



Historic Review Application

For Office Use Only
Date of Submission: _____

Case #: _____

Historic Preservation Office approval

Date of Approval: _____

Property Address: _____

Historic Landmark

Historic District (Local)

National Register Historic District

Historic Landmark or

Historic District Name: _____

Applicant Name: _____ Phone #: _____ Email: _____

Applicant Address: _____ City: _____ State: _____ Zip: _____

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) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
2) _____ _____ _____ _____	_____ _____ _____ _____	_____ _____ _____ _____
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.*

Applicant Signature: _____

Date: 11/22/23

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/departments/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](#).

Owner's Authorization Letter

**519 EAST MARY STREET
AUSTIN TX 78704**

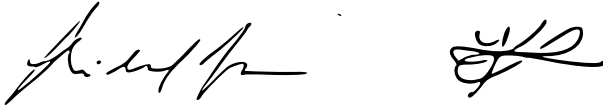
I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize **Davey McEathron Architecture, LLC** and its agents listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Michael and Kai Lam

9/19/2023

Owner's Printed Name and Signature

Date



9/19/2023

Owner's Printed Name and Signature

Date



DAVEY MCEATHRON ARCHITECTURE

1402 W North Loop Blvd. Austin, TX 78756 512-599-0660 Davey@DaveyMArch.com

519 EAST MARY HOUSE

519 EAST MARY STREET, AUSTIN, TX 78704
HISTORIC REVIEW
22 NOV 2023



**DAVEY MCEATHRON
ARCHITECTURE**
1402 W N LOOP BLVD, AUSTIN, TX 78756
DAVEY@DAVEYMARCH.COM
512-599-0660



PROJECT TEAM:

ARCHITECT

DAVEY MCEATHRON
ARCHITECTURE
1402 W N LOOP BLVD
AUSTIN, TEXAS 78756
TEL. (512) 599-0660

STRUCTURAL

COMPANY
ADDRESS
CITY, TX, ZIP
TEL. (512) XXX-XXXX

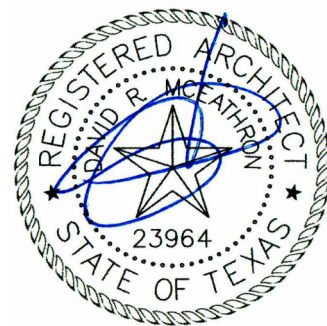
SURVEY

SURVEY WORKS
1207 UPLAND DRIVE
AUSTIN, TX, 78741
TEL. (512) 599-8067

PROJECT NO:
DM230403

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A110 FLOOR 01 REFERENCE PLAN
A120 FLOOR 02 REFERENCE PLAN
A130 ROOF PLAN
A200 EXTERIOR ELEVATIONS
A201 EXTERIOR ELEVATIONS
A202 EXTERIOR ELEVATIONS

