

CITY OF AUSTIN

ROW #

10651106

CASE #

2011083306RA

TCAD #

0109010803000

APPLICATION TO THE RESIDENTIAL DESIGN  
AND COMPATIBILITY COMMISSION (RDCC)

GENERAL MODIFICATION WAIVER

STREET ADDRESS: 705 Baylor St.

LEGAL DESCRIPTION: Subdivision - Raymond

Lot(s) 9 Block C Outlot \_\_\_\_\_ Division OLT 2 Div 2 Raymond

LAND STATUS DETERMINATION CASE NUMBER (if applicable) \_\_\_\_\_

I/We Edward Gordon on behalf of myself/ourselves as authorized agent for

GTT Properties affirm that on 13 Oct 2011

hereby apply for a hearing before the Residential Design and Compatibility Commission  
for modification Section 2.8.1. of up to 25% increase in one or more of the following:

- ☒ Maximum Floor to area ratio .4 or Gross floor area 2300 sq ft.
- ☐ Maximum Linear feet of Gables protruding from setback plane
- ☐ Maximum Linear feet of Dormers protruding from the setback plane

Waive or modify the side wall articulation requirement of Section 2.7.

Side Wall Length Articulation  
(Please describe request. Please be brief but thorough).

Waiver of 748 square feet  
to permit and existing 2nd  
floor addition

in a SF3 HD-NP zoning district.

Note: Certificate of Appropriateness: H (Historic) or HD (Historic Designation) -  
case goes to RDCC first. National Register Historical District (NRHD) Overlay:  
without H or HD - case goes to Historic Landmark Commission first.

**CITY OF AUSTIN**  
**APPLICATION TO THE RESIDENTIAL DESIGN**  
**AND COMPATIBILITY COMMISSION**  
**GENERAL MODIFICATION WAIVER**

**REASONABLE USE:**

1. The Residential Design and Compatibility Standards Ordinance applicable to the property does not allow for a reasonable use because:

THIS PROPERTY ALREADY EXCEEDS  
FARAS IT IS BUILT CURRENTLY.

**REQUEST:**

2. The request for the modification is unique to the property in that:

705 BAYLOR ST ALREADY HAS  
MORE SQ FOOTAGE THAN LISTED ON TCAD  
THIS REMODEL IS AN ATTEMPT TO "CLEAN  
UP" ILLEGAL ADDITIONS AND COMPLY WITH  
CITY CODE.

**AREA CHARACTER:**

3. The modification will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

several properties on Baylor St.  
are already similar because  
they exceed the FAR for their  
lot footage

# CITY OF JUSTIN RESIDENTIAL PERMIT APPLICATION "A"

PR # \_\_\_\_\_  
Building Permit No. \_\_\_\_\_  
Plat No. \_\_\_\_\_ Date \_\_\_\_\_  
Reviewer \_\_\_\_\_

## PRIMARY PROJECT DATA

Project Address 705 Baylor St. Tax Parcel No. 0109010703000 ✓  
Legal Description \_\_\_\_\_ Section \_\_\_\_\_ Phase \_\_\_\_\_  
Lot 9 Block C Subdivision OLT 2 DIV 7 RAYMOND ✓  
If in a Planned Unit Development, provide Name and Case No. N/A  
(attach final approved copies of subdivision and site plan)

If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work  
☐ New Residence  
☐ Duplex  
☐ Garage ☐ attached ☐ detached  
☐ Carport ☐ attached ☐ detached  
☐ Pool  
☒ Remodel (specify) EXISTING STRUCTURE  
☒ Addition (specify) New Foundation, Roof, 2nd Floor Addition, Attic  
Other (specify) \_\_\_\_\_  
Zoning (e.g. SF-1, SF-2...) 176' in front 28' ft in back Height of Principal building 31.15 ft. # of floors 2 Height of Other structure(s) \_\_\_\_\_ ft. # of floors \_\_\_\_\_  
- Does this site currently have water and wastewater availability? ☒ Yes ☐ No. If no, please contact the Austin Water Utility at 512-972-0000 to apply for water and/or wastewater tap application, or a service extension request.  
- Does this site have a septic system? ☐ Yes ☒ No. If yes, for all sites requiring a septic field you must obtain an approved septic permit prior to a zoning review.  
Does this site have a Board of Adjustment ruling? ☐ Yes ☐ No If yes, attach the B.O.A. documentation  
Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No  
Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No  
Is this property within the Residential Design and Compatibility Standards Ordinance Boundary Area? ☐ Yes ☐ No

## VALUATIONS FOR REMODELS ONLY

Building \$ 90,000  
Electrical \$ 15,000  
Mechanical \$ 20,000  
Plumbing \$ 16,500  
Driveway/  
Sidewalk \$ 10,000  
TOTAL \$ \_\_\_\_\_  
(labor and materials)

## VALUATIONS FOR NEW CONSTRUCTION OR ADDITIONS ONLY

Lot Size 7507 74 86 sq. ft.  
Job Valuation - Principal Building \$ 150,000  
(Labor and materials)  
Job Valuation - Other Structure(s) \$ \_\_\_\_\_  
(Labor and materials)  
TOTAL JOB VALUATION  
(sum of remodels and additions)  
\$ 150,000.00  
(Labor and materials)

## PERMIT FEES (For office use only)

	NEW/ADDITIONS	REMODELS
Building	\$ _____	\$ _____
Electrical	\$ _____	\$ _____
Mechanical	\$ _____	\$ _____
Plumbing	\$ _____	\$ _____
Driveway & Sidewalk	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

## OWNER / BUILDER INFORMATION

OWNER Name Tyson Tuttle Telephone (h) \_\_\_\_\_  
BUILDER Company Name Edward Gordon Telephone (w) \_\_\_\_\_  
Contact/Applicant's Name Edward Gordon Telephone (512) 801-8685  
DRIVEWAY/  
SIDEWALK Contractor N/A Pager \_\_\_\_\_  
FAX \_\_\_\_\_  
CERTIFICATE OF OCCUPANCY Name \_\_\_\_\_ Telephone \_\_\_\_\_  
Address \_\_\_\_\_ City \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_

If you would like to be notified when your application is approved, please select the method:  
☒ telephone ☒ e-mail: GORDON.E@MAC.COM  
You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

**AUSTIN  
RESIDENTIAL PERMIT APPLICATION "B"**

**CITY OF AUSTIN  
RESIDENTIAL PERMIT APPLICATION**

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result from any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I understand that nothing may be built upon or over an easement. I further understand that no portion of any roof structure may overhang in any public utility or drainage easement.

I acknowledge that customer will bear the expense of any necessary relocation of existing utilities to clear this driveway location and/or the cost to repair any damage to existing utilities caused during construction.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

I agree that this application will expire on the 181st day after the date that the application is filed if the application is not approved and an extension is not granted. If the application expires, a new submittal will be required.

APPLICANT'S SIGNATURE \_\_\_\_\_

DATE

9/7/2011

HOME BUILDER'S STATE REGISTRATION NUMBER (required for all new construction) \_\_\_\_\_

N/A

REMODEL

Rejection Notes/Additional Comments (for office use only):

TRAD- (PAM O'NEILL, BUILT IN 1925) DECK, PORCH 112, 256 sq ft  
GIS- SF. 3 HD NP - MC MANSION (NRHD, OLD WEST AUSTIN), CAPTAIN VIEW  
SAN BORN MAPS Vol. ONE pg. 37 1 dwelling unit w/ basement.

Service Address 705 BAYLOR ST.

Date

9/7/2011

Applicant's Signature \_\_\_\_\_

CITY OF AUSTIN  
 RESIDENTIAL PERMIT APPLICATION "C"

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

- a. 1<sup>st</sup> floor conditioned area
- b. 2<sup>nd</sup> floor conditioned area
- c. 3<sup>rd</sup> floor conditioned area
- d. Basement
- e. Garage (Carport)  
     ☐ attached  
     ☒ detached
- f. Wood decks [must be counted at 100%]
- g. Breezeways
- h. Covered patios
- i. Covered porches
- j. Balconies
- k. Swimming pool(s) [pool surface area(s)]
- l. Other building or covered area(s)  
     Specify \_\_\_\_\_

Existing		New / Addition	
1478	sq.ft.	1237	sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
1393	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
400	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.
	sq.ft.		sq.ft.

TOTAL BUILDING AREA (add a. through l.) 3271 sq.ft. 1315 sq.ft.

7561

TOTAL BUILDING COVERAGE ON LOT (subtract, if applicable, b., c., d., k. and l. if uncovered)

MAX 81 @ 40% = 3260

2044

sq.ft.

27.4

% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

- a. Total building coverage on lot (see above)
- b. Driveway area on private property
- c. Sidewalk / walkways on private property
- d. Uncovered patios
- e. Uncovered wood decks [may be counted at 50%]
- f. Air conditioner pads
- g. Concrete decks
- h. Other (specify) \_\_\_\_\_

2044	sq.ft.
N/A	sq.ft.
407	sq.ft.
	sq.ft.
156	sq.ft.
18	sq.ft.
	sq.ft.
	sq.ft.

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2625

sq.ft.

35

% of lot

MAX 1C @ 45% = 3375

1237 - 871 = 366

7 OF AUSTIN  
IDENTIAL PERMIT APPLICATION "D"  
OR AREA RATIO INFORMATION  
BE COMPLETED FOR ALL PROPERTIES LOCATED WITHIN THE RESIDENTIAL DESIGN AND COMPATIBILITY  
STANDARDS ORDINANCE BOUNDARY AREA.

Address 705 BAYLOR ST AUSTIN TX 78703  
Date 9/7/11  
Applicant's Signature [Signature]

GROSS FLOOR AREA AND FLOOR AREA RATIO as defined in the Austin Zoning Code.

	Existing	New / Addition
I. 1 <sup>st</sup> Floor Gross Area		
a. 1 <sup>st</sup> floor area (excluding covered or uncovered finished ground-floor porches)	<u>1478</u> sq.ft.	sq.ft.
b. 1 <sup>st</sup> floor area with ceiling height over 15 feet.	sq.ft.	sq.ft.
c. TOTAL (add a and b above)	sq.ft.	sq.ft.
II. 2 <sup>nd</sup> Floor Gross Area See note <sup>1</sup> below		
d. 2 <sup>nd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft)	sq.ft.	<u>871</u> sq.ft.
e. 2 <sup>nd</sup> floor area with ceiling height > 15 feet.	sq.ft.	sq.ft.
f. TOTAL (add d and e above)	sq.ft.	sq.ft.
III. 3 <sup>rd</sup> Floor Gross Area See note <sup>1</sup> below		
g. 3 <sup>rd</sup> floor area (including all areas covered by a roof i.e. porches, breezeways, mezzanine or loft).	sq.ft.	sq.ft.
h. 3 <sup>rd</sup> floor area with ceiling height > 15 feet	sq.ft.	sq.ft.
i. TOTAL (add g and h above)	sq.ft.	sq.ft.
IV. Basement Gross Area		
j. Floor area outside footprint of first floor or greater than 3 feet above grade at the average elevation at the intersections of the minimum front yard setback line and side property lines.	<u>1393</u> sq.ft.	sq.ft.
V. Garage		
k. attached (subtract 200 square feet if used to meet the minimum parking requirement)	sq.ft.	sq.ft.
l. detached (subtract 450 square feet if more than 10 feet from principal structure)	sq.ft.	sq.ft.
VI. Carport (open on two or more sides without habitable space above it subtract 450 square feet)	<u>2871</u> sq.ft.	<u>871</u> sq.ft.

