

HISTORIC AND DESIGN REVIEW COMMISSION

August 02, 2017

HDRC CASE NO: 2017-371
ADDRESS: 205 OSTROM
LEGAL DESCRIPTION: NCB 6938 BLK LOT 1&2
ZONING: R-4 CD
CITY COUNCIL DIST.: 1
DISTRICT: River Road Historic District
APPLICANT: Tobias Stapleton
OWNER: Tobias Stapleton
TYPE OF WORK: Demolition with new construction of two residential structures and two accessory structures

REQUEST:

The applicant is requesting conceptual approval to:

1. Demolish the historic structure located at 205 Ostrom.
2. Construct a two story, primary residential structure on the east end of the lot.
3. Construct a two story, primary residential structure on the west end of the lot.
4. Construct two, two story, rear accessory structures at the rear of each two story structure.
5. Install two driveways/parking locations on the site.

APPLICABLE CITATIONS:

UDC Section 35-614. – Demolition

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

(a)Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3)Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

(b)Unreasonable Economic Hardship.

(1)Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2)Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and
- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

(3)Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

(d)Documentation and Strategy.

- (1)Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.
- (2)Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
- (3)Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation

of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.

(4) When the commission recommends approval of a certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

0—2,500 square feet	= \$2,000.00
2,501—10,000 square feet	= \$5,000.00
10,001—25,000 square feet	= \$10,000.00
25,001—50,000 square feet	= \$20,000.00
Over 50,000 square feet	= \$30,000.00

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

i. Setbacks—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.

ii. Orientation—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

i. Orientation—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

i. Similar height and scale—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.

ii. Transitions—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.

iii. Foundation and floor heights—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. Similar roof forms—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential building types are more typically flat and screened by an ornamental parapet wall.

ii. Façade configuration—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. Building to lot ratio—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. Complementary materials—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. Alternative use of traditional materials—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. Roof materials—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. Metal roofs—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. Imitation or synthetic materials—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. Historic context—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. Architectural details—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. Contemporary interpretations—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. Garage doors—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

i. Visibility—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly

visible from the public right-of-way.

ii. Service Areas—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

i. Building-mounted equipment—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. Freestanding equipment—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. Roof-mounted equipment—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

FINDINGS:

General findings:

- a. DESIGN REVIEW COMMITTEE – This request was originally reviewed by the Design Review Committee on February 21, 2017. At that meeting, committee members commented on the proposed architecture and noted concerns regarding the proposed massing and turrets. A site visit was conducted with HDRC Commissioners, members of the River Road Neighborhood Association, neighbors and Office of Historic Preservation Staff on March 22, 2017. At that site visit, access was provided to both the exterior of the structure as well as the interior. This request was reviewed again by the Design Review Committee on April 25, 2017. At that time, a new design was presented to the committee and received positive feedback.
- b. DESIGN REVIEW COMMITTEE – A second site visit was conducted by the DRC on June, 28, 2017. At that site visit, committee members viewed the structure and commented on its structural condition. Committee members noted at that time that there was a loss of architectural and structural significance. This request was reviewed by the DRC on July 25, 2017. At that meeting, committee members noted concern over the proposed setbacks in relationship to others found within the River Road Historic District and noted that the proposed flat roof of the second primary structure is not appropriate for the district.
- c. The River Road Historic District has been intensely opposed to the demolition of structures located within the district. The criteria outlined for the demolition of a contributing structure noted in UDC Section 35-618 is important to the public process.
- d. ARCHAEOLOGY – The project area is within the River Improvement Overlay District and the River Road Local Historic District. A review of historic archival maps shows the Upper Labor Acequia crossing the property. Therefore, Archaeological investigations may be required.

Findings related to request item #1:

- 1a. The structure located at 205 Ostrom was constructed circa 1935 and is located within the River Road Historic District. The structure features architectural elements that are indicative of the Minimal Traditional Style that can be found in the district. The house features many of its original materials including wood siding and wood windows. However, modifications to the form of the historic structure have resulted in the removal and enclosing of the front porch, which now presents itself as a screened porch. Despite these modifications, staff finds the house to be a contributing resource within the River Road Historic District due to its construction date and architectural style.
- 1b. The loss of a contributing structure is an irreplaceable loss to the quality and character of San Antonio. Demolition of any contributing buildings should only occur after every attempt has been made, within reason, to successfully reuse the structure. Clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved must be presented by the applicant in order for demolition to be considered. The criteria for establishing unreasonable economic hardship are listed in UDC Section 35-614 (b)(3). The applicant must prove by a preponderance of the evidence that:

A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;

[The applicant has provided detailed cost estimate for rehabilitation of the structure which is approximately \$589,242. This bid was provided by a contractor who was approved by the applicant's financing provider. The applicant has noted that the rehabilitation or new construction at this site is limited to a contractor that is recommended and approved by their financial provider. The applicant has noted that financing for the proposed rehabilitation and new construction has been limited due to the current condition of the structure. Staff finds that an alternative opinion by a third-party contractor may result in a lower estimate for repairs

B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return;

[The applicant has provided information in the form of a structural report from the selected contractor which notes that the structure is suffering from intense dry rot that has impacted the structure to the extent that certain beam joists and studs have been structurally compromised. Additionally, the structural analysis provided by the contractor notes the collapse of the floor in certain areas, the collapse of ceiling and the roof structure, infestation of wood worm and the presence of fungus throughout the structure.]

C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

[The applicant has not provided staff with information noting the active marketing of this property to potential purchasers. The applicant has noted that the structure has been vacant for approximately twenty-three years. The applicant has owned this property for approximately one year. The UDC Section 35-614 lists the criteria for establishing an unreasonable economic hardship in the context of long-term ownership of a property, not the purchase of a property with the intent to demolish the existing, historic structure.

1.c. Staff finds that the applicant has not demonstrated an unreasonable economic hardship on the owner should demolition not be approved. In accordance with UDC 35-614, when an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

Findings related to request item #2:

- 2a. SETBACKS & ORIENTATION – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has proposed an orientation that is consistent with the historic examples found throughout the district. Regarding setbacks, this lot features an irregular shape, presenting itself as an island. The applicant has proposed a setback that is similar to setbacks found along a typical street in the front, while side setbacks and close to side streets.
- 2b. ENTRANCES – According to the Guidelines for New Construction 1.B.i., primary building entrances should be

- oriented towards the primary street. The applicant has proposed to orient the primary entrance towards the intersection of Ostrom and Magnolia Avenue. Staff finds this appropriate and consistent with the Guidelines.
- 2c. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure with an overall height of 24' – 3". Many structures in the immediate vicinity feature either one or one and a half stories of height. While the applicant has proposed two stories, many of the neighboring structures feature additional height and steep pitched roofs. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
 - 2d. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has proposed a foundation height of 1' – 6". This is appropriate for the district and is consistent with the Guidelines.
 - 2e. **ROOF FORM** – The applicant has proposed roof forms that include both front and side gabled roofs. Each street, Ostrom, Magnolia Avenue and the intersection of the two will have a gable oriented towards them. Staff finds the proposed roof forms appropriate.
 - 2f. **WINDOW & DOOR OPENINGS** – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has featured window openings that feature historic heights and widths as well as window groupings that are found historically on Craftsman structures. This is consistent with the Guidelines.
 - 2g. **LOT COVERAGE** – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
 - 2h. **MATERIALS** – The applicant has noted the use of a standing seam metal roof and board and batten siding. Staff finds that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide, that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish. A large profiled ridge cap shall not be used.
 - 2i. **WINDOW MATERIALS** – At this time, the applicant has not provided information regarding window materials. Staff recommends the installation of wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
 - 2j. **ARCHITECTURAL DETAILS** – New buildings should be designed to reflect their time while representing the historic context of the district. Additionally, architectural details should be complementary in nature and should not detract from nearby historic structures. Generally, the proposed structure is consistent with the Guidelines; however.

Findings related to request item #3:

- 3a. **SETBACKS & ORIENTATION** – According to the Guidelines for New Construction, the front facades of new buildings are to align with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Additionally, the orientation of new construction should be consistent with the historic example found on the block. The applicant has sited this structure in the middle of the lot. Generally, given the dimensions and shape of the existing lot, staff finds this arrangement appropriate.
- 3b. **ENTRANCES** – According to the Guidelines for New Construction 1.B.i., primary building entrances should be oriented towards the primary street. The applicant has proposed to orient the primary entrances towards both Ostrom and Magnolia Avenue. Staff finds this appropriate and consistent with the Guidelines.
- 3c. **SCALE & MASS** – Per the Guidelines for New Construction 2.A.i., a height and massing similar to historic structures in the vicinity of the proposed new construction should be used. The applicant has proposed a two story structure with an overall height of 24' – 0" for the primary mass and 28' – 9" for the two stair towers. Many structures in the immediate vicinity feature either one or one and a half stories of height. While the applicant has proposed two stories, many of the neighboring structures feature additional height and steep pitched roofs. Staff finds the proposed height to be appropriate and consistent with the Guidelines.
- 3d. **FOUNDATION & FLOOR HEIGHTS** – According to the Guidelines for New Construction 2.A.iii., foundation

and floor heights should be aligned within one (1) foot of neighboring structure's foundations. The applicant has not specified the foundation height for this structure; however, staff finds that it should be comparable to that of the first structure and be consistent with the Guidelines.

- 3e. ROOF FORM – The applicant has proposed a flat roof for the second structure. Historic roof forms throughout the River Road Historic District typically feature gabled or hipped roofs. There are historic structures located throughout the district that feature flat roofs, typically coupled with decorative roof parapets and Spanish Eclectic detailing. Staff does not find the proposed roof form appropriate nor is it consistent with the Guidelines.
- 3f. WINDOW & DOOR OPENINGS – Per the Guidelines for New Construction 2.C.i., window and door openings with similar proportions of wall to window space as typical with nearby historic facades should be incorporated into new construction. The applicant has featured window openings that feature historic heights and widths as well as window groupings that are typical for historic structures in the district.
- 3g. LOT COVERAGE – The building footprint for new construction should be no more than fifty (50) percent of the size of total lot area. The applicant's proposed building footprint is consistent with the Guidelines for New Construction 2.D.i.
- 3h. MATERIALS – The applicant has noted the use of both vertical and horizontal siding; however, has not noted the material. Staff finds the use of wood or Hardi board siding to be appropriate; however, staff finds that the horizontally oriented Hardi siding should feature an exposure of four inches, that the board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½" wide.
- 3i. WINDOW MATERIALS – At this time, the applicant has not provided information regarding window materials. Staff recommends the installation of wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details.
- 3j. ARCHITECTURAL DETAILS – As previously noted, the applicant has proposed a flat roof in combination with horizontal and vertical siding. Typically, flat roofs that are found throughout the River Road Historic District feature Spanish Eclectic architectural detailing including decorative roof parapets. Staff does not find the proposed roof to be appropriate in relationship to the proposed materials and adjacent proposed structure. Staff finds that a second structure that matches the design of the structure in request item #2 would be more appropriate.

Findings related to request item #4:

- 4a. ACCESSORY STRUCTURES – To the rear (west) of the structure noted in request item #2 and to the side (south) of the structure noted in request item #3, the applicant has proposed to construct two, two story accessory structures to accommodate vehicular parking as well as a second level dwelling unit. The proposed accessory structures feature an overall profile and massing that is subordinate to the proposed, primary residential structures, feature appropriately detailed garage doors and feature architectural detailing that's consistent with the historic examples found throughout the River Road Historic District. Staff finds the proposed accessory structures appropriate and consistent with the Guidelines.

Findings related to request item #5:

- 5a. DRIVEWAYS – The applicant has proposed to introduce one new curb cut on the property to exist with an existing curb cut that is located on Ostrom Drive. The Guidelines for Site Elements note that historic profiles are to be used for the creation of curb cuts and that typical driveway widths are to be used, typically no wider than ten feet in historic districts; however, there are examples in the immediate area of curb cut and driveway widths that are wider than ten feet in width. Staff finds that the proposed driveway location are appropriate.

RECOMMENDATION:

- 1. Staff does not recommend approval of demolition based on findings 1.a. through 1.c.