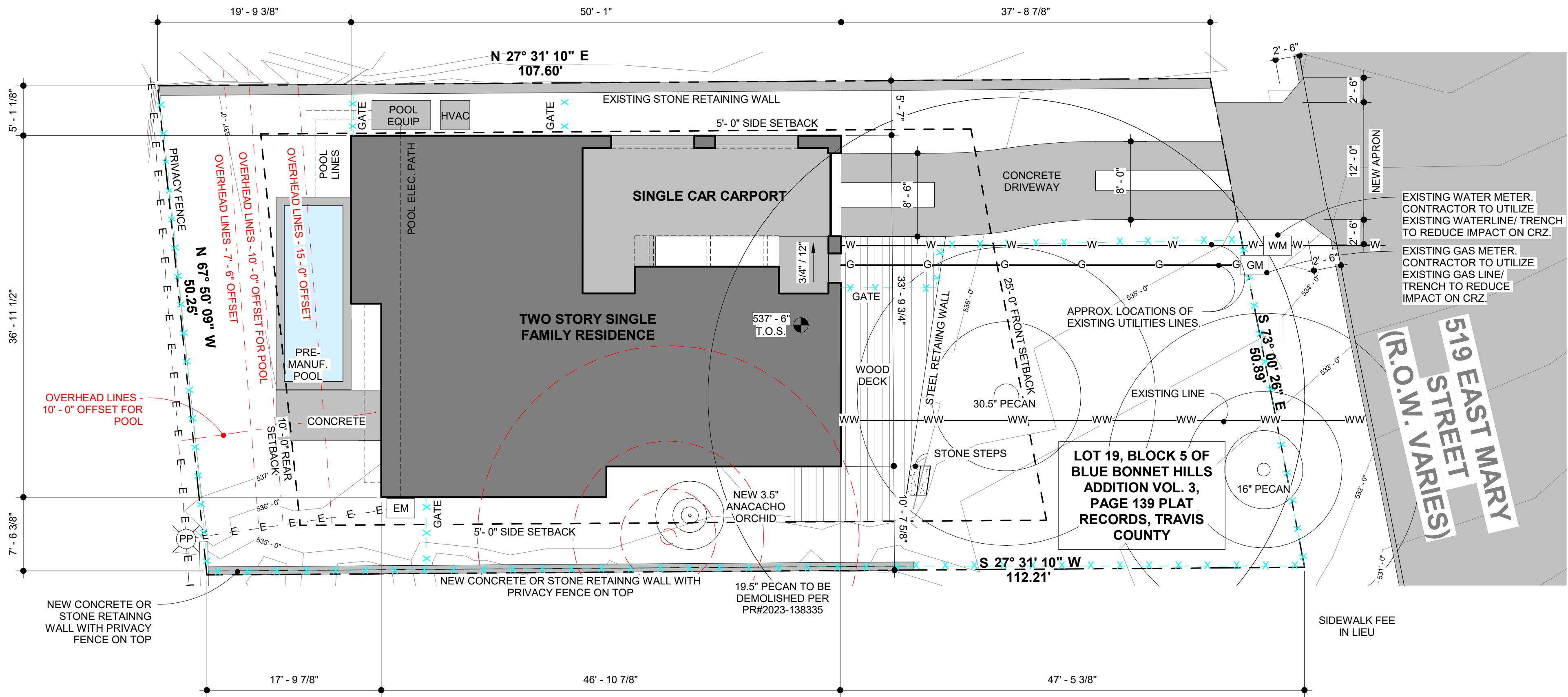


22 NOV 2023

REVISIONS		
NO	REFERENCE	ISSUED

SITE PLAN LEGEND

- (PP) POWER POLE
(FH) FIRE HYDRANT
(HB) HOSE BIBB
WM WATER METER
EM ELECTRICAL METER
GM GAS METER
T TELEPHONE RISER
- G—G— GAS LINE
—W—W— WATER LINE
—WW—WW— WASTE WATER LINE
- E - - E - OVERHEAD ELECTRIC LINE
—E—E— UNDERGROUND ELECTRIC LINE
- X - - X - 6'-0" TALL FENCE (UNLESS NOTED OTHERWISE)



1 SITE PLAN
1/8" = 1'-0"

NOTES - SITE PLAN

NOTE: CONTOUR ELEVATIONS AND BENCHMARKS TAKEN FROM ORIGINAL SURVEY. ALL ELEVATIONS TO BE VERIFIED IN FIELD BY CONTRACTOR/SURVEYOR.

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- VERIFY EXISTING SITE CONDITIONS & REPORT TO ARCHITECT ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS & THESE PLANS PRIOR TO COMMENCING WORK.
- ALL NEW SIDEWALKS TO HAVE MAX 1:20 GRADE WITH CROSS SLOPE TO DRAIN AT 1/4" PER FOOT. SEAL CONCRETE & PROVIDE A BROOM FINISH UNLESS OTHERWISE NOTED.
- CONTRACTOR TO TIE INTO EXISTING UTILITIES. SOME UTILITIES MAY REQUIRE UPGRADING. CONTRACTOR TO VERIFY. VERIFY METER & UTILITY SERVICE LOCATIONS PRIOR TO INSTALLATION.
- CONTRACTOR TO UTILIZE TEMPORARY EROSION & SEDIMENTATION CONTROL MEASURES AS REQUIRED BY CODE.
- PROVIDE TREE PROTECTION FOR ALL TREES NOT MARKED FOR REMOVAL.
- TREES TO BE REMOVED SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF 12" BELOW THE SURFACE OF THE GROUND IN THE AREA OF THE BUILDING.
- SELECTIVELY CLEAR OR PRUNE ANY UNWANTED TREES OR THOSE IMPEDING CONSTRUCTION WITH CONSENT OF OWNER. COORDINATE REMOVAL & DISPOSAL OF UNWANTED TREES & OTHER LANDSCAPING MATERIALS WITH OWNER.
- EXISTING UTILITY LINE LOCATIONS ARE APPROXIMATED. CONTRACTOR TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- ENSURE ALL GRADING SLOPES AWAY FROM BUILDING FOR AT LEAST 10'-0".
- CONTRACTOR TO STORE ALL NEW MATERIALS IN DRY & SECURE LOCATION ON SITE AS SPECIFIED BY OWNER.
- EXTERIOR HVAC EQUIPMENT SHALL BE SCREENED IN COMPLIANCE WITH ANY CITY OF AUSTIN REGULATIONS &/OR LOCAL DEED RESTRICTIONS.
- PROVIDE CONTROL & EXPANSION JOINTS AS REQUIRED ON CONCRETE DRIVES, WALKS & PATIOS.
- PROVIDE NEW GUTTERS & DOWNSPOUTS TO DRAIN ON SITE. DOWNSPOUTS TO DRAIN AWAY FROM BUILDING. CONFIRM DOWNSPOUT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.



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**HISTORIC
REVIEW**

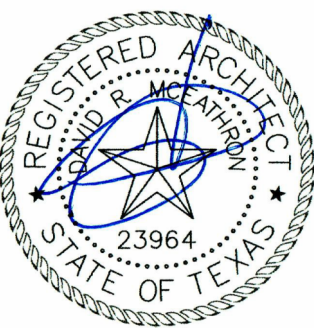
ISSUE DATE: 22 NOV 2023

PROJECT NUMBER: DM230403

DRAWN BY: BC

REVISIONS:

NO	REFERENCE	ISSUED



22 NOV 2023

**519 EAST MARY
HOUSE**

519 EAST MARY STREET,
AUSTIN, TX 78704

SITE PLAN

A100

PROJECT TO ADHERE TO ALL REQUIREMENTS IN THE 2021 IRC & ALL ADOPTED LOCAL AMENDMENTS.

««« IF PRINTED AT 11X17, SCALE IS 1/2 OF WHAT IS NOTED »»»

1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
2. ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
3. PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
4. ALL INTERIOR WALL PARTITIONS TO BE 2x4'S AT 16" O.C., EXCEPT TOILET PLUMBING WALLS, WHICH ARE TO BE 2x6'S, UNLESS NOTED OTHERWISE.
5. PROVIDE BLOCKING IN WALLS BEHIND & ADJACENT TO ALL TUBS & TOILETS FOR FUTURE GRAB BAR INSTALLATION.
6. CABINET MATERIALS & ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
7. ALL NEW STAIRS, STEPS, & RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
8. SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
9. ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, & TYPE.
10. CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
11. PROTECT WOOD & WOOD-BASED PRODUCTS FROM DECAY & TERMITES PER CODE.
12. FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 2", UNLESS OTHERWISE NOTED OR VISITABLE ENTRANCE. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION & FINISH FLOORING TO MAINTAIN MINIMUM DROP.
13. GARAGE TO BE SEPARATED FROM HOUSE BY AT LEAST 6" EXTERIOR WALLS & CEILINGS IN COMMON WITH THE HOUSE. DOOR TO BE 20 MIN. RATED WITH A SELF CLOSER.