VII. TOTAL

TOTAL GROSS FLOOR AREA (add existing and new from VII above)	<u>3742</u> sq. ft.
GROSS AREA OF LOT	<u>7486</u> sq. ft.
FLOOR AREA RATIO (gross floor area / gross area of lot)	<u>50</u> %

max  
2994  
748  
3742

<sup>1</sup> If a second or third floor meets all of the following criteria it is considered to be attic space and is not calculated as part of the overall Gross Floor Area of the structure.

- a. It is fully contained within the roof structure and the roof has a slope of 3 to 12 or greater
- b. It only has one floor within the roof structure
- c. It does not extend beyond the foot print of the floors below
- d. It is the highest habitable portion of the building; and
- e. Fifty percent or more of the area has a ceiling height of seven feet or less.

**ONE STOP SHOP**  
**505 Barton Springs**  
**Austin, Texas 78701**  
(512) 974-2632 phone  
(512) 974-9112 phone  
(512) 974-9779 fax  
(512) 974-9109 fax



**Austin Energy**  
**Electric Service Planning Application (ESPA)**  
**For Residential and Commercial "SERVICE ONLY"**  
**Under 350 amps 1 $\phi$  or 225 amps 3 $\phi$**

☐ Check this box if  
this is for a  
building permit  
only.

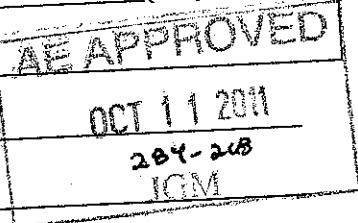
(Please print or type. Fields left blank will be considered Not Applicable.)

Responsible Person for Service Request EDWARD GORDON Phone (512) 801-8685  
Email GORDON.E@MAC.COM Fax \_\_\_\_\_  
Project Name 705 BAYLOR ST. ☐ New Construction ☒ Remodeling  
Project Address 705 Baylor Street OR  
Legal Description LOT 9 BLOCK C SUB OLT 2 DIV 2 RAYMOND Lot 9 Block C  
Requested Service Duration: ☒ Permanent Service ☐ Construction Power/Temp Service  
(Usually less than 24 months)  
Who is your electrical service provider? ☒ AE ☐ Other \_\_\_\_\_

☒ Overhead or ☐ Underground Voltage \_\_\_\_\_ ☒ Single-phase (1 $\phi$ ) or ☐ Three-phase (3 $\phi$ )  
Service Main Size(s) 350 (amps) Number of Meters? 2  
AE Service Length 30 (ft.) Conductor \_\_\_\_\_ (type & size)  
SqFt Per Unit \_\_\_\_\_ #Units \_\_\_\_\_ ☐ All Electric ☒ Gas & Electric ☐ Other \_\_\_\_\_  
Total AC Load \_\_\_\_\_ (Tons) Largest AC unit \_\_\_\_\_ (Tons)  
LRA (Locked Rotor Amps) of Largest AC Unit \_\_\_\_\_ (Amps)  
Electric Heating N/A (kW) Other \_\_\_\_\_ (kW)

Comments: Enclose Permit?

2nd Floor Addition



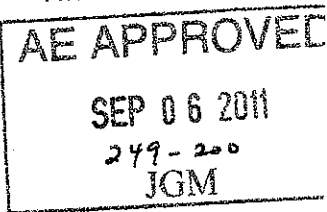
ESPA Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes ☐ No (Remarks on back) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_  
AE Representative \_\_\_\_\_

**Application expires 180 days after date of Approval**  
**(Any change to the above information requires a new ESPA)**

All structures etc. must maintain 7'5" clearance from AE energized power lines. Governed by AE & NESC codes.

Version 1.1.0.0





**Austin Water Utility**  
**Water & Wastewater Service Plan Verification**  
(W&WW SPV)

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2

(Please Print or Type)

Customer Name: EDWARD GORDON Phone: 512.801.8685 Alternate Phone: N/A

Service Address: 705 BAYLOR ST AUSTIN, TEXAS 78703

Lot: 9 Block: C Subdivision/Land Status: 2 PAYMOND SUB Tax Parcel ID No.: 107054

Existing Use: vacant ☐ single-family res. ☐ duplex ☐ garage apartment ☐ other TRIPLEX

Proposed Use: vacant ☐ single-family res. ☐ duplex ☐ garage apartment ☐ other ☐

Number of existing bathrooms: 4 Number of proposed bathrooms: 5

Use of a pressurized auxiliary water system (i.e. rainwater harvesting, well water, lake/river water, etc.) Yes ☐ No ☒

City of Austin Office Use

Water Main size: 10" Service stub size: 3/4" Service stub upgrade required? ☒ New stub size: 1 1/2"

Existing Meter number: 41489 Existing Meter size: 5/8" Upgrade required? ☒ New size: 3/4"

WW Service: Septic System/On-Site Sewer Facility (OSSF) ☐ or WW Collection System ☐ WW Main size: ☐

If a pressurized auxiliary water system is used or will be installed, please contact the Utility's Special Services Division (SSD) at 972-1060, 3907 South Industrial Blvd., Suite 100 for consultation and approval.

Auxiliary Water (if applicable) Approved by SSD (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☒ No

If the site has an OSSF, please contact Utility Development Services (UDS) at 972-0210 or 972-0211, Waller Creek Center, 625 E. 10<sup>th</sup> Street, Suite 715 for consultation and approval.

W&WWSPV Completed by (Signature & Print name) \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

OSSF (if applicable) Approved by UDS (Signature & Print name) \_\_\_\_\_ Date 9/15/11 Phone 972-8738

AWU Representative \_\_\_\_\_ Date \_\_\_\_\_ Phone \_\_\_\_\_

Approved: ☐ Yes (see attached approved documents) ☒ No

NOTE: For residential plan review, this original stamped "approval" must be submitted with the stamped "original" floor plan.

Verification expires 180 days after date of Submission

PLEASE READ IMPORTANT INSTRUCTIONS ON PAGE 2



**BAYLOR STREET**

**LEGEND**

- PPH, POWER POLE
- ET- OVERHEAD ELEC./TELE. LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- SPF # SPINDLE FOUND
- PPH 1/2" IRON PIPE FOUND

**APPROVED**

By Dan Elkins at 10:52 am, May 25, 2011

RECEIVED  
SEP 19 2011

WATER & WASTEWATER UTILITY  
CONSUMER SERVICES DIVISION

705 BAYLOR STREET  
Austin, Texas 78703

A0.2

AL APPROVED

SEP 06 2011

249-200

IGM

EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-8489



PROPERTY SUBJECT TO TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN THE JUDGEMENT RECORDED IN VOL. 3236, PG. 1106, DEED RECORDS.

- \* SCALED FROM TAX MAP
- \* TRACT 1: LOT 9, BLOCK "C", RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION "Z", VOLUME 2, PAGE 129, PLAT RECORDS
- \* TRACT 2: EASEMENT ESTATE FOR INGRESS/EGRESS OVER AND ACROSS THE REAR (OR EAST) 10 FEET OF LOTS 7 & 8, BLOCK "C", RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION "Z", VOLUME 2, PAGE 129, PLAT RECORDS, AS AWARDED IN JUDGEMENT RENDERED IN DISTRICT COURT SUIT NO. 153,419 AND RECORDED IN VOL. 3236, PG. 1106, DEED RECORDS

**PLAT OF SURVEY**

SCALE: 1" = 20'

or 201101144

Survey No. 11178

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0445H  
Dated: SEP. 26, 2008

LOT NO.        BLOCK NO.         
ADDITION OR SUBDIVISION TRACT 1 AND TRACT 2  
STREET ADDRESS 705 BAYLOR STREET CITY AUSTIN COUNTY TRAVIS  
SURVEY FOR HERITAGE TITLE COMPANY OF AUSTIN, INC. REFERENCE TYSON RITTLE  
TO ALLIANT NATIONAL TITLE INSURANCE COMPANY, INC.  
STATE OF TEXAS, COUNTY OF TRAVIS  
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT  
THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN  
PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.  
SNS ENGINEERING, INC.  
9801 Anderson Mill Road, Suite 209  
Austin, Texas 78750  
(512) 335-3944 \* (512) 250-8685 (Fax) *JM*



