

HISTORIC AND DESIGN REVIEW COMMISSION

November 01, 2017

HDRC CASE NO: 2017-478
ADDRESS: 205 OSTROM
LEGAL DESCRIPTION: NCB 6938 BLK LOT 1&2
ZONING: R-4 CD H
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 / Construction of an accessory structure
APPLICATION RECEIVED: October 13, 2017
60-DAY REVIEW: December 12, 2017
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.

As an alternative to the above-listed request, the applicant is requesting conceptual approval to:

6. Construct a two story accessory structure at the rear of the existing, historic structure.

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. This request was heard at the August 2, 2017, Historic and Design Review Commission hearing where the application was withdrawn by the applicant. This request was reviewed by the Design Review Committee on September 12, 2017, where the applicant noted a change in the proposed roof form of one of the primary structures and provided additional information regarding structural analyses by structural engineers. This request was heard by the HDRC At the September 20, 2017, hearing where it was withdrawn by the applicant. This request was reviewed by the Design Review Committee on October 25, 2017, where the committee noted that accurate survey information was needed, that diagrams noting changes and improvements since previous reviews should be included in the presentation documents, that the proposed single width garage doors were not appropriate and that the proposed two story accessory structure at the rear of the single story historic structure overpowered the historic structure.
- d. 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.
- e. 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. The applicant has not submitted additional bids at this time.

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. In addition to the report provided by the selected contractor, the applicant has provided structural analyses from two structural engineers. Neither report recommends repairs.]

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.

- 1c. The applicant has provided additional information in the packet that summarizes financial losses should demolition not be approved. However, these losses are related to the acquisition of the property by the applicant and not the criteria established by the UDC. Staff finds that the applicant has not demonstrated an unreasonable economic hardship in accordance with the UDC. 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.
- 1d. In general, staff encourages the rehabilitation, and when necessary, reconstruction of historic structures. Such work is eligible for local tax incentives. The financial benefit of the incentives should be taken into account when weighing the costs of rehabilitation against the costs of demolition with new construction.

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. **SETBACKS & ORIENTATION** – While the site plan provided is sufficient for conceptual review of design elements, concern has been expressed regarding the accurateness of the survey provided for the property and actual property lines may differ from those represented in the submitted site plan. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- 2c. **TREE SURVEY** – At this time, the applicant has not provided staff with a tree survey. A tree survey must be provided to staff noting which existing trees will be impacted by the proposed new construction.
- 2d. **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 Ostom and Magnolia Avenue. Staff finds this appropriate and consistent with the Guidelines.
- 2e. **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.
- 2f. **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.
- 2g. **ROOF FORM** – The applicant has proposed roof forms that include both front and side gabled roofs. Each street, Ostom, Magnolia Avenue and the intersection of the two will have a gable oriented towards them. Staff finds the proposed roof forms appropriate.
- 2h. **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.
- 2i. **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.
- 2j. **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.
- 2k. **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.
- 2l. **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. **SETBACKS & ORIENTATION** – While the site plan provided is sufficient for conceptual review of design elements, concern has been expressed regarding the accurateness of the survey provided for the property and actual property lines may differ from those represented in the submitted site plan. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- 3c. **TREE SURVEY** – At this time, the applicant has not provided staff with a tree survey. A tree survey must be provided to staff noting which existing trees will be impacted by the proposed new construction.
- 3d. **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.
- 3e. **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.
- 3f. **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.
- 3g. **ROOF FORM** – The applicant has proposed to modify the previously proposed flat roof form to include a gabled roof, consistent with the Guidelines.
- 3h. **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.
- 3i. **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.
- 3j. **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.
- 3k. **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.
- 3l. **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.
- 4b. SETBACKS & ORIENTATION – While the site plan provided is sufficient for conceptual review of design elements, concern has been expressed regarding the accurateness of the survey provided for the property and actual property lines may differ from those represented in the submitted site plan. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- 4c. TREE SURVEY – At this time, the applicant has not provided staff with a tree survey. A tree survey must be provided to staff noting which existing trees will be impacted by the proposed new construction.

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.
- 5b. TREE SURVEY – At this time, the applicant has not provided staff with a tree survey. A tree survey must be provided to staff noting which existing trees will be impacted by the proposed new construction.

Findings related to request item #6:

- 6a. As an alternative to demolition with new construction, the applicant has proposed to construct a two story accessory structure at the rear of the existing, historic structure. The Guidelines for New Construction 5.A. notes that accessory structures should be designed to be visually subordinate to the primary historic structure on the lot, should be no larger than 40 percent of the primary historic structure's footprint, should relate to the construction period and architecture of the primary historic structure and should feature windows and doors similar to those of the primary historic structure. The Guidelines for New Construction 5.B. notes that the prominent garage orientation of the block and the historic setback of accessory structures should be matched.
- 6b. SETBACKS & ORIENTATION – While the site plan provided is sufficient for conceptual review of design elements, concern has been expressed regarding the accurateness of the survey provided for the property and actual property lines may differ from those represented in the submitted site plan. Any final plans must represent accurate setback conditions and demonstrate compliance with the Unified Development Code prior to any request for a Certificate of Appropriateness.
- 6c. LOT LAYOUT – The lot at 205 Ostrom features an irregular shape and layout, inconsistent with the primary development pattern found in the district. The applicant has proposed to locate the accessory structure at the western portion of the site, to the side and rear of the primary historic structure, similar to the location of accessory structures found elsewhere in the district. While the general orientation of the accessory structure is skewed, staff finds the placement appropriate.
- 6d. TREE SURVEY – At this time, the applicant has not provided staff with a tree survey. A tree survey must be provided to staff noting which existing trees will be impacted by the proposed new construction.
- 6e. MASSING & HEIGHT – The proposed overall height of the accessory structure is approximately twenty-five (25) feet in height. The proposed height is greater than that of the primary historic structure on the lot. Staff finds that the applicant should study ways to decrease the overall height of the proposed structure such as reducing the top place of the second floor for a 1 ½ story accessory instead of a full two stories.
- 6f. MATERIALS – Regarding materials, the applicant has proposed materials that consist of an asphalt shingle roof, double hung wood windows, wood or Hardi board siding. Staff finds the proposed materials appropriate; however the proposed siding should feature an exposure of four inches and a smooth finish.

RECOMMENDATION:

1. Staff does not recommend approval of demolition based on findings 1.a. and 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 – 3. Staff recommends conceptual approval of items #2 and #3, the construction of two, two-story primary residential structure on the lot based on findings 2a through 3l, with the following stipulations. This is only applicable if item #1, demolition is approved.

- 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 and a standard galvalume finish on the proposed structure in request item #2.
- ii. That the applicant install wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- 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.
- vi. That a site plan with accurate setback dimensions and a tree survey must be submitted prior to an application final approval.

4 – 5. 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:

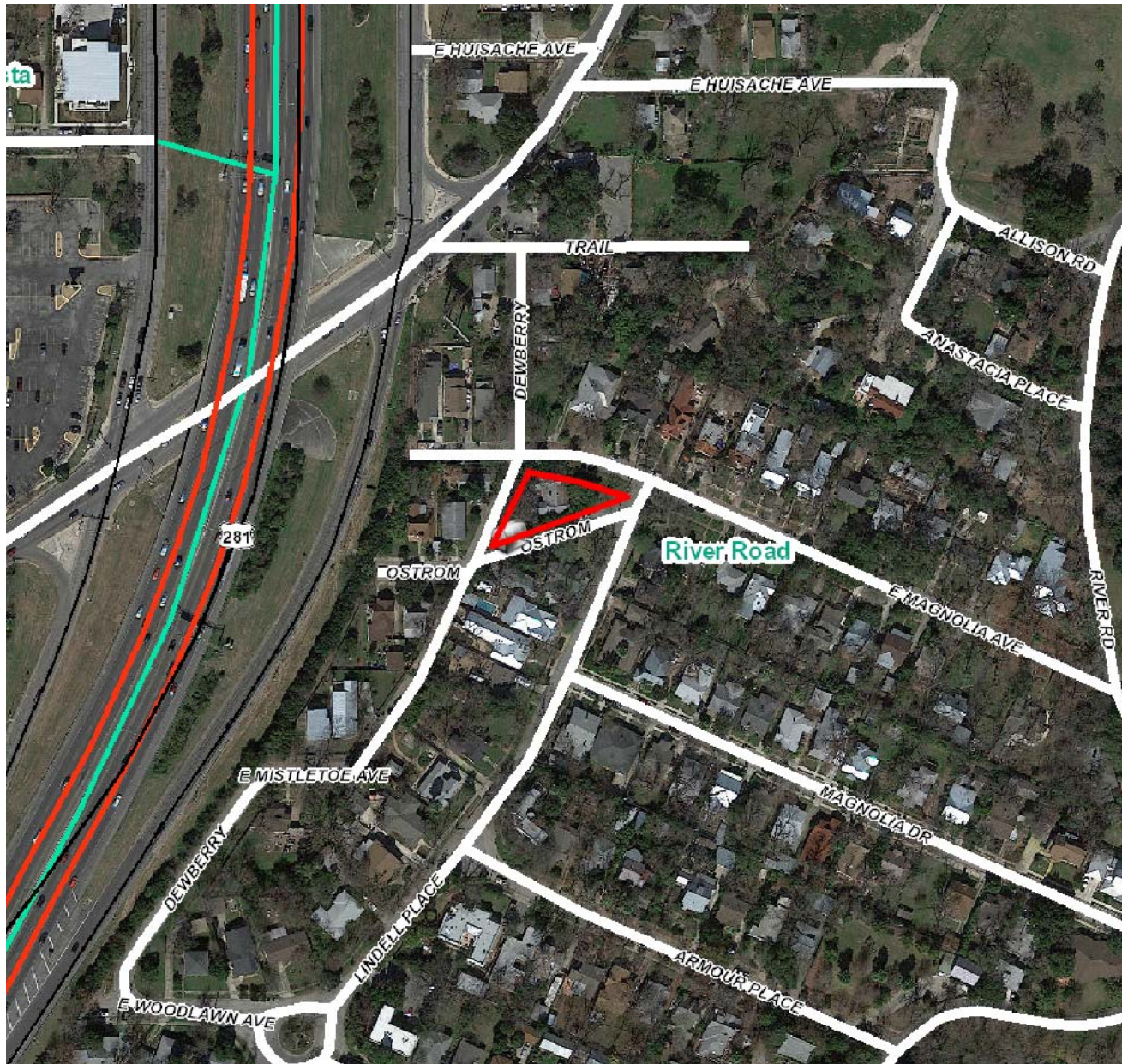
Staff recommends approval of items #4 and #5, the construction of two, two story accessory structures and the installation of a new driveway, based on findings 4a through 5b with the following stipulations. This is only applicable if item #1, demolition is approved.

