIC TILE AND BATHTUB WHERE TILE BACKER BOARD IS USED
- CONTRACTOR TO INSTALL BLOCKING IN WALLS AND CEILINGS AS REQUIRED FOR ALL ACCESSORIES, WALL MOUNTED ITEMS, CEILING FAN, ETC., INCLUDING 2X6 BLOCKING INSIDE ALL BATHROOM WALLS AT 36" ABOVE FINISHED FLOOR

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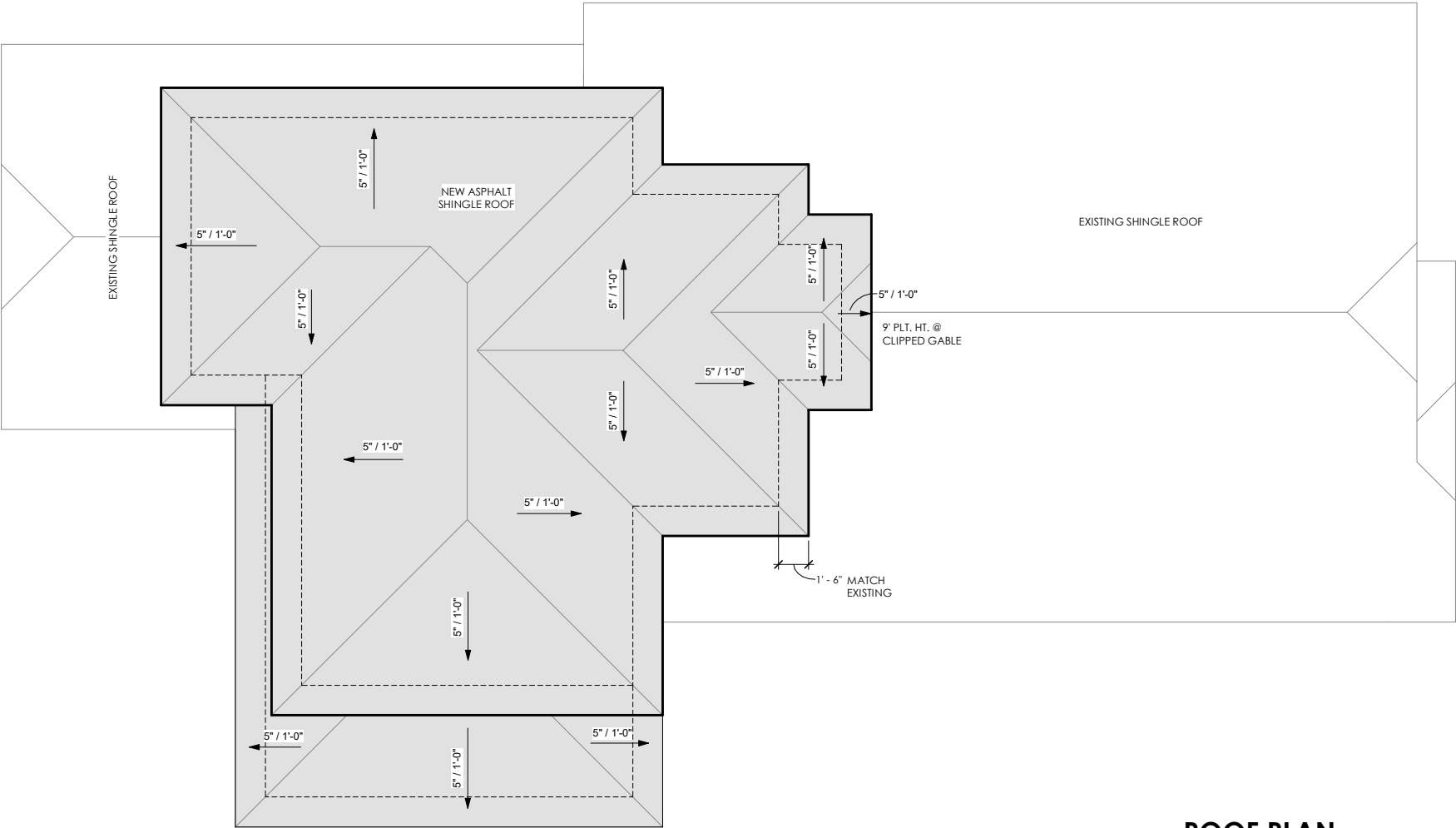
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A2.2 LEVEL 2 PLAN