*Leslie Vasterling*

Date: 05-24-2011

630/09

APPROVED BY

HISTORIC LANDMARK COMMISSION

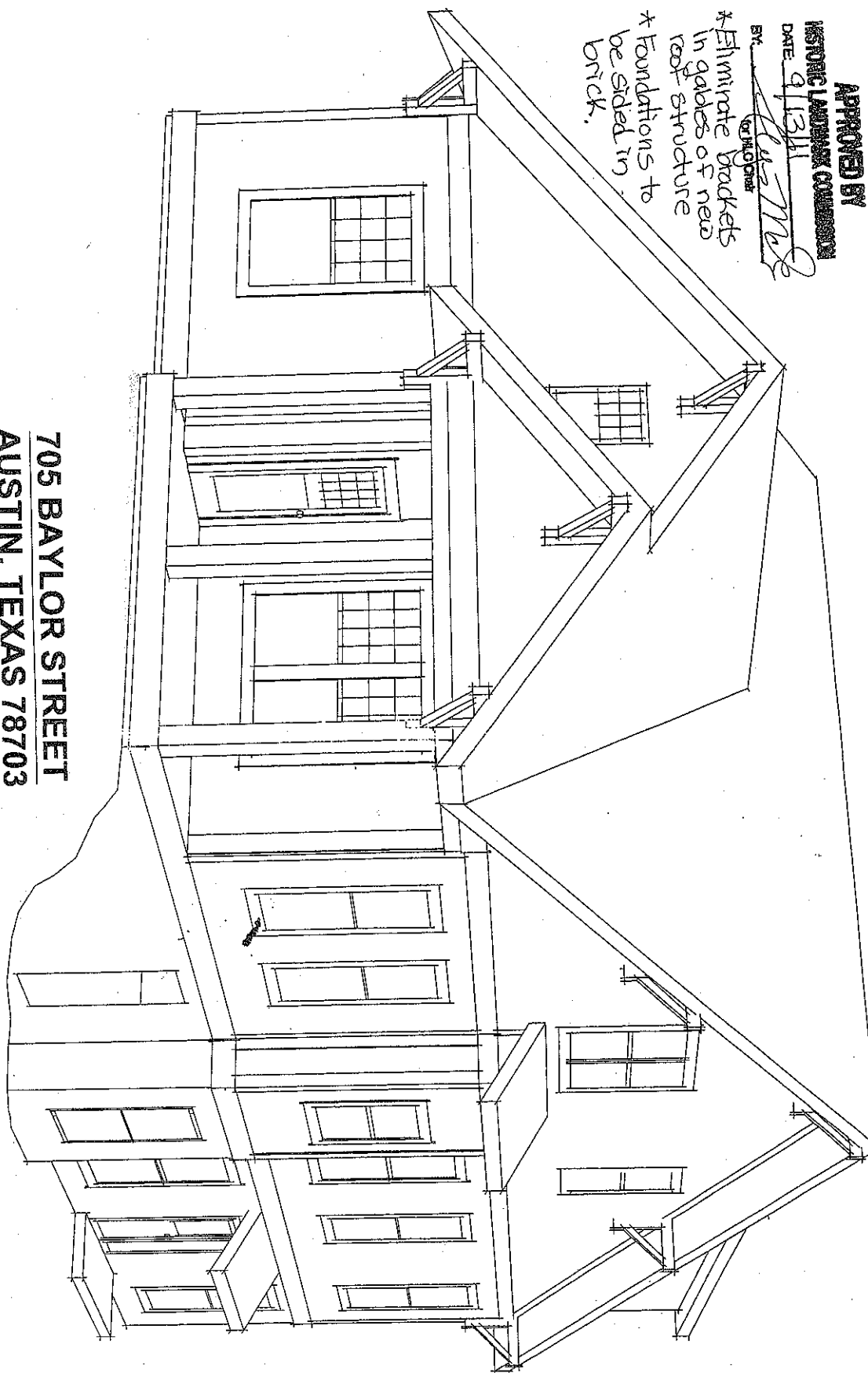
DATE 9/13/11

BY [Signature]

for Historic Commission

- \* Eliminate brackets in gables of new roof structure
- \* Foundations to be sided in brick.

705 BAYLOR STREET  
AUSTIN, TEXAS 78703



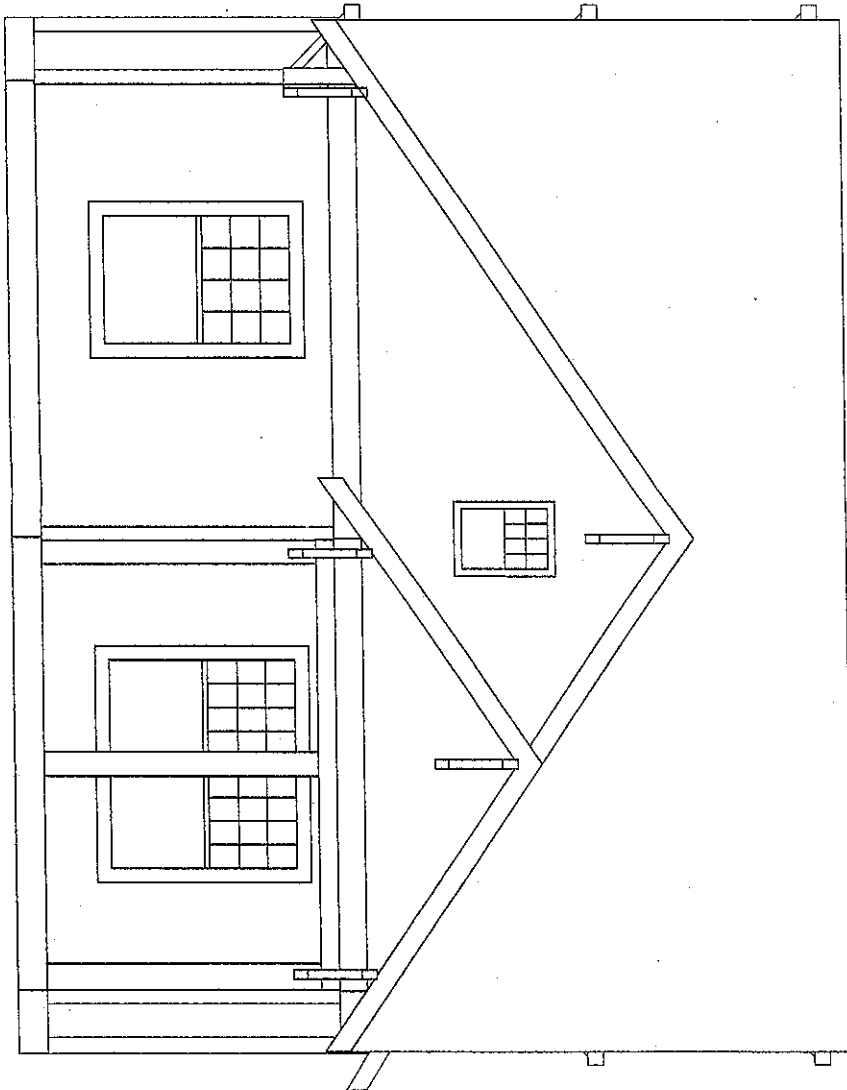
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-8489

COVER  
705 BAYLOR STREET  
Austin, Texas 78703

A

APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE 9/13/11  
BY *[Signature]*  
for HLC staff



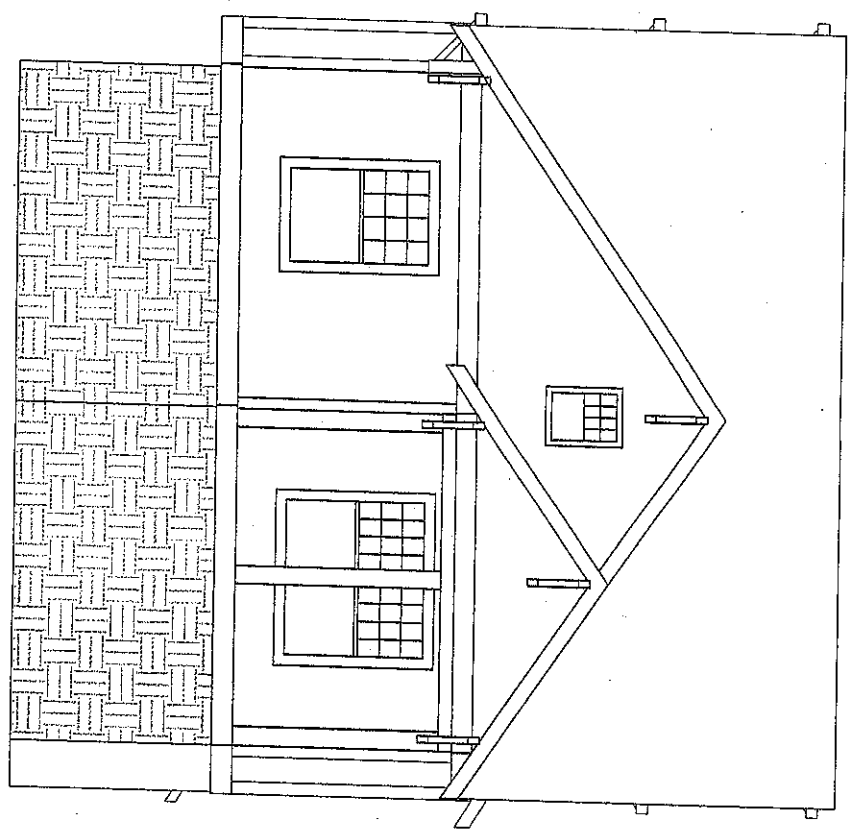
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-6489

705 BAYLOR STREET  
Austin, Texas 78703

A0.2

APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 9/13/11  
BY: [Signature]  
for HLC Chair



**WEST ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

1.0 GRADE

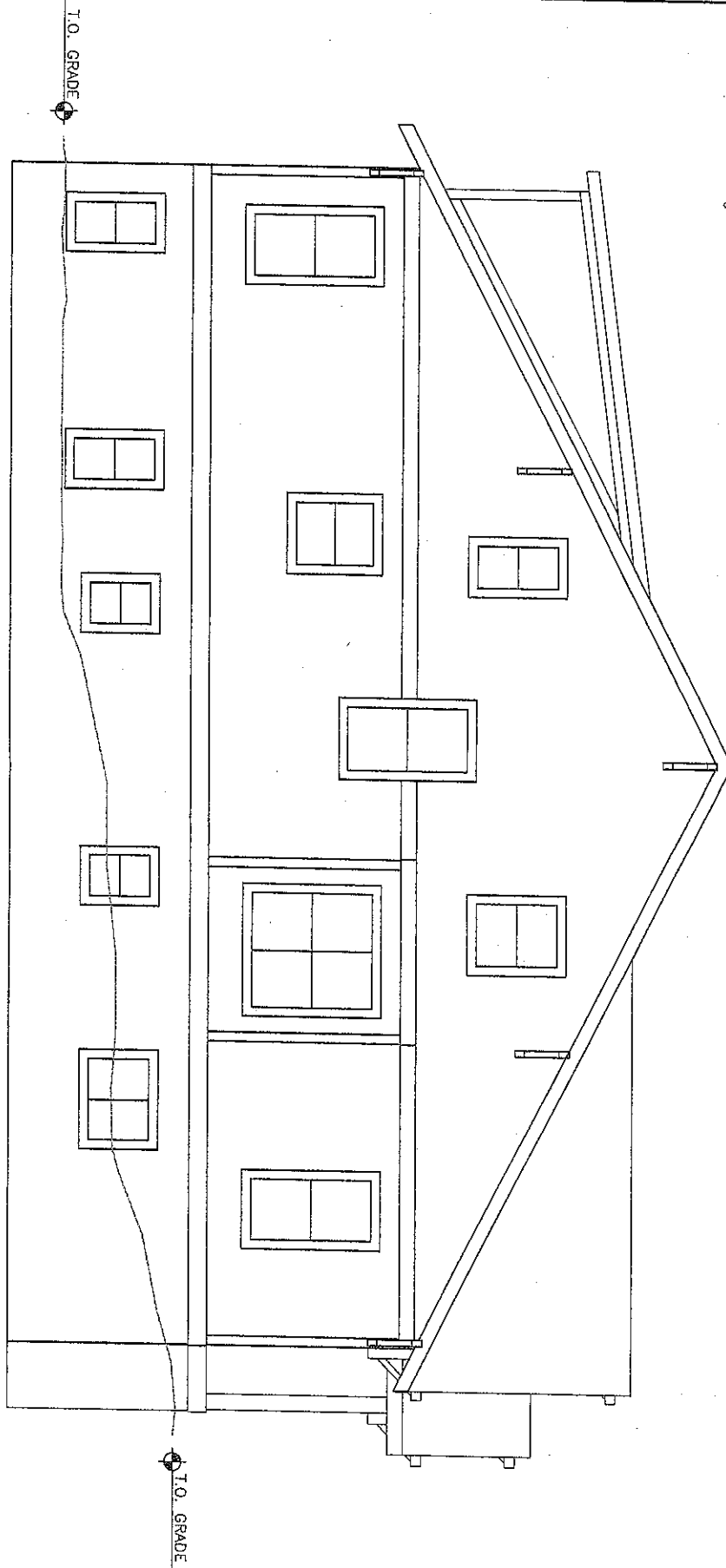
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 473-6489