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519 EAST MARY STREET
AUSTIN, TX 78704

A110



- A AWNING
C CASEMENT
E EXISTING
F FIXED
H HUNG
S SLIDER
SK SKYLIGHT
T TRANSOM



PROJECT TO ADHERE TO ALL REQUIREMENTS IN THE 2021 IRC & ALL ADOPTED LOCAL AMENDMENTS.

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NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL DIMENSIONS ARE TO FINISH FACE, UNLESS NOTED OTHERWISE.
- PROVIDE FIRE BLOCKING AT ALL PLUMBING OPENINGS.
- ALL INTERIOR WALL PARTITIONS TO BE 2X4'S AT 16" O.C., EXCEPT TOILET PLUMBING WALLS, WHICH ARE TO BE 2X6'S, UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING IN WALLS BEHIND & ADJACENT TO ALL TUBS & TOILETS FOR FUTURE GRAB BAR INSTALLATION.
- CABINET MATERIALS & ADHESIVES TO HAVE NO ADDED UREA-FORMALDEHYDE. INTERIOR PAINTS TO BE LOW-VOC.
- ALL NEW STAIRS, STEPS, & RAILINGS TO MEET CURRENT CODES AT THE TIME OF CONSTRUCTION.
- SHOWER HEADS SHALL BE MOUNTED 7'-0" AFF UNLESS NOTED OTHERWISE.
- ALL ELECTRICAL AND PLUMBING FIXTURES ARE TO BE INSTALLED PER CODE, INCLUDING LOCATION, OPERABLE COMPONENTS, & TYPE.
- CONFIRM ALL PLUMBING CONNECTION LOCATIONS WITH ACTUAL FIXTURES.
- PROTECT WOOD & WOOD-BASED PRODUCTS FROM DECAY & TERMITES PER CODE.
- FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR, THE DROP SHALL BE A MINIMUM OF 2", UNLESS OTHERWISE NOTED OR VISITABLE ENTRANCE. CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION & FINISH FLOORING TO MAINTAIN MINIMUM DROP.
- GARAGE TO BE SEPARATED FROM HOUSE BY 5/8" TYPE 'X' GYP ON WALLS & CEILINGS IN COMMON WITH THE HOUSE. DOOR TO BE 20 MIN. RATED WITH A SELF CLOSER.



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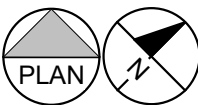
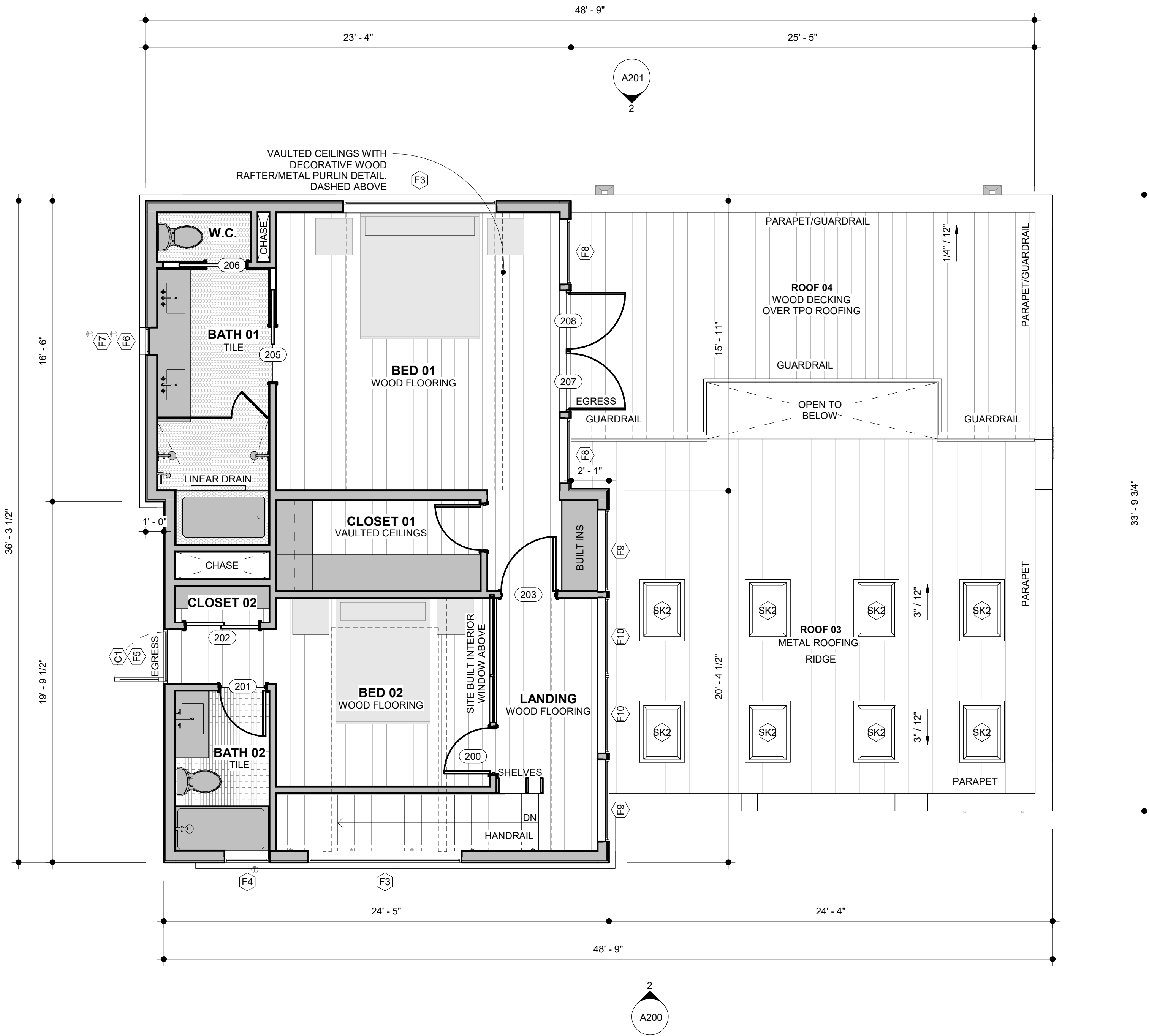
**519 EAST MARY
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**FLOOR 02 REFERENCE
PLAN**