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1 ROOF PLAN
1/4" = 1'-0"

ROOF LEGEND

EXISTING ROOF TO REMAIN

NEW ROOF

OUTLINE OF WALLS BELOW

LOW-SLOP ROOF DRAINS WITH DRAINAGE ARROWS

D.S. DOWNSPOUT

ROOF PLAN NOTES

1. VENT ALL MECH/ PLUMBING FIXTURES

2. ALL VENTS THROUGH THE ROOF (VTR) TO BE PAINTED TO MATCH ROOF COLOR

3. PROVIDE R-38 INSULATION BETWEEN NEW ROOF AND CEILING

4. FLASHING, UNDERLAYMENT AND FASTENING DETAILS PER ROOF MANUFACTURER. INSTALLER TO VERIFY WITH ARCHITECT

5. 5" SEAMLESS BOX GUTTERS, CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION

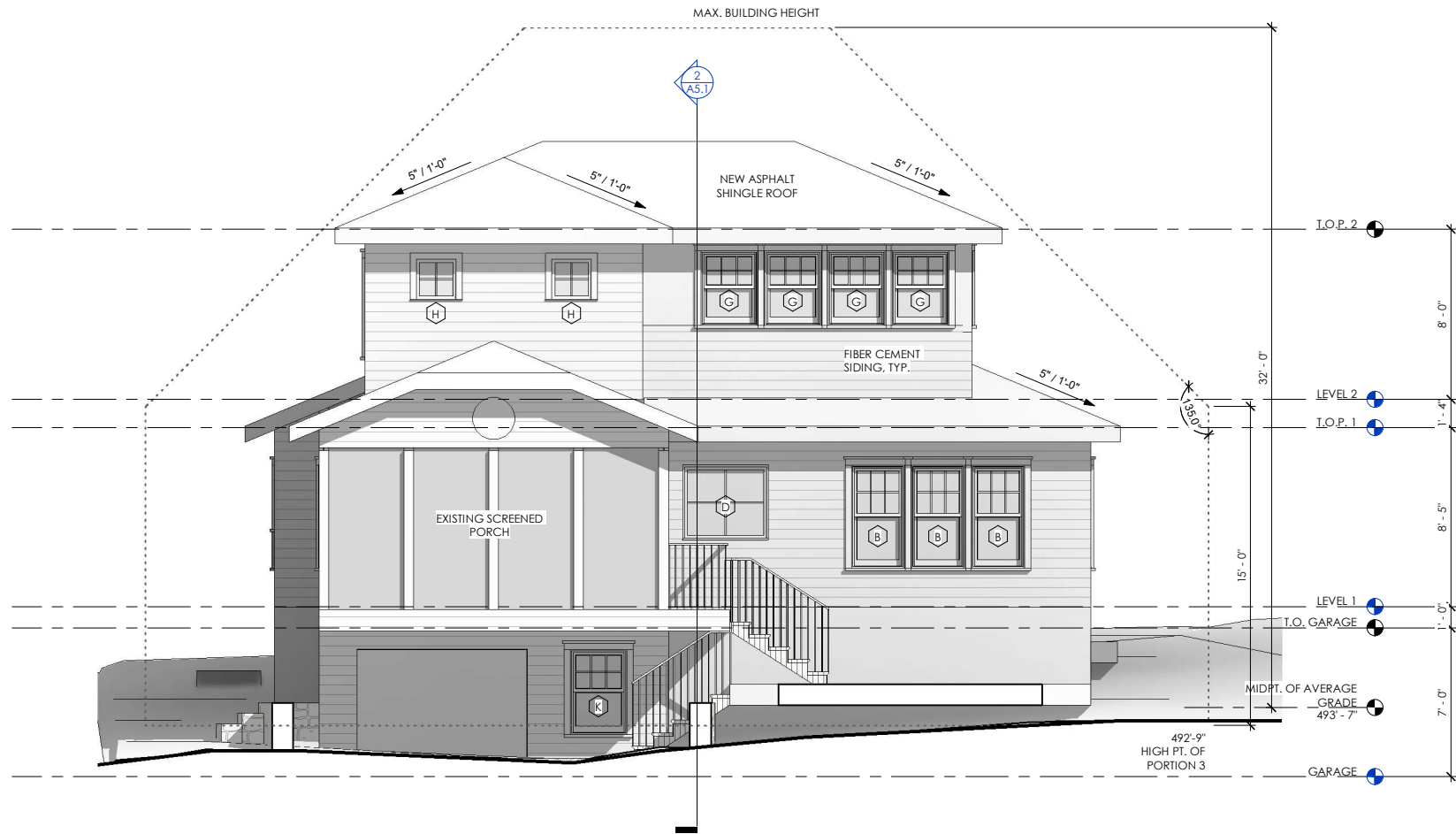
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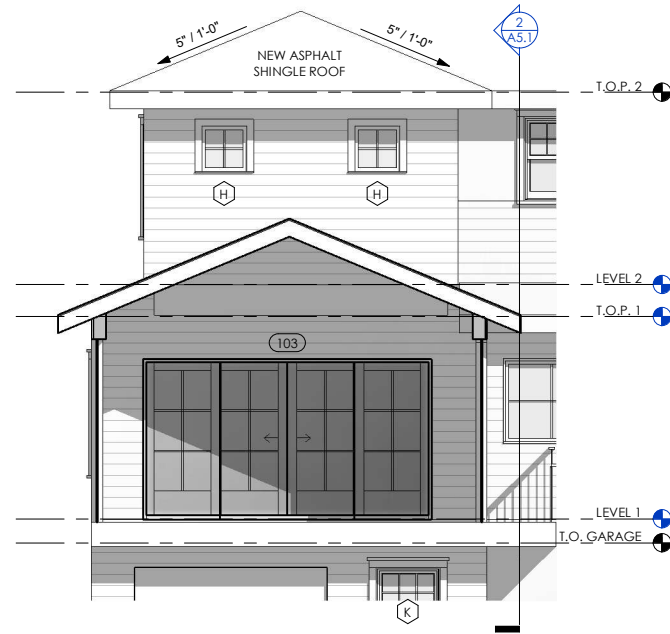
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A2.3 ROOF PLAN