WEST ELEVATION  
705 BAYLOR STREET  
Austin, Texas 78703

A1.0

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE: 9/13/94  
 BY: [Signature]  
 for HLG One

**NORTH ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

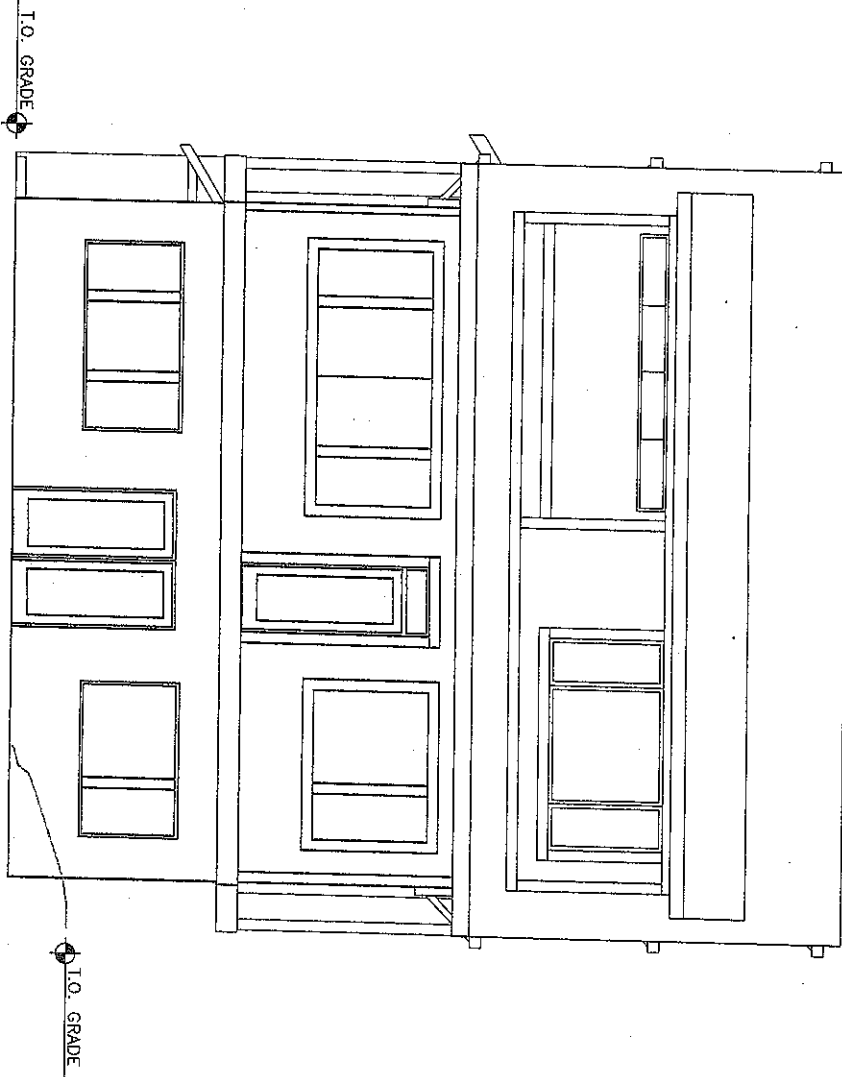


EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703  
 (512) 473-8489

**NORTH ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

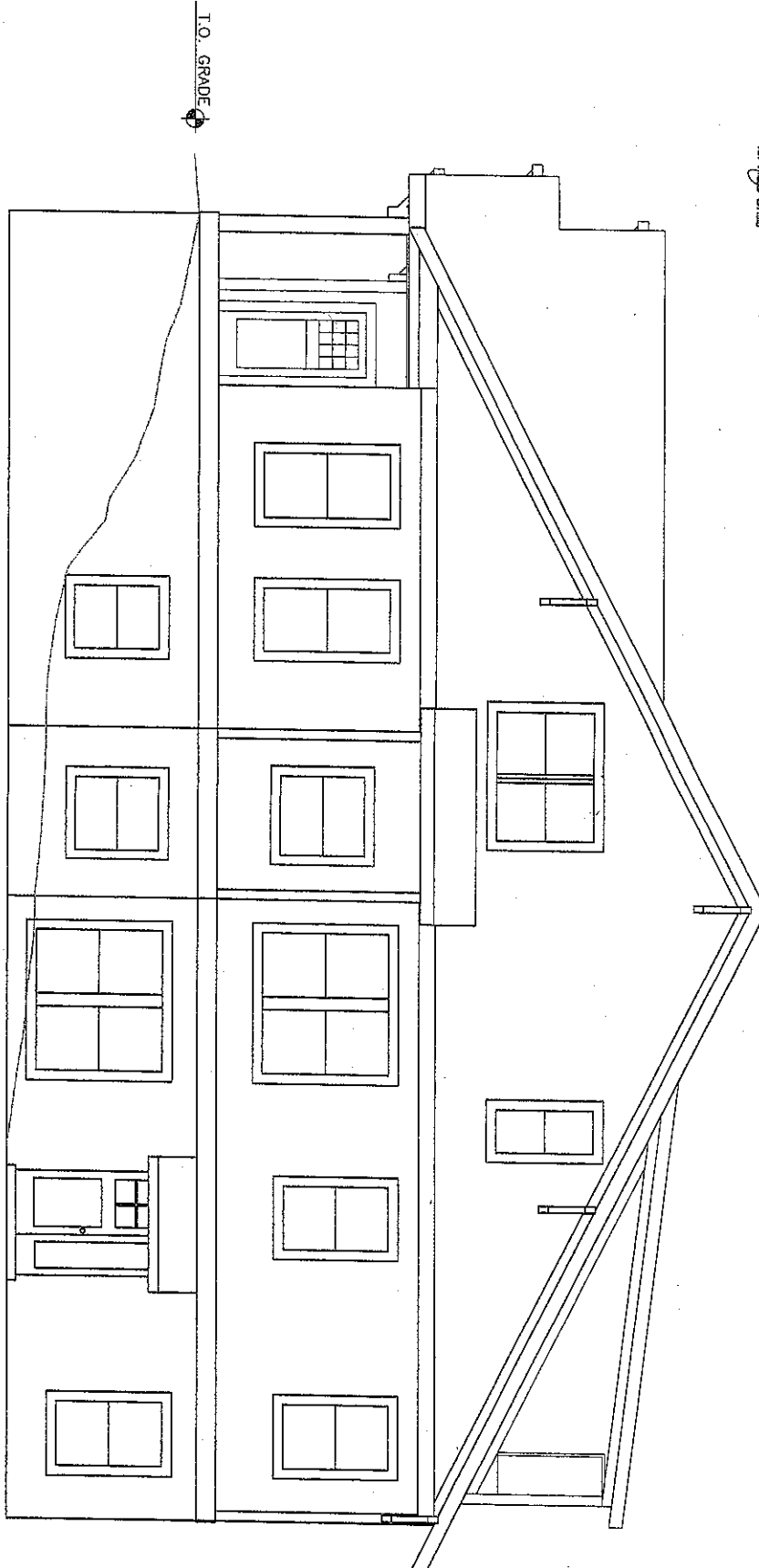
A1.1

APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE 9/12/11  
BY [Signature]  
for HP Case