A120

WINDOW KEY

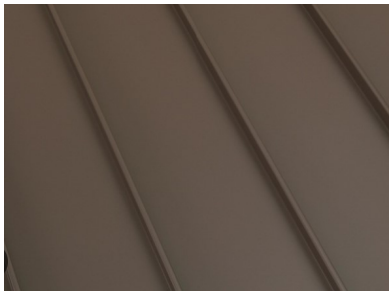
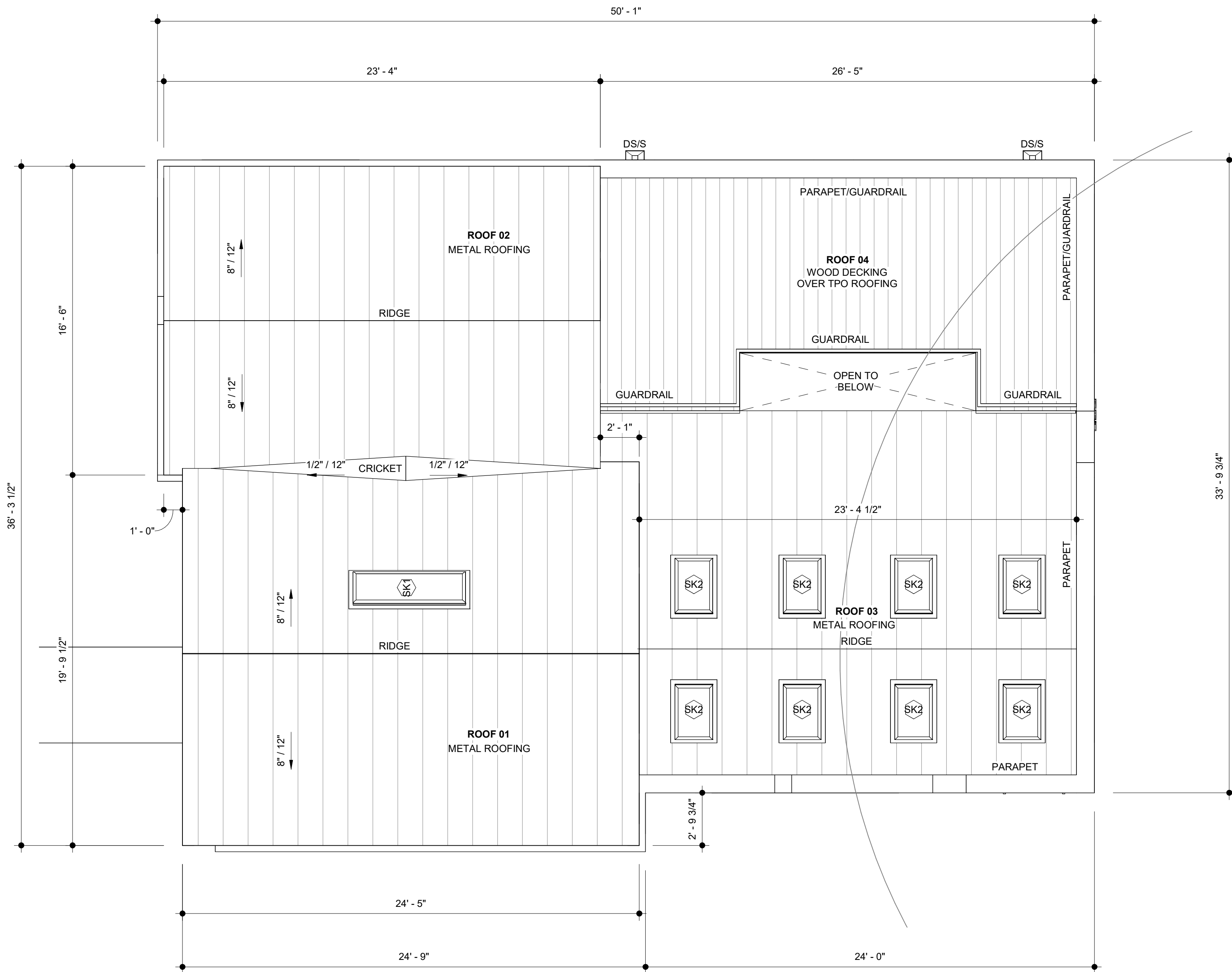
- A AWNING
C CASEMENT
E EXISTING
F FIXED
H HUNG
S SLIDER
SK SKYLIGHT
T TRANSOM



1 FLOOR 02 REFERENCE PLAN
1/4" = 1'-0"

PROJECT TO ADHERE TO ALL REQUIREMENTS IN THE 2021 IRC & ALL ADOPTED LOCAL AMENDMENTS.