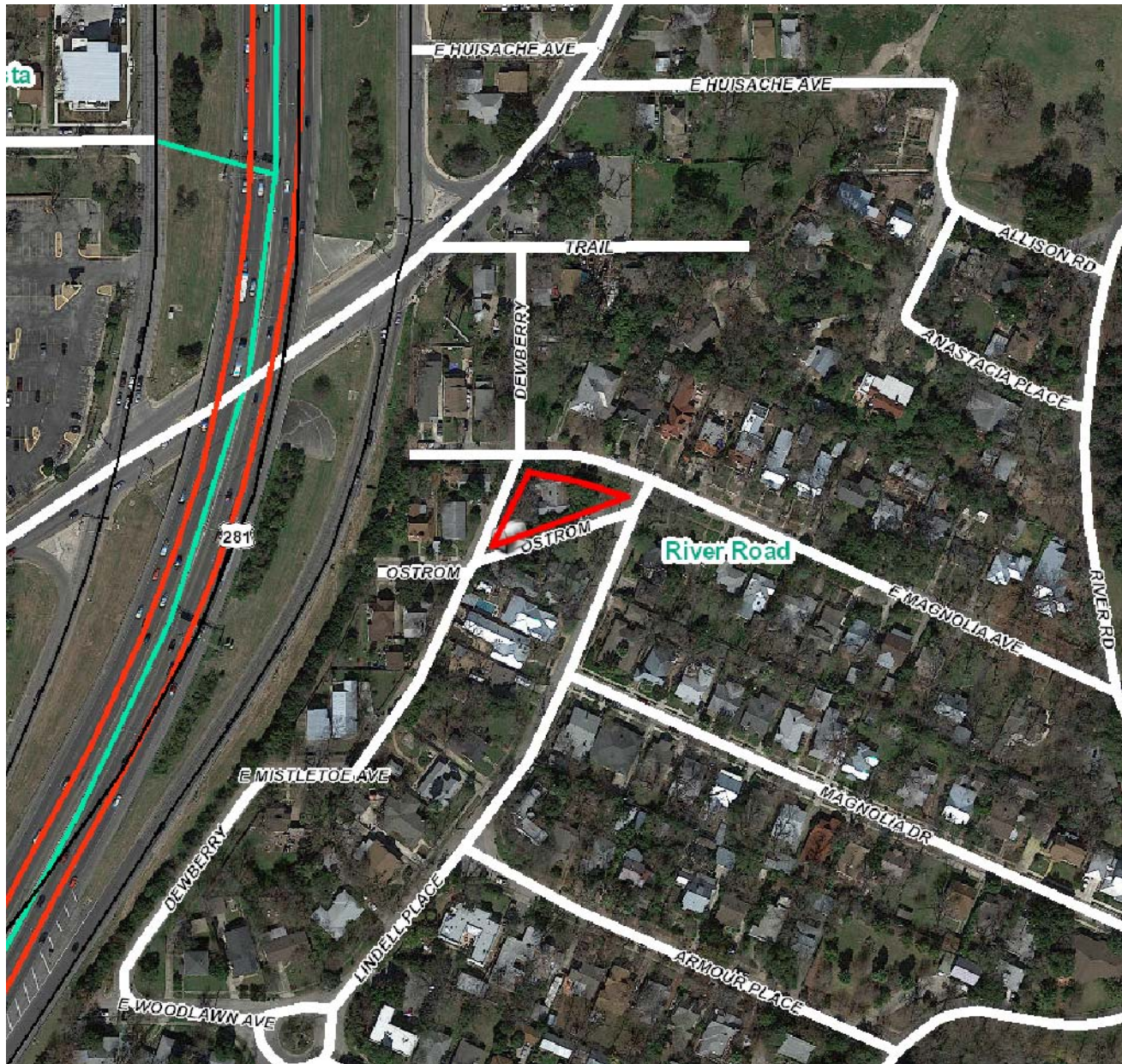
If the HDRC finds that a loss of significance has occurred or finds that the criteria for establishing an unreasonable economic hardship have been met and approves the requested demolition, then staff makes the

following recommendations regarding the requested new construction:

2. Staff recommends conceptual approval of item #2, the construction of a two-story primary residential structure on the east end of the lot, with the following stipulations:
 - i. That the applicant install board and batten siding feature boards that are twelve (12) inches wide with battens that are 1 – ½” wide, that the standing seam metal roof feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish on the proposed structure in request item #2.
 - ii. That the applicant install wood windows that are consistent with the Historic Design Guidelines, Window Policy Document as noted in finding n that are to include traditional dimensions and profiles, be recessed within the window frame, feature traditional materials or appearance and feature traditional trim and sill details for structures #2 through #4.
 - iii. That the applicant should fully utilize architectural elements that are consistently found on structures with flat roofs throughout the district in a contemporary manner and incorporate materials that are appropriate for the proposed form for request item #3 as noted in findings 3e and 3j.
 - iv. That the applicant propose a design for the accessory structure that is consistent with the Guidelines for New Construction as noted in finding 4a.
 - v. Archaeological investigations may be required. The archaeological scope of work should be submitted to the OHP archaeologists for review and approval prior to beginning the archaeological investigation. The development project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology.
3. Staff does not recommend approval of item #3, the flat-roof, two-story structure on the west end of the lot, based on findings 3e and 3j. Staff recommends that the applicant propose a second, primary residential structure that is similar to that proposed in request item #2 in regards to massing and roof form.
4. Staff recommends approval of items #4 and #5, the construction of two, two story accessory structures and the installation of a new driveway, as submitted based on findings 4a and 5a.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



CITY OF SAN ANTONIO
STREET LIGHTS
REPAIRS
CALL 311
OR VISIT www.sanantonio.gov/311
FOR MORE INFORMATION
ON THE CITY'S STREET LIGHTS PROGRAM
AND TO REQUEST A STREET LIGHT
REPAIR OR REPLACEMENT
CALL 311 OR VISIT www.sanantonio.gov/311



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: MARCH 22, 2017 HDRC Case# _____

ADDRESS: 205 OSTRUM Meeting Location: 205 OSTRUM

APPLICANT: TOBIAS STAPLETON

DRC Members present: MICHAEL GUARINO

Staff present: EDWARD HALL, CORY EDWARDS

Others present: RIVER ROAD NEIGHBORHOOD, DARLA PINER

REQUEST: DEMOLITION WITH NEW CONSTRUCTION OF THREE, TWO STORY,
SINGLE FAMILY STRUCTURES.

COMMENTS/CONCERNS: QUESTIONS FROM NEIGHBOR'S REGARDING HEIGHT -
POTENTIALLY 1 1/2 STORY TO 2 STORIES (PER APPLICANT). QUESTIONS FROM
NEIGHBORS REGARDING ZONING REGULATIONS AND WHAT MASSING IS ALLOWED,
PARKING, DRIVEWAYS AND DRIVEWAY LOCATIONS. (ONE DRIVEWAY ON E
MAGNOLIA, ONE ON OSTRUM, THIRD AT REAR). QUESTIONS FROM NEIGHBORS
REGARDING TREE PRESERVATION. CONCERNS OVER SETBACKS, MASSING,
WATER RUN OFF.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date



4/25/17
Date



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JUNE 28, 2017 HDRC Case# _____

ADDRESS: 205 OSTROM Meeting Location: 205 OSTROM

APPLICANT: TOBY STAPLETON

DRC Members present: ANNE-MARIE GROBE, JOEL GARCIA, DANIEL LAZARINE,
EDWARD A. GARZA, DR. AZZA KAMAL

Staff present: EDWARD HALL

Others present: JOHN LARLAGE

REQUEST: DEMOLITION WITH NEW CONSTRUCTION

COMMENTS/CONCERNS: AMG: DETERIORATION IS PRESENT - SIDING APPEARS
TO BE IN GOOD CONDITION. JG: EXTERIOR OF ORIGINAL STRUCTURE IS
IN GOOD CONDITION; FIREPLACE BACK IS AN ADDITION. QUESTIONS REGARDING
THE LAST TIME THE PROPERTY WAS OCCUPIED (23 YEARS AGO, PER APPLICANT).
DL: APPEARANCE IS CONSISTENT WITH THE ENGINEER'S REPORT; OPINION
IS OF LOSS OF SIGNIFICANCE. EL: LOSS OF STRUCTURAL INTEGRITY. JG:
COMPLETE LOSS OF STRUCTURAL INTEGRITY - MATERIALS COULD BE SALVAGED.
EL + JG: SAFETY HAZARD AS THE STRUCTURE.

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

[Signature]
Committee Chair Signature (or representative)

Date

IS: SALVAGEABLE SIDING COULD BE REUSED WITHIN DISTRICT ON OTHER STRUCTURES.

ES: STABILITY OF THE WOOD IS QUESTIONABLE - PROBABLE LOSS OF ALL STRUCTURAL INTEGRITY; VERY LITTLE OF THE STRUCTURE IS SALVAGEABLE.

AK: WALLS APPEAR TO BE IN ~~THE~~ GOOD SHAPE.

AMG: SOME WALLS HAVE OBVIOUS STRUCTURAL ISSUES.

AK: WOULD LIKE TO SEE REPORTS ON STRUCTURAL INTEGRITY OF FOUNDATION.

AK: QUESTIONS REGARDING TREE PRESERVATION.

ES: THE CONDITIONS OF THE ROOF STRUCTURE IS CONCERNING.

EG + JG: SUPPORTIVE OF DEMOLITION - SALVAGE PLAN IS NECESSARY; WINDOWS AND SIDING. FUNGUS IS A MAJOR PROBLEM WITH STRUCTURE.



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JULY 25, 2017 HDRC Case# 2017-371

ADDRESS: 205 OSTROM Meeting Location: 1901 S HAWK

APPLICANT: TOBIAS STAPLETON

DRC Members present: JOHN LAFROON, DR. AZZA KAMAL

Staff present: EDWARD HALL

Others present: JOHN LARLAGE, MAI STAPLETON, MARIA NELSON (CENTRO)

REQUEST: DEMOLITION WITH NEW CONSTRUCTION OF TWO PRIMARY RESIDENTIAL
STRUCTURES AND TWO ACCESSORY STRUCTURES

COMMENTS/CONCERNS: DAV: QUESTIONS REGARDING SURROUNDING CONTEXT;
SPECIFIC IN REGARDS TO SETBACKS. CONCERNS REGARDING AN ACCESSORY
FRONTING OSTROM. JLI: QUESTIONS REGARDING THE ABILITY TO INCLUDE
A TRADITIONAL ROOF FORM INSTEAD OF A FLAT ROOF → TRADITIONAL
ROOF FORM WOULD BE MORE APPROPRIATE. DAV: THE MAJORITY OF
HOUSES FEATURE PITCHED ROOFS. JLI: CONSIDER A ROOF FORM THAT
WOULD PREVENT A FLAT ROOF; RESISTANCE AT THE HDRC SHOULD BE
EXPECTED WHEN PROPOSING A FLAT ROOF AMONG PITCHED ROOFS.

COMMITTEE RECOMMENDATION: ☐ APPROVE ☐ DISAPPROVE ☐
APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

7/25/2017
Date

NOTE: COULD LAYOUT OR FLOOR MODIFICATIONS BE MADE (LOWER FLOOR) TO ACCOMMODATE AN ALTERNATIVE ROOF FORM.

100-100

100-100

100-100

100-100

100-100

100-100

100-100

(NOTE) THESE ARE THE ONLY TWO ALTERNATIVES

CONSIDERED FOR THE PROJECT. THE OTHER TWO WERE DISCARDED

BECAUSE THEY WOULD HAVE REQUIRED A MAJOR REDESIGN

OF THE ENTIRE PROJECT. THE OTHER TWO WERE DISCARDED

BECAUSE THEY WOULD HAVE REQUIRED A MAJOR REDESIGN

OF THE ENTIRE PROJECT. THE OTHER TWO WERE DISCARDED

BECAUSE THEY WOULD HAVE REQUIRED A MAJOR REDESIGN

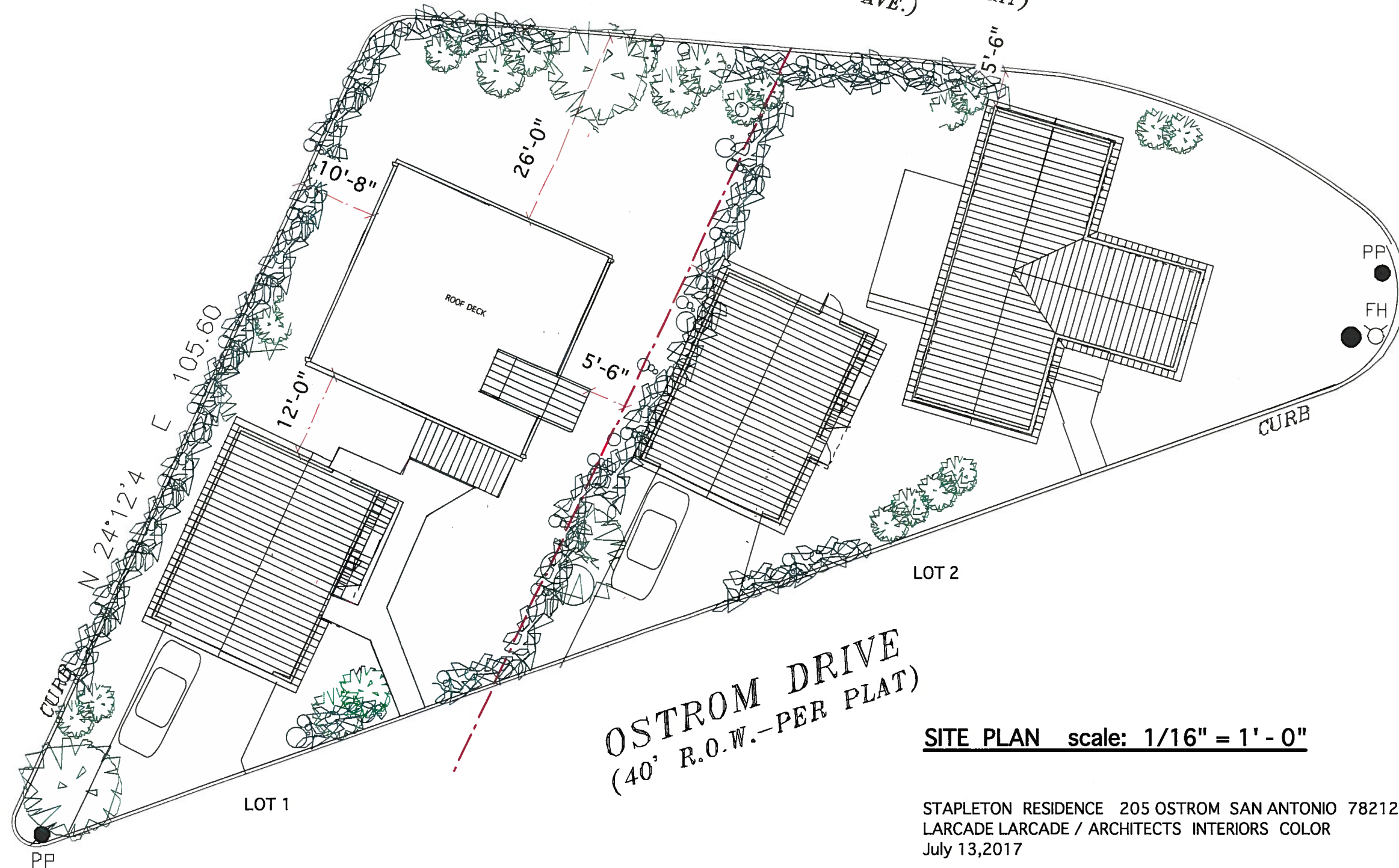
OF THE ENTIRE PROJECT. THE OTHER TWO WERE DISCARDED

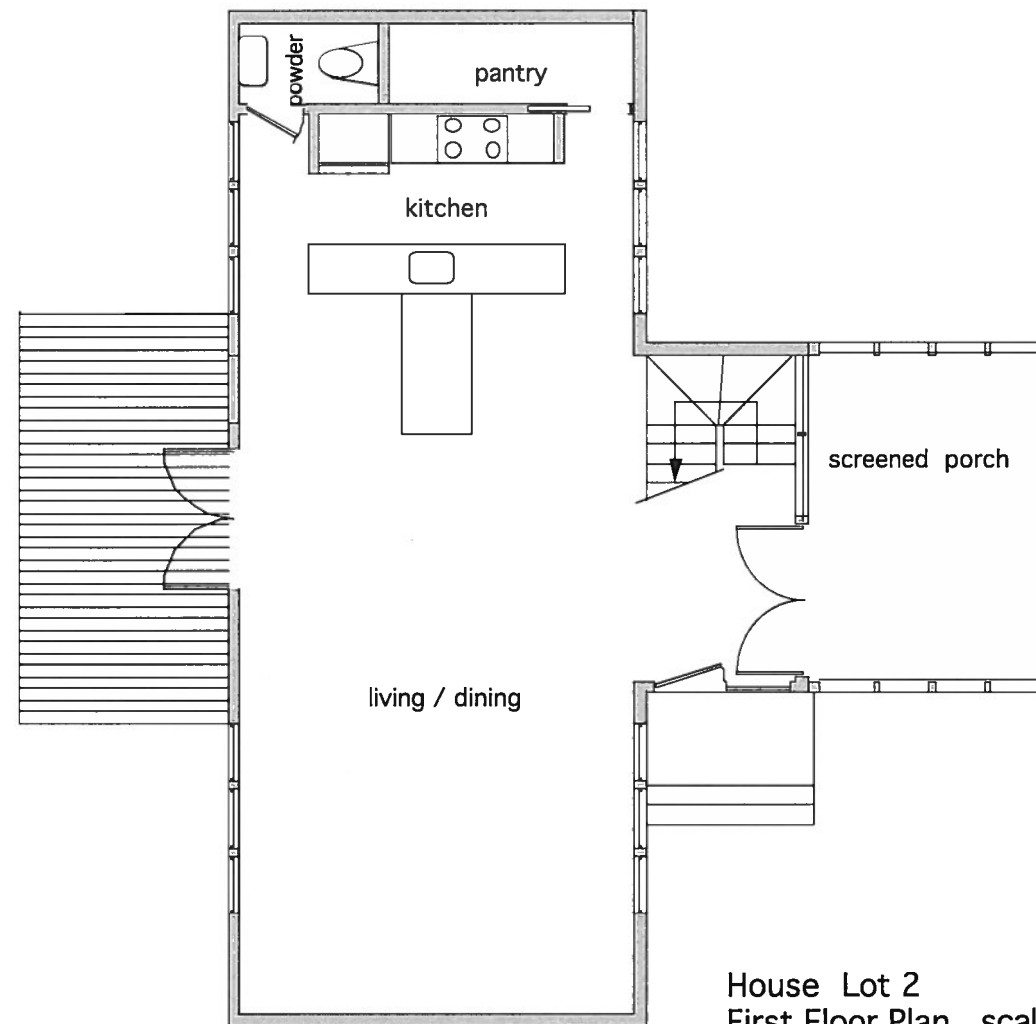
BECAUSE THEY WOULD HAVE REQUIRED A MAJOR REDESIGN

OF THE ENTIRE PROJECT. THE OTHER TWO WERE DISCARDED

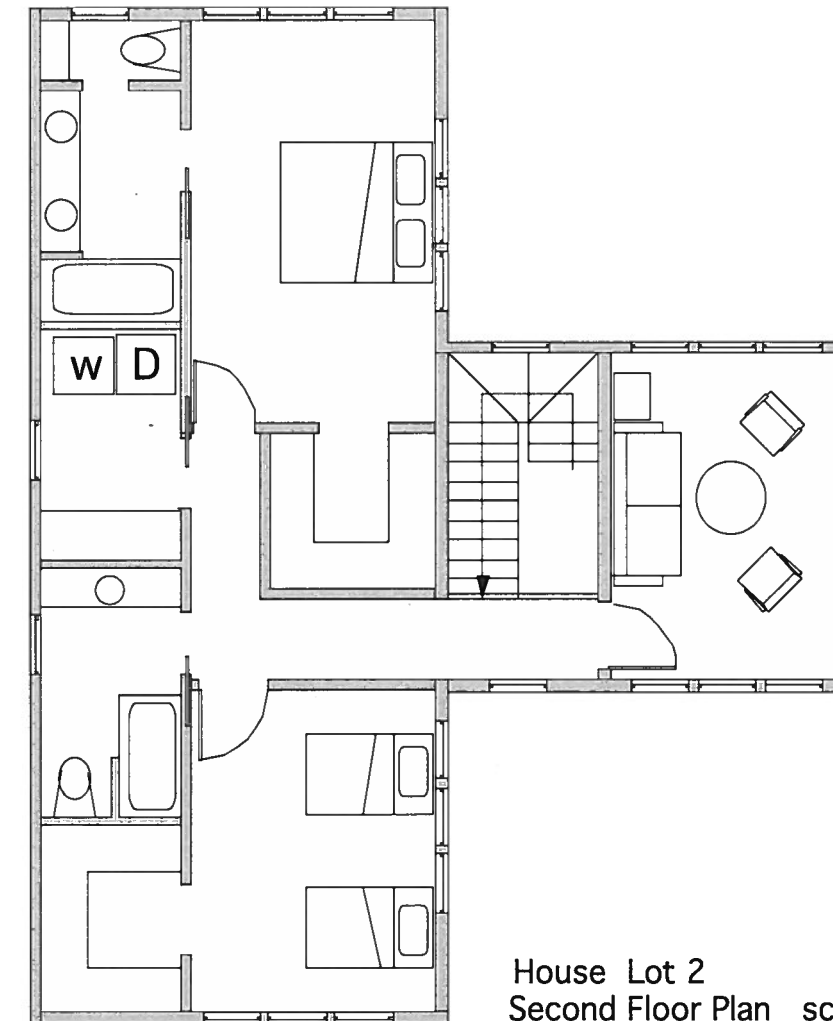
BECAUSE THEY WOULD HAVE REQUIRED A MAJOR REDESIGN

MAGNOLIA AVE.
(MIN. 50' VARIABLE WIDTH R.O.W.-PER PLAT)
(A.K.A. E. MAGNOLIA AVE.)





House Lot 2
First Floor Plan scale: 1/8" = 1'-0"



House Lot 2
Second Floor Plan scale: 1/8" = 1'-0"



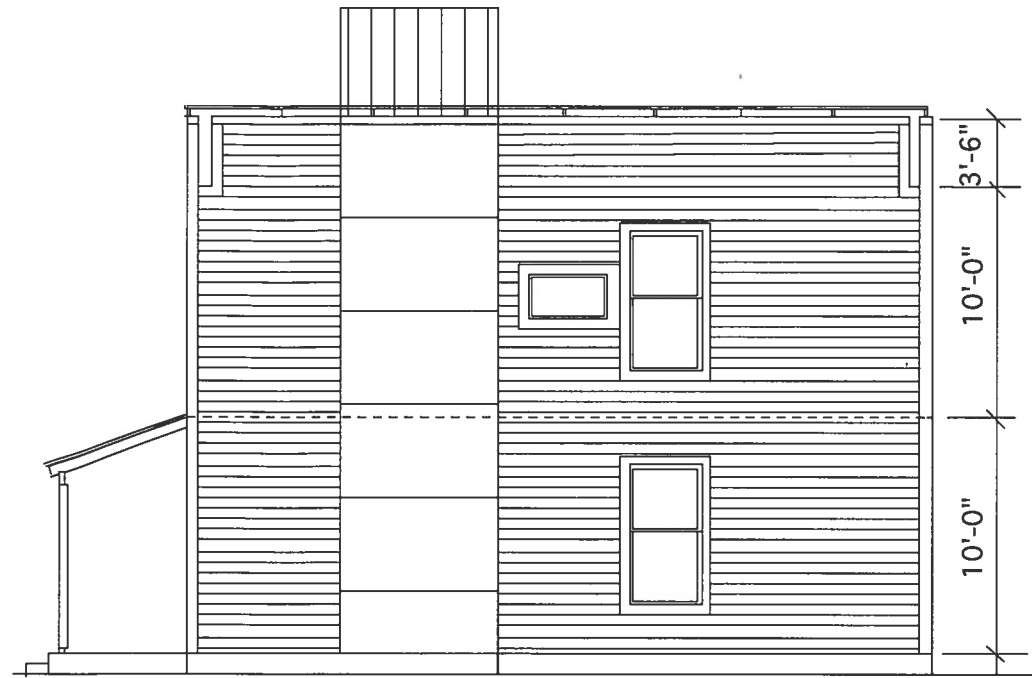
House Lot 2
South Elevation scale: 1/8" = 1'-0"



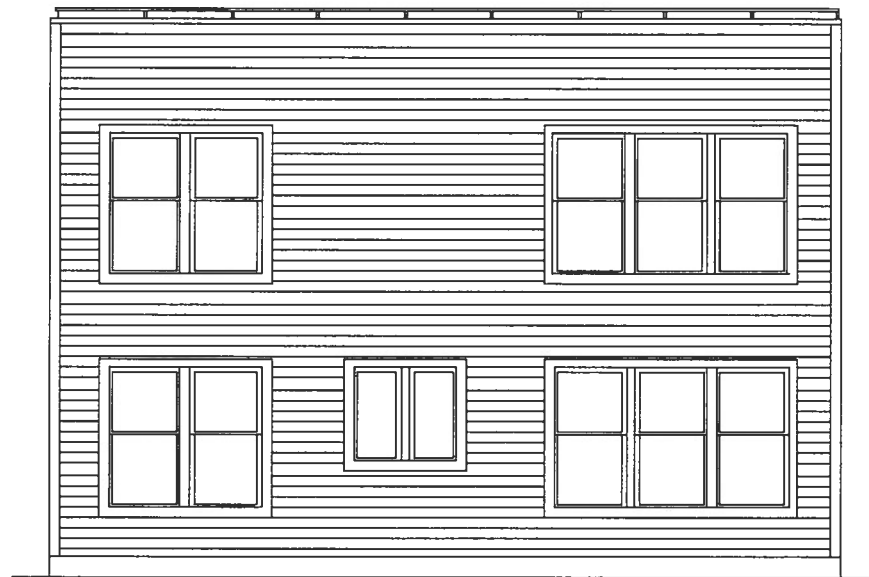
House Lot 2
East Elevation scale: 1/8" = 1'-0"



Front Elevation House Lot 1 scale: 1/8" = 1' - 0"

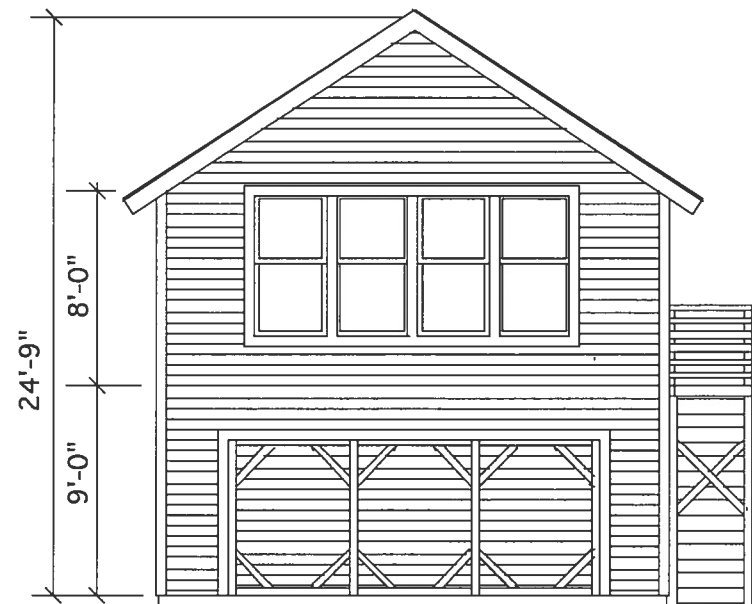


East Elevation House Lot 1 scale: 1/8" = 1' - 0"

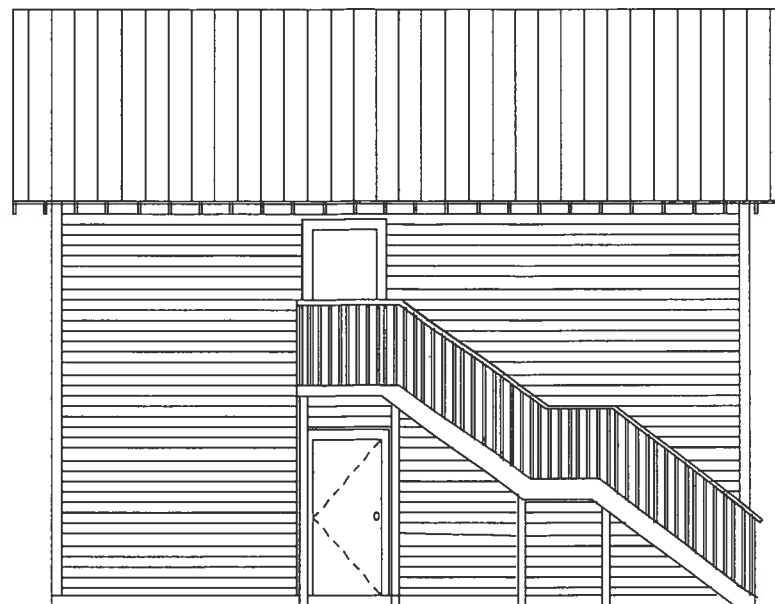


North Elevation House Lot 1 scale: 1/8" = 1' - 0"

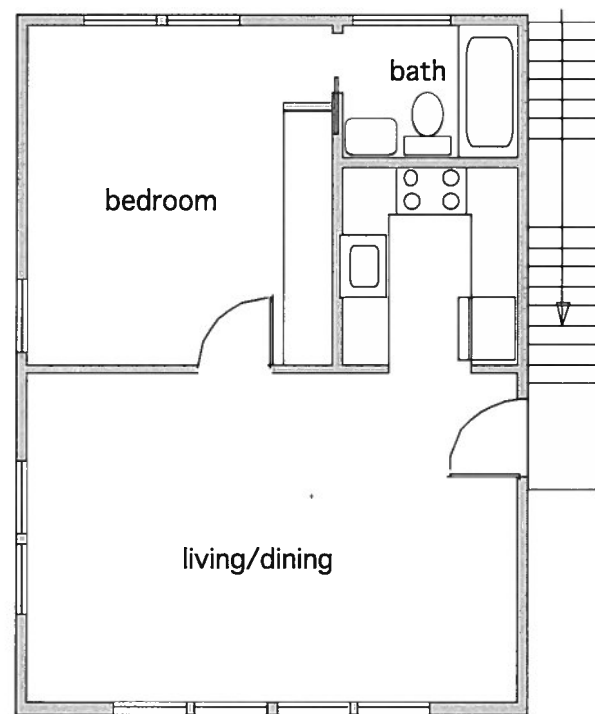
STAPLETON RESIDENCE 205 OSTROM SAN ANTONIO 78212
LARCADE LARCADE / ARCHITECTS INTERIORS COLOR



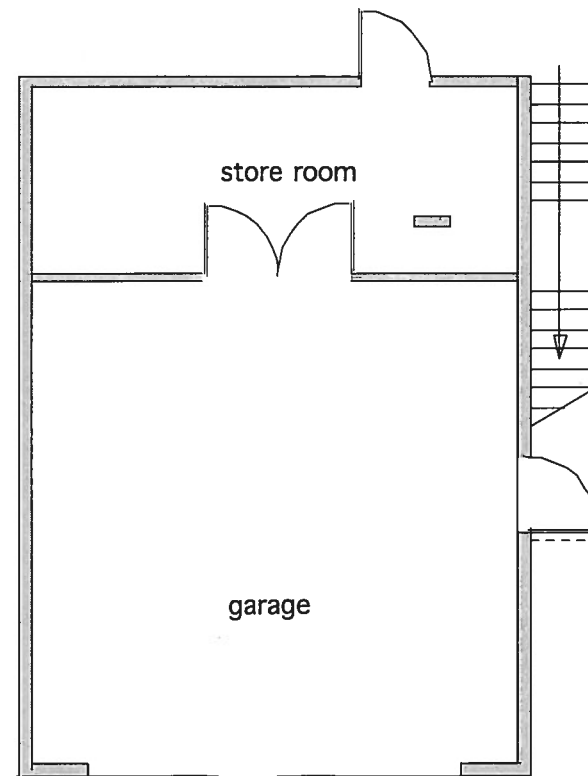
Front Elevation scale: 1/8" = 1' - 0"



Side Elevation scale: 1/8" = 1' - 0"

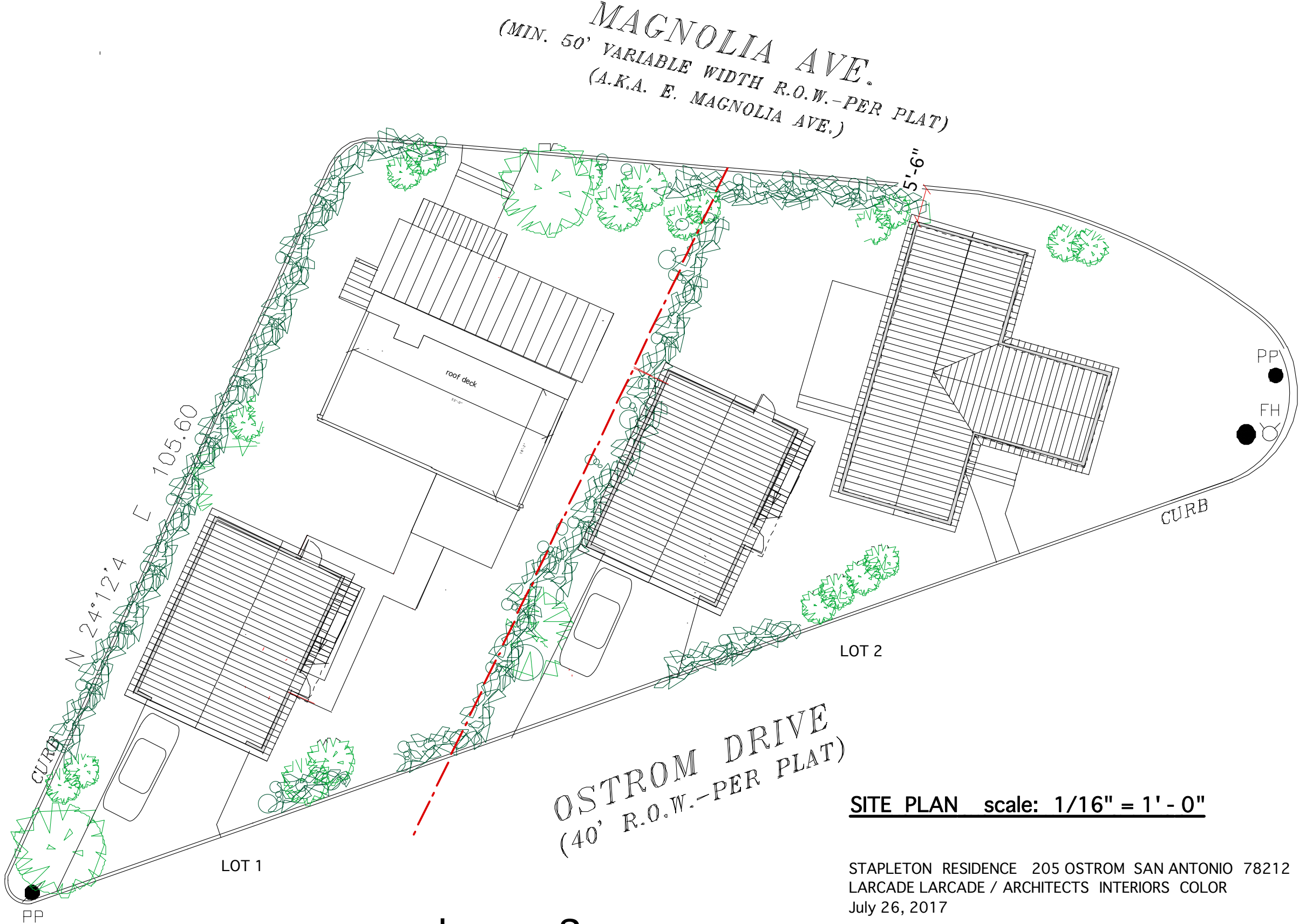


Plan Apartment scale: 1/8" = 1' - 0'

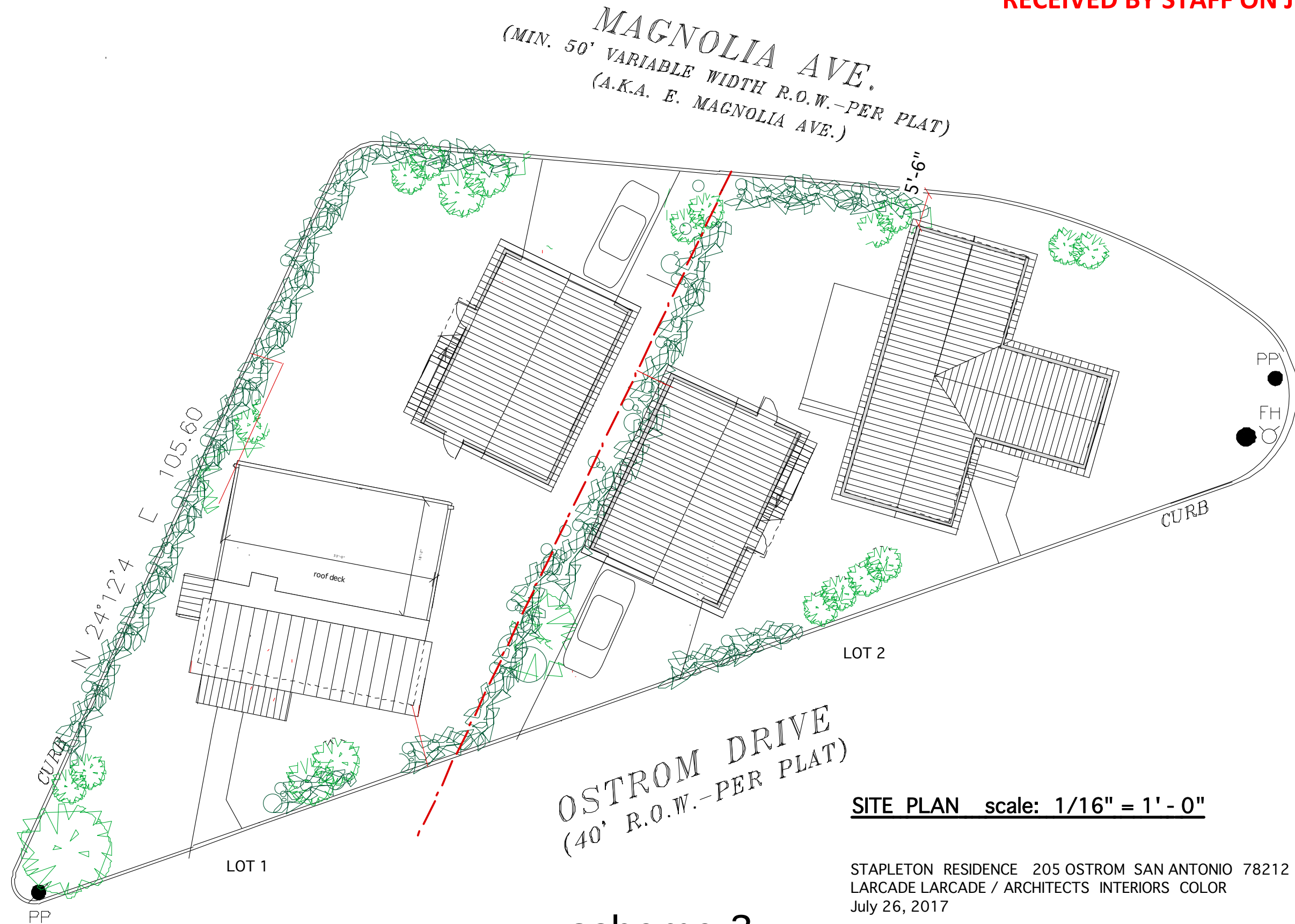


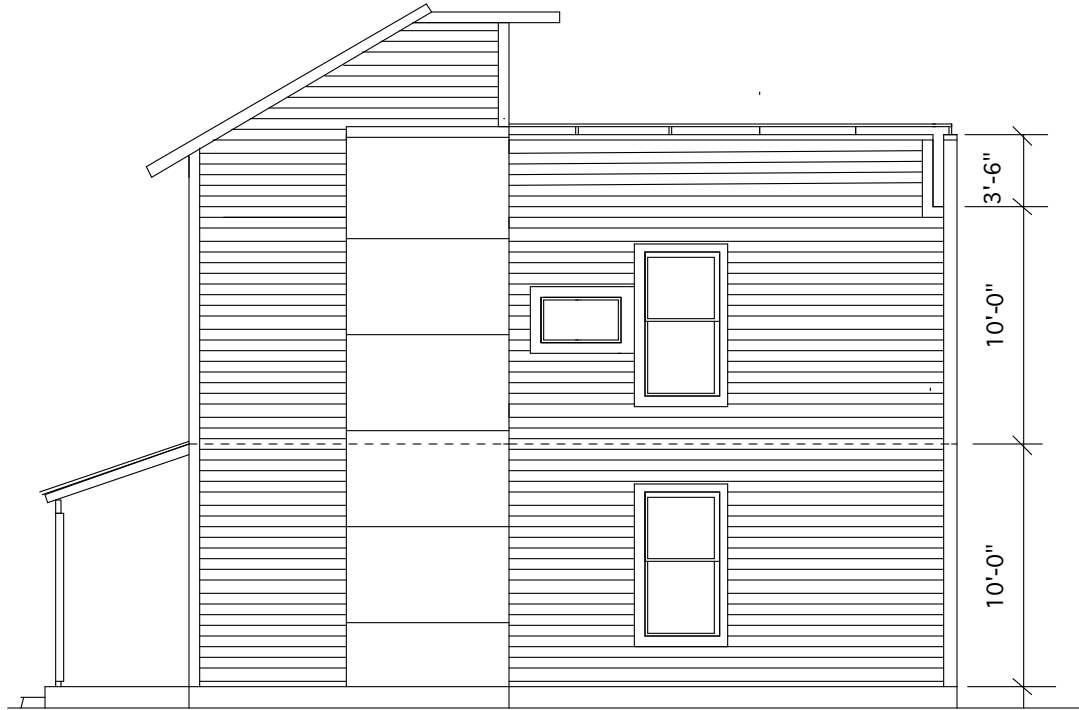
Plan Garage & Store Room scale: 1/8" = 1' - 0"

STAPLETON RESIDENCE 205 OSTROM SAN ANTONIO 78212
LARCADE LARCADE / ARCHITECTS INTERIORS COLOR



scheme 2

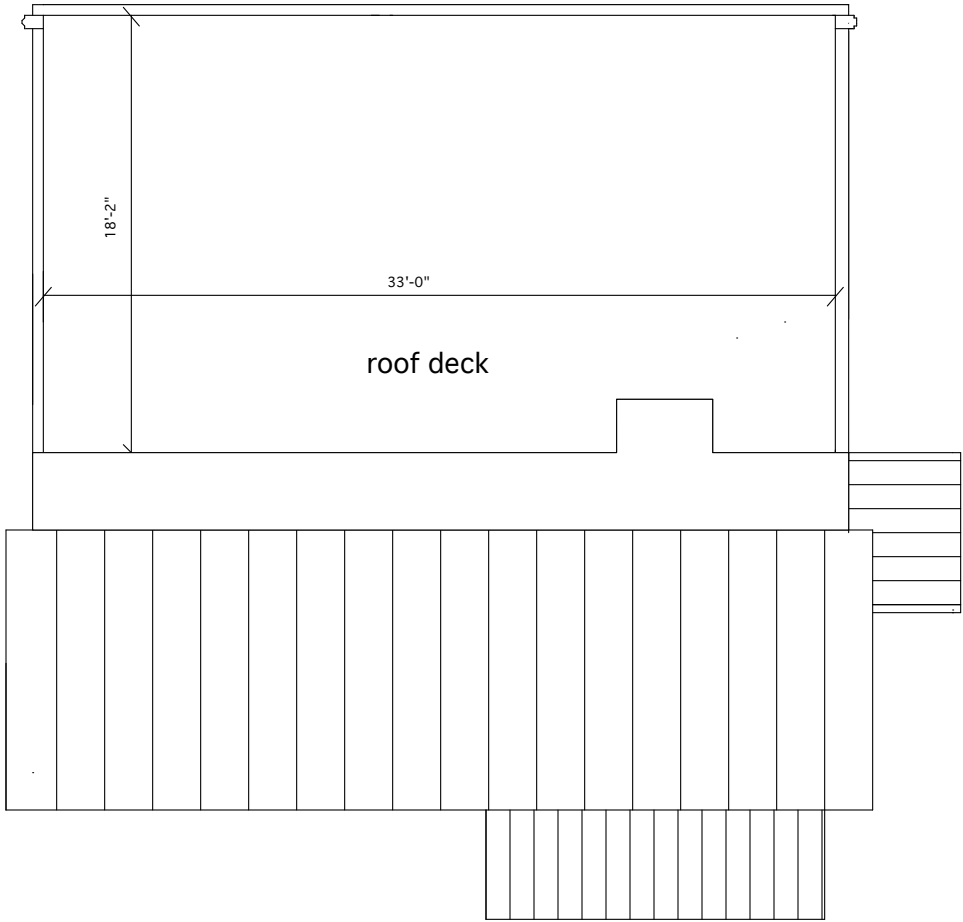




Side Elevation House Lot 1 scale: 1/8" = 1'- 0"



Front Elevation House Lot 1 scale: 1/8" = 1'- 0"



Roof Plan scale: 1/8" = 1'- 0'



547







607









ANTONIO



1110



Toby & Mai Stapleton

205 Ostrom Drive
San Antonio
TX 78212
425-305-8044
7/13/17

Economic Hardship

Dear Sir/Madam

In relation to the proposed dwellings at 205 Ostrom Drive please find below our written narrative of Unreasonable Economic Hardship

Our building is Not Designated a Landmark it has been abandoned for 23 years and the community upon review of our plans agree and want something done with the eyesore that the property is.

Our intention upon purchasing this property two lots in Oct 2016 was to build a family home on one lot and two additional structures on the other, we verified with zoning and an ordinance 2006-03-23-0406 issued in 2006 confirmed that these lots had the appropriate zoning for expansion, this in mind we made the decision to use our Life savings in purchasing the Lots.

My wife who is currently pregnant and I find ourselves in a position that we have moved to a city purchased a house invested our life savings and are at the mercy of the city as to the outcome of our future.

We are now forced due to the delay of demolition and regular permitting by going through HDRC with a construction mortgage payment due monthly and letters from the City requiring payment of abandoned building fees see attached from John Stephens of COSA, we have therefore downsized from renting a two-bedroom apt to a studio apartment to budget appropriately.



We have hired a structural engineer to verify if we can save the building and have been told that after the years of neglect and infestation the building in their opinion is condemned for demolition. Several Board members of the HDRC indicated similar opinions based on their site visit last month.

We have included a letter from our approved builder showing that it will cost us excessively to replicate the house as it stands (as it cannot be repaired) and unfortunately does not make sense to our growing family and financial sense to do this option. In the HDRC Staff's opinion a replication is not appropriate as the existing structure would have been fully demolished.

We are limited to a builder that is recommended/approved by our bank. We were also limited to this bank that would give us a construction mortgage we struggled to get financing and had to postpone closing twice, Typical banks will give a construction loan for an empty lot but not one with a building that can clearly not be occupied even on the radar of COSA as abandoned. We were very lucky to find our bank and a manager that could see the vision we laid before him.

We want to do the right thing by the neighborhood we have grown to love and follow the process set forth by the HDRC and COSA. We have reached out to the neighbors the board the River Road Historic Council and have nothing but support from the community. We have included in our designs concerns around parking, saving the trees, massing and permeable surface inclusion among others.

As members of the River Road Community we note the police are constantly being called due to the abandoned nature and Chief McManus of the SAPD is fully aware and supportive of something happening to this location.

We are imploring you to consider the ramifications of economic hardship on our lives if we are unable to move forward with demolition of the said structures. A negative result on demolition approval by the HDRC and the record of such a decision will further diminish the value of this property further.

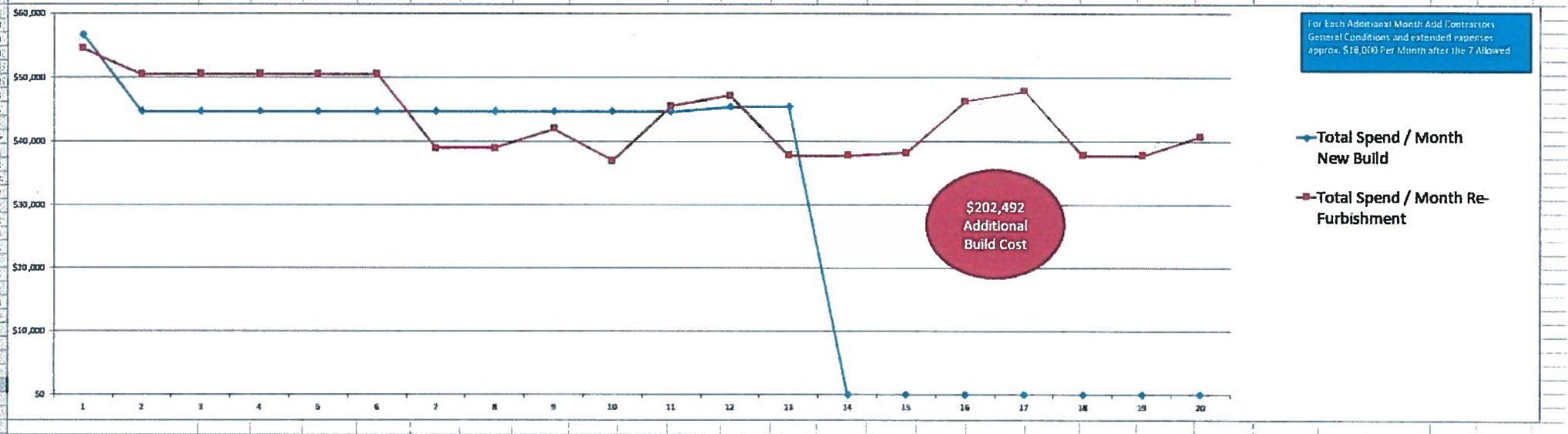
Warm regards,
Toby & Mai Stapleton



205 Ostrom Drive Economic Hardship

Construction Cost Mortgage loans/rent etc. divided over potential construction duration

																						Total Debt Per Month	
New Build	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May			
Rent	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$3,260	\$3,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Land Holding Costs	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Demolition	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
New House Spend	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$36,378	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Living Costs / Loans	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Total Spend / Month New Build	\$56,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$44,728	\$45,488	\$45,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Potential Income	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000		
Total Outstanding Per Month	-\$44,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	-\$32,728	###	-\$33,488	\$0	\$0	\$0	\$0	\$0	\$0	\$0		
Renovation	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May			
Rent	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260	\$3,260		
Land Holding Costs	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850		
Strip back demolition	\$9,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$2,000	\$2,000	\$5,000	\$0	\$0	\$900	\$0	\$0	\$500	\$0	\$1,500	\$0	\$0	\$3,000			
House Re-build Cost	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687	\$28,687		
Engineers Costs	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$0	\$0	\$0	\$0	\$8,500	\$8,500	\$0	\$0	\$0	\$8,500	\$8,500	\$0	\$0	\$0	\$0		
Living Costs / Loans	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000		
Total Spend / Month Re-Furbishment	\$54,537	\$50,537	\$50,537	\$50,537	\$50,537	\$50,537	\$39,037	\$39,037	\$42,037	\$37,037	\$45,537	\$47,197	\$37,797	\$37,797	\$38,297	\$46,297	\$47,797	\$37,797	\$37,797	\$40,797			
Potential Income	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000		
Total	-\$42,537	-\$38,537	-\$38,537	-\$38,537	-\$38,537	-\$38,537	-\$27,037	-\$27,037	-\$30,037	-\$25,037	-\$33,537	-\$35,197	-\$25,797	-\$25,797	-\$26,297	-\$34,297	-\$35,797	-\$25,797	-\$25,797	-\$28,797			



Fwd: 205 Ostrom - HDRC and Current Zoning Conflicts

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

From: Edward Hall (OHP) <Edward.Hall@sanantonio.gov>
Date: Tue, Jun 13, 2017 at 5:13 PM
Subject: 205 Ostrom - HDRC and Current Zoning Conflicts
To: "tobynyc@gmail.com" <tobynyc@gmail.com>
Cc: "Cory Edwards (OHP)" <Cory.Edwards@sanantonio.gov>, "Catherine J Hernandez (DSD)" <Catherine.Hernandez@sanantonio.gov>

Good afternoon, Toby,

OHP staff has been notified today by Development Services Department Zoning staff that the current request to construct one single family residential structure and one multi-family residential structure is not consistent with the current zoning on Lot 1 and 2. Below is information that OHP staff received from zoning staff.

"The ordinance and purpose of the large area rezoning was to allow the current dwelling units, in this case a duplex that was constructed straddling both lots, to be permitted by right and maintained instead of treated as non conforming. I have re-reviewed the ordinance with legal and we agree that the zoning of the two lots allows 2 dwelling units in total. You can put an attached duplex unit on either Lot 1 or Lot 2 or a single dwelling unit on both lots. But the total the conditional use granted was for a total of 2 dwelling units on Lot 1 and 2.

Each Lot is still allowed a detached accessory dwelling unit that complies with code, as does all single family zoned lots, if the Lot is owner occupied.

Please make sure the owner is aware so that he can either modify his design to comply with the zoning or let us know if he wants to seek a rezoning to allow more than 2 units.”

At this time, OHP staff recommends that you withdraw your application and schedule a meeting with both OHP and Development Services to determine options for moving forward. OHP staff's draft recommendation is still for denial at this time.

We are still planning to conduct the site visit tomorrow afternoon at 4:30, if this is still your wish. If you had rather postpone until we have been able to meet as suggested above, please let me know and we can reschedule.

Thank you,
Edward Hall

Senior Historic Preservation Specialist / HDRC
City of San Antonio · Office of Historic Preservation
1901 South Alamo · San Antonio, TX 78204
p: [210.207.4680](tel:210.207.4680) · f: [210.207.0199](tel:210.207.0199)
www.sanantonio.gov/historic



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Visit our website for details on OHP events and activities:
<http://www.sanantonio.gov/historic/events.aspx>

Fwd: [EXTERNAL] Zoning Clarification for Lot 1 & Lot 2 NCB 6938

Zoning Clarification Shepard Beamon1.pdf
2 MB

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

From: Toby Stapleton <tobynyc@gmail.com>

Date: Fri, Mar 24, 2017 at 11:00 AM

Subject: Fwd: [EXTERNAL] Zoning Clarification for Lot 1 & Lot 2 NCB 6938

To: "Edward Hall (OHP)" <Edward.hall@sanantonio.gov>

Edward please see below email from Shepard Beamon of zoning confirming that each lot can have two dwellings.

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

From: Shepard Beamon (DSD) <Shepard.Beamon@sanantonio.gov>

Date: Fri, Mar 24, 2017 at 10:21 AM

Subject: RE: [EXTERNAL] Zoning Clarification for Lot 1 & Lot 2 NCB 6938

To: Toby Stapleton <tobynyc@gmail.com>

Good morning,

The ordinance approved a two dwelling units on either of the two lots. The two dwelling units can be detached or attached with a shared wall (duplex). As long as they meet the "R-4" zoning setbacks, which include 10 foot front, five foot side, and 20 foot rear, and building height requirements of 35 feet/2 ½ stories, you should be okay.

Best regards,

Shepard Beamon, Senior Planner
Cliff Morton Development and Business Services Center

Land Development - Zoning Section
1901 S. Alamo, San Antonio, TX 78204

Office: [\(210\) 207-3074](tel:(210)207-3074)

Fax: [\(210\) 207-0043](tel:(210)207-0043)

Shepard.Beamon@sanantonio.gov

www.sanantonio.gov

Please take a moment and tell us how we are doing by taking our survey: <http://www.sanantonio.gov/dsd/survey.asp>

From: Toby Stapleton [mailto:tobynyc@gmail.com]

Sent: Thursday, March 23, 2017 6:11 PM

To: Shepard Beamon (DSD); Chimai

Subject: [EXTERNAL] Zoning Clarification for Lot 1 & Lot 2 NCB 6938

Mr. Beamon, thank you for seeing me today I have attached the zoning document that we reviewed and will require verification in writing from Zoning for my current application with HDRC.

Per our conversation today Zonings view is the following:
Each lot has zoning for two dwelling units.

Lot 1 has zoning approval for two dwellings be they detached (2 single family Structures "two houses") or a semi detached dwelling (2 family structure "one building with occupancy for two family's")

Lot 2 has zoning approval for two dwellings be they detached (2 single family Structures "two houses") or a semi detached dwelling (2 family structure "one building with occupancy for two family's")

Thank you in advance for your response in kind.
Kind Regards, Toby Stapleton

RE: clarification on 205 Ostrom

LS

Logan Sparrow (DSD) <Logan.Sparrow@sanantonio.gov>

Mon 7/3, 1:02 PM

If they want to build a single-family home on each lot, then so long as each lot meets the minimum size standards and setbacks, they could have an ADU on each lot, too.

From: john larcade [mailto:jlarcade@hotmail.com]

Sent: Monday, July 03, 2017 12:10 PM

To: Logan Sparrow (DSD)

Subject: [EXTERNAL] clarification on 205 Ostrom

Thank you for responding to my zoning questions re: 205 Ostrom on Friday.

However, your answer to my first question is a bit confusing. The second sentence

contradicts the first sentence. The question was:

- 1 Can we construct a granny flat on Lot 1 and on Lot 2 ? You answered: You could develop two units or a duplex on the property, with one accessory dwelling unit. Because the lot is already platted as Lot 1 and 2, you could choose to build a SF dwelling on each lot, and an accessory dwelling unit on each lot -- the lots need to be 4,000 square feet in area, and meet all setbacks.

My clients would like to build a SF house on each lot and if permissible an accessory dwelling unit on each lot. They plan as a large family to occupy both Lot 1 and Lot 2.

So the question remains can they build one or two accessory dwellings?

From: Logan Sparrow (DSD) <Logan.Sparrow@sanantonio.gov>
Sent: Monday, July 3, 2017 1:01 PM
To: 'John Larcade'
Subject: RE: clarification on 205 Ostrom

Zoning:

If they want to build a single-family home on each lot, then so long as each lot meets the minimum size standards and setbacks, they could have an ADU on each lot, t

From: John Larcade [mailto:jlarcade@hotmail.com]
Sent: Monday, July 03, 2017 12:10 PM
To: Logan Sparrow (DSD)
Subject: [EXTERNAL] clarification on 205 Ostrom

Thank you for responding to my zoning questions re: 205 Ostrom on Friday.

However, your answer to my first question is a bit confusing. The second sentence

contradicts the first sentence. The question was:

1. Can we construct a granny flat on Lot 1 and on Lot 2 ? You answered: You could develop two units or a duplex on the property, with one accessor and 2, you could choose to build a SF dwelling on each lot, and an accessory dwelling unit on each lot -- the lots need to be 4,000 square feet in an

My clients would like to build a SF house on each lot and if permissible an accessory dwelling unit on each lot. They plan as a large family to occupy both

So the question remains can they build one or two accessory dwellings?

Thank you for your attention to this matter.

Sincerely,

John Larcade

LarcadeLarcade/ Architect and Interior Design

30.

y dwelling unit. Because the lot is already platted as Lot 1
ea, and meet all setbacks.

Lot 1 and Lot 2.

205 Ostrom Drive
Photo from Dewberry and
Magnolia Intersection



205 Ostrom Drive
Photo from Magnolia &
Lindell Intersection



205 Ostrom Drive
Photo from Ostrom &
Dewberry Intersection



205 Ostrom Drive
Interior Photo's
23 Years Abandoned





205 Ostrom Drive
Interior Photo's
23 Years Abandoned



City of San Antonio
Office of Historic Preservation
Vacant Building Registration Program

VIOLATION OF ORDINANCE
THIS IS NOT A CITATION

DATE: 1-17-2017 CASE #:

ADDRESS: 205 Ostrom

Dear Resident,

This property has been identified as vacant and is subject to the City's Vacant Building Registration Program (Ord. 19-0461).

The Vacant Building Registration Program requires the owner to:

- Register the building with the City's Office of Historic Preservation within 90 days.
- Maintain the exterior and structure of the building consistent with the Minimum Standard of Care for vacant properties (see more information on reverse).
- Registration materials can be found at www.sanantonio.gov/VacantBuilding/About.aspx.

For general questions about the Vacant Building Registration Program or to request registration that materials be sent via mail, please call (210) 207-7993.

PLEASE NOTE:

Call
John Stevens
210-207-7999

Please call the officer between the hours of 8AM and 4PM

[Signature]
CODE ENFORCEMENT OFFICER BADGE #

PHONE NUMBER



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

January 13, 2017

Reply by
April 13 2017

STAPLETON TOBIAS KEP
205 OSTROM DR
SAN ANTONIO, TX 78221

Dear Property Owner:

This letter is in reference to

The City has determined that the Vacant Building Registration Program

The above ordinance details more of the following

- Designate
- Located
- Located
- Located
- Located
- Located

You are required to use this form if a case

As part of the

- A
- A
- P
-
-



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

Registration ID: F38A9F35

January 13, 2017

Reply by
April 13 2015

NOTICE TO REGISTER

STAPLETON TOBIAS KENNETH
205 OSTROM DR
SAN ANTONIO, TX 78212

Dear Property Owner:

This letter is in reference to your property located at: **205 OSTROM**.

The City has determined that one of the structures at the above address is vacant. As a result, the property is subject to the Vacant Building Registration Program.

The above ordinance directly affects vacant buildings that have been vacant for thirty (30) days or more and meet one or more of the following criteria:

- Designated as a Historic Landmark
- Located within a Historic District & ½ mile buffer
- Located within a Neighborhood Conservation District & ½ mile buffer
- Located within the Central Business District & ½ mile buffer
- Located within a half-mile of an active military base or defense base authority
- Located within a city-initiated TIRZ (Tax Increment Reinvestment Zone) & ½ mile buffer

You are required to register the vacant structure with the Office of Historic Preservation **no later than 90 days from the date of this letter**. Failure to register may result in criminal prosecution. This letter serves as an official notice and will be used if a case is filed against you in Municipal Court.

As part of the registration process you will need to provide the following:

- A complete Vacant Building Registration Form (enclosed)
- A notarized Criminal Trespass Affidavit (enclosed)
- Pro-rated payment of an Annual Registration Fee (annual amounts are \$250 for single family and \$750 for all other buildings [non-single family: multi-family, industrial, commercial, etc])
- Payment of an Annual Inspection Fee (calculated at \$0.01 per square foot with a \$50 minimum)
- Properties are also required to meet the minimum standard of care outlined in the ordinance (enclosed)

Registration fee: \$250.00

Inspection fee: \$50.00

Based on 1659 sq ft as listed in BCAD

Total payment due: \$300.00

Please include a check or money order or pay online

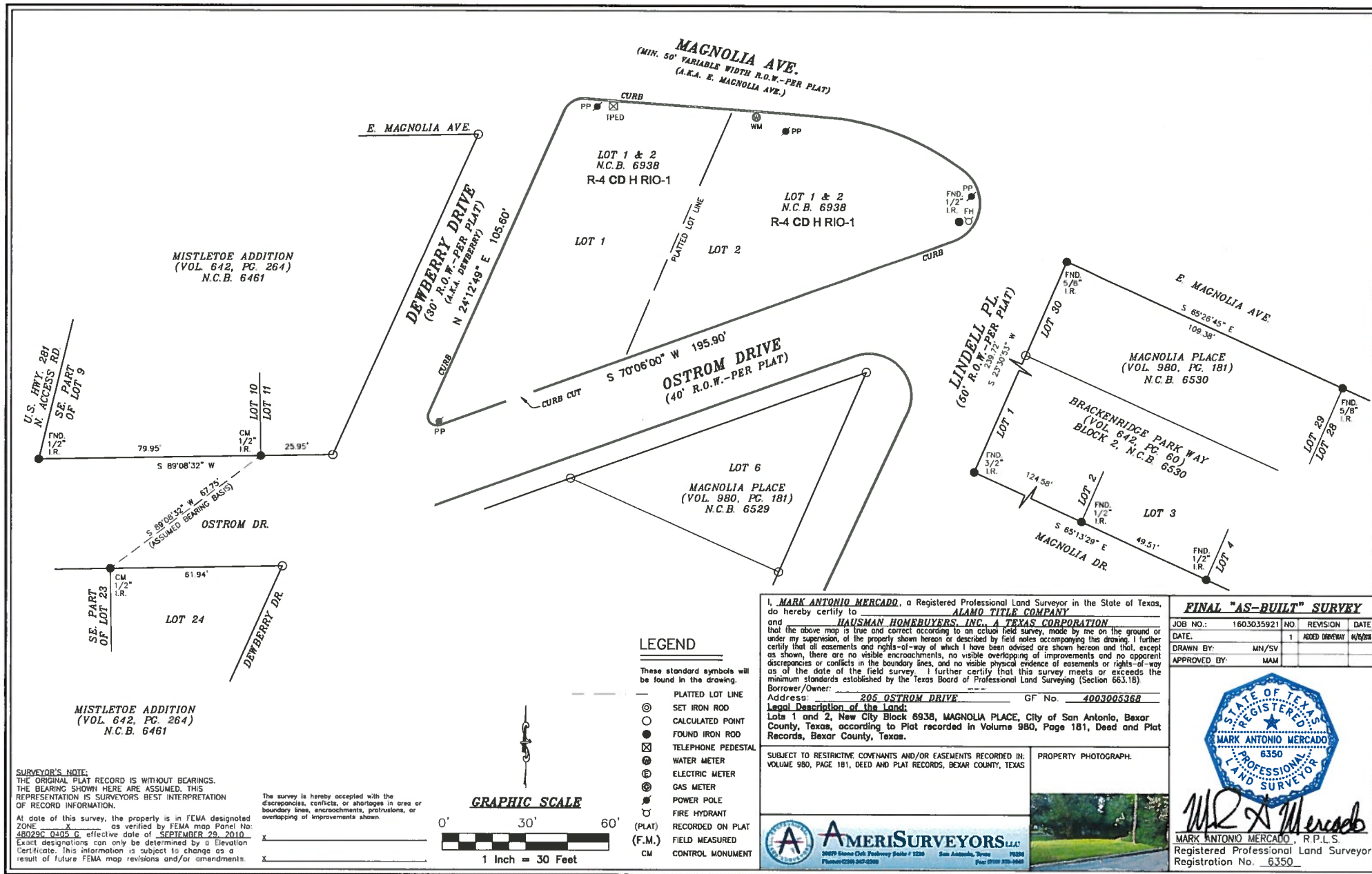
If you mail in a complete registration and payment within forty-five (45) days of the date of this letter, you will receive a \$100 discount of the registration fee. Should you **register and complete payment more than ninety (90) days from date of this letter, you will be assessed a \$150 late registration fee.**

Please visit www.sanantonio.gov/vacantbuilding and click the link for online registration to register your property. You will need the Registration ID listed at the top of this letter and you will need to create a user name and password. Alternatively, your registration can be mailed to the address below.

For questions, please contact John Stevens at 210.207.7999 or john.stevens3@sanantonio.gov, Monday through Friday during normal business hours.

Sincerely,

John Stevens
Manager, Vacant Building Program



I, **MARK ANTONIO MERCADO**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to **ALAMO TITLE COMPANY** and **HAUSMAN HOMEBUYERS, INC., A TEXAS CORPORATION** that the above map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the properly shown hereon or described by field notes accompanying this drawing. I further certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way as of the date of the field survey. I further certify that this survey meets or exceeds the minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: **205 OSTROM DRIVE** GF No. **4003005368**

Address: **205 OSTROM DRIVE**

Legal Description of the Land:
Lots 1 and 2, New City Block 6938, MAGNOLIA PLACE, City of San Antonio, Bexar County, Texas, according to Plat recorded in Volume 980, Page 181, Deed and Plat Records, Bexar County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN: VOLUME 980, PAGE 181, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1603035921	NO.	REVISION	DATE
DATE:		1	ADDED DRIVEWAY	8/26/2018
DRAWN BY:	MN/SV			
APPROVED BY:	MAM			



MARK ANTONIO MERCADO, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6350

Zoning

CASE NO. Z2005282 CD

AN ORDINANCE 2006-03-23-0406

**AMENDING THE OFFICIAL ZONING MAP OF THE CITY
OF SAN ANTONIO BY AMENDING CHAPTER 35, UNIFIED
DEVELOPMENT CODE, SECTION 35-304, OF THE CITY
CODE OF SAN ANTONIO, TEXAS BY CHANGING THE
ZONING DISTRICT BOUNDARY OF CERTAIN PROPERTY.**

* * * * *

WHEREAS, a public hearing was held regarding this amendment to the Official Zoning Map at which time parties in interest and citizens were given an opportunity to be heard; and

WHEREAS, the Zoning Commission has submitted a final report to the City Council regarding this amendment to the Official Zoning Map of the City of San Antonio; **NOW THEREFORE**,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. Chapter 35, Unified Development Code, Section 35-304, Official Zoning Map, of the City Code of San Antonio, Texas is amended by changing the zoning district boundaries as follows:

Lot 1 and Lot 2, NCB 6938; Lot 1 NCB 6939; Lot 8 and the West 12.5 feet of Lot 9 NCB 6939; the East 12.5 feet of Lot 12, all of Lot 13 and Lot 14, NCB 6939; Lot 20 and Lot 21, Block 2, NCB 6530; Lot 4 and the West 25 feet of Lot 5, Block 3, NCB 6202; Lot 9 and the West 25 feet of Lot 10, Block 4, NCB 6203, from "R-4" RIO-1 Residential Single-Family River Improvement Overlay District to "R-4" C RIO-1 Residential Single-Family River Improvement Overlay Conditional District with a Conditional Use for 2 Dwelling Units;

Lot 19 and Lot 20, Block 2, NCB 6201, from "R-4" RIO-1 Residential Single-Family River Improvement Overlay District to "R-4" C RIO-1 Residential Single-Family River Improvement Overlay Conditional District with a Conditional Use for 4 Dwelling Units, and;

A 17.3 foot by 40.84 foot tract out of the Southeast corner of Lot E, City Block A-2, Lot 1 save and except the North 88.00 feet of the West 12.60 feet thereof, all of Lot 2, all of Lot 3, and Lot 4 save and except the North 74.40 feet of the East 33.00 feet thereof and also the South 74.39 feet of the East 23 feet thereof, NCB 7080 from "R-4" RIO-1 Residential Single-Family River Improvement Overlay District to "R-4" C RIO-1 Residential Single-Family River Improvement Overlay Conditional District with a Conditional Use for 6 Dwelling Units.

SECTION 2. The City Council finds as follows:

- A. The conditional use will not be contrary to the public interest.
- B. The conditional use will not substantially nor permanently injure the appropriate use of adjacent conforming property in the same district.
- C. The conditional use will be in harmony with the spirit and purpose for conditional uses as

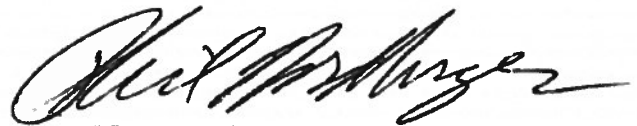
- set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- D. The conditional use will not substantially weaken the general purposes of the regulations as set forth in Section 35-422, Conditional Zoning, of the Unified Development Code.
- E. The conditional use will not affect adversely the public health, safety and welfare.

SECTION 3. All other provisions of Chapter 35 except those expressly amended by this ordinance shall remain in full force and effect including the penalties for violations as made and provided for in Section 35-491.

SECTION 4. The Director of Development Services shall change the zoning records and maps in accordance with this ordinance and the same shall be available and open to the public for inspection.

SECTION 5. This ordinance shall become effective on April 2, 2006.

PASSED AND APPROVED this 23rd day of March, 2006.



M A Y O R

PHIL HARDBERGER

ATTEST:


City Clerk

APPROVED AS TO FORM:


City Attorney

Agenda Voting Results

Name: Z-1.

Date: 03/23/06

Time: 04:03:21 PM

Vote Type: Multiple selection

Description: ZONING CASE #Z2005282 CD (District 1): An Ordinance amending the zoning district boundary from "R-4" RIO-1 Residential Single-Family, River Improvement Overlay District-1 to "R-4" RIO-1 (CD-2, 4 or 6 Dwelling Units) Residential Single-Family Conditional River Improvement Overlay District-1 with a Conditional Use for 2, 4, or 6 dwelling units on Lot 1 and Lot 2, NCB 6938; Lot 1 NCB 6939; Lot 8 and the West 12.5 feet of Lot 9 NCB 6939; the East 12.5 feet of Lot 12, all of Lot 13 and Lot 14, NCB 6939; Lot 20 and Lot 21, Block 2, NCB 6530; Lot 4 and the West 25 feet of Lot 5, Block 3, NCB 6202; Lot 9 and the West 25 feet of Lot 10, Block 4, NCB 6203, located at 803, 831, 850, 853, and 857 East Magnolia, 115 and 134 Armour Place, and 205 Ostrom; Lot 19 and Lot 20, Block 2, NCB 6201, 668 East Woodlawn; A 17.3 foot by 40.84 foot tract out of the Southeast corner of Lot E, City Block A-2, Lot 1 save and except the North 88.00 feet of the West 12.60 feet thereof, all of Lot 2, all of Lot 3, and Lot 4 save and except the North 74.40 feet of the East 33.00 feet thereof and also the South 74.39 feet of the East 23 feet thereof, NCB 7080, 120 Anastacia; as requested by the City of San Antonio, Applicant, for Multiple Owner(s). Staff and Zoning Commission recommend Approval.

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1	Not present			
SHEILA D. MCNEIL	DISTRICT 2		x		
ROLAND GUTIERREZ	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
DELICIA HERRERA	DISTRICT 6		x		
ELENA K. GUAJARDO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
KEVIN A. WOLFF	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10		x		
MAYOR PHIL HARDBERGER	MAYOR		x		

MEETING OF THE CITY COUNCIL

ALAMODOME
ASSET MANAGEMENT
AVIATION
CITY ATTORNEY
MUNICIPAL COURT
REAL ESTATE
REAL ESTATE (WOOD)
RISK MANAGEMENT
CITY MANAGER
SPECIAL PROJECTS
CODE COMPLIANCE
COMMERCIAL RECORDER
COMMUNITY INITIATIVES
CONVENTION AND VISITORS BUREAU
CONVENTION CENTER EXPANSION OFFICE
CONVENTION FACILITIES
CONTRACT SERVICES
COUNCIL OFFICES
CULTURAL AFFAIRS
CUSTOMER SERVICE/311 SYSTEM
DEVELOPMENT SERVICES
HOUSE NUMBERING
LAND DEVELOPMENT SERVICES
TRAFFIC & DRAINAGE PLAN REVIEW
ECONOMIC DEVELOPMENT
ENVIRONMENTAL SERVICES
SOLID WASTE
EXTERNAL RELATIONS
PUBLIC INFORMATION OFFICE
FINANCE - DIRECTOR
FINANCE - ASSESSOR
FINANCE - CONTROLLER
FINANCE - GRANTS
FINANCE - TREASURY
FIRE DEPARTMENT
HOUSING AND COMMUNITY DEVELOPMENT
HUMAN RESOURCES (PERSONNEL)
INFORMATION SERVICES
INTERNAL REVIEW
INTERNATIONAL AFFAIRS
LIBRARY
MANAGEMENT & BUDGET (OFFICE OF) OMB
MAYOR'S OFFICE
METROPOLITAN HEALTH DISTRICT
MUNICIPAL CODE CORPORATION
MUNICIPAL COURT
NEIGHBORHOOD ACTION
PARKS AND RECREATION
MARKET SQUARE
YOUTH INITIATIVES
PLANNING DEPARTMENT - NEIGHBORHOOD PLNG;
URBAN DESIGN/HISTORIC PRESERVATION
DISABILITY ACCESS OFFICE
POLICE DEPARTMENT
GROUND TRANSPORTATION
PUBLIC UTILITIES
PUBLIC WORKS DIRECTOR
CAPITAL PROJECTS
CENTRAL MAPPING
ENGINEERING
PARKING DIVISION
REAL ESTATE DIVISION
TRAFFIC ENGINEERING
PURCHASING AND GENERAL SERVICES
SAN ANTONIO WATER SYSTEMS (SAWS)
VIA

AGENDA ITEM NUMBER:

2-1

DATE:

MAR 23 2006

MOTION/SECOND:

McNeil / Perez

ORDINANCE NUMBER:

2006-03-23-0406

RESOLUTION NUMBER:

ZONING CASE NUMBER:

22005282CD

TRAVEL AUTHORIZATION:

D1

NAME	ROLL	AYE	NAY
ROGER O. FLORES			
District 1			
SHEILA D. MCNEIL			
District 2			
ROLAND GUTIERREZ			
District 3			
RICHARD PEREZ			
District 4			
PATTI RADLE			
District 5			
DELICIA HERRERA			
District 6			
ELENA GUAJARDO			
District 7			
ART A. HALL			
District 8			
KEVIN A. WOLFF			
District 9			
CHRISTOPHER "CHIP" HAASS			
District 10			
PHIL HARDBERGER			
Mayor			



River Road Neighborhood Association

To: HDRC Baord Members,

May 11, 2017

The Historic Resources Committee of the RRNA has reviewed the proposed plans for new construction at 205 Ostrom in the River Road Neighborhood, and agreed that the project was appropriate for the neighborhood and would be a great improvement over the existing abandoned house at that address. We urge the HDRC Board to give this project conceptual approval.

Sincerely,

Darla Piner

Chairman

Historic Resurces Committee

River Road Neighborhood Association

River Road Historic Committee

William Sibley, Darla Piner, Co-Chairs

535 E. Craig Pl, San Antonio, TX 78212

Sibley: [210-323-2968](tel:210-323-2968), Piner: [210-738-9256](tel:210-738-9256)

wsibley@aol.com

epinertex@gmail.com

01/17/2017

To the San Antonio HDRC Board,

Re: 205 Ostrom Drive

Having reviewed the plans presented to us by Tobias and Mai Stapleton, for their property located at 205 Ostrom Drive, we find them fitting and acceptable.

We agreed with their plans for demolition of the existing structures.

Sincerely,

W. Sibley, D. Piner; Co-Chairs

RIVER ROAD HISTORIC COMMITTEE



Ed & Darla

iMessage

Mon, May 15, 9:20 PM

Ed, thanks so much for the call back, it cheered me up. it's this sort of community with people like you and your wife and community spirit that we look forward to being part of in the near future. Kind Regards Toby

Delivered

Wed, May 17, 1:24 AM

I'm sorry to say that there has been a change of position on the Historic Committee. Due to very real concerns that supporting your demolition plans could cause damage to the long, difficult, and expensive legal efforts with the Lindell project which we can't jeopardizewe just can't risk it.



iMessage



Recycle & Salvage Plan

205 Ostrom Drive
San Antonio
TX 78212
425-305-8044




Construction waste recycling is the separation and recycling of recoverable waste materials generated during construction and demolition of existing structures. Packaging, new material scraps and old materials and debris all constitute potentially recoverable materials. In demolition, appliances, masonry materials, doors and windows are recyclable.

At 205 Ostrom Drive the infestation and presence of mold and fungus may reduce the amount of recycling and salvageable material but we will look closely at time of demolition. We have already agreed with the adjacent neighbor to share some siding to replace rotten boards on his garage. We will also carefully remove the windows if possible and post these on NextDoor.com, Craigslist & Letgo so adjoining historic districts can potentially utilize these.

Following advice from our Structural Engineer, Architect & Builder all roofing flooring walls and general structure should be disposed of, building codes prevent the use of used materials (i.e. reused studs) as structural members. Non-structural materials such as trim or siding are not regulated and therefore we will try and rescue if they are not infested.

The following Page identifies materials and companies that we will try and use when salvaging, recycling or disposing of harmful materials.



Material	Recycle/Salvage/Utilize on Site/Disposal	Recycle/Salvage Company
Concrete & Aggregate	<p>Clean concrete chunks, old brick, broken blocks, and other masonry rubble can be buried on-site during foundation back-filling.</p> <p>Good quality used concrete (also known as urbanite) can also be used as brick or block for landscaping walls and foundations for small buildings.</p>	San Antonio Aggregate Recyclers 12025 TX-16, San Antonio, TX 78224
metal radiators, grates, piping, aluminum siding, and old appliances.	Recycle/Salvage	Bracken Recycling 19068 Marbach Lane San Antonio, TX 78266
Lead	Disposal	Ecology Action Diversion Center at the city landfill
Brush & Trees	Branches and trees from brush clearing can be stored separately and chipped at the city's landfill facility, or a chipper can be used on site to create landscaping mulch.	Mulch Facility Burning Bush 10020 FM1560, San Antonio, TX 78254
Windows	Recycle and Donate to Neighboring Historic district home owners, Utilizing social media and yard signage.	 
Fixtures & Fittings	The majority of these have been stripped from the building, we will recycle what remains, possible toilet and sink. Post again on social media outlets like Craigslist and Let go	

Kind Regards,

Toby & Mai Stapleton



Toby & Mai Stapleton

205 Ostrom Drive
San Antonio
TX 78212
425-305-8044
7/13/17

Written Narrative

Dear Sir/Madam

In relation to the proposed dwellings at 205 Ostrom Drive please find below our written narrative.

Proposed works, upon receipt of permission of the various departments in the City of San Antonio.

1. Demolish the existing abandoned building and other structures on the Lot 1 & 2
 - a. We have included in this submission a letter from our structural engineer condemning the building for demolition
 - b. We have included in this submission a Letter from our builder detailing the current condition of the structure
 - c. We have included in this submission a letter confirming Receipt of abandoned building registration from Mr. John Stephens
 - d. We have complied and adjusted the design around certain parameters requested by the HDRC.
2. Existing Lots 1 & 2 are zoned for conditional use for 1 Dwelling Unit & accessory building on each lot. Making a total of 4 units.
 - a. We have had a joint meeting with Zoning and the HDRC to clarify this.
3. Proposed Construction
 - a. Lot #1 we have included in this submission Elevations & Plans of the proposed dwellings design.
 - i. We propose to build one single family house on Lot #1 with an accessory building.



- b. Lot #2 we have included in this submission Elevations & Plans of the proposed dwellings design
 - i. We propose to build one single family house on Lot #2 with an accessory building.
- 4. Design Review with HDRC Staff members
 - a. We have had two design reviews
 - i. Initial design review which staff encouraged significant design modifications. We in turn reached out to a local Architect that lives in the community John Larcade who has been on the local historic preservation board.
 - ii. We opened the building for inspection by the neighbors and HDRC members on a demolition notification visit. Significant structural damage was noted by and pointed out by staff.
 - iii. 2nd design review attended down in HDRC offices, we presented the 2nd revised drawings and had very positive feedback from HDRC.
 - iv. Encouraged by the HDRC we retained a Structural Engineer and have included that report of their visit to the site
 - v. We attended a zoning clarification meeting with HDRC Staff and Catherine Hernandez of the zoning dept. to ensure this submission would comply.
 - vi. We opened the building for inspection by the HDRC Board members on a demolition notification visit so they could review the structural engineers report and witness the condition of the property.
 - vii. We plan to have a 3rd design review prior to our hearing to adjust accordingly if needed.

We would like to thank the HDRC Board members, Edward Hall and the associated staff at the HDRC & Zoning for their extensive and positive approach to the process thus far.

Warm regards,
Toby & Mai Stapleton





PAUL • KOEHLER • BROWN
consulting structural engineers, llc

8217 Shoal Creek Blvd., Suite 106, Austin, Texas 78757
(512) 231-8910 Voice (512) 231-8915 Fax

May 31, 2017

Mr. Toby Stapleton
1800 Broadway Apt. #1228
San Antonio, Texas 78215

RE: Existing House at
205 Ostrom Drive
San Antonio, Texas 78212
Parcel ID: 6938 Lot: 1 & 2

Dear Mr. Stapleton:

At your request, Paul-Koehler-Brown Consulting Structural Engineers provided structural engineering site investigation services for the home at 205 Ostrom Drive in San Antonio, Texas. This inspection was performed by Travis Lowe in our office. The purpose of this investigation was to review the condition of the structure and determine if it is feasible to repair or salvage the existing structure.

House Construction

It is our understanding that the house was built in 1935 with additional renovations occurring in 1970. The original foundation is a wooden post (pier) and beam foundation system, and the later addition used a concrete slab on-grade for a patio and sitting room. The original floor system is composed of wood decking over wood beams and joists that are supported on the wooden timber posts. The wooden posts appear to be composed of cedar and many still had some bark attached. The walls are typical wood stud wall framing. The roof was conventional "stick framing" with wood joists and rafters. It could be seen that the shingle roofing system consisted of multiple layers, due to adding additional shingle layers without removing the previous roof before installing the new roof.

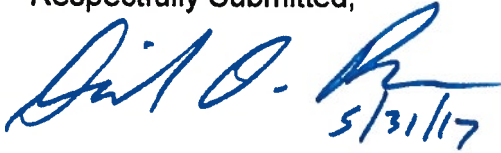
Findings

Due to age and apparent lack of maintenance for many years, the house is severely deteriorated. It is our understanding that the house has been abandoned for the past 23 years and the lack of any maintenance or climate control over a long period of time has contributed to the deterioration of the house. Wood decomposition was evident all over the interior and exterior house. Signs of dry rot, fungus, and wood worm or termite infestation could be seen in the wood framing throughout the house. This deterioration is widespread and has reduced the structural integrity of the

wooden members. Section loss could be seen in the wood framing. Floors were collapsed in some areas. Wall sheathing had cracks between sheathing panels and large sections were deteriorated or missing. In addition, parts of the ceiling and roof were collapsed at various locations. Daylight could be seen coming through holes in the roof. Some areas of the roof were sagging from what appeared to be buildup of material on the roof, like tree branches, or from the deterioration of the wooden framing below due to rot, fungus, etc. Most of the house has been subjected to water intrusion due to the deterioration and collapse of portions of the roof. It also appeared that both types of foundations present at the house were adversely affected by shrink/swell movement of the underlying soil. The cracking in the concrete portion of the foundation was caused by expansive clay soils, where the soil becomes saturated and expands, then subsequently dries out and shrinks with seasonal moisture changes. The movement caused by the expansive soil conditions is also evident in the wood portion of the foundation, demonstrated by various wooden piers that extend at an angle from the ground as well as cracking and separation in the concrete foundation. Also, floor beams were found to be shifted away from their wooden pier foundation supports. The movement in the foundation also caused cracks in the wall framing and sheathing. There are many deficiencies in the structural integrity of the foundations, walls, and roof elements.

Based on the on-site observations and our structural experience, it is our opinion that the existing house structure is unsafe for habitation, the structural members are too badly deteriorated to be repaired, and the entire structure should be completely demolished. If you have any questions, please contact me.

Respectfully Submitted,



5/31/17

David O. Brown, P.E.
Principal
PAUL-KOEHLER-BROWN
Texas Firm Reg. No. F-11103
512-231-8910
dbrown@pkbrown.com



Attachments: Photos

Photos:



Photo 1: Overall of House (looking northeast)



Photo 2: Timber Pile Foundation Loss of Section and Signs of Infestation



Photo 3: Wooden Beam Loss of Section and Bearing Area



Photo 4: Concrete Slab Foundation Cracking and Movement



Photo 5: Typical Wood Flooring Deterioration



Photo 6: Wall Section with Multiple Signs of Fungus Infestation

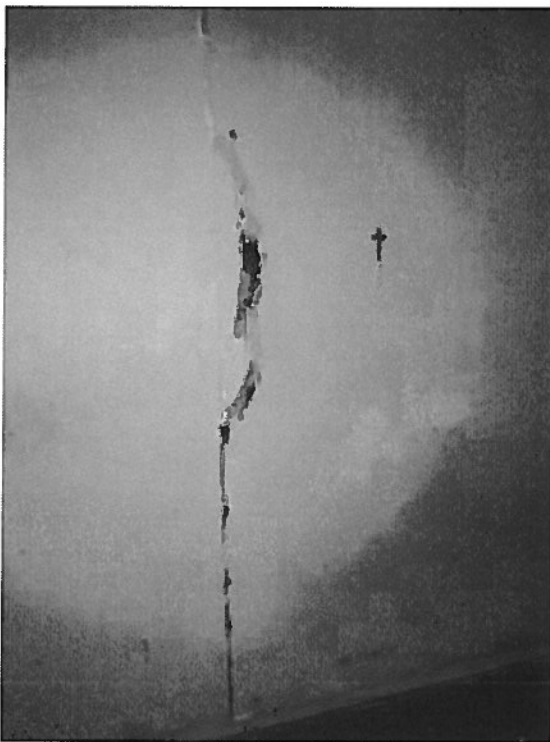


Photo 7: Cracking in Wall Sheathing



Photo 8: Cracking in Ceiling Sheathing



Photo 9: Collapsed Section of Wooden Roof Joists and Beams



Photo 10: Signs of Fungus Infestation for Roof's Wooden Framing

End of Photos

HILL COUNTRY LIFESTYLE CUSTOM HOMES HOMES



PPLANTE@SATX.RR.COM



210-240-3103

26611 DANCING BEAR
SAN ANTONIO TX 78260

TOBY & MAI
205 OSTROM DRIVE
SAN ANTONIO TX 78212

Dear Toby & Mai,

7/12/17

Thank you for forwarding over the structural engineer's report, as I suspected they agree with me and the architect that this building has gone past the point of rehabilitation and should be demolished. Understanding that the roof walls and floors are completely rotten if an attempt to "jack up" the house is attempted this building will fall, based on this alone we cannot price a renovation.

Building a replica of a dwelling would be the closest version of renovation, that neither suits you or your growing family's needs I would suggest that you push forward with trying to get the proposed buildings approved.

We originally decided to take this project on as a lump sum and did not expect to produce multiple cost estimates for fictitious scenarios to do some sort of comparison between the new completely different house styles and refurbishment of a structurally condemned building. I question the logic of something that we will not perform or would never put you in a position to be told to do this by COSA/HDRC.

Please note due to the building boom in San Antonio you may see an increase in labor & material costs, we will negotiate a final price at time of construction document issuance. Please note the design change from our last pricing issued 5/12/17 is as follows:

- New Build \$484,920 will increase 3% to an even \$500,000 due to the accessory building addition and main house footprint decreasing in size.
- Replication in sections with even more mobilizations will increase by 15% to \$677,628

I have included the original cost breakdown from the last round of exercises I performed for you.

Sincerely, Paul Plante

Hill Country Lifestyle Custom Homes

Issued 5/15/17

New Construction					Rehabilitation abandoned structure Based on current available trader willing to perform work.	
Combined Duplex & Single Family Home, Architect John Lucado						
Item	Description	Unit	Sq Ft	Price	Description	Price
Interior Paint	Trim doors walls etc.	Bid	LS	\$16,000	All new	\$8,250.00
Exterior Paint	Trim Only	Bid	LS	\$8,000	Refurbish existing match existing	\$9,250.00
Exterior Siding	House	Bid	LS	\$40,000	Refurbish existing match existing	\$57,000.00
	Garage	Bid	LS	\$2,500	Repair / refurbish	\$7,500.00
Floor covering	Bedroom plumb grade	Bid	LS	\$9,000	All new	\$5,000
	Tile Bathroom	Bid	LS	\$2,500	All new	\$1,775
	wood floor	Bid	LS	\$16,670	Refurbish and match existing	\$19,000
Kitchen cabinet	Standard	Bid	LS	\$15,000	All new	\$8,000.00
Counter top	Granite	Bid	LS	\$10,000	All new	\$5,000.00
	Farmica kitchen utility	Bid	LS	\$2,400	All new	\$1,200.00
Sink and Faucet	Main kitchen	Bid	LS	\$2,100	All new	\$900.00
Appliances	Galley and wet bar	Bid	LS	\$1,200	All new	\$1,200.00
	Fridge	Bid	LS	\$700	All new	\$700.00
	Electric range	Bid	LS	\$450	N/A	
	Microwave	Bid	LS		All new	\$450.00
	Dishwasher	Bid	LS	\$27,000	Increase supports under existing floor marking in confined space and access to clean out	\$25,680.00
Bathroom	unzuito	Bid	LS	\$2,000		\$4,000.00
	half bath	Bid	LS			
Fixtures		Bid	LS			
Fence	Small room	Bid	LS	\$2,000		\$1,400.00
	Living Dining	Bid	LS	\$2,500		\$1,500.00
Glazing	Patio doors and windows	Bid	see framing breakdown	\$22,000	Refurbish and match existing	\$22,142.00
Doors	Interior	Bid	see framing breakdown	\$6,000		\$2,600.00
	Exterior	Bid	LS	\$3,500	Refurbish and match existing	\$4,500.00
	Hardware	Bid	LS	\$3,000		\$2,600.00
	Garage	Bid	LS	\$450		\$950.00
	Exterior Gate	Bid	NA	NA		\$1,200.00
Water Heater	Dual Heaters	Bid	LS	\$2,250		\$1,500.00
Fence	wood	Bid	LS	\$5,000		\$8,000.00
Stairs	Stair	Bid	LS	\$9,900	N/A	\$0.00
Electrical	New Panel	Bid	LS	\$3,000	new panel but no off required	\$4,200.00
	switcher	Bid	LS	\$2,400		\$770.00
	Quad receptacle	Bid	LS	\$1,800		\$640.00
	Duplex	Bid	LS	\$1,900		\$930.00
	Tell/Date	Bid	LS	\$1,200		\$405.00
	Wire	Bid	LS	\$32,000	including full demo	\$24,000.00
HVAC	Install new	Bid	LS	\$20,000		\$10,000.00
Roof	Standing Seam and Flat	Bid	LS	\$45,000	Remove in section and replace	\$42,000.00
Landscaping		Bid	LS	\$20,000	New	\$20,000.00
Foundation	Fastener GB	Bid	LS	\$24,000	Hand Excavation and additional insurance	\$35,000.00
Plumbing		Bid	LS	\$26,000	Additional labor in confined space	\$20,000.00
Driveway/flatwork	Patio, driveway & pavement	Bid	LS	\$9,000	Re-work around existing	\$9,000.00
Demo	Per Load	Bid	LS	\$12,000	Upon removal allowance	\$15,500.00
Deck/Balcony		Bid	LS	\$11,000	Porch	\$12,000.00
Decorative		Bid	LS	\$6,000	N/A	
Framing	See framing breakdown	Bid	see framing breakdown	\$35,000	Remove in sections where needed and maintain structural stability	\$56,500.00
Floor Joists	See framing breakdown	Bid	in framing		Remove in sections where needed and maintain structural stability	\$26,000.00
Mobilization / permitting	Excluded					\$9,000.00
Fire Place	Remove in demo				Repaint and reinforce	\$20,000.00
Contingency				\$12,000	Contingency	\$74,000.00
Architect				\$10,000	Not explained why needed by Client?	\$10,000.00
Total			NEW	\$484,920		REHAB \$588,242
Taxes not incl						