- i. That the applicant install wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ii. That the single garage door be eliminated and a two-stall configuration with two separate door be used instead. The doors must feature materials and a profile consistent with historic examples found in the district.
- iii. That a site plan with accurate setback dimensions and a tree survey must be submitted prior to an application final approval.

6. Staff recommends conceptual approval of the placement and orientation of the proposed accessory structure, item #6 based on findings 6a through 6f with the following stipulations. This is only applicable if item #1, demolition is not approved.
- i. That the applicant propose a way to decrease the overall height of the proposed structure such as reducing the top plate of the second floor for a 1 ½ story accessory instead of a full two stories.
 - ii. That a site plan with accurate setback dimensions and a tree survey must be submitted prior to an application final approval.
 - iii. That the applicant install wood or aluminum clad wood windows should be installed that feature meeting rails that are no taller than 1.25” and stiles no wider than 2.25”. White manufacturer’s color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
 - iv. That the single garage door be eliminated and a two-stall configuration with two separate door be used instead. The doors must feature materials and a profile consistent with historic examples found in the district.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: May 11, 2017

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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



DATE: APRIL 25, 2017 HDRC Case#

APPLICANT: TOBIAS STAPLETON, JOHN LARLAAE

Staff present: EDWARD HALL

Others present: _____

REQUEST: DEMOLITION WITH NEW CONSTRUCTION

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING APPEARANCE OF EACH STRUCTURE - WILL THEY APPEAR AS SINGLE-FAMILY? (YES) - PER JL.

AND BATTEN SAVING. MG: ASSUMING THAT THE PROPOSED DEMOLITION

IS APPROPRIATE. THIS SOLUTION FOR NEW CONSTRUCTION ON THE SITE

IS AN APPROPRIATE SOLUTION. THE SCALE IS APPROPRIATE. ANY

CONCERNS WOULD BE REGARDING THE EXISTING HISTORIC STRUCTURE

AND ANY CONTRIBUTING CHARACTERISTICS.

COMMITTEE RECOMMENDATION: **APPROVE** [☒] **DISAPPROVE** [☐]
APPROVE WITH COMMENTS/STIPULATIONS:

APPROVING FOR CAPTION

Committee Chair Signature (or representative)

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).
AL: 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: DAK: 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. DAK: 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

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

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

DATE: SEPTEMBER 12, 2017

HDRC Case# 2017-478

ADDRESS: 105 OSTRUM

Meeting Location: 1401 S ALAMO

APPLICANT: TOBIAS STAPLETON

DRC Members present: MICHAEL GUARINO, JOHN LAFDON

Staff present: EDWARD HALL

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

REQUEST: DEMOLITION WITH NEW CONSTRUCTION OF TWO PRIMARY

AND TWO ACCESSORY STRUCTURES

COMMENTS/CONCERNS: IS: OVERVIEW OF RECENT IMPROVEMENTS;

SECOND REPORT FROM STRUCTURAL ENGINEER, UPDATES TO REAR

ACCESSORY STRUCTURE. MG: QUESTIONS REGARDING VISIBILITY OF

PROPOSED ACCESSORY STRUCTURES FROM THE STREET. IS: PLANTINGS

WILL BE INSTALLED TO SCREEN FROM STREETS. IS/LARCAE:

EXPLANATION OF NATURAL SCREENING / DISPLAY OF EXISTING STRUCTURES

WITH FLAT ROOFS. MG: PARAPET CONDITIONS FOR ROOF DECK

EXIST IN THE DISTRICT WITH STUCCO FACADES.

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

Committee Chair Signature (or representative)

9/12/17
Date

MG! QUESTIONS REGARDING ECONOMIC HARSHIP.

IS! OVERVIEW OF UPDATES - CAN'T LIST ON MLS, BLAS FROM ADDITIONAL CONTRACTORS.

MG! STANDING SEAM OR SHINGLES ARE APPROPRIATE.

IS! STAFF'S RECOMMENDATION WILL BE MET REGARDING ROOF FORM.



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

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

DATE: OCTOBER 24, 2017 HDRC Case# 2017-478

ADDRESS: 205 OSTRUM Meeting Location: 1901 SALADO

APPLICANT: TOBIAS STAPLETON / JOHN LARCAE

DRC Members present: EDWARD A GARZA

Staff present: EDWARD HALL

Others present: _____

REQUEST: DEMOLITION WITH NEW CONSTRUCTION OF FOUR, TWO STORY

STRUCTURES / CONSTRUCTION OF A TWO STORY RESIDENTIAL
STRUCTURE

COMMENTS/CONCERNS: JL: UPDATES REGARDING SURVEY / PROPERTY

LINE - NO EASEMENTS, NO PROPERTY LINE FOUND, SITE HAS BEEN

ADJUSTED PER ASSUMED PROPERTY LINES. TWO STORY ACCESSORY

IS NOW DENIED TO ONE STORY GARAGE. EG: SHOW DIAGRAM

NOTING IMPROVEMENTS/UPDATES TO SITE PLAN NOTING PROPOSED

SITE PLAN ADJUSTED FOR UTILITY LINES. - UPDATES NEEDED TO

PRESENTATION; CLARITY IN PRESENTATION, EG: GARAGE DOORS ARE

NOT APPROPRIATE, GANG OF 4 WINDOWS IS ALSO NOT APPROPRIATE;

STRUCTURE; STRUCTURE APPEARS TO BE OVERPOWERING FOR HISTORIC

COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []

APPROVE WITH COMMENTS/STIPULATIONS:

Committee Chair Signature (or representative)

Date

STRUCTURE. THE ACCESSORY STRUCTURE SHOULD FEATURE ARCHITECTURE
THAT CONCEALS WHAT'S WITHIN, DENYING VISUAL MASS.

Toby & Mai Stapleton

205 Ostrom Drive
San Antonio
TX 78212
425-305-8044
Updated 9/12/17

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 two structural engineers condemning the building for demolition.
 - b. We have included in this submission letters from two builders detailing the current condition of the structure and refusal to bid on renovation.
 - 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.