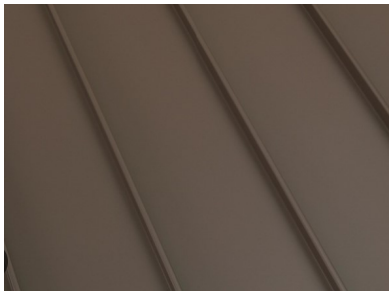
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SIDING 01 TO BE
STANDING SEAM
METAL IN BRONZE.



STONE SIDING TO BE
AUSTIN WHITE
TUSCAN CHOP.



METAL ROOFING TO
BE STANDING SEAM
METAL IN BRONZE.

- NOTES - ROOF
1. CONTRACTOR SHALL KEEP BUILDING WEATHERTIGHT.
 2. ALL ROOFS SHALL SLOPE TO DRAIN.
 3. CONTRACTOR SHALL PROVIDE ALL TRIM, FLASHING, UNDERLAYMENTS, FASTENERS & ACCESSORIES NECESSARY TO ENSURE A COMPLETE, WARRANTABLE, & WEATHERTIGHT CONSTRUCTED ROOF.
 4. ALL ROOF PENETRATIONS TO BE PROPERLY FLASHED & SEALED TO PREVENT WATER INTRUSION.
 5. NEW ROOF SRI VALUE: IF SLOPE IS >2:12, ROOFING MATERIALS SHALL HAVE A MINIMUM SRI OF 29.
 6. NEW ROOFS TO INCLUDE A RADIANT BARRIER WITH AN EMITTANCE OF .05 OR LESS, UNLESS ROOF IS COVERED WITH A MATERIAL HAVING A SOLAR REFLECTANCE OF 0.5 OR GREATER.
 7. AIR IMPERMEABLE INSULATION OF R-25 OF GREATER MAY BE USED IF MECHANICAL EQUIPMENT & AIR DISTRIBUTION SYSTEM ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE. SEE AUSTIN AMENDMENTS TO THE BUILDING CODE. OTHERWISE, ROOFING INSULATION TO BE A MINIMUM OF R-38.
 8. SUPPLY & RETURN DUCTS LOCATED IN ATTICS OR OUTSIDE THE THERMAL ENVELOPE SHALL BE INSULATED AS R-8 MIN.
 9. SKYLIGHTS: USE APPROPRIATE FLASHING & CURBS TO PREVENT WATER INTRUSION & TO ACHIEVE MANUFACTURER'S WARRANTY.
 10. SKYLIGHTS TO INCLUDE 10 YEAR, NO-LEAK WARRANTY, 10 YEAR IMPACT WARRANTY & 20 YEAR SEAL WARRANTY.
 11. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED & FLASHED TO PREVENT MOISTURE INTRUSION.
 12. INSTALL ALL BUILDING ENVELOPE ASSEMBLIES AS PER MANUFACTURER'S RECOMMENDATIONS & STANDARD DETAILS TO ALLOW FOR PROPER FUNCTION. WEATHER PROTECTION & WARRANTIES (WHERE AVAILABLE). ASSEMBLIES INCLUDE, BUT ARE NOT LIMITED TO, ROOFING, RADIANT BARRIER, SKYLIGHTS, WINDOWS, DOORS, SIDING, FLASHING, INSULATION, WEATHER BARRIERS, SEALANTS, ETC.
 13. PROVIDE NEW GUTTERS & DOWNSPOUTS TO DRAIN ON SITE. DOWNSPOUTS TO DRAIN AWAY FROM BUILDING.

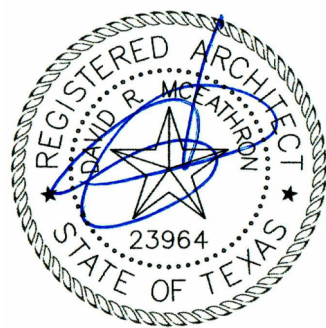


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512-599-0660

**HISTORIC
REVIEW**

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DRAWN BY: BC

REVISIONS:		
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**519 EAST MARY
HOUSE**
519 EAST MARY STREET,
AUSTIN, TX 78704