**EAST ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE: 9/13/11  
 BY: [Signature]  
 for HLB Credit



**SOUTH ELEVATION**  
 $\frac{3}{16}'' = 1'-0''$

EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703

(512) 473-8499

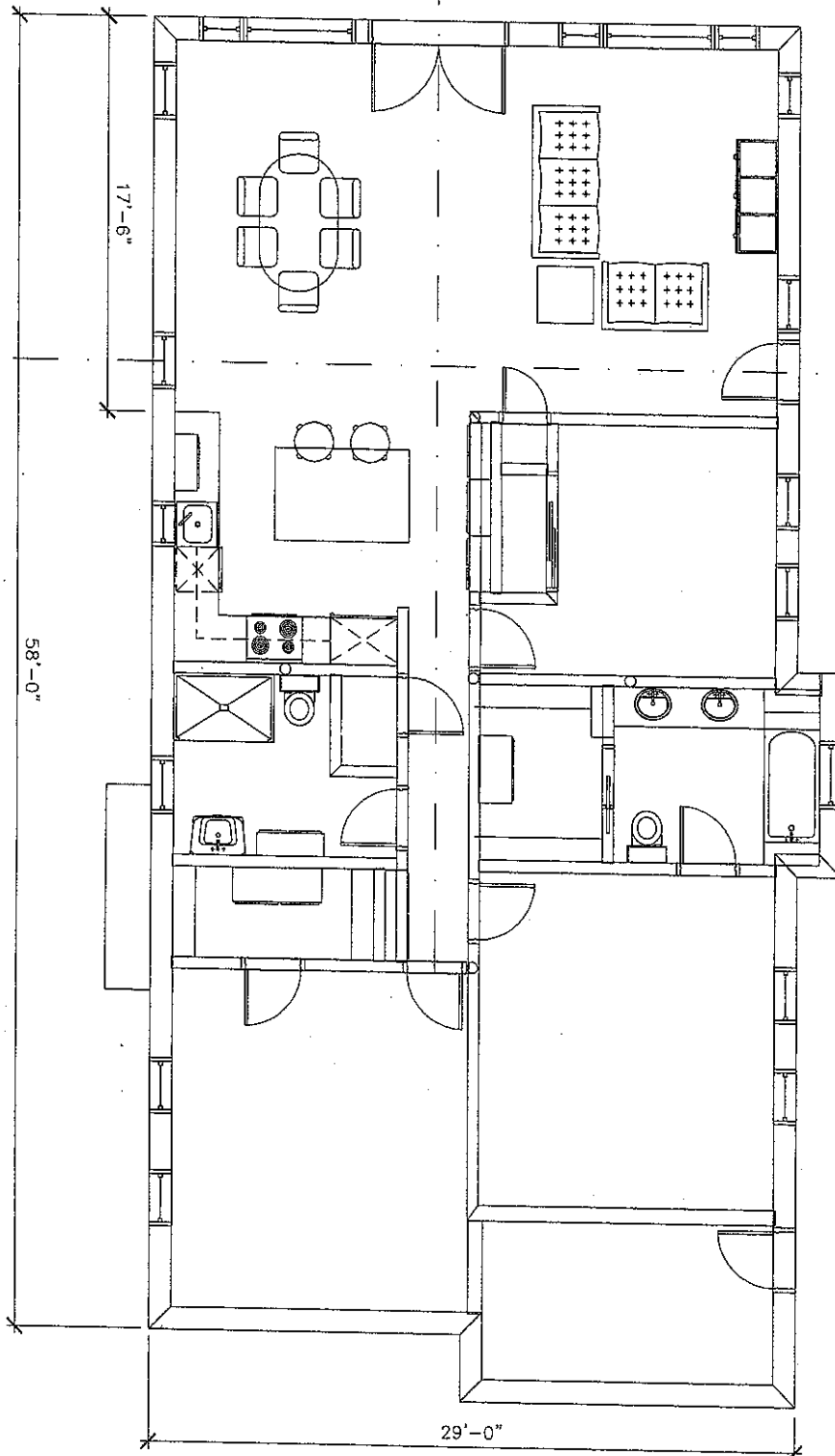
**NORTH ELEVATION**  
 705 BAYLOR STREET  
 Austin, Texas 78703

A1.3

APPROVED BY  
 HISTORIC LANDMARK COMMISSION  
 DATE 9/13/11  
 BY *[Signature]*  
 for H.L.O. One



**BASEMENT PLAN**  
 3/8" = 1'-0"



EDWARD GORDON  
 3112 WINDSOR ROAD  
 SUITE A #212  
 AUSTIN, TEXAS 78703

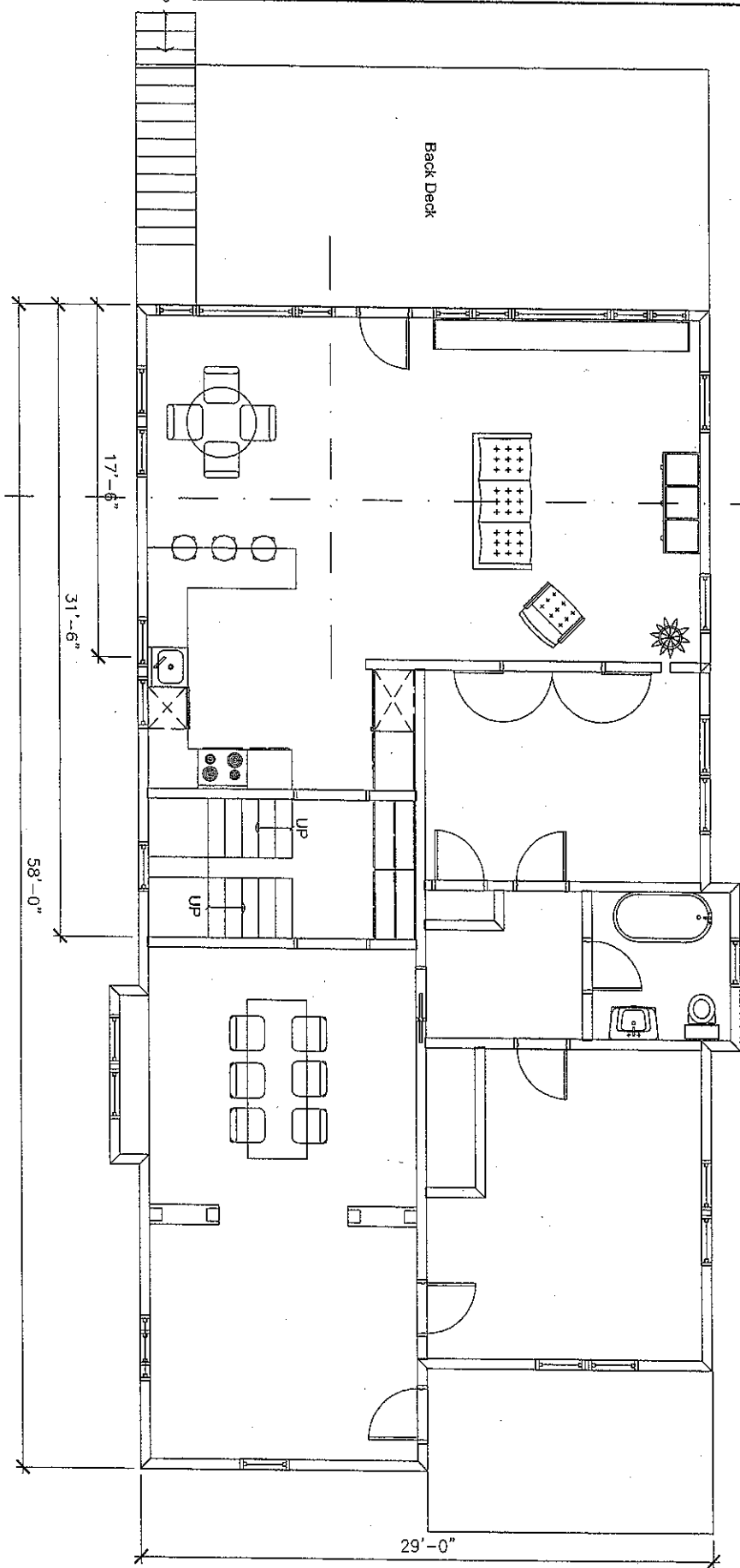
(512) 478-8489

**BASEMENT PLAN**  
 705 BAYLOR STREET  
 Austin, Texas

A2.0



Back Deck



NORTH

**FIRST FLOOR PLAN**  
3/8" = 1'-0"

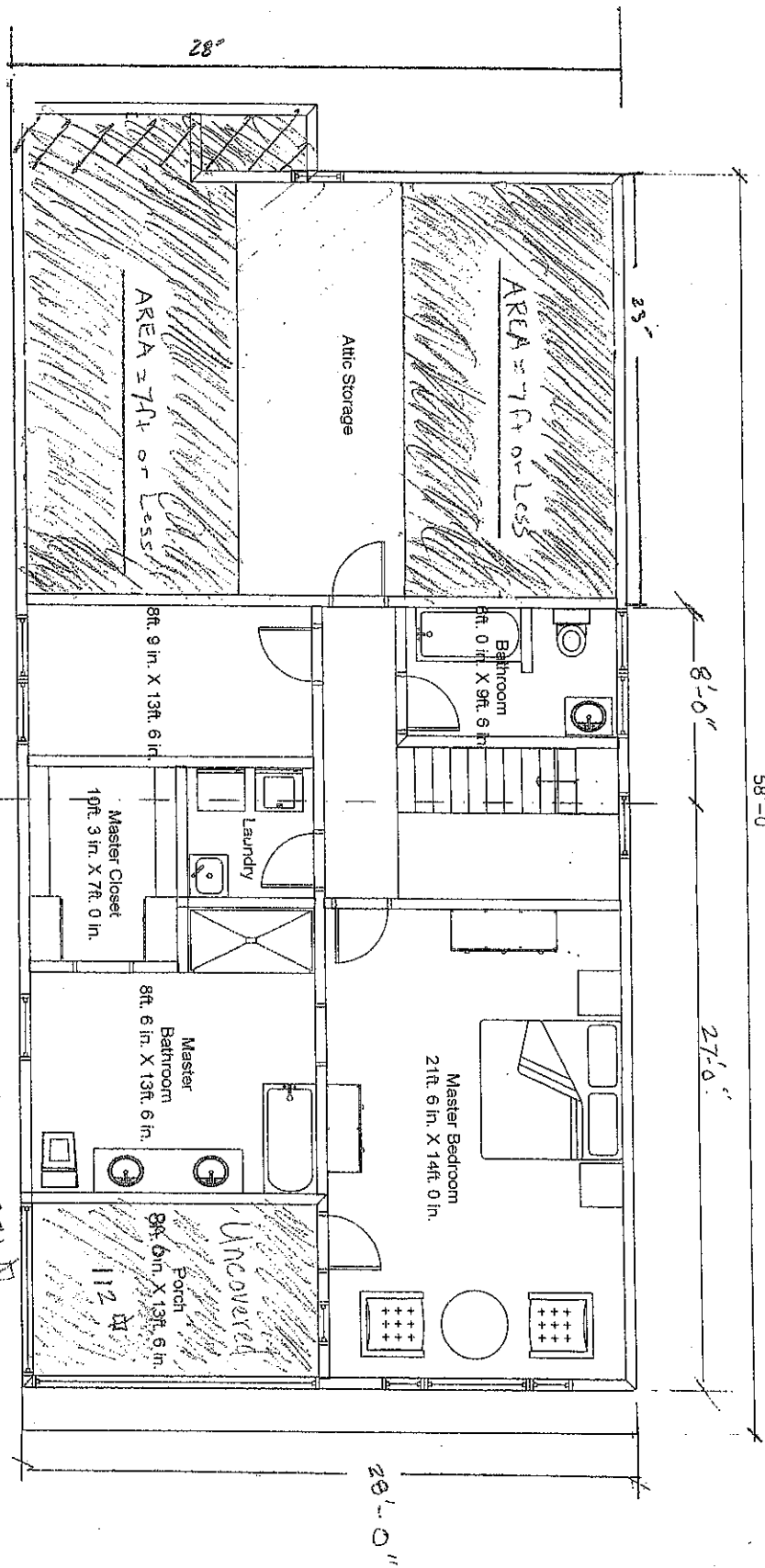
APPROVED BY  
HISTORIC LANDMARK COMMISSION  
DATE: 9/13/04  
BY: [Signature]  
for FLD Chair

EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703

(512) 473-6489

**FIRST FLOOR PLAN**  
705 BAYLOR STREET  
Austin, Texas

**A2.0**



Un-shaded Area = 871 sq. ft.