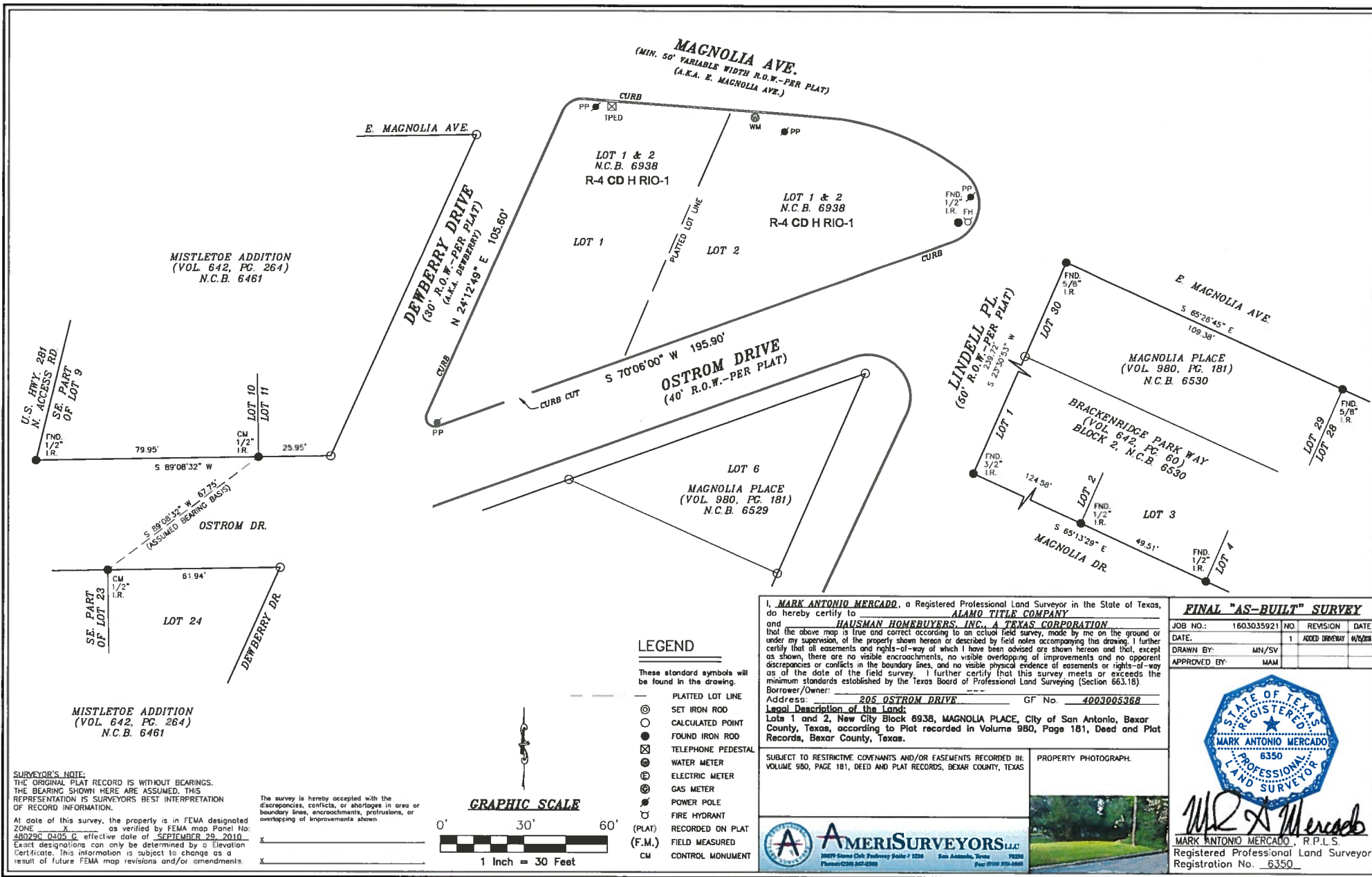
4. Design Review with HDRC Staff members and board appearances

- 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. All Board members that were present at the last HDRC Board meeting agreed that the building was in dire condition (Those that attended site).
1. A neighbor produced a Structural Engineer letter saying from outside “it looked ok” at the last board meeting, this visual sidewalk inspection undermined a full and complete inspection by another structural engineer !
 2. The HDRC wished to have a 2nd opinion and we withdrew again for a 2nd structural engineers report.
 3. To appease the neighbors, we granted access to the dwelling by the structural engineer they had engaged and his damning report is attached in this application, which is in line with the first Structural Engineers Report and the verbal comments by the visiting HDRC Board members to the property. We expect that on this application review a 3rd structural engineers report is not needed.
- vii. We had a design review today [redacted] and would like to note the following:
We presented both flat and pitched roof design for the building on lot [redacted] and the committee and staff agreed that the pitched roof would be more acceptable. In this application [redacted] you will see the new site plan and proposed elevations in keeping with the committee and staff recommendation. We have deleted all flat roof photographs and note that staff are open to either shingle or standing seam roof finish as the existing building had shingles and neighboring housing has a mix of both materials. We have included in this document a sample of the shingle that we would propose moving forward.

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



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: _____
Address: **205 OSTROM DRIVE** GF No. **4003005368**

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:

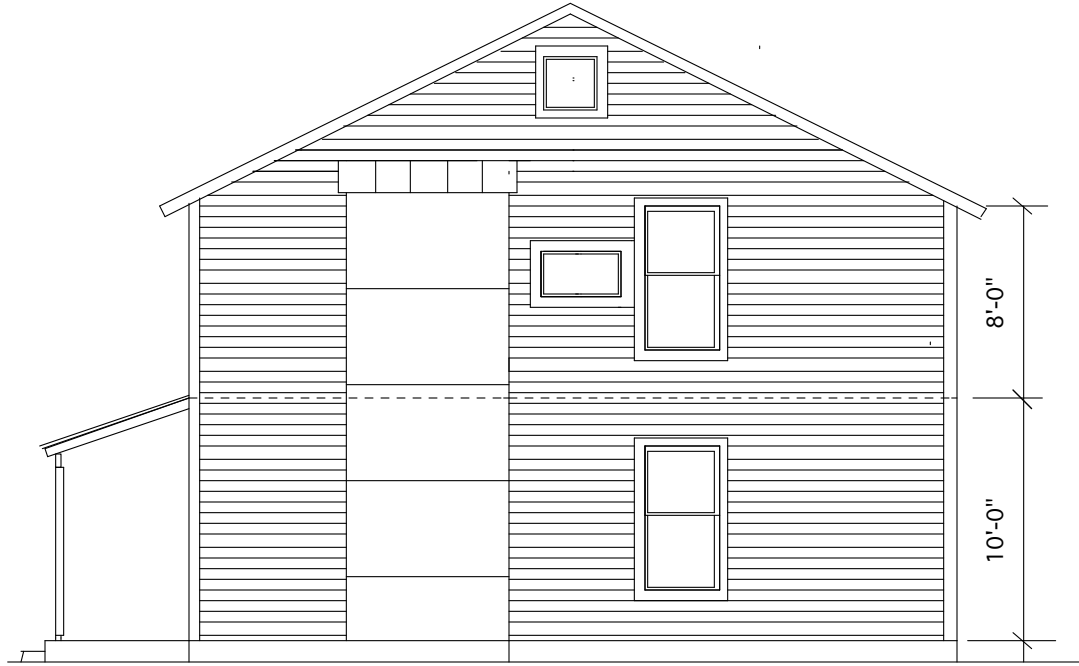


FINAL "AS-BUILT" SURVEY

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



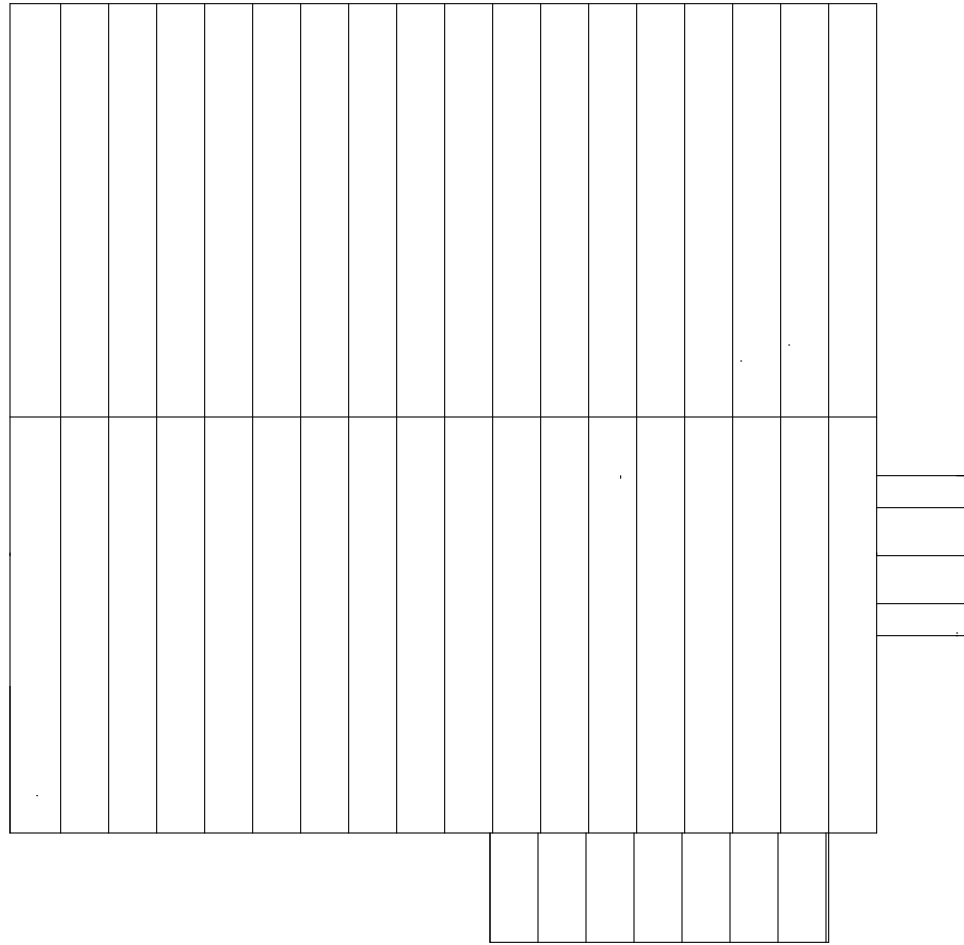
MARK ANTONIO MERCADO
R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6350