ROOF PLAN

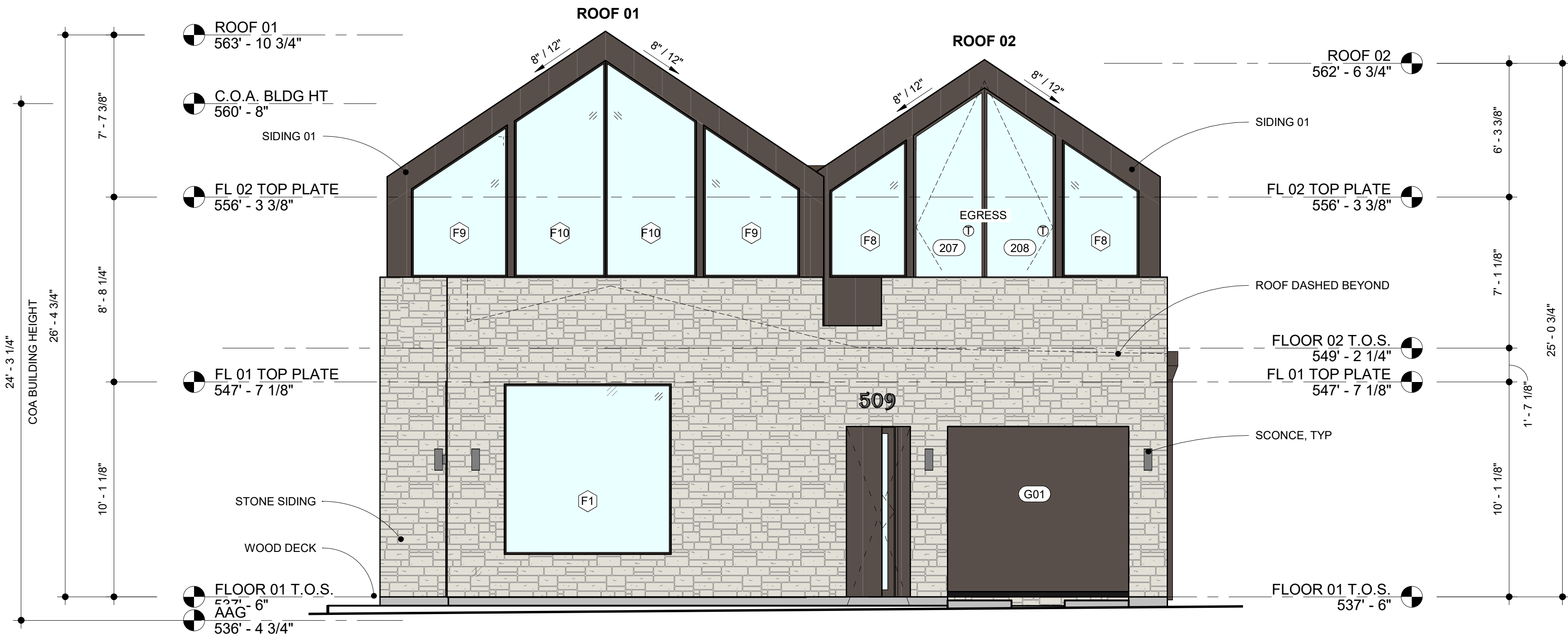
A130

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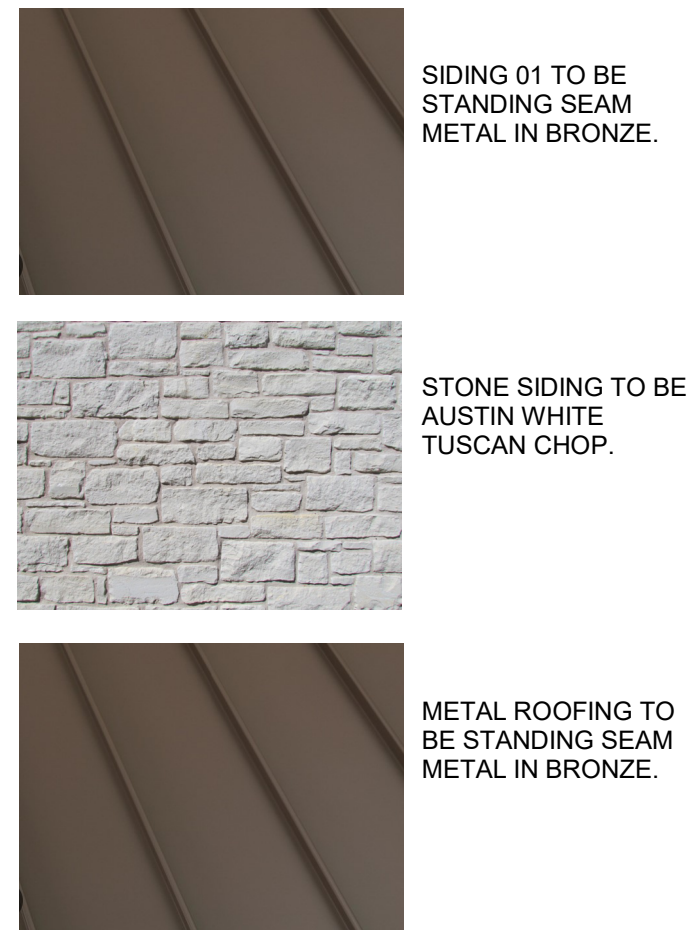
A AWNING
C CASEMENT
E EXISTING
F FIXED
H HUNG
S SLIDER
SK SKYLIGHT
T TRANSOM

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

PROJECT TO ADHERE TO ALL REQUIREMENTS IN THE 2021 IRC & ALL ADOPTED LOCAL AMENDMENTS.
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1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