NORTH

3/8" = 1'-0"

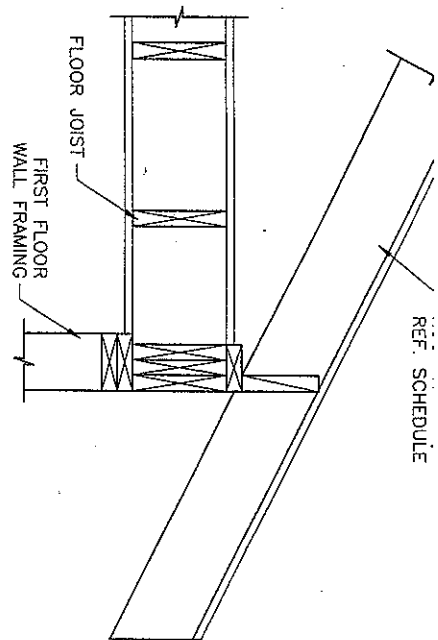
## SECOND FLOOR PLAN



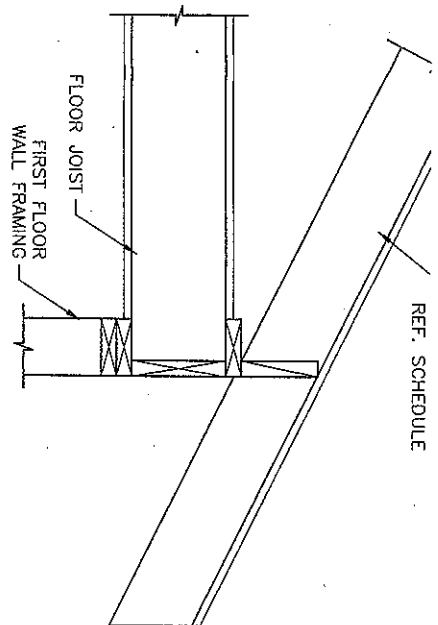
EDWARD GORDON  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 473-8489

SECOND FLOOR PLAN  
705 BAYLOR STREET  
Austin, Texas

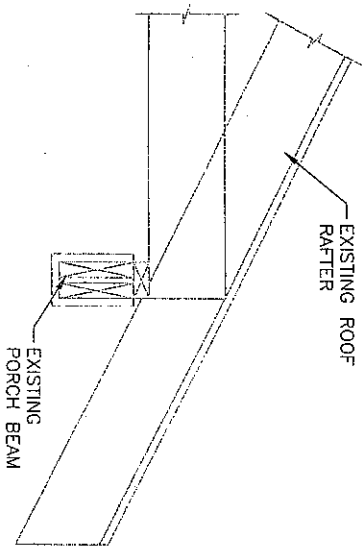
A2.2



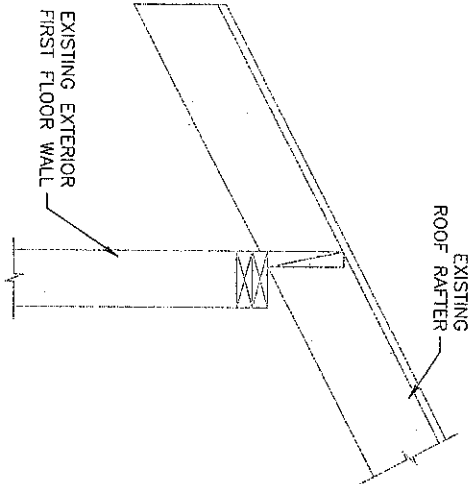
**1 EAVE FRAMING DETAIL**  
1" = 1'-0"



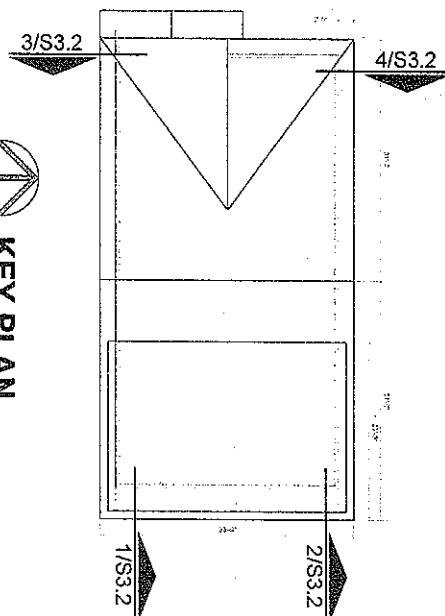
**2 EAVE FRAMING DETAIL**  
1" = 1'-0"



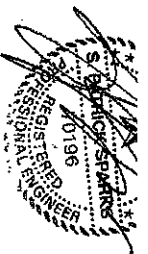
**3 EAVE FRAMING DETAIL**  
1" = 1'-0"



**4 EAVE FRAMING DETAIL**  
1" = 1'-0"



**KEY PLAN**  
N.T.S.



**SPARKS ENGINEERING, INC.**  
TEXAS REGISTERED ENGINEERING FIRM F-00515  
403 NORTH MAYS STREET  
ROUND ROCK, TEXAS 78664  
WWW.SPARKSENGINEERING.COM

**EDWARD GORDON**  
3112 WINDSOR ROAD  
SUITE A #212  
AUSTIN, TEXAS 78703  
(512) 473-8489

DRAWN BY: FV	CHECKED BY: SPS
SCALE: AS NOTED	DATE: 10/24/11
REVISION: XX/XX/XX	

**ROOF FRAMING EAVE DETAILS**  
705 BAYLOR STREET  
Austin, Texas

## TaxNetUSA: Travis County Property Information

Property ID Number: 107054 Ref ID2 Number: 01090108030000

Owner's Name **GTT PROPERTIES LLC**

## Property Details

Mailing Address 608 BAYLOR ST  
AUSTIN, TX 78703-

Location 705 BAYLOR ST 78703

Legal LOT 9 BLK C OLT 2 DIV Z RAYMOND SUBD

Deed Date 06012011

Deed Volume

Deed Page

Exemptions HS

Freeze Exempt F

ARB Protest F

Agent Code 0

Land Acres 0.1673

Block C

Tract or Lot 9

Docket No. 2011080025TR

Abstract Code S11195

Neighborhood Code Z7340

## Value Information

## 2011 Certified

Land Value 422,500.00

Improvement Value 105,740.00

AG Value 0.00

AG Productivity Value 0.00

Timber Value 0.00

Timber Productivity Value 0.00

Assessed Value 485,984.00

10% Cap Value 42,256.00

Total Value 528,240.00

Data up to date as of 2011-10-03

☐ AGRICULTURAL (1-D-1)☐ APPOINTMENT OF AGENT FORM☐ FREEDOM EXEMPTION☐ HOMESTEAD EXEMPTION FORM☐ PRINTER FRIENDLY REPORT☐ PROTEST FORM☐ RELIGIOUS EXEMPTION FORM☐ PLAT MAP

## Value By Jurisdiction

Entity Code	Entity Name	2010 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		485,984.00	485,984.00	528,240.00	528,240.00
01	AUSTIN ISD	1.227000	485,984.00	470,984.00	528,240.00	528,240.00
02	CITY OF AUSTIN	0.457100	485,984.00	485,984.00	528,240.00	528,240.00
03	TRAVIS COUNTY	0.465800	485,984.00	388,787.00	528,240.00	528,240.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.071900	485,984.00	388,787.00	528,240.00	528,240.00
68	AUSTIN COMM COLL DIST	0.095100	485,984.00	480,984.00	528,240.00	528,240.00

## Improvement Information

Improvement ID  
105946

State Category

Description

1 FAM DWELLING

## Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
105946	107894	1ST	1st Floor	WW4	1925	1,284
105946	385469	011	PORCH OPEN 1ST F	*4	1925	112
105946	385470	095	HVAC RESIDENTIAL	**	1925	1,284
105946	385471	251	BATHROOM	**	1925	1
105946	1834897	512	DECK UNCOVERED	*4	1925	256

Total Living Area 1,284

## Land Information

Land ID	Type Code	SPTB Code	Homesite	Size-Acres	Front	Depth	Size-Sqft
106875	LAND	A1	T	0.167	0	0	7,288

[show history](#)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: 2011-083306RA

ADDRESS: 705 Baylor Street

Contact: Sylvia Benavidez, 974-2522

Public Hearing: November 2, 2011

Residential Design and Compatibility Commission

<input checked="checked" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Jerry Quick  
Your Name (please print)

1007 W. 9th Street  
Your address(es) affected by this application

[Signature] 10-21-11  
Signature Date

Comments: This should not even be a  
question to use existing square  
footage to make it occupy able  
space. It is a benefit to the  
taxable value of this property and  
a benefit to the value of the  
neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin  
Sylvia Benavidez  
P.O. Box 1088  
Austin, TX 78767-8810

To Whom It May Concern,

I am supportive and I am in agreement with the proposed renovation plans for 705 Baylor Street.

If you would like further elaboration and or have any questions, please contact me.

Respectfully,

Gerry Acuna  
607 Baylor Street  
512-694-0667 m

512-458-1690

1111 W. 7TH ST ET AUSTIN, TX 78703  
512-785-0091

Ladies & Gentlemen

I am writing in support of the 705 Baylor project which is quite nearby my home and which we have therefore followed with great interest. It's our opinion that the plans for the building are compatible to the street, downtown neighborhood, and the local historic district.

Edward Gordon, the contractor on this project has been responsive to neighbor's concerns and is also personally known to us. We have hired him ourselves and recommended his services to numerous others. We are confident that 705 Baylor is in good hands and fully support the plans that have been presented to us.

You may contact me or my husband Marc Burckhardt if you need further elaboration.