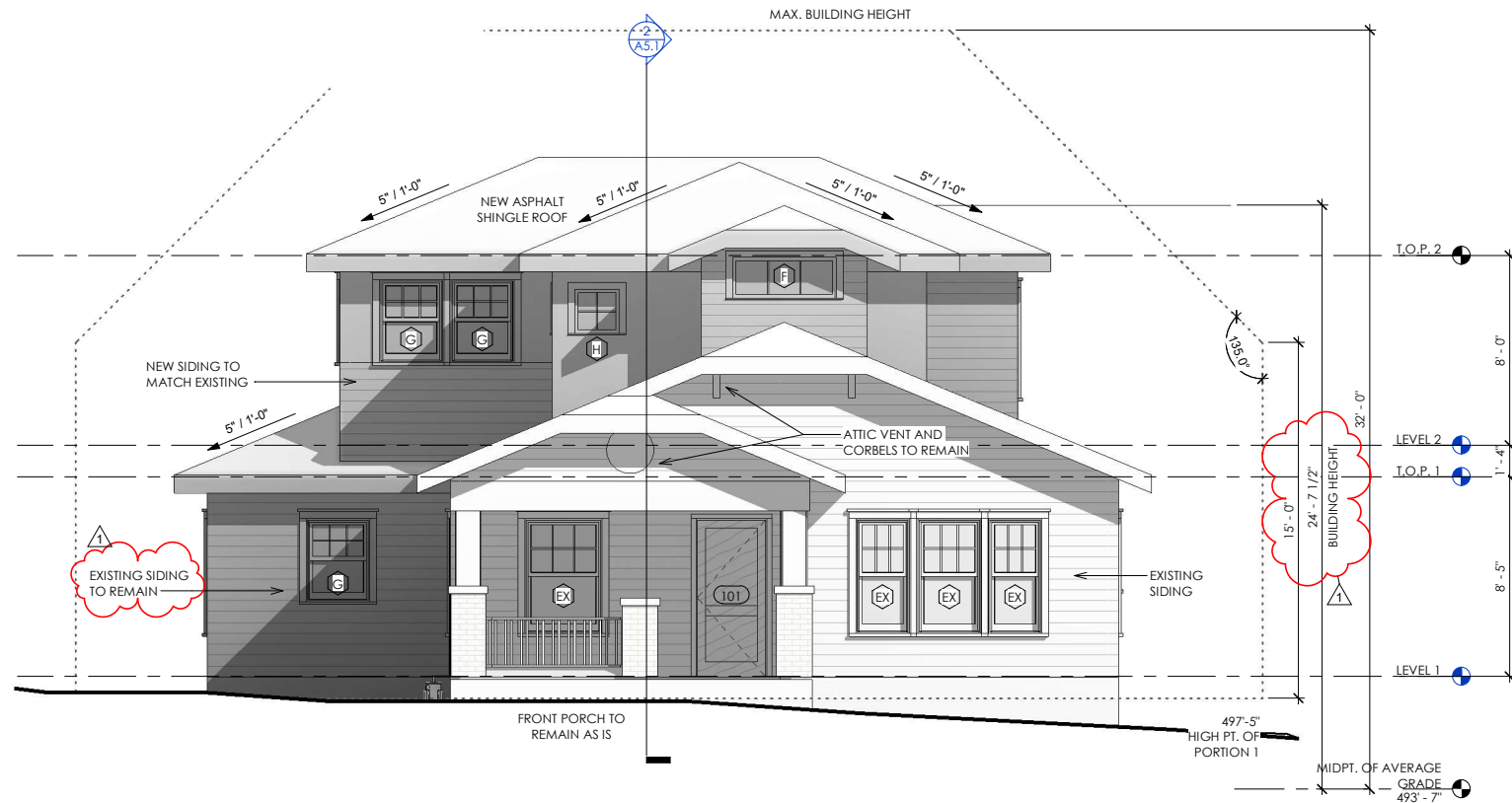
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2 WEST ELEVATION (REAR)
1/4" = 1'-0"