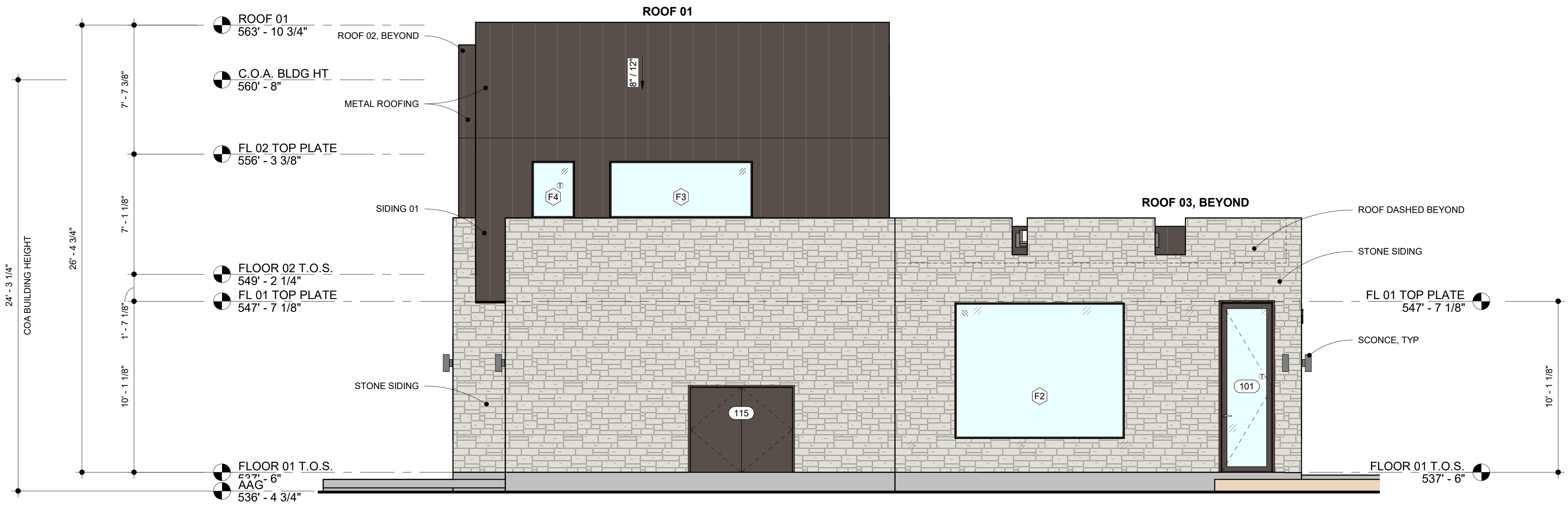


NOTES - EXTERIOR ELEVATIONS

- CONTRACTOR SHALL KEEP BUILDING WEATHERTIGHT.
- VERIFY ALL MATERIALS & FINISHES WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
- SLOPE GRADE AWAY FROM BUILDING & FOUNDATION FOR 10'-0" MIN. WHERE POSSIBLE.
- ALL EXPOSED FASTENERS ON WOOD SIDING TO BE STAINLESS STEEL.
- THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED & FLASHED TO PREVENT MOISTURE INTRUSION.
- ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.

WINDOW KEY

- A AWNING
- C CASEMENT
- E EXISTING
- F FIXED
- H HUNG
- S SLIDER
- SK SKYLIGHT
- T TRANSOM



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

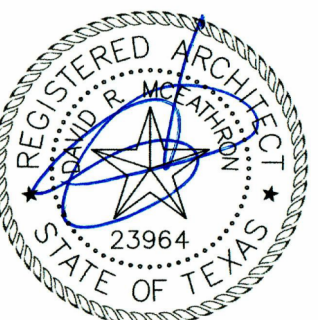


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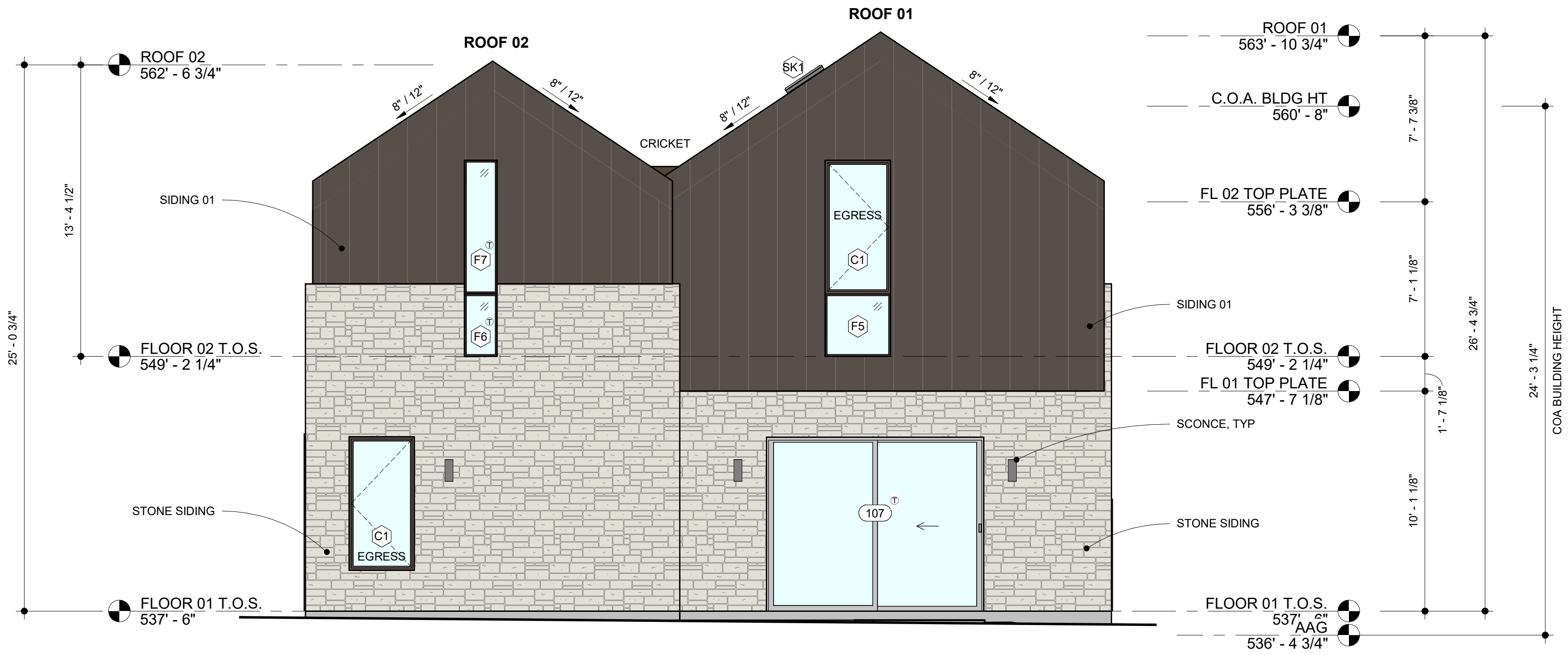
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**519 EAST MARY
HOUSE**
519 EAST MARY STREET,
AUSTIN, TX 78704