Respectfully,

Janice Burckhardt

James Daniel Grappe <deuce@superbongo.com>  
**Nearby neighbor input on project at 705 Baylor Street**  
 October 18, 2011 11:00:44 AM CDT  
 Edward Gordon <edward@ed-gordon.com>  
 James Grappe <deuce@superbongo.com>  
 <SRS0=RW6q=5B=superbongo.com=deuce@bounce.secureserver.net>  
 from smtpin122.mac.com ([10.150.68.122]) by ms231.mac.com (Oracle Communications Messaging Server  
 7u4-23.01(7.0.4.23.0) 64bit (built Aug 10 2011)) with ESMTP id <0LT900BFCR5OKJE0@ms231.mac.com> for  
 gordon.e@mac.com; Tue, 18 Oct 2011 16:01:00 +0000 (GMT)  
 from p3plsmtp15-02.prod.phx3.secureserver.net ([173.201.193.35]) by smtpin122.mac.com (Oracle Communications  
 Messaging Server 7u4-23.01(7.0.4.23.0) 64bit (built Aug 10 2011)) with ESMTP id  
 <0LT9003ARR5MMB50@smtpin122.mac.com> for gordon.e@mac.com (ORCPT gordon.e@mac.com); Tue, 18 Oct  
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 (qmail 2780 invoked from network); Tue, 18 Oct 2011 16:00:58 +0000  
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 <deuce@superbongo.com>) by p3plsmtp15-02.prod.phx3.secureserver.net (qmail-1.03) with SMTP for <edward@ed-  
 gordon.com>; Tue, 18 Oct 2011 16:00:58 +0000  
 from mail4.websitesource.net ([64.40.145.246]) by p3plsmtp01-002.prod.phx3.secureserver.net with ESMTP; Tue, 18  
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 mail4.websitesource.net with ESMTP; Tue, 18 Oct 2011 16:00:44 +0000  
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 adultscore=0 classifier=spam adjust=0 reason=mlx scancount=1 engine=6.0.2-1012030000  
 definitions=main-1110180167  
 edward@ed-gordon.com  
 AmEBAE+fnU5AKJH2mWdsb2JhbABEqG4IAQEBAQEICwsHFCWCLz+BP9WhzphBlgCIGQDiQg  
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 <3DA8B40A-802C-477F-A4C4-31F0A7681A1C@superbongo.com>  
 1.0 (Apple Message framework v1084)  
 Apple Mail (2.1084)

I am an immediate neighbor of the project at 707 Baylor St.

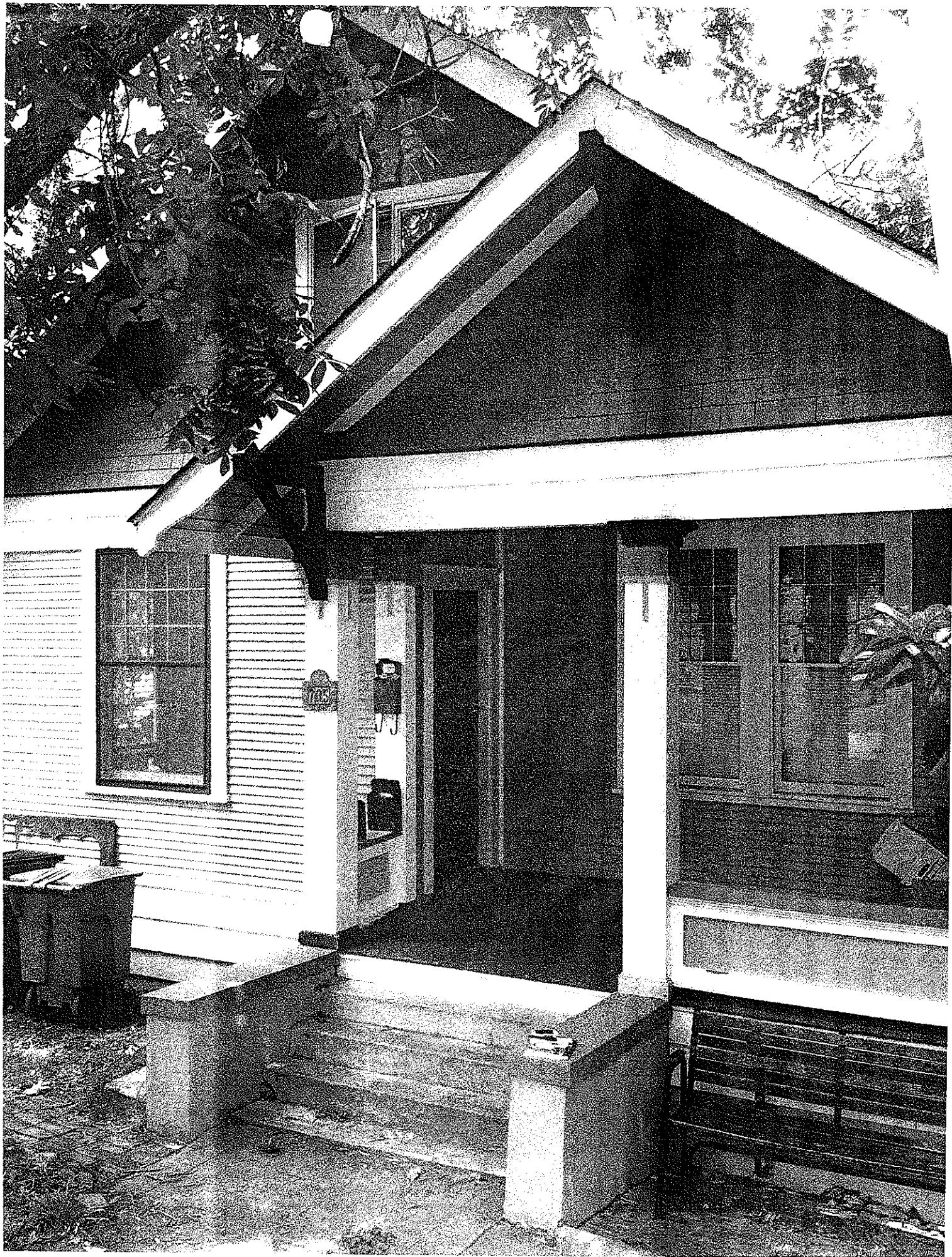
I am aware of the plans for the remodeling of this house and generally approve of the overall designs that I have been show. I think that the project will make the property better, more livable, more energy efficient and overall a better place to live. Speaking only for myself I think that the project also is being sensitive to the character of the neighborhood and the historic nature of Baylor Street and the Castle Hill Local Historic district.

Specifically the added square footage and accompanying improvements will add to the value of the house, the neighborhood and the city and in no way detract from the value or infringe on the enjoyment of my property.

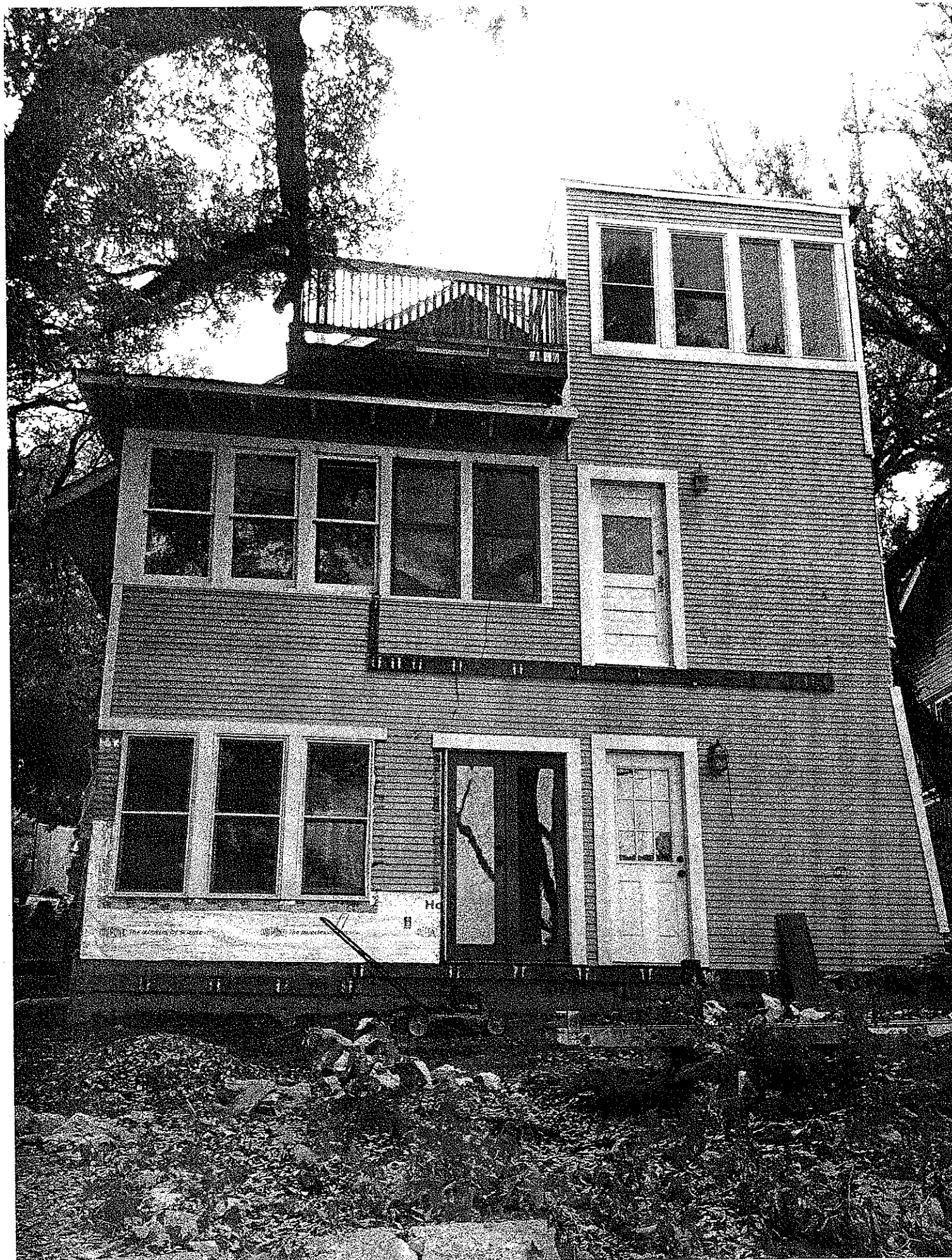
My only caveat is that if any issues rise with near by neighbors, as to why this project is a problem for them, I support those neighbors in their concerns and I think that some conversation about their concerns should be heard and addressed. I have not heard any such concerns myself. And I would be very interested in hearing about them.

Thank You, James Daniel Grappe  
 707 Baylor St.