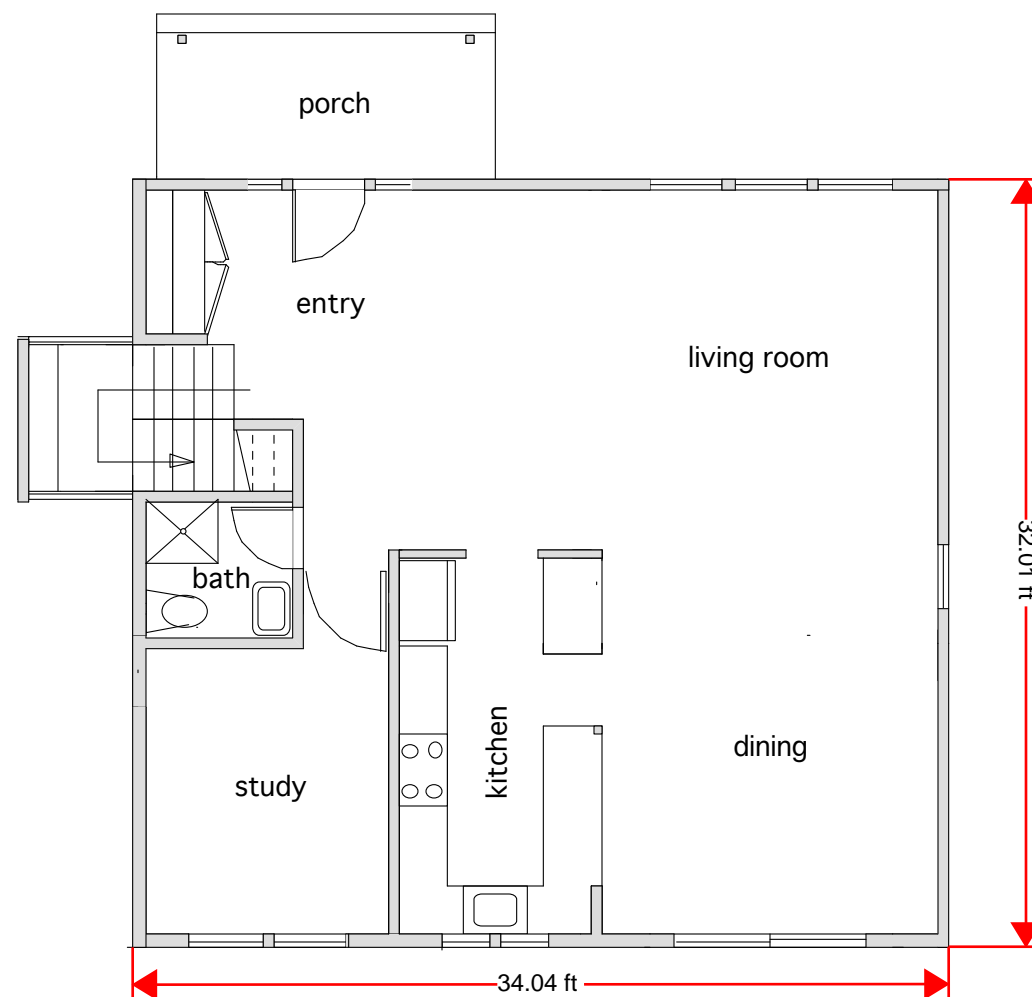
Side Elevation House Lot 1 scale: 1/8" = 1'- 0"



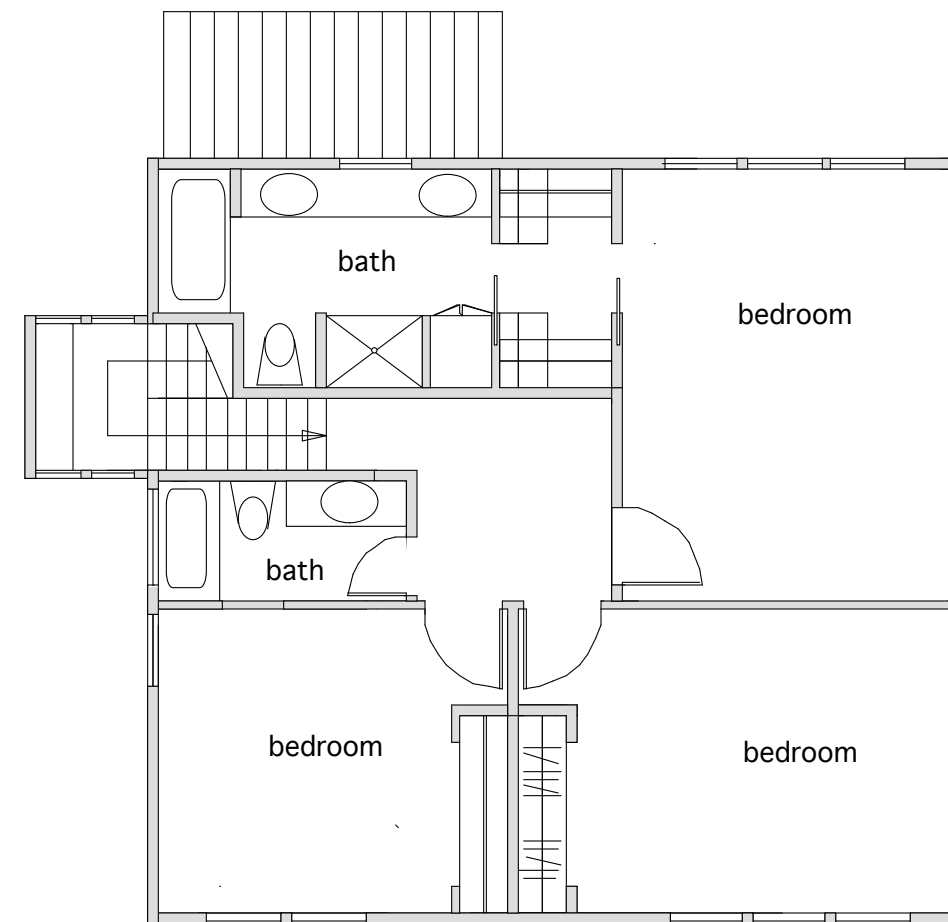
Front Elevation House Lot 1 scale: 1/8" = 1' - 0"



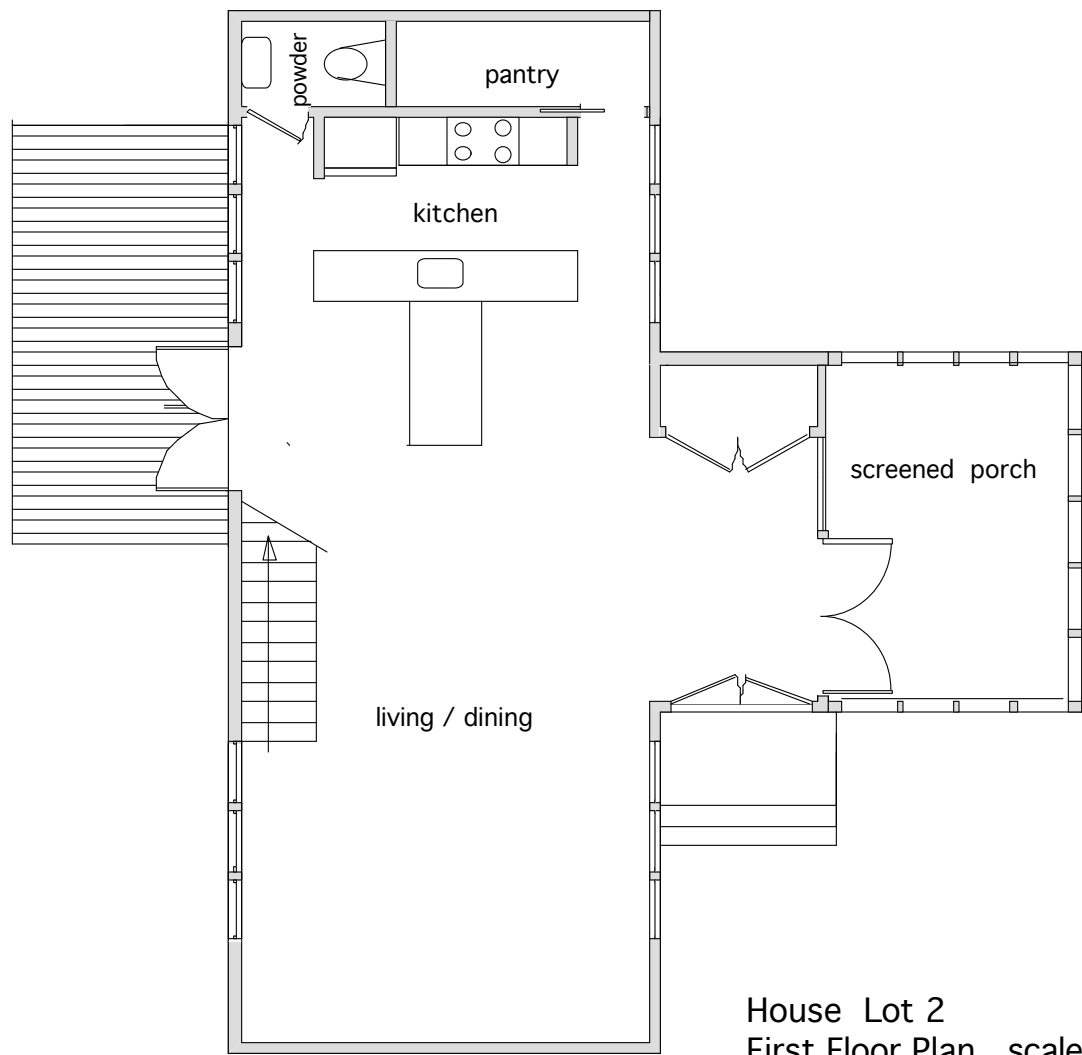
Roof Plan scale: 1/8" = 1' - 0'



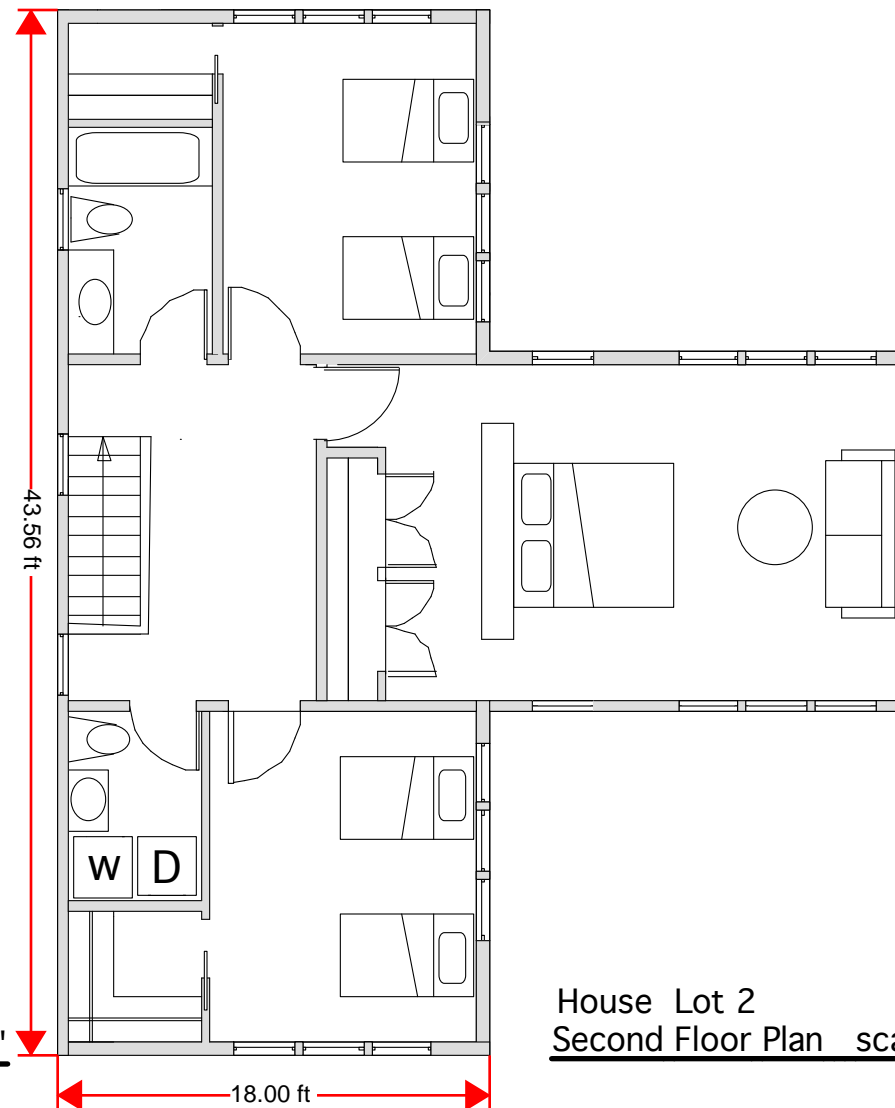
Plan House Lot 1 scale: 1/8" = 1'-0"



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



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



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

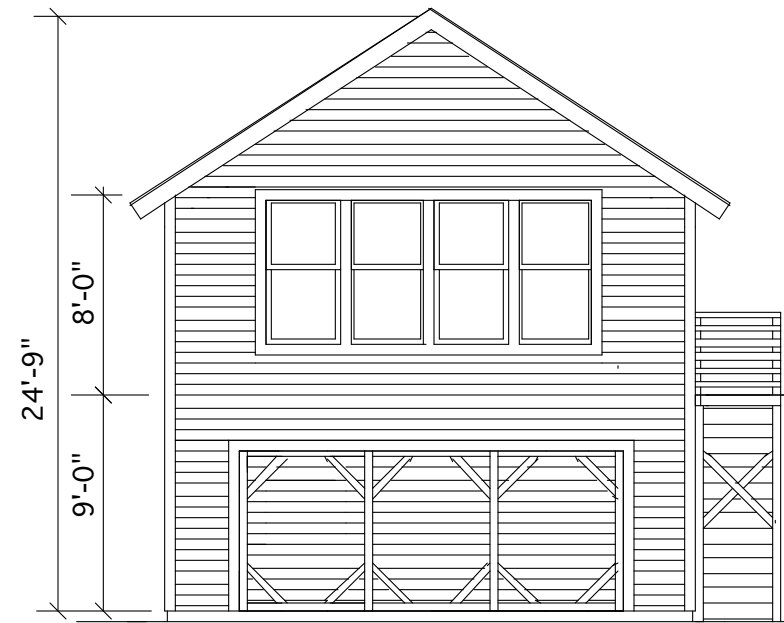
STAPLETON RESIDENCE 205 OSTROM SAN ANTONIO 78212
 LARCADE LARCADE / ARCHITECTS INTERIORS COLOR



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



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

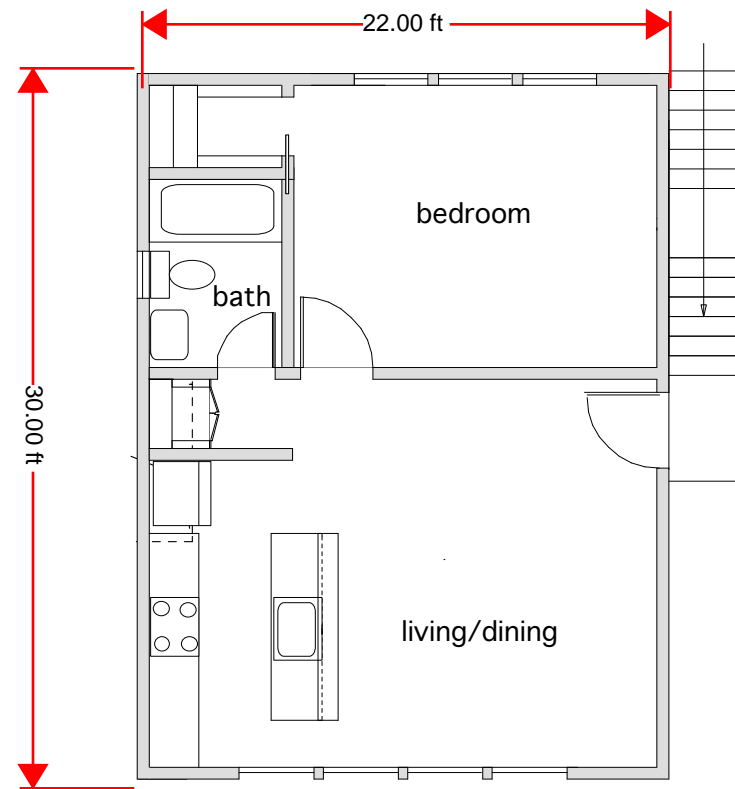


Front Elevation scale: 1/8" = 1' - 0"

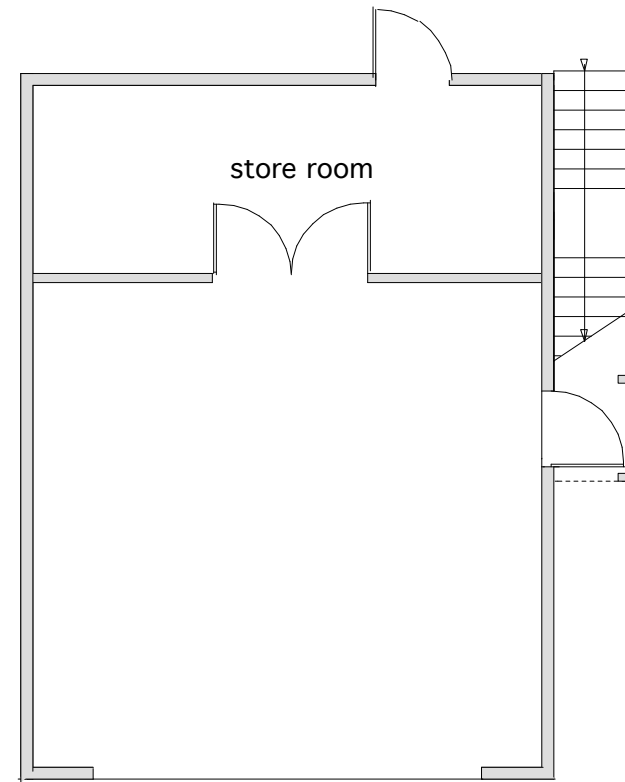


Side Elevation scale: 1/8" = 1' - 0"

Accessory Buildings
Identical one on each Lot
Qty 2



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



OAKRIDGE®
Shingles



Oakridge® Flagstone



Oakridge® Shingles

Make it your own.

When does a house become a home? When the place you live in begins to reflect the life you're living. When every change, both big and small, makes it more and more your own. Choosing a new roof is your opportunity to make a major impact on the look of your home — and we're here to help. Owens Corning has been a leader in the building materials industry for over 75 years. So you can be confident that your new roof will enhance and help protect your home for years to come.

The Right Choice®

Oakridge® Shingles are The Right Choice® for long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*/* (for as long as you own your home)
- 110/130** MPH Wind Resistance Limited Warranty*
- StreakGuard™ Protection with a 10-year Algae Resistance Limited Warranty.*

ENERGY STAR® is for roofs too.



Similar to the energy-efficient appliances in your home, roofing products can help provide energy-saving qualities. Owens Corning® Oakridge® Roofing Shingles in Shasta White can help reduce your heating and cooling bills when installed properly. These shingles reflect solar energy, helping to decrease the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information.

Product Attributes

Warranty Length*

Limited Lifetime* (for as long as you own your home)

Wind Resistance Limited Warranty*

110/130** MPH

Algae Resistance Limited Warranty*

10 Years

TRU PROtection® Non-Prorated Limited Warranty* Period

10 Years

Product Specifications

Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles per Square	64
Bundles per Square	3
Coverage per Square	98.4 sq. ft.

Applicable Standards and Codes

ASTM D228
ASTM D3018 (Type 1)
ASTM D3161 (Class F Wind Resistance)
ASTM D3462
ASTM D7158 (Class H Wind Resistance)
ASTM E108/UL 790 (Class A Fire Resistance)
ICC-ES AC438#
UL ER2453-01##
UL ER2453-02##

Shasta White color meets ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15; 2013 California Building Energy Efficiency Standards, Title 24, Part 6 requirements; rated by the Cool Roof Rating Council (CRRC).



The perfect finishing touch.

Owens Corning® Roofing Hip & Ridge Shingles do more than just deliver added protection to the most vulnerable areas of your roof — they enhance the roofline and help define the character of your entire home.

Don't accept a generic substitute. Be sure to choose the right Owens Corning® Roofing Hip & Ridge style and specially matched color to provide the perfect finishing touch to your new roof.



Total Protection Roofing System^{® ^}

TOTAL PROTECTION **SIMPLIFIED™**



Owens Corning[®] Total Protection Roofing System^{® ^} integrates engineered Owens Corning[®] components that work together to address these three primary performance areas, critical to a high-performance roof, while also making it easy to understand the importance of each. **With Owens Corning, it's easy to confidently deliver total protection, beauty and peace of mind.**



SEAL.

HELPS CREATE A WATER-PROOF BARRIER

- Ice & Water Barrier
- Synthetic Underlayment



DEFEND.

HELPS PROTECT AGAINST NATURE'S ELEMENTS

- Starter Shingles
- Shingles
- Hip & Ridge Shingles



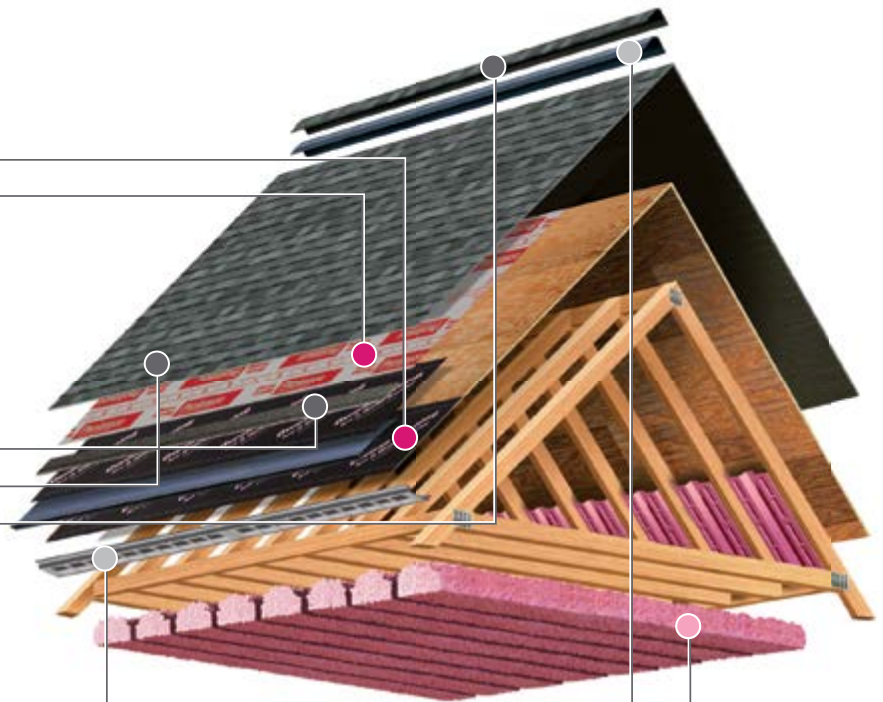
BREATHE.

FOR BALANCED ATTIC VENTILATION

- Intake Vents
- Exhaust Vents

+ COMFORT.

Add comfort and energy performance with proper attic insulation.



Home sweet home.

Owens Corning Roofing wants to help make your purchase of a new roof a positive experience. Not only can we help you choose the right shingle and roofing system components, but we can also help you select the right contractor for the job. Don't worry — we know this is a big decision. We're here to help you feel confident about choosing our roofing products. After all, we're America's most trusted roofing brand^{††} for a reason.

Want design assistance or more information
about Owens Corning® Roofing products?
Or want to find an Owens Corning
Roofing Preferred Contractor network member?

It's easy to reach us:

1-800-GET-PINK®
www.owenscorning.com/roofing

* See actual warranty for complete details, limitations and requirements.

** 110 MPH is standard with 4-nail application. 130 MPH is applicable only with 6-nail application and Owens Corning® Starter Shingle products application along eaves and rakes in accordance with installation instructions.

† Owens Corning strives to accurately reproduce photographs of shingles. Due to manufacturing variances, the limitations of the printing process and the variations in natural lighting, actual shingle colors and granule blends may vary from the photo. The pitch of your roof can also impact how a shingle looks on your home. We suggest that you view a roofing display or several shingles to get a better idea of the actual color. To accurately judge your shingle and color choice, we recommend that you view it on an actual roof with a pitch similar to your own roof prior to making your final selection. Color availability subject to change without notice. Ask your professional roofing contractor for samples of colors available in your area.

‡ 40-year Limited Warranty on commercial projects.

†† 2016 Roofing Homeowner Brand Awareness Survey by Owens Corning Roofing and Asphalt LLC.

International Code Council Evaluation Services Acceptance Criteria for Alternative Asphalt Shingles.

Underwriters Laboratories Evaluation Service Evaluation Report.

ENERGY STAR and the ENERGY STAR mark are registered trademarks of the U.S. Environmental Protection Agency.

^ Excludes non-Owens Corning® roofing products such as flashing, fasteners and wood decking
Shingles are algae resistant to help control the growth of algae and discoloration.



**OWENS CORNING
ROOFING AND ASPHALT, LLC**
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO, USA 43659
1-800-GET-PINK®
www.owenscorning.com/roofing

Pub. No. 10017747-C. Printed in U.S.A. August 2017.
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Owens Corning. © 2017 Owens Corning. All Rights Reserved.



Owens Corning Roofing Preferred Contractors are independent contractors and are not an
affiliate of Owens Corning Roofing and Asphalt, LLC or its affiliated companies.

(Houston, Irving)

Oakridge® Flagstone[†]

This Color for 205 Ostrom Drive



Estate Gray[†]

Color Availability Map





INNOVATIONS FOR LIVING®

Owens Corning™ Roofing Shingle Products

HELPING YOU ACHIEVE LEED® CERTIFICATION



Owens Corning™ Roofing Products help protect from the elements and severe weather for commercial, institutional and high-rise residential buildings with a broad array of aesthetically appealing roofing products. This document applies to the LEED New Construction and Major Renovations, LEED Commercial Interiors, LEED Core & Shell, LEED for Schools and LEED for Existing Buildings, Operations & Maintenance products. As you pursue LEED Certification, rely on the products and expertise of Owens Corning.

LEED Certification and the awarding of credits, is based on the overall project design, properly designed building systems and construction assemblies, and the performance of the project as a whole. Roofing Shingle Products can be components in many roofing systems and assemblies. All components and assemblies should be considered when seeking credits within a given category. Owens Corning™ Shingle Products contribute to the categories listed below.

Owens Corning™ Roofing Shingle Products:

- Berkshire® Collection
- Woodmoor® Shingles
- Woodcrest® Shingles
- TruDefinition® Duration® Designers Color Collection
- TruDefinition® Duration® Shingles
- TruDefinition® Duration STORM® Shingles
- TruDefinition® Duration MAX™ Shingles
- TruDefinition® Oakridge® Shingles
- TruDefinition® WeatherGuard® HP Shingles
- Duration® Premium Cool Shingles
- Duration® Premium Shingles
- Supreme® Shingles

Table 1 (Chart continued on next page)

Contribution to LEED Requirement

LEED Credit Category	LEED Requirement	Owens Corning™ Product Contribution
Energy and Atmosphere (EA) Prerequisite 2: Minimum Energy Performance	10% performance improvement for new buildings or 5% better performance for renovated existing buildings, with baseline building performance rating calculated per method in Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007 for whole building simulation.	Owens Corning™ Roofing Products, Duration® Premium Cool Shingles, TruDefinition® Duration® Oakridge® and Supreme® Shasta White Shingles can help to reduce building energy demand. The project team is responsible for conducting the energy analysis to determine the overall building energy efficiency.
Credit 1: Optimize Energy Performance (1-19 points)	Improve building performance rating compared with the baseline building performance rating, calculated per Appendix G of ANSI/ASHRAE/IESNA Standard 90.1-2007 a whole project simulation model, with points awarded per energy cost savings in LEED table.	Owens Corning™ Roofing Products, Duration® Premium Cool Shingles, TruDefinition® Duration® Oakridge® and Supreme® Shasta White Shingles can help to reduce building energy demand. The overall contribution depends on the building system or construction assembly where the product is used. The project team is responsible for conducting the energy analysis to determine the overall building energy efficiency.
Credit 2: Construction Waste Management (1-2 points)	Develop and implement a waste management plan, quantifying material diversion by weight (Remember that salvage may include the donation of materials to charitable organizations such as Habitat for Humanity.) Recycle and/or salvage at least 50% (by weight) of construction, demolition, and land clearing waste (1 point) Recycle and/or salvage an additional 25% (75% total by weight) of the construction, demolition, and land clearing debris (1 point)	Owens Corning™ Roofing Preferred Contractor Shingle Recycling Program available in specific markets.

Table 1 (Continued)

Contribution to LEED Requirement

LEED Credit Category	LEED Requirement	Owens Corning™ Product Contribution
Materials & Resources (MR) Credit 4: Recycled Content (1-2 points) Credit 5: Regional Material (1-2 points)	Materials with recycled content such that the sum of post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10% (1 point) or 20% (2 points), based on cost, of the total value of the materials in the project. Materials/products extracted and manufactured (or fraction thereof) within 500 miles of project site for a minimum of 10% (1 point) or 20% (2 points), based on cost, of the total materials value (fractional quantities contribute as percentage by weight).	Owens Corning™ Shingle Products contain varying levels of pre-consumer recycled content, depending on product and manufacture location. See Table 2 Owens Corning™ Shingle products are made in many locations, providing regionally available product manufactured and sourced within a 500 mile radius of project locations in many areas of the country. Owens Corning™ Roofing plant locations are shown in Fig. 1. Contact 1-800-GET-PINK® for additional information.
Innovation in Design (ID) (1-4 points)	Credit can be achieved through any combination of the Innovation in Design and Exemplary Performance.	Refer to individual product data sheets or check with the local sales representative for product applications.

Note: No individual material enables a credit point to be taken within LEED because each category is dependent on the aggregate of all materials and their proportionate relationship to the total dollar cost of all materials.

Table 2

Manufacturing Facility	Shingles Product	Pre-Consumer Recycle Content Available for LEED NC Credit
Atlanta	Supreme® Shingles Oakridge® Shingles	11%
Brookville	Oakridge® Shingles TruDefinition® Duration® Shingles	7% 7%
Medina	Supreme® Shingles	9%
Memphis	Supreme® Shingles Oakridge® Shingles	15% 4%
Summit	Supreme® Shingles Oakridge® Shingles	20% 8%

Recycled content is a yearly average based on tons of recycled material purchased divided by the nominal square weight times the squares provided.

Figure 1

Owens Corning™ Roofing Shingle Product Plant Locations



To view other Owens Corning™ products that help contribute to LEED certification please visit <http://sustainability.owenscorning.com/> and download Pub. No. 10011611.



INNOVATIONS FOR LIVING™

OWENS CORNING ROOFING AND ASPHALT, LLC

ONE OWENS CORNING PARKWAY
 TOLEDO, OHIO 43659

1-800-GET-PINK®
www.owenscorning.com

Pub. No. 10011706-E. Printed in U.S.A. March 2013. The color PINK is a registered trademark of Owens Corning. ©2013 Owens Corning. All Rights Reserved. LEED® is a registered trademark of US Green Building Council.

205 Ostrom Drive, Structural Engineer Reports **Both in agreement that the house cannot be restored**

In the following pages as requested by the HDRC Board I was asked to hire a structural engineer.

I hired PK Brown Associates and they determined **“the entire structure should be completely demolished”**.

A Second Structural Engineer Mr. Calvetti was asked by a neighbor to do an exterior only visual inspection, his results from exterior were loose and vague and again the HDRC asked that I perform a 2nd structural inspection.

To alleviate the neighbors' concerns I engaged Mr. Calvetti and allowed him access to the interior, please see his report below and here are some highlights : **“I did not feel comfortable venturing very far into its interior” “not Salvageable” “a closer look revealed a severely damaged structure” “near collapse” “Severely compromised” “Piers, beams, exposed walls studs and roof framing were severely jeopardized” “I do not believe this structure is a realistic candidate for such repair and restoration”**



River Road HDRC
205 Ostrom Street

August 17, 2017
Page 3

Therefore, as much as I believe in the restoration of historical structures, **I do not believe this structure is a realistic candidate for such repair and restoration.**

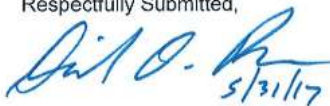
If you have any comments or questions, please don't hesitate to contact my office.


Lawrence Calvetti, P.E., SECB



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





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,

David O. Brown
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



August 16, 2017

River Road HDRC
Office of Historic Preservation
1901 S. Alamo
San Antonio, TX 78204

RE: Residence Structure
205 Ostrom Street
San Antonio, Texas 78211

Director and Commission Members:

INTRODUCTION

On July 13, 2017 I conducted a visual inspection of the exterior of the above referenced structure. I made a report of the limited observations I made of the structures exterior. In the report I stated that an inspection of the interior would be very beneficial in providing a more informed opinion of the structures integrity. That opportunity was granted by the owner Mr. Toby Stapleton and I revisited the structure on August 16, 2017.

For orientation, front of the structure (based on entry door) faces nearly east. It is a single story, wood framed structure. The main structure is U-shaped with one leg on the south, the cross leg on the east and the other leg on the north. The area on the west is covered between the north and south leg. Extending west from the north leg is a garage addition. The U-shaped structure has a wood pier and beam foundation. The entry porch and the infilled west area has a slab-on-grade foundation.

I began my observation at the south exterior wall and worked my way around the perimeter of the structure counterclockwise. I then made observation of the interior.

OBSERVATIONS

EXTERIOR:

South Leg:

The foundation piers were severally rotted and those on the west end leaning to the south. The west half of the exterior wall was bowed outwards between the top and bottom of the wall. While most of the beams over the piers were in

relatively good condition, they are undersized for the span between piers. There is much wood rot at the roof eave and some wall boards.

Cross Leg and Entry:

This portion of the structure is in relatively good condition with very little wood rot except the exposed eaves.

North Leg:

While my earlier exterior observations of this portion of the structure didn't reveal any significant damage, a closer look revealed a severely damaged structure. Piers, beams, exposed wall studs and roof framing were severely jeopardized. Vegetation growing on and over the walls and roof has added in some of the deterioration.

The extension to this leg is in near collapse.

INTERIOR:

The interior of the south leg and cross leg was in relatively good condition. Portions of the ceiling material had been water soaked due to holes in the roof and collapsed. The bow in a portion of the south wall was noted. Most of the roof framing and floor framing were in good condition. However water leaking into a large portion of the north leg's interior has severely compromised the integrity of floor boards, floor and roof framing and wall studs.

DISCUSSION

South Leg:

It could be possible to restore this portion of the structure but with difficulty. The bowed portion of the wall would need to be replaced which means the roof would need to be supported while this was done. The entire leg would need to be supported while new piers and beams are installed however the leg is wracked horizontally due to the drift of the west end of the leg when the piers failed and leaned south. To correct this without removing portions of the roof, floor and walls would be very complicated and potentially dangerous.

North Leg:

This leg has so much rotted and damaged framing that the only safe repair would be to demolish and rebuild it. The base of some interior walls are so deteriorated they are more or less hanging from the ceiling. Some appear to be near falling over. I did not feel comfortable venturing very far into its interior.

Cross Leg:

This portion of the structure is reasonably repairable.

The roof on the west side, framed between the north and south legs and the slab beneath, are not salvageable.



River Road HDRC
205 Ostrom Street

August 17, 2017
Page 3

Based upon my latest observations of the foundation, the interior and exterior walls, and the roof and floor framing, I believe the only portion of this structure that could be reasonably repaired is the entry and what I've called the cross leg. Therefore, as much as I believe in the restoration of historical structures, I do not believe this structure is a realistic candidate for such repair and restoration.

If you have any comments or questions, please don't hesitate to contact my office.

Lawrence Calvetti, P.E., SECB



17th Aug 2017

David Pruske

9232 Larsons Lane, Helotes, TX 78023

210-288-6089 dpruske@att.net

8/28/17

Toby & Mai Stapleton

205 Ostrom Drive, San Antonio TX 78212

Dear Toby & Mai Stapleton,

Thank you for the opportunity to bid on your renovation project at 205 Ostrom Drive, San Antonio, 78212. I have been renovating, building homes and commercial businesses for over 40 years in San Antonio and the surrounding areas and I am always up for a challenge.

I must say this is a challenge that I must decline, when I walked the property the other day I witnessed roof sagging, bowed walls and severe rot and fungus. If you or another builder attempt to jack up this house it will in my experience fall. Please note I am not a structural engineer just a construction and safety professional with years of experience, I would advise you to obtain the services of a structural engineer immediately if you are thinking about renovation, something I urge you not to do.

I am glad to offer you pricing on a new dwelling in its place, please contact me when you have approved drawings and I will be glad to give you a competitive price.

Sincerely,



David Pruske

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,

8/20/17

Thank you for forwarding over the 2nd structural engineer's report, as I suspected he agrees with the first structural engineer, myself and the architect that this building has gone past the point of rehabilitation and should be demolished.

Please understand that 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 so by COSA/HDRC.

I am now bound by the duty of care of you and others insisting that you do not enter this dwelling. I am by way of this letter retracting all prior pricing relating to this project until a confirmed approved design is in place.

I am sorry if this puts you in an awkward position, but this is the right thing to do at this juncture.

Sincerely, Paul Plante

Hill Country Lifestyle Custom Homes

Recycle & Salvage Plan

205 Ostrom Drive






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

The following are USGBC (Green Building Council) Guidelines that we will implement during construction.

Mr. Stapleton is a USGBC Member and will adopt the following when at all possible.

1. We will include as part of the project at least one recycling or reuse station, dedicated to the separation, collection, and storage of materials for recycling. The recyclable materials must include, at a minimum, paper, corrugated cardboard, glass, plastics and metals.
2. We will include as part of the project at least one drop-off point, for potentially hazardous household wastes. Examples of potentially hazardous wastes include paints, solvents, oil, and batteries.
3. We will include as part of the project at least one compost station or location, dedicated to the collection and composting of food and yard wastes (trees shrubs etc.).
4. We will include recycling containers adjacent to other receptacles or recycling containers integrated into the design of the dwellings.
5. We will try and recycle and/or salvage at least 50% of nonhazardous construction and demolition debris. We will develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and specifies whether the materials will be stored on-site or commingled. Excavated soil and land-clearing debris do not apply.
6. Windows will be stored onsite and advertised accordingly for re-use in the surrounding historic neighborhoods, due to the infestation and presence of wood rot and fungus, all efforts by the owners to recycle salvage and utilize these windows will be diminished due to these circumstances identified by two structural engineers.

The following identifies materials and companies that we will 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>	<p>San Antonio Aggregate Recyclers 11000 TX 78217 San Antonio TX 78217</p>
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 11000 FM 78217 San Antonio TX 78217
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

Cross Section Drawing

Essence Double Hung Window

1 3/8" Fin Setback, 4 9/16" Wall Condition



CAD File Scale
NTS

View
Horizontal & Vertical

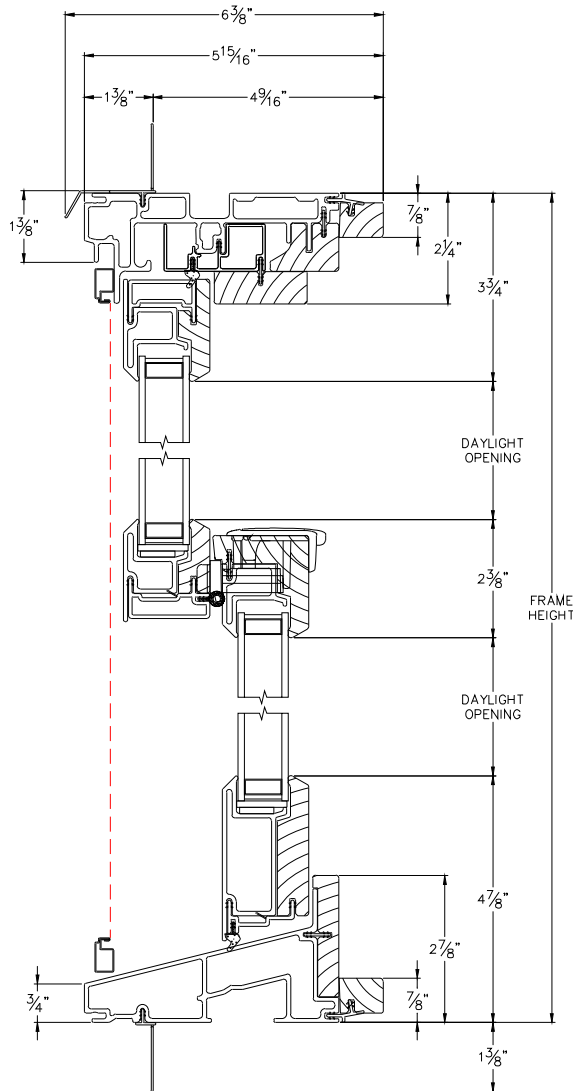
File Name
9200-01E-03 DH

Units
Inch

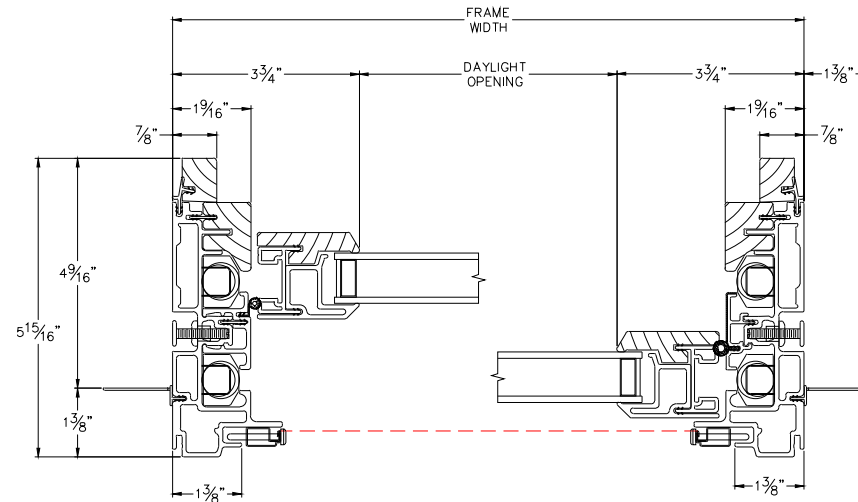
More Technical Documents can be found at milgard.com/professionals

Due to continual research and development, details may be changed at any time. ©2013 Milgard Mfg.

DOUBLE HUNG SERIES 9200



HEAD & SILL



JAMBS

We are proposing this style windows that are inline with the HDRC window guidelines for new construction, These windows have been used in the following locations within Historic Districts with no objection.

Howl & Moon on the River Walk

111 W Crockett St, San Antonio, Tx 78205

This Color for 205 Ostrom Drive



Estate Gray[†]

Color Availability Map



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

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



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

John Stevens

CODE ENFORCEMENT OFFICER BADGE # _____

PHONE NUMBER _____



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION

January 13, 2017

Reply by April 13 2017

STAPLETON TOBIAS KEN
205 OSTROM DR
SAN ANTONIO, TX 78211

Dear Property Owner:

This letter is in reference to

The City has determined that the property is subject to the Vacant Building Registration Program.

The above ordinance defines the requirements for more of the following:

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

You are required to register the property by the date of this letter used if a case is filed.

As part of the registration process, you must provide the following information:

- Address
- Address
- Phone
- Email
- Website
- Other