3 WEST PORCH ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION (FRONT)
1/4" = 1'-0"

DRAWINGS AT 50% SCALE IF PRINTED ON 11X17 PAPER

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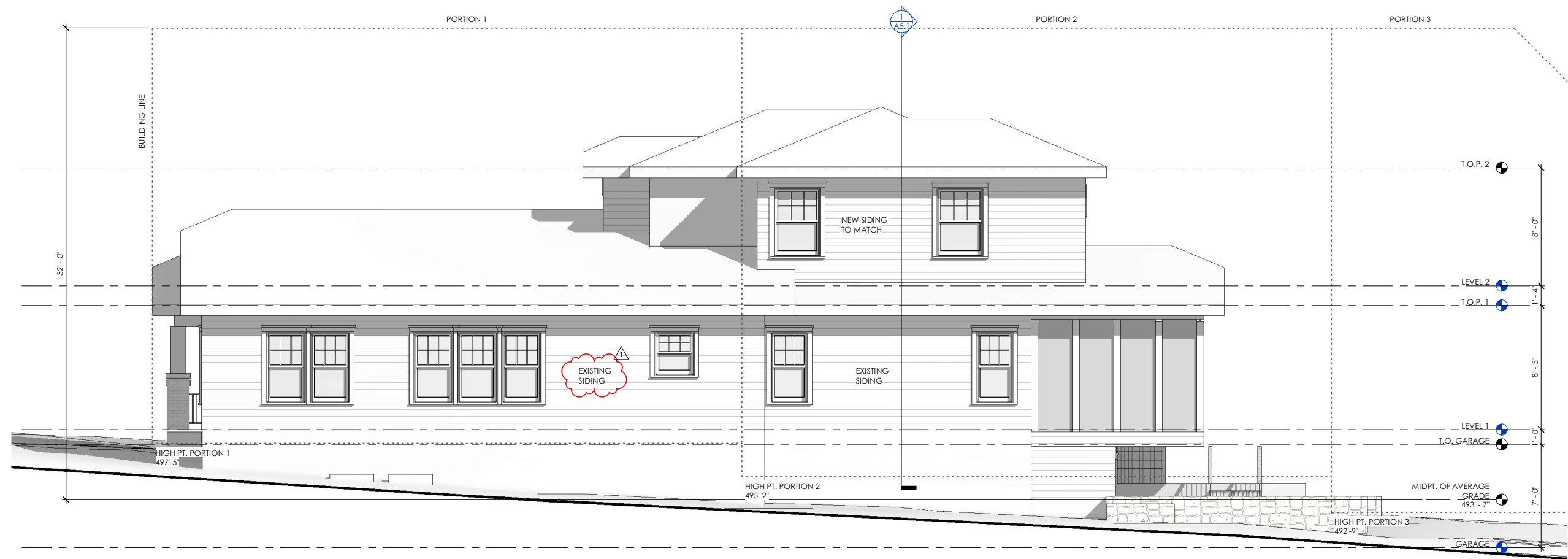
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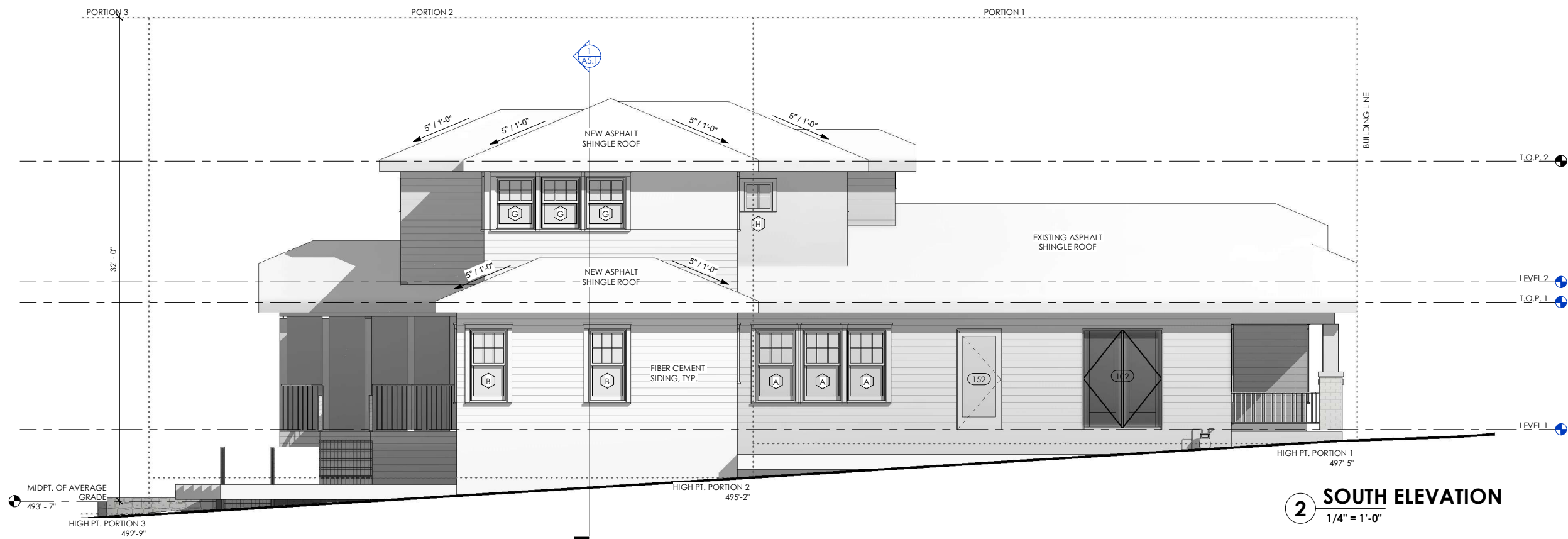
A4.1

EXTERIOR ELEVATIONS

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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

DRAWINGS AT 50% SCALE IF PRINTED ON 11X17 PAPER

CVMA

Carolyn Van Meter Architecture

carolyn@cvmarchitecture.com
c. 512.740.8595



10.13.21

HALLMARK RESIDENCE

1412 ALAMEDA DR.
AUSTIN, TEXAS 78704

ISSUE DATES:

PERMIT SET	7.20.21
REV. PERMIT SET	10.13.21

A4.2
EXTERIOR ELEVATIONS

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1412 Alameda Drive



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2202 Four Oaks Lane Austin, TX 78704 512.740.8595 www.cvmarchitecture.com

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