

# HISTORIC AND DESIGN REVIEW COMMISSION

July 06, 2018

**HDRC CASE NO:** 2018-254  
**ADDRESS:** 205 OSTROM  
**LEGAL DESCRIPTION:** NCB 6938 BLK LOT 1&2  
**ZONING:** R-4 CD, H, RIO-1  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**APPLICANT:** Tobias Stapleton  
**OWNER:** Tobias Stapleton  
**TYPE OF WORK:** Rehabilitation, construction of a rear addition and a two story accessory structure  
**APPLICATION RECEIVED:** June 15, 2018  
**60-DAY REVIEW:** August 14, 2018  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Perform rehabilitative scopes of work to the primary historic structure.
2. Construct a rear, two story addition and perform exterior modifications to the primary historic structure.
3. Construct a rear, two story, accessory structure.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

- i. Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 3. Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### 4. Architectural Details

#### A. GENERAL

- i. Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

*Historic Design Guidelines, Chapter 4, Guidelines for New Construction*

### 5. Garages and Outbuildings

#### A. DESIGN AND CHARACTER

- i. Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.
- ii. Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.
- iii. Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.
- iv. Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.
- v. Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

#### B. SETBACKS AND ORIENTATION

- i. Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.
- ii. Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

## FINDINGS:

- a. 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. At this time, the applicant is requesting a Certificate of Appropriateness for rehabilitation, the construction of a two story, rear addition and a two story, rear accessory structure.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on May 3, 2018, where committee members noted that fenestration on the second story should be comparable to that on the first floor, that the roof form of the original structure should remain as is, that windows should feature profiles that match those found in the district, and that additional fenestration details should be provided. This request was reviewed a second time by the DRC on May 23, 2018. At that meeting, committee members noted that the updates met previous committee recommendations and that trees should be shown on the site plan. The applicant made changes based on the feedback, including location and detailing of windows and architectural details.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed a third time by the Design Review Committee on June 26, 2018. At that meeting, committee members noted that the reduced heights were appropriate and that the design was appropriate.
- d. CONCEPTUAL APPROVAL – This project received conceptual approval at the June 6, 2018, Historic and Design Review Commission hearing with the following stipulations:
  - i. That the applicant provide information regarding new windows when returning for final approval. **The applicant has submitted information regarding new, wood windows.**
  - ii. That shed roofs or small traditionally detailed awnings could be added above doors on the proposed addition. **The applicant has submitted construction documents noting this addition.**
  - iii. That an up-to-date site plan be provided which demonstrates tree preservation on the site. **The applicant has submitted a site plan noting the location of existing trees.**
  - iv. ARCHAEOLOGY- An archaeological investigation is 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. **The applicant has coordinated with OHP archaeologists regarding archaeology requirements.**
  - v. That the overall height of the proposed addition be reduced. **The applicant has noted that the proposed addition's roof has been reduced by a total of 2' – 7".**
  - vi. That stabilization of the historic structure begin. **The applicant has not begun stabilization efforts at this time.**
- a. ADDITION – The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. The applicant has sited the proposed addition at the rear of the primary historic structure and has proposed a width that is subordinate to that of the primary historic structure.
- e. ROOF FORM – The applicant has proposed for the rear addition to feature side gabled roofs, consistent with the roof form found on the historic structure and throughout the district. While the proposed roof form is consistent with the Guidelines, staff finds that an increase roof pitch would be more consistent with those found on neighboring historic structures.
- f. TRANSITION – The Guidelines note that all additions should feature a transition between the old and the new. The applicant has proposed transitions that include insets from the wall planes of the historic structure. This is consistent with the Guidelines for Additions 1.A.
- g. SCALE, MASS & FORM – Regarding scale, mass and form, the applicant has proposed an addition that features two stories in height. While the primary historic structure on the lot features one story in height, the applicant has positioned the proposed addition toward the rear of the lot away from the block face of adjacent streets. Staff finds that the proposed height will not interrupt the block face or perceived massing found along adjacent blocks. The applicant has provided a line of sight diagram providing sight references from various points in front of the primary historic structure.
- h. ARCHITECTURAL DETAILS – Generally, the proposed addition features architectural details that are

consistent with those of the original structure which was constructed in the Minimal Traditional style. The applicant has added small awnings above entrances to provide additional façade depth.

- i. **MATERIALS** – The applicant has proposed materials that include wood siding, refurbished wood windows and an asphalt shingle roof. Generally, the proposed materials are appropriate. The applicant has provided information regarding the proposed wood windows. Staff finds the profile of the proposed windows to be consistent with those found on the historic structure.
- j. **WINDOW MATERIALS** – As noted in finding i, the applicant has provided staff with specifications of the proposed new windows. In addition to this, the applicant has noted the repair of historic windows.
- k. **ACCESSORY STRUCTURE** – To the west of the primary historic structure, the applicant has proposed to construct a two story, rear accessory structure. The proposed accessory structure feature an overall profile and massing that is subordinate to the proposed addition, features appropriately detailed garage doors and features architectural detailing that’s consistent with the historic examples found throughout the River Road Historic District. The applicant has decreased the overall height of the accessory to 24’ – 2”. Staff finds the proposed accessory structure appropriate and consistent with the Guidelines.
- l. **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 is appropriate.
- m. **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.

## **RECOMMENDATION:**

Staff recommends approval based on findings a through m with the following stipulations:

- i. That foundation and roof repair for the historic structure be completed within sixty (60) days of the approval date. Failure to meet this stipulation will result in the revocation of the issued Certificate of appropriateness.
- ii. **ARCHAEOLOGY**- Archaeological investigations may be required. The archaeological scope of work should be submitted to the Office of Historic Preservation 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.

## **CASE MANAGER:**

Edward Hall



# Toby & Mai Stapleton

205 Ostrom Drive  
San Antonio  
TX 78212  
425-305-8044  
Updated  
7/2/18

## 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 portions of the abandoned building and other structures on the Lot 1 & 2
2. Construction of accessory building
3. Renovation and extension of existing structure

In response to the DRC and the Conceptual hearing we have made the following adjustments.

From DRC: 6/26/18

Added Gable end roof vents

Included Schedule

Show Registered PLAT Dimensions from county records on site survey (plan is currently within the grandfathered building extents)

Previous DRC Review Modifications:

1. Added Trees and plants to the site plan/sight line plan
2. Updated the Sight lines drawings with elevation window changes
3. Driveway modified in line with DSD requirements and TXDOT 90-75 residential
4. Window Mullion on double window increased on all elevations and window schedule, inline with existing
5. Fascia and Soffit details updated to show overhangs and replicated this from renovation to addition
6. Relocated windows upstairs and downstairs on north and south elevation so there are more visually appealing
7. Added front Porch Drawing for renovation of same
8. modified window on plan for accessory building
9. Adjusted window locations on floor plans for the ground floor and second floor addition

Previous Changes from DRC review:

1. Created a Selective demolition plan
2. Updated the Sight lines drawings
3. Indented the rear addition to create an obvious delineation between the old & new
4. Got rid of all the trees from the drawings and bushes
5. Updated the Window details to reflect a cleaner view
6. Grey scaled out the existing building on proposed drawings
7. Added a Window and Door schedule and inserted as is pictures to clarify that we are matching existing
8. Added in window on accessory building on bottom inline with others on house
9. Created draft floor plans for the ground floor and second floor addition
10. Added Dimensions on the drawings