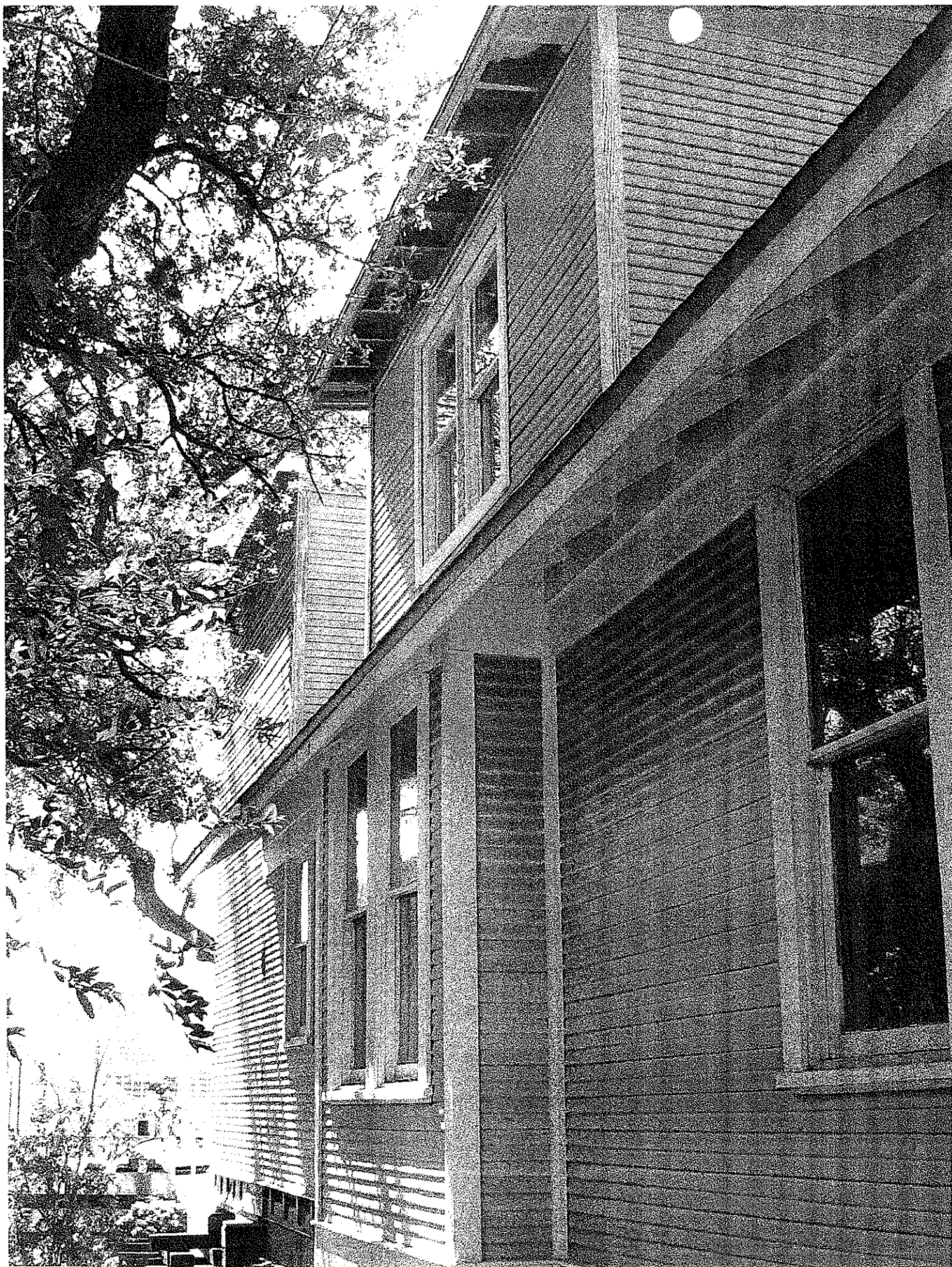


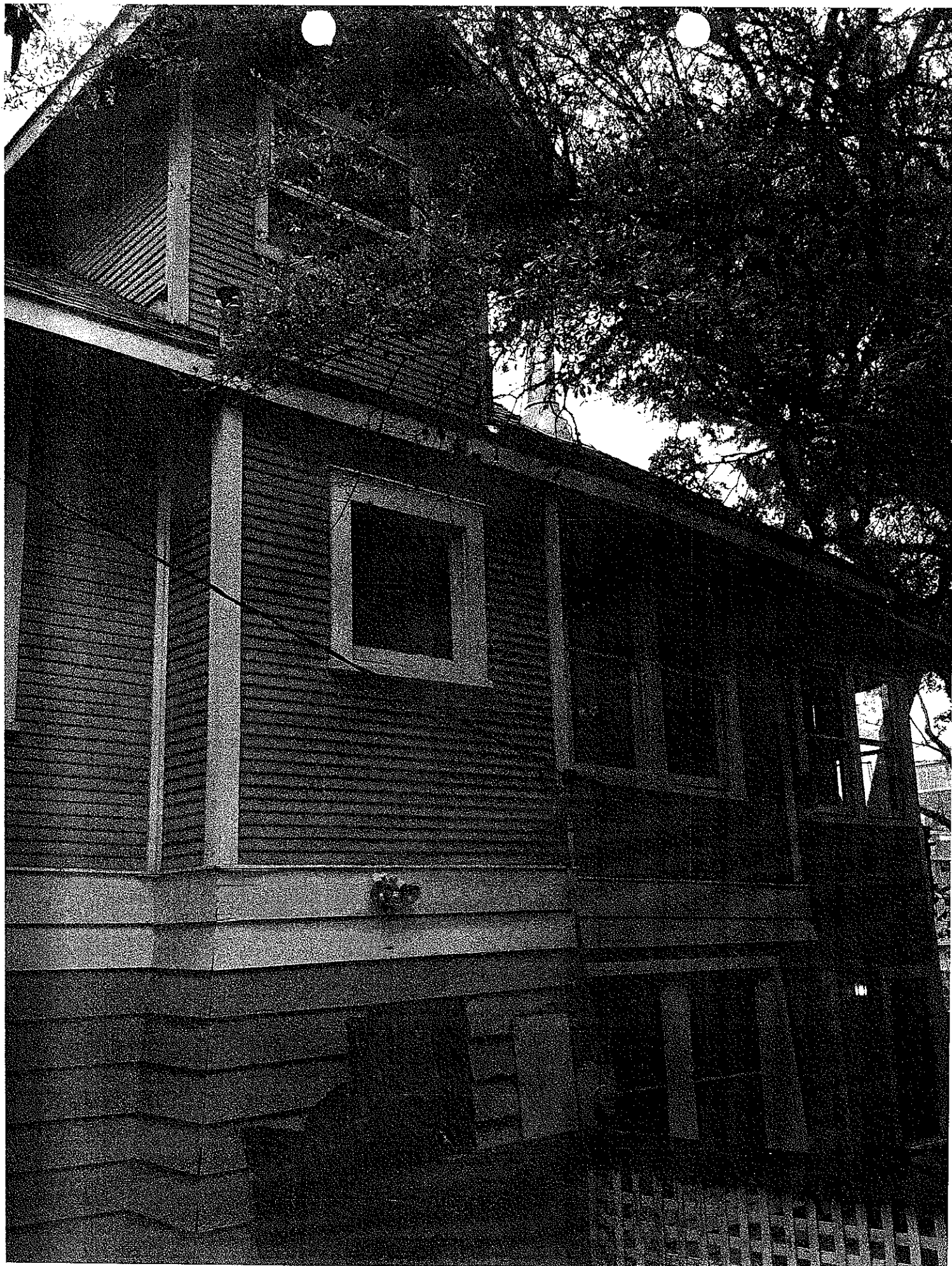
Front



Dear





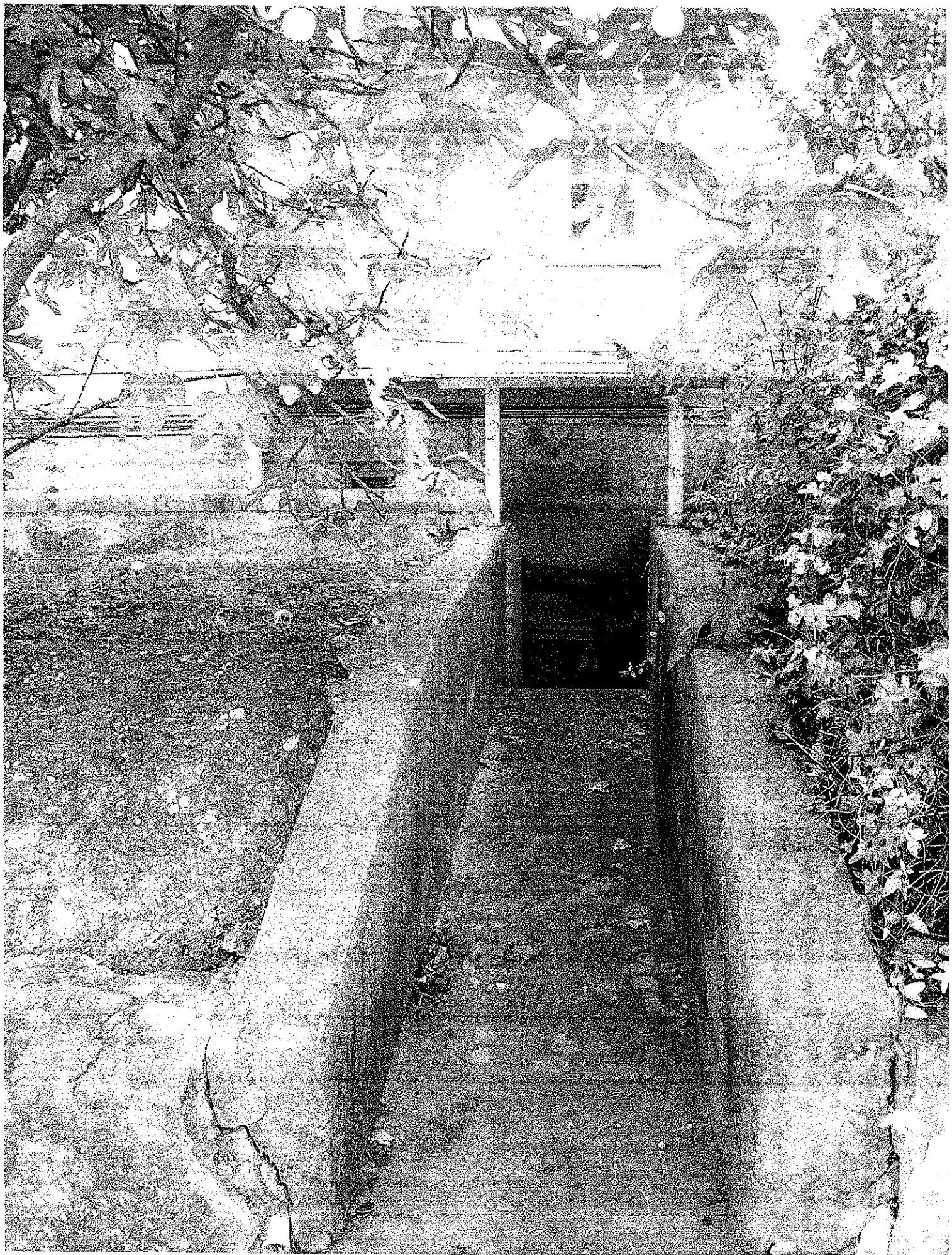


Southside





WIN BAYARD



win DAVI m