**EXTERIOR
ELEVATIONS**

A200

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

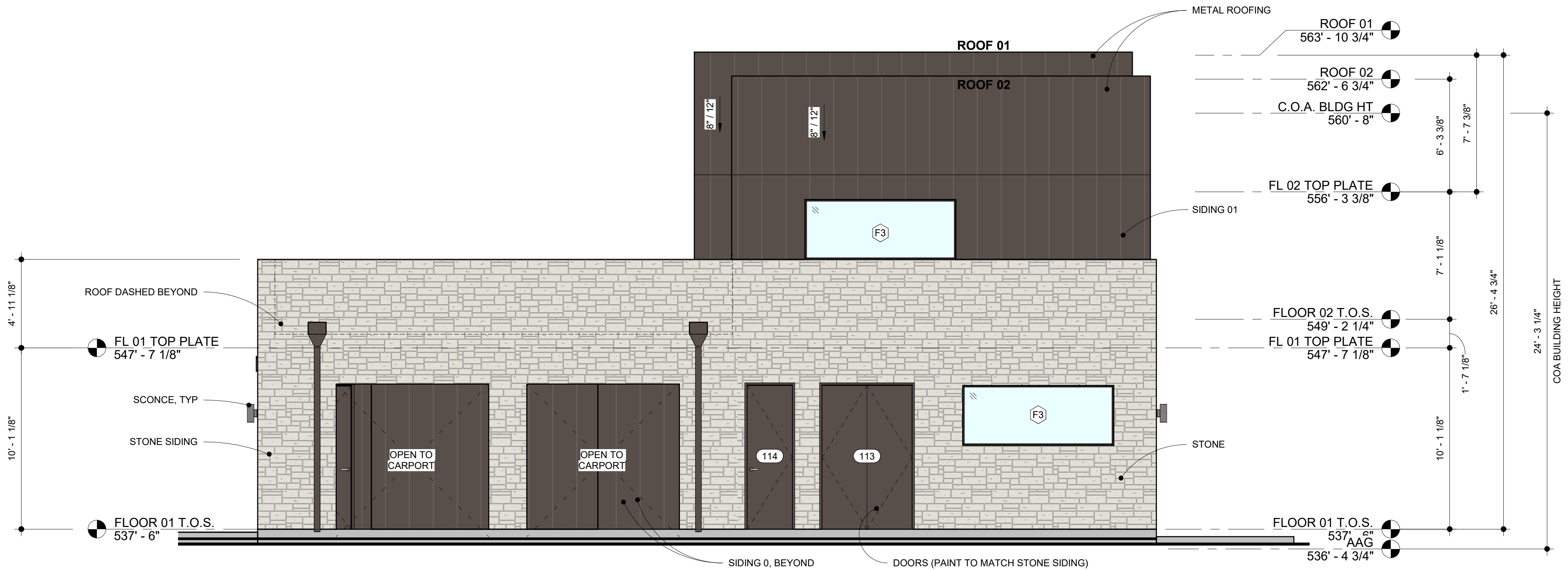


NOTES - EXTERIOR ELEVATIONS

1. CONTRACTOR SHALL KEEP BUILDING WEATHERTIGHT.
2. VERIFY ALL MATERIALS & FINISHES WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. SLOPE GRADE AWAY FROM BUILDING & FOUNDATION FOR 10'-0" MIN. WHERE POSSIBLE.
4. ALL EXPOSED FASTENERS ON WOOD SIDING TO BE STAINLESS STEEL.
5. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED & FLASHED TO PREVENT MOISTURE INTRUSION.
6. ALL PLUMBING, APPLIANCE & GAS VENTS SHALL VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.

WINDOW KEY

- A AWNING
- C CASEMENT
- E EXISTING
- F FIXED
- H HUNG
- S SLIDER
- SK SKYLIGHT
- T TRANSOM



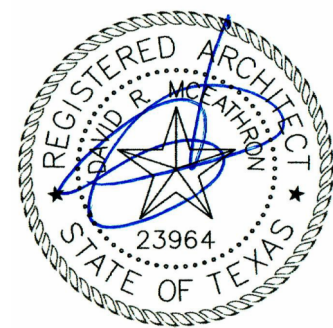
2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"



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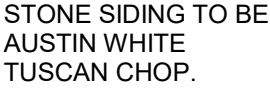
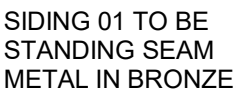
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**EXTERIOR
ELEVATIONS**

A201



1. CONTRACTOR SHALL KEEP BUILDING WEATHERTIGHT.
2. VERIFY ALL MATERIALS & FINISHES WITH ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. SLOPE GRADE AWAY FROM BUILDING & FOUNDATION FOR 10'-0" MIN. WHERE POSSIBLE.
4. ALL EXPOSED FASTENERS ON WOOD SIDING TO BE STAINLESS STEEL.
5. THE ENTIRE EXTERIOR ENVELOPE TO BE PROPERLY SEALED & FLASHED TO PREVENT MOISTURE INTRUSION.
6. ALL PLUMBING, APPLIANCE & GAS VENTS SHALL PLUMB TO REAR OF ROOF RIDGE WHERE POSSIBLE. ALL VENTS SHALL BE GROUPED TO MINIMIZE ROOF PENETRATIONS.



A	AWNING
C	CASEMENT
E	EXISTING
F	FIXED
H	HUNG
S	SLIDER
SK	SKYLIGHT
T	TRANSOM



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EXTERIOR ELEVATIONS

A202