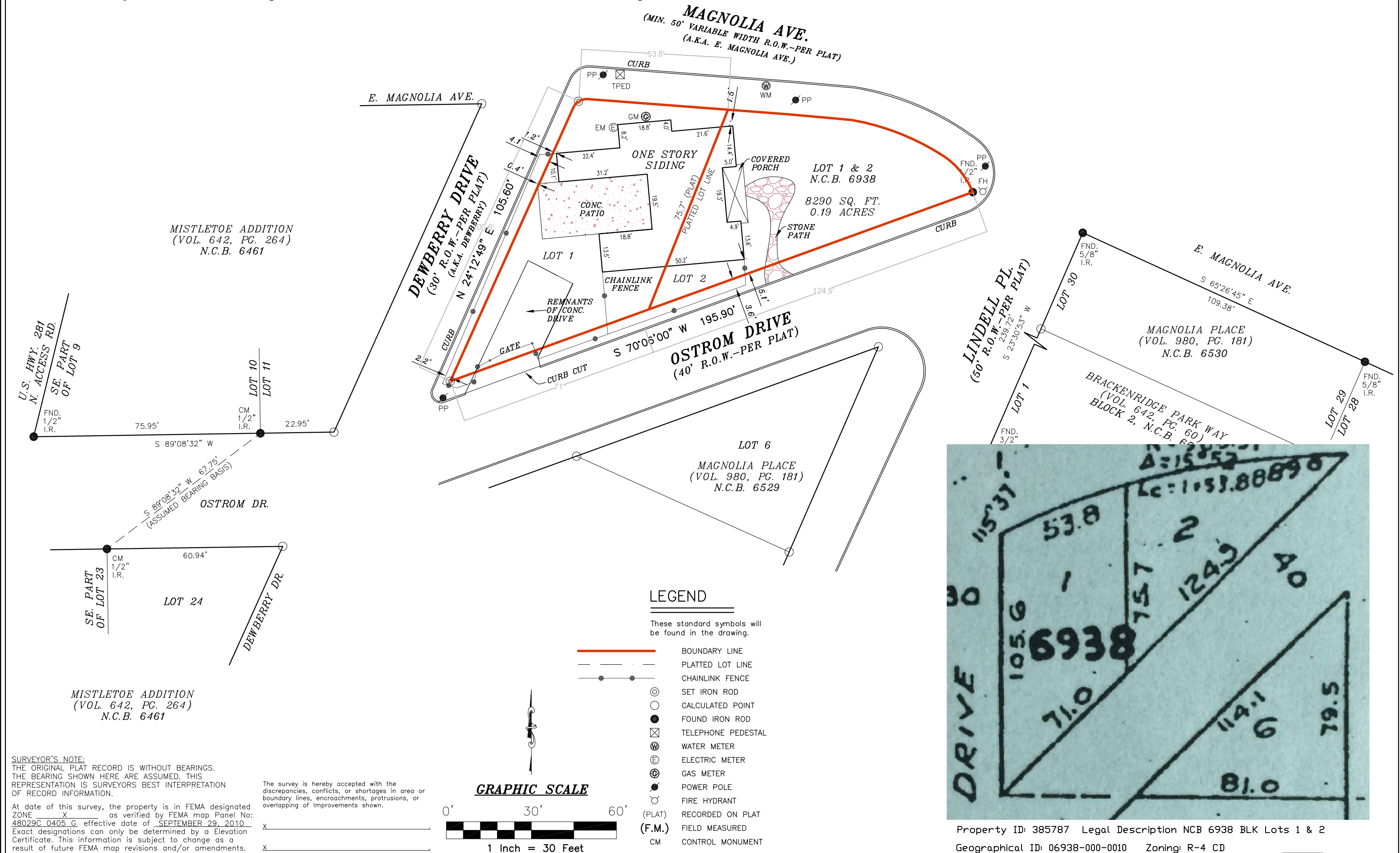
From Conceptual approval hearing we have made the following changes:

1. Additional information relating to the windows
2. Added traditionally detailed awnings above doors
3. Added Landscaping plan which clearly shows the tree's to remain
4. Archaeology letter that was accepted in my last submission from my talks with the City Archaeologist
5. Reduced Overall building height by 2'-7" also decreased Accessory Building height

We are proceeding forward with this design and renovation of a building condemned by two certified Structural Engineers at risk because the HDRC will not recognise their input even though they requested the reports for validation.

Kind Regards, Toby Stapleton

Bexar County Plat Book 980 Page 181 Sets out the dimensions utilized in defining the lot's 1&2



LOT 1 & 2  
N.C.B. 6938

Property ID: 385787   Legal Description NCB 6938 BLK Lots 1 & 2  
Geographical ID: 06938-000-0010   Zoning: R-4 CD



The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design	S.D.A.
Drawn	S.D.A.
Checked	P.L.
Date	JUNE 2018 09:34:33 AM
Design Project No.	TSMN

#### Approvals

CUSTOMER: Mai & Toby

Mechanical Engineer: \_\_\_\_\_

Civil/Structural Engineer: \_\_\_\_\_

Electrical Engineer: \_\_\_\_\_

Engineering Manager: \_\_\_\_\_

Security Manager: \_\_\_\_\_

CSA: \_\_\_\_\_

#### PROJECT MANAGEMENT

Project Planner: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Senior Project Manager: \_\_\_\_\_

Development Manager: \_\_\_\_\_

Project Manager: \_\_\_\_\_

Quality Control Reviewer: \_\_\_\_\_

Quality Control PPE: \_\_\_\_\_

#### Revisions

No. Date Description

01 June 2018 Issued for Construction

#### Registration

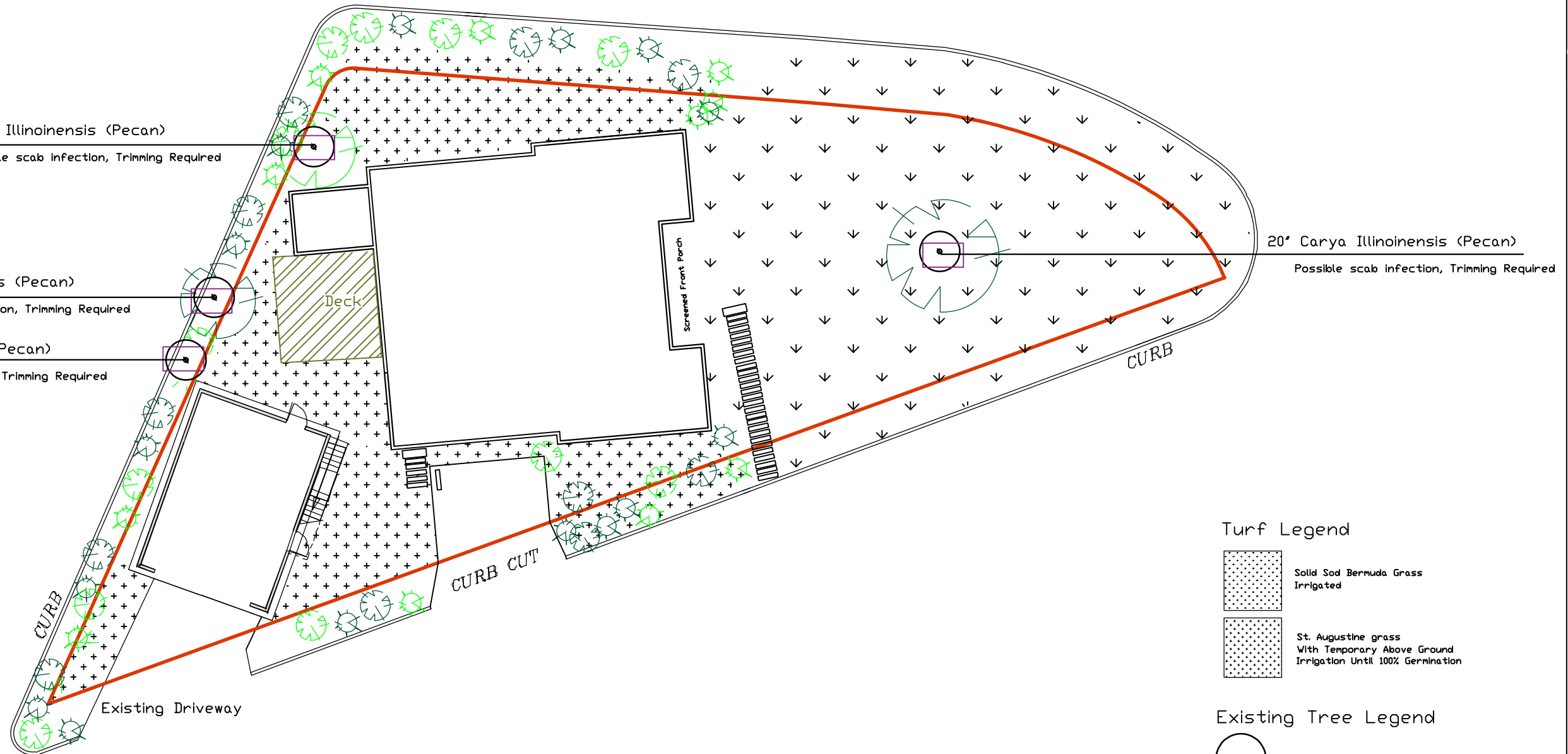


Bar Code

Sheet Title/Number

LANDSCAPE PLAN

L-10



#### Turf Legend

- Solid Sod Bermuda Grass Irrigated
- St. Augustine grass With Temporary Above Ground Irrigation Until 100% Germination

#### Existing Tree Legend

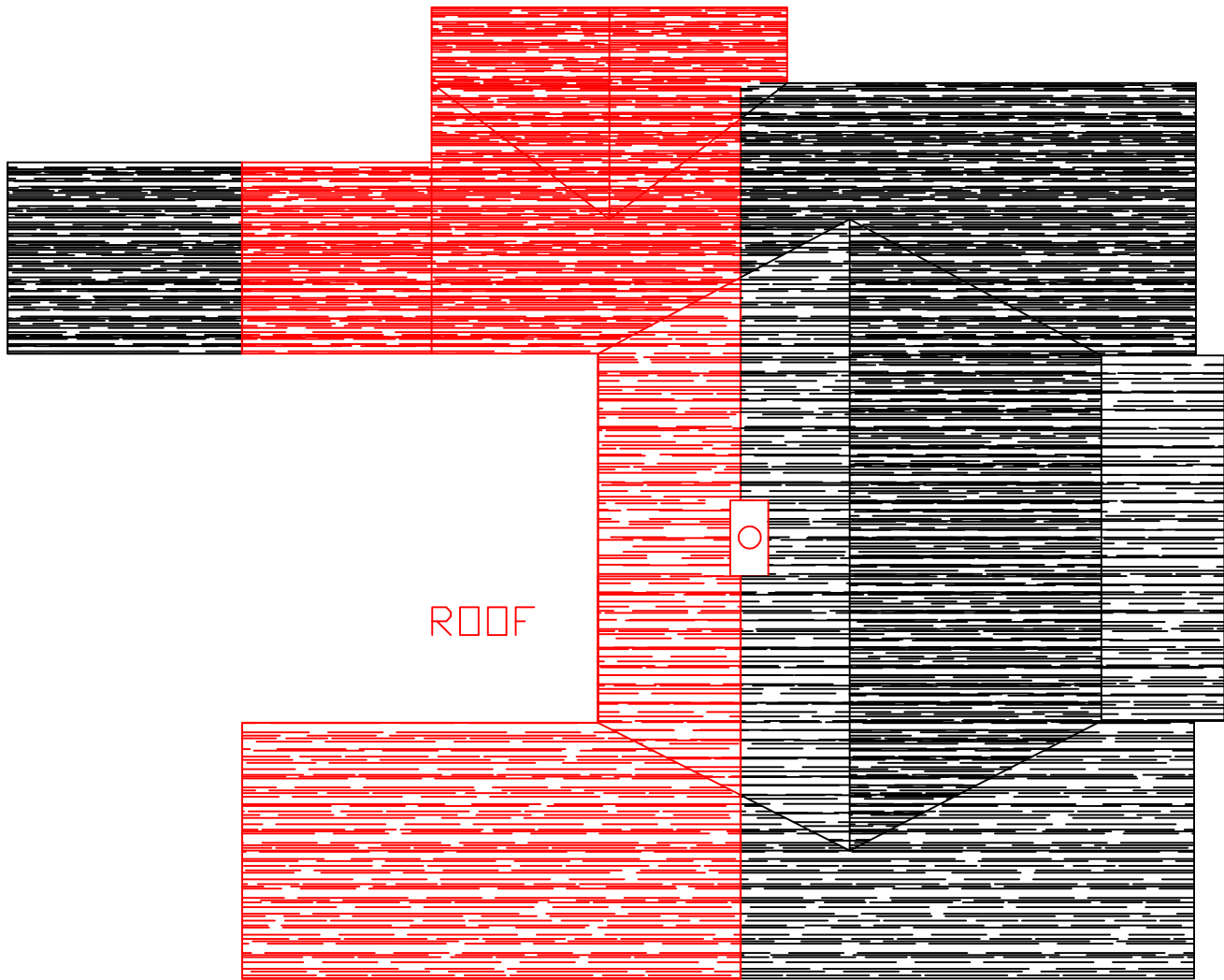
- Existing Tree To Remain
- Existing Tree To Be Removed
- Tree Protection Fencing To Remain During Construction

#### Shrubbery/ Screening

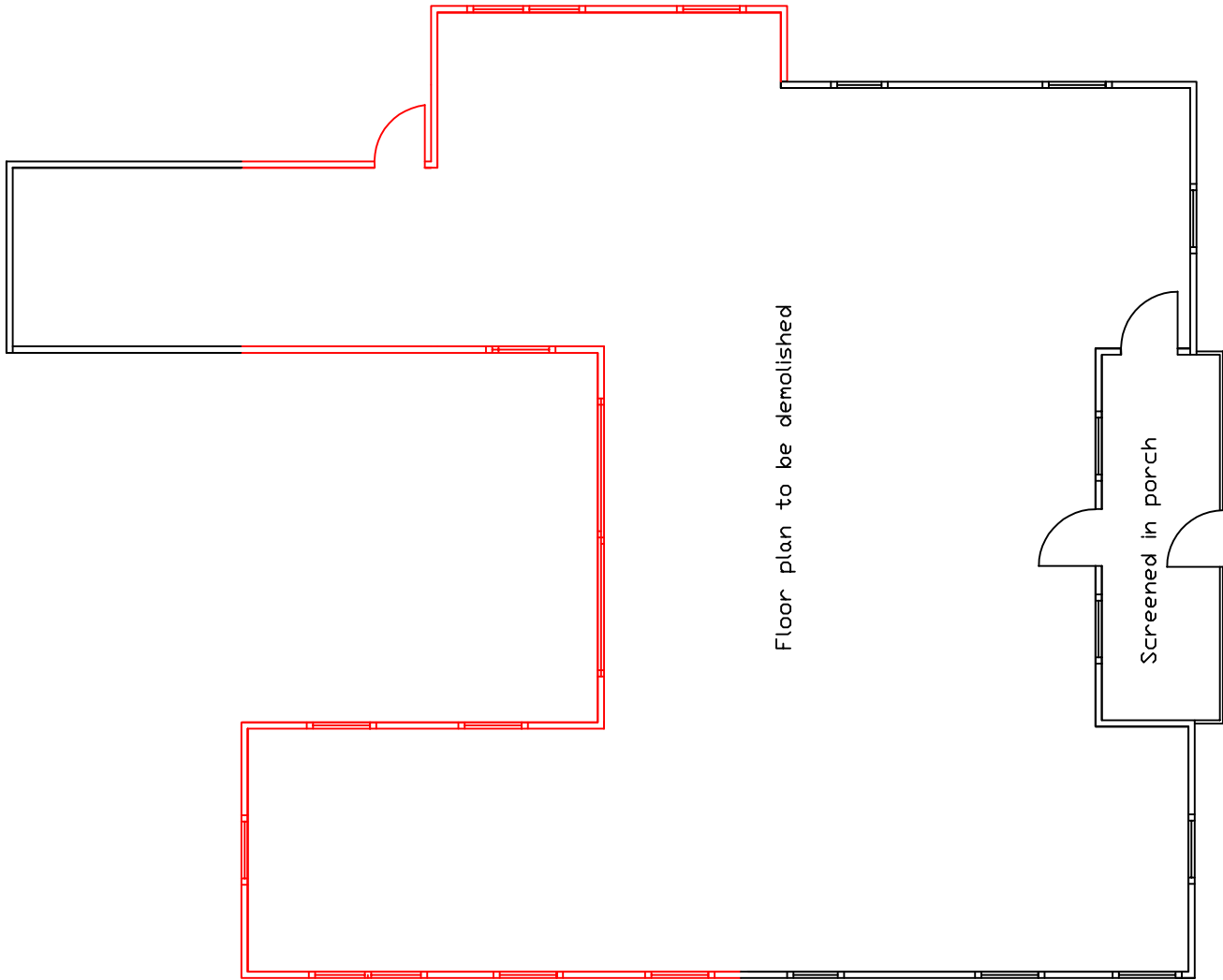
- Chosen by Owner



Boundary Verified With Bexar County Plat Book 980 Page 181

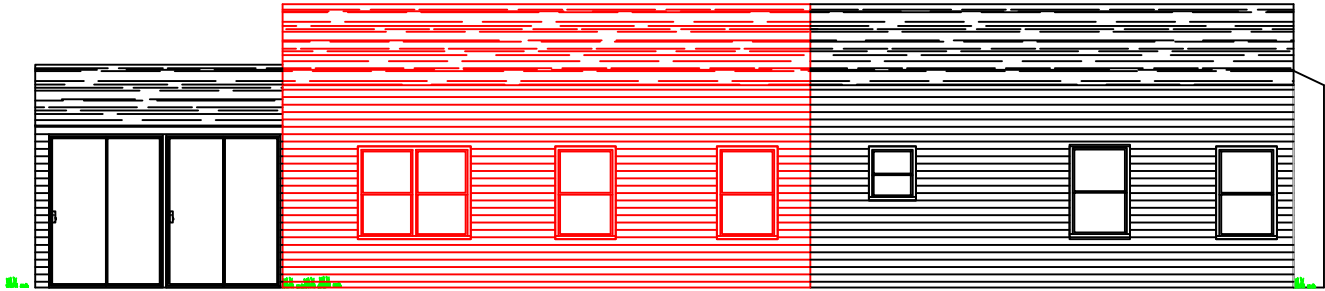


ROOF

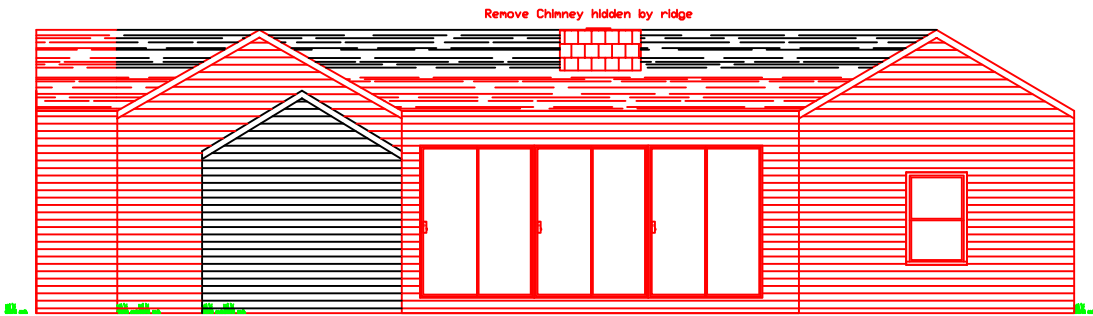


Floor plan to be demolished

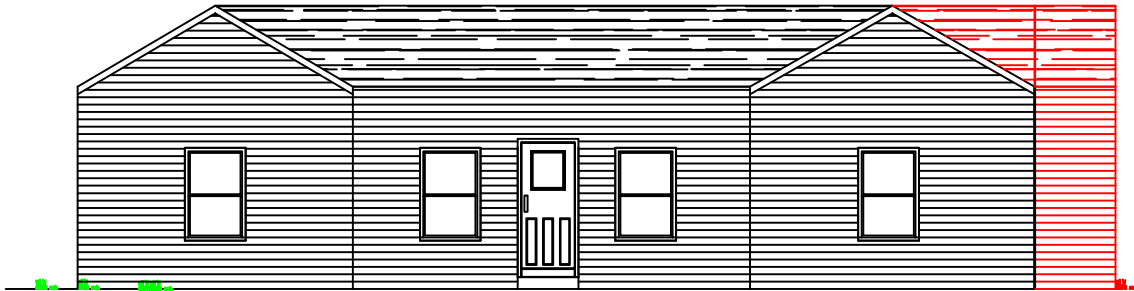
Screened in porch



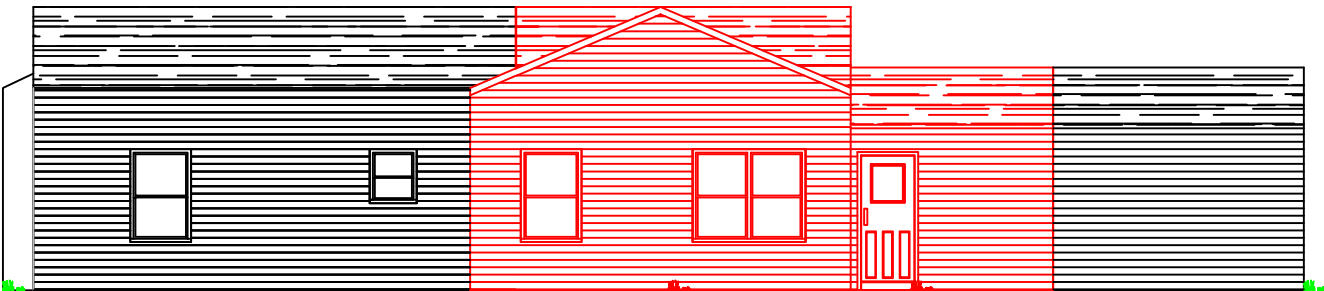
South Facade



West Facade / Rear of House



East Facade Front Facing



North Facade  
SELECTIVE DEMO IN RED



The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	T568R
Sheet Project No.	US5A205

Approvals

CUSTOMER	Date
Mai & Toby	
Mechanical Engineer	Date
Civil/Structural Engineer	
Electrical Engineer	
Engineering Manager	
Security Manager	
CSA	

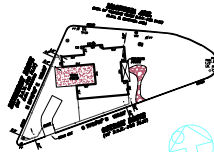
PROJECT MANAGEMENT

Project Planner	Date
Project Manager	
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control PPAE	

Revisions

No.	Date	Description
01	JUNE 2018	ISSUE FOR CONSTRUCTION

Registration



Bar Code

Sheet Title/Number

Existing Building  
SELECTIVE  
DEMOLITION  
EB-101



Grey Scale to remain

West Facade Rear Facing

Windows to Match Existing



Grey Scale to remain

East Facade Front Facing



The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	T168R
81785 Project No.	USBA205

Approvals

CUSTOMER	Mai & Toby	Date	
Mechanical Engineer		Date	
Cost/Structural Engineer		Date	
Electrical Engineer		Date	
Engineering Manager		Date	
Security Manager		Date	
CSA		Date	

PROJECT MANAGEMENT

Project Planner		Date	
Project Manager		Date	
Senior Project Manager		Date	
Development Manager		Date	
Project Manager		Date	
Quality Control Reviewer		Date	
Quality Control PPAE		Date	

Revisions

No.	Date	Description
01	May 2018	ISSUE FOR REVIEW
01	June 2018	ISSUE FOR CONSTRUCTION

Registration



Bar Code

Sheet Title/Number

Elevations  
North & South

EL-101





The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	TABR
USDA Project No.	USDA205

Approvals

CUSTOMER	Mai & Toby	Date
Mechanical Engineer		Date
Civil/Structural Engineer		
Electrical Engineer		
Engineering Manager		
Security Manager		
CSA		

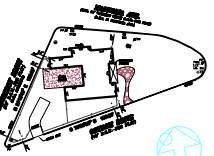
PROJECT MANAGEMENT

Project Planner	Date
Project Manager	
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control PPAE	

Revisions

No.	Date	Description
01	May 2018	ISSUE FOR REVIEW
01	June 2018	ISSUE FOR CONSTRUCTION

Registration



Bar Code

Sheet Title/Number

Elevations  
North & South

EL-102

01 June 2018 ISSUE FOR CONSTRUCTION



South Facade facing Ostrom Dr.



North Facade facing Magnolia

Windows to Match Existing



The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	TABR
Sheet Project No.	USBA205

Approvals

CUSTOMER	Mai & Toby	Date	
Mechanical Engineer		Date	
Structural Engineer		Date	
Electrical Engineer		Date	
Engineering Manager		Date	
Security Manager		Date	
CSA		Date	
PROJECT MANAGEMENT			
Project Planner		Date	
Project Manager		Date	
Senior Project Manager		Date	
Development Manager		Date	
Project Manager		Date	
Quality Control Reviewer		Date	
Quality Control PME		Date	

Revisions

No.	Date	Description
01	May 2018	ISSUE FOR REVIEW
02	June 2018	IFC Rev to add door awning

Registration



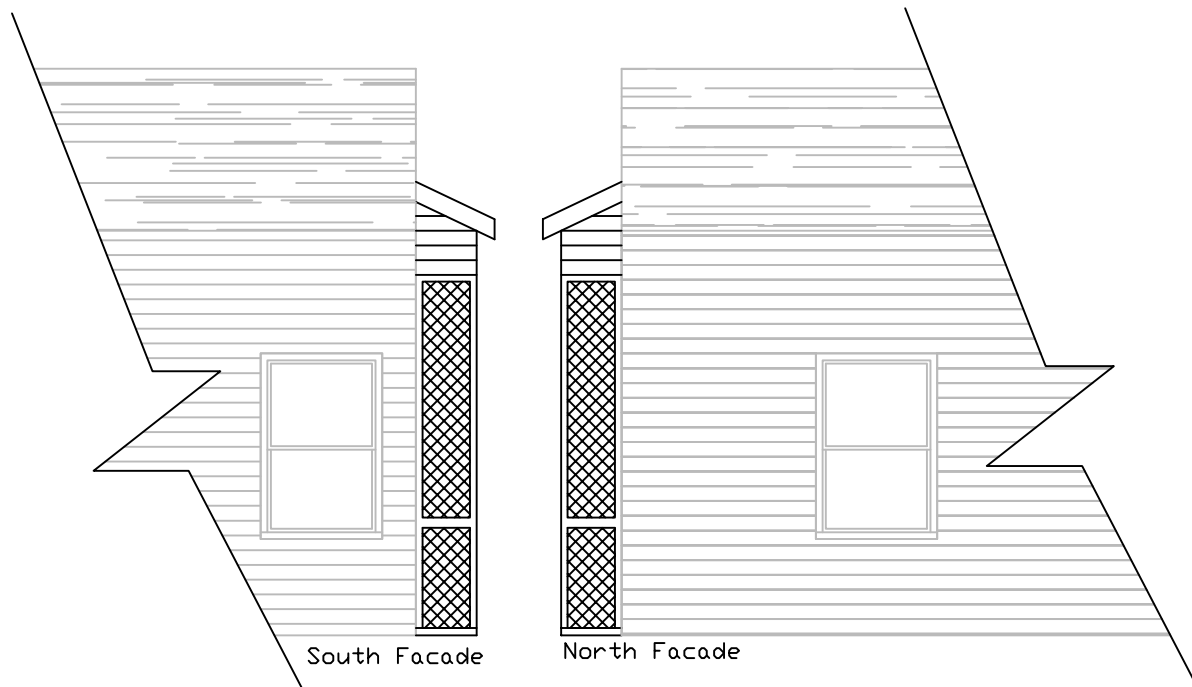
Bar Code

Sheet Title Number

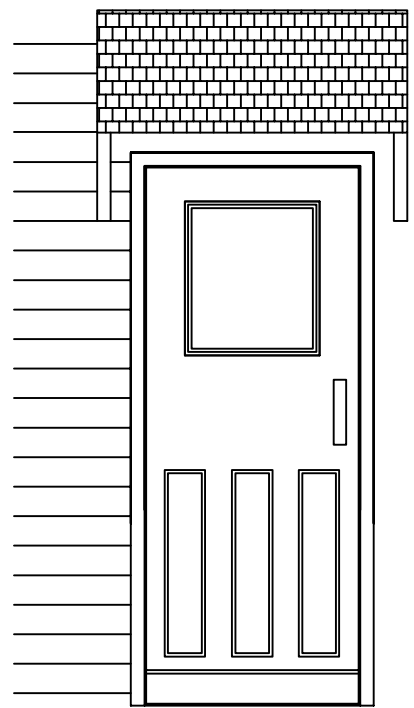
Screened in Porch  
& Shed roofs awning  
Details  
SP-104



East Facade Front Facing  
Screened in Porch Replacement



Screened in Porch Side View



Door Awning's Typical ea. door  
Shingle to match existing

Side View

Selected Paint Color :  
Snowfall White 2144-70  
By Benjamin Moore



## The Island River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	T168R
81785 Project No.	USBA205

### Approvals

CUSTOMER	Mai & Toby	Date	
Mechanical Engineer		Date	
Civil/Structural Engineer		Date	
Electrical Engineer		Date	
Engineering Manager		Date	
Security Manager		Date	
CSA		Date	

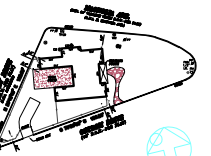
### PROJECT MANAGEMENT

Project Planner		Date	
Project Manager		Date	
Senior Project Manager		Date	
Development Manager		Date	
Project Manager		Date	
Quality Control Reviewer		Date	
Quality Control P/E		Date	

### Revisions

No.	Date	Description
01	June 2018	ISSUE FOR CONSTRUCTION

### Registration



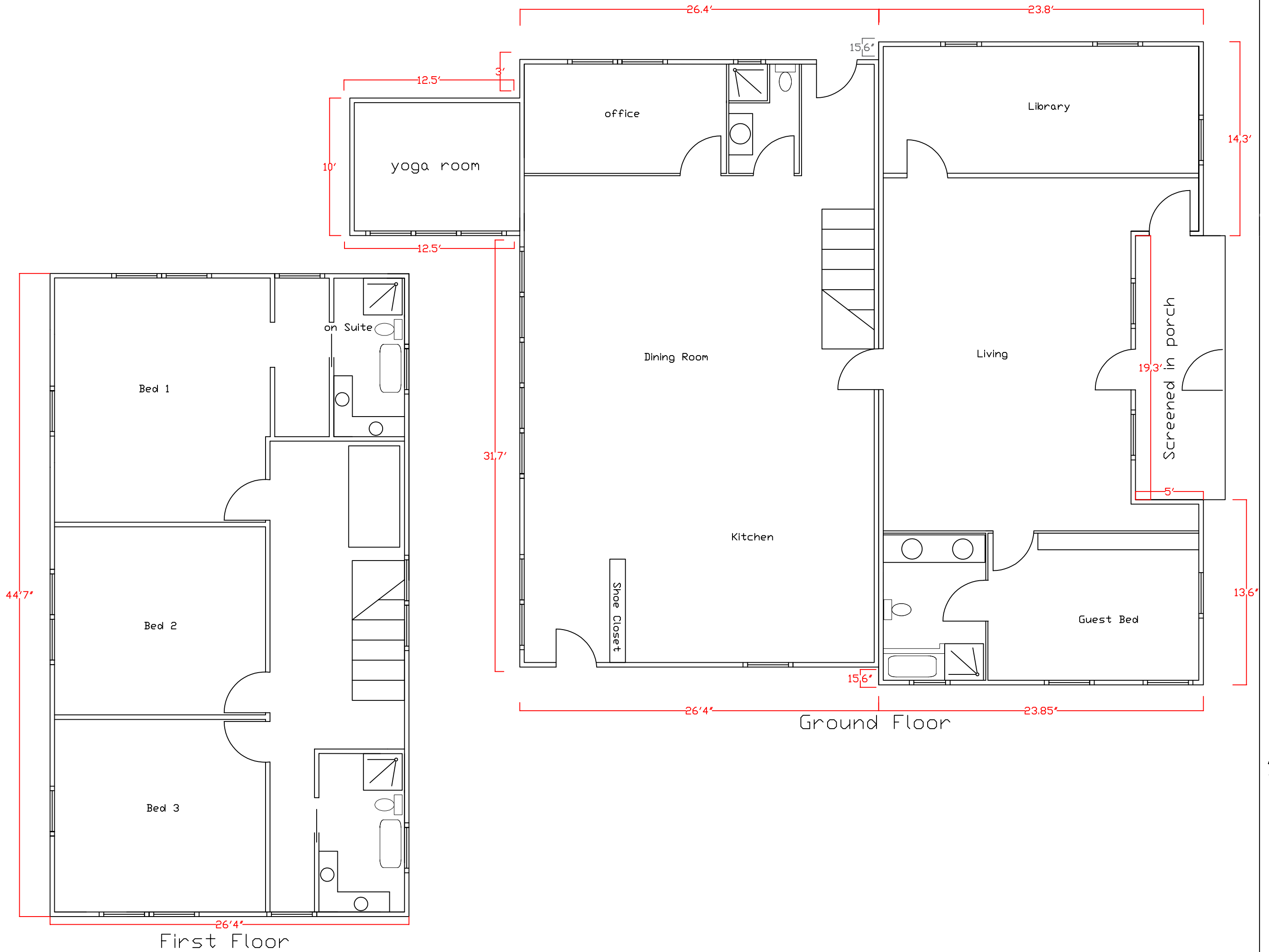
### Bar Code

### Sheet Title/Number

Plans

GF & FF

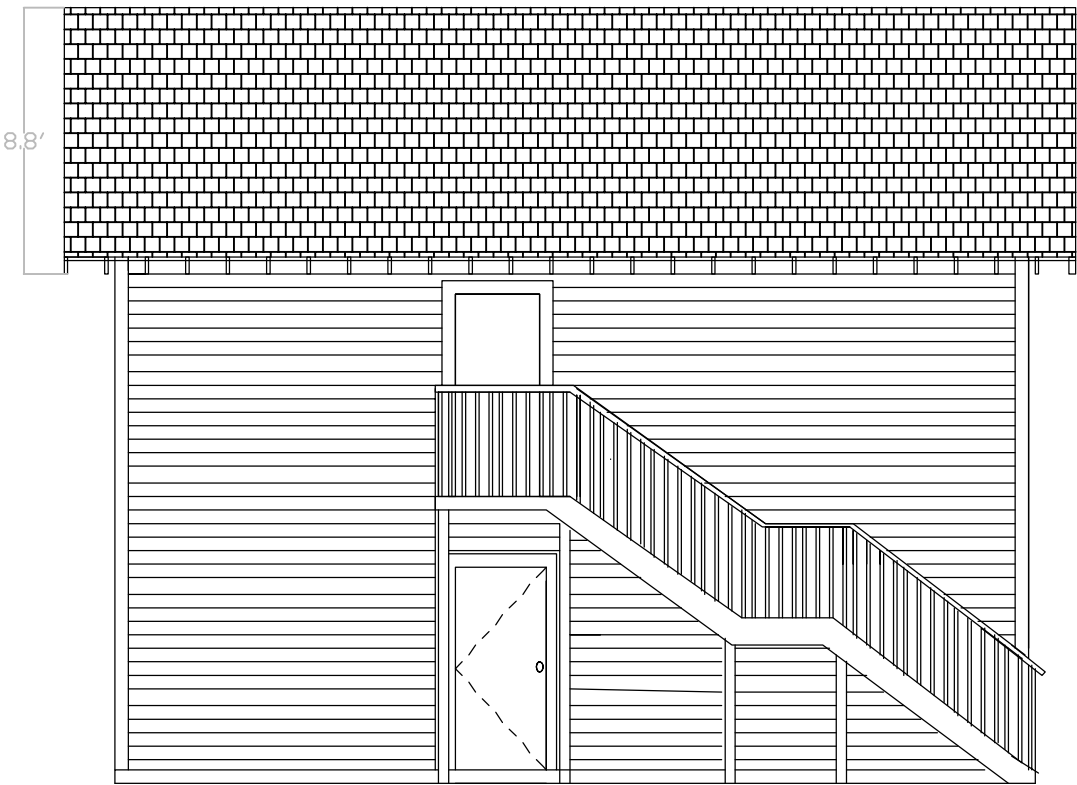
PL-121



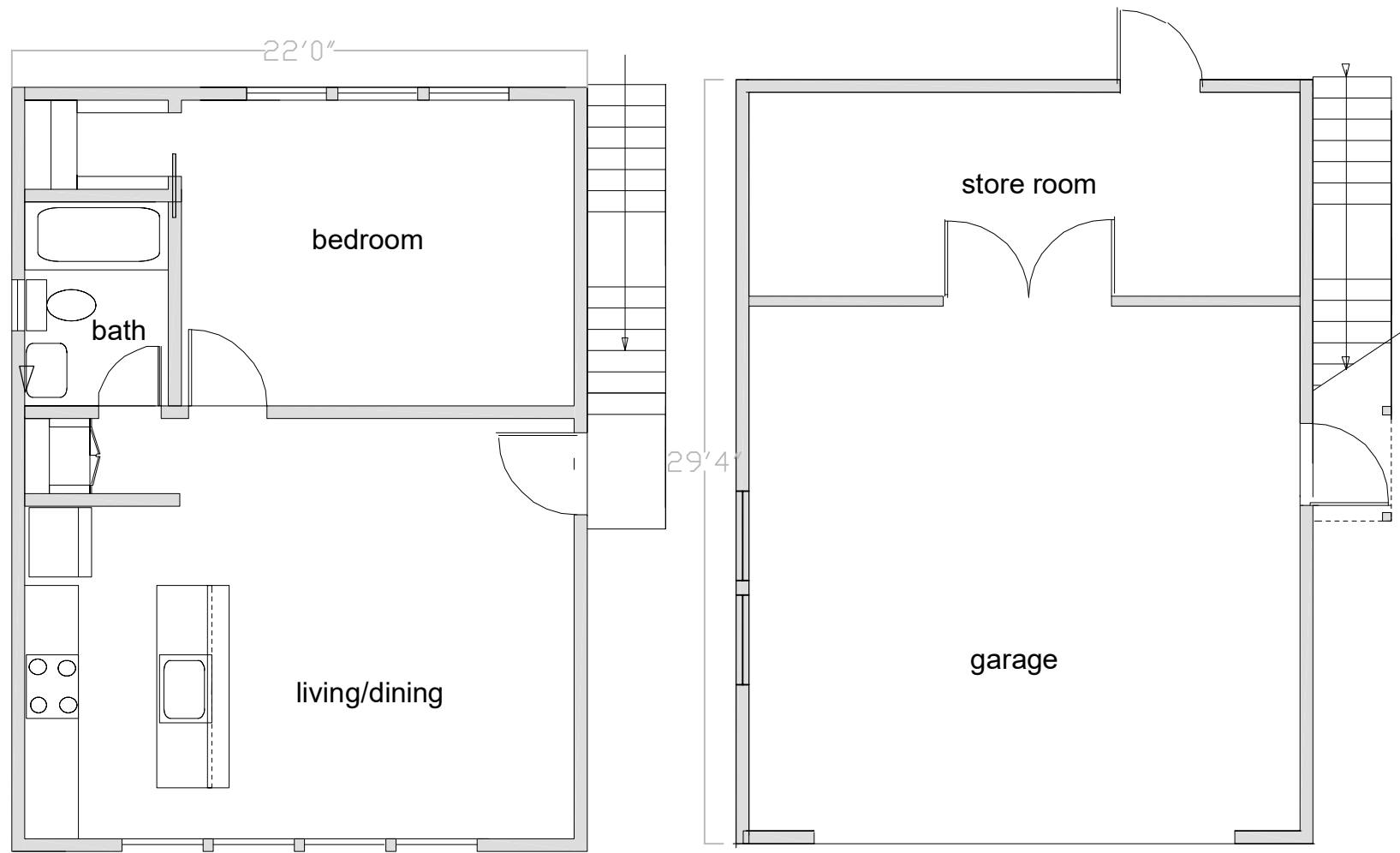




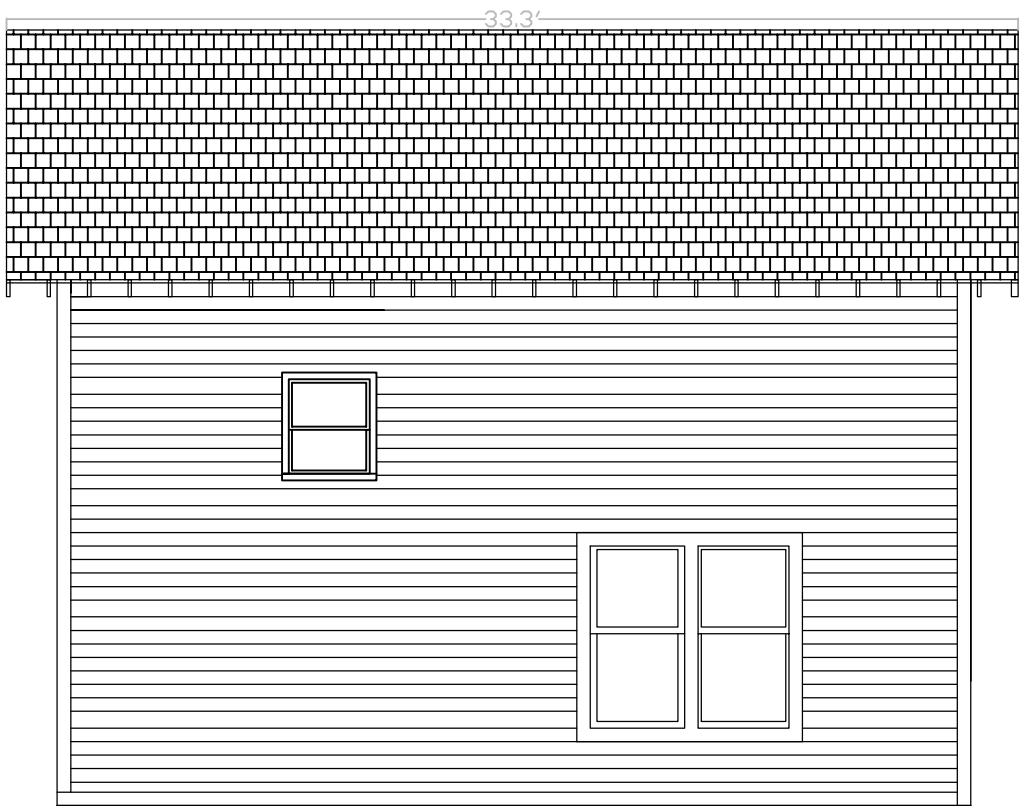
Front Elevation Facing OStrom



Side Elevation Facing rear of House



First Floor Accessory Building



Side Elevation Facing Dewberry



205 Ostrom Drive San Antonio, TX 78212  
T: 425-305-8044 C: 210-300-5385

The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	MN
Date	May 2018 10:38:59 AM
Design Project No.	T188R
S1780 Project No.	USA000

Approvals

CUSTOMER	Mai & Toby	Date
Mechanical Engineer		Date
Civil/Structural Engineer		Date
Electrical Engineer		Date
Engineering Manager		Date
Security Manager		Date
CIA		Date

PROJECT MANAGEMENT

Project Planner		Date
Project Manager		Date
Senior Project Manager		Date
Development Manager		Date
Project Manager		Date
Quality Control Reviewer		Date
Quality Control FME		Date

Revisions

No.	Date	Description
01	June 2018	ISSUE FOR CONSTRUCTION

Registration

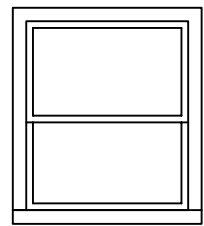


Bar Code

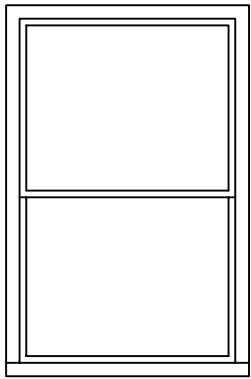
Sheet Title/Number

Issued for Design App  
Accessory Building

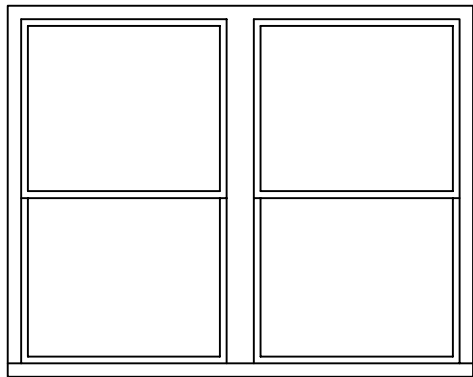
NC-103



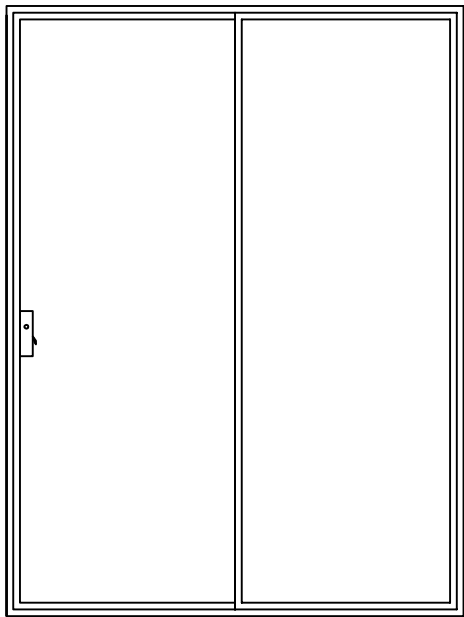
Bathroom Typ.



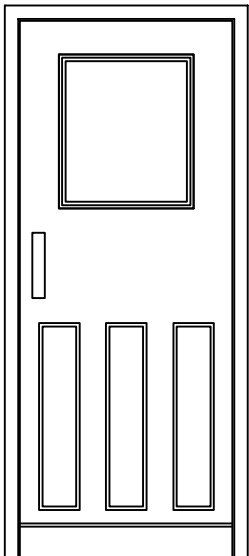
Double Hung Sash Typ.



Twin Double Hung Sash Typ.

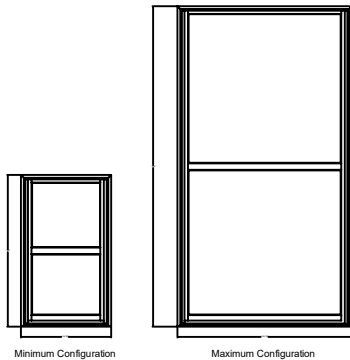
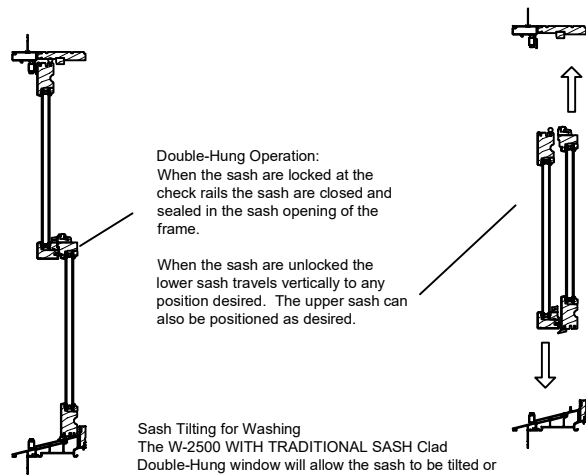


Sliding Glass door Typ.



Entrance door Typ.

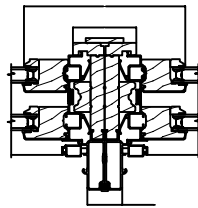
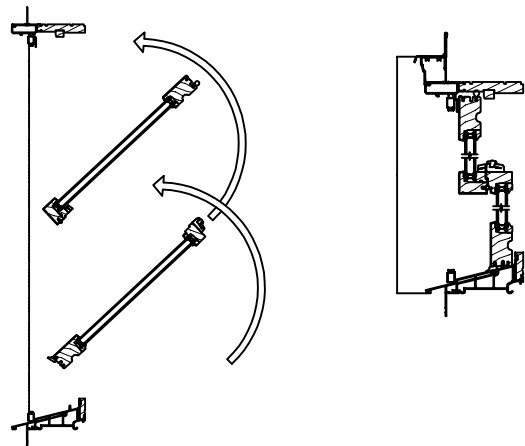
Existing Condition Windows to Match



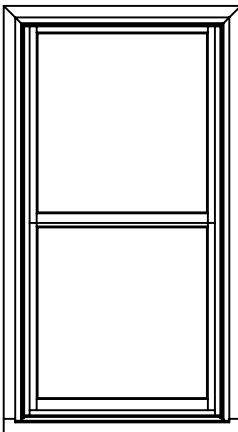
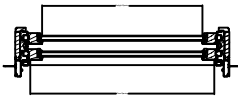
Minimum Configuration		Maximum Configuration	
Standard Width		Standard Height	
21 3/8"	25 3/8"	29 3/8"	33 3/8"
36"	40"	48"	56"
60"	64"	72"	76"
Nominal Width		Nominal Height	
19 1/4"	23 1/4"	27 1/4"	31 1/4"
36 1/4"	41 1/4"	47 1/4"	53 1/4"
66 1/4"	71 1/4"	77 1/4"	83 1/4"

Clear Opening Formulas  
Vertical  
(Frame Height / 2) - 3 15/16"  
Horizontal  
Frame Width - 3 9/16"

Daylight Opening Formulas  
Vertical  
(Frame Height / 2) - 3 5/16"  
Horizontal  
Daylight Opening = (Frame Width - 5 11/32")



Twin Operating Double-Hung



Standard Sash

We are working with JELD WEN (Roger Bianco) to match the existing windows at 205 Ostrom Drive as well as meeting the requirements set out by the HDRC

W-2500 WITH TRADITIONAL SASH WOOD CLAD-WOOD WINDOW DOUBLE-HUNG

Selected Paint Color :  
Snowfall White 2144-70  
By Benjamin Moore

Roger Bianco  
Architectural Consultant  
"Creating Value Reducing Risk"  
JELD-WEN, Inc.  
Houston | San Antonio | Texas Gulf Coast  
(832)-418-7875



The Island  
River Road

205 Ostrom Drive  
SAN ANTONIO, TEXAS 78212

Design Team

Design	TS
Drawn	TS
Checked	SN
Date	May 2018 10:38:59 AM
Design Project No.	T168R
51785 Project No.	USBA205

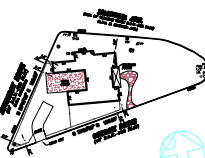
Approvals

CUSTOMER	Date
Mai & Toby	
Mechanical Engineer	Date
Cost/Structural Engineer	
Electrical Engineer	
Engineering Manager	
Security Manager	
CSA	
PROJECT MANAGEMENT	
Project Planner	Date
Project Manager	
Senior Project Manager	
Development Manager	
Project Manager	
Quality Control Reviewer	
Quality Control PPAE	

Revisions

No.	Date	Description
01	May 2018	ISSUE FOR REVIEW
01	June 2018	Rev add window details

Registration



Bar Code

Sheet Title/Number

Door &  
Window Schedule

WS-501

## ***This Color for 205 Ostrom Drive***



Estate Gray<sup>†</sup>

Color Availability Map







Two Car Garage immediate neighbor #1



Two Car Garage immediate neighbor #2

We have included these slides as an objector said there was no two car garages in River Road. You can see from the three roads that border our property there are...



Another Two Car Garage  
immediate neighbor #3



We have included these slides as an objector said there was no two car garages in River Road. You can see from the three roads that border our property there are Three shown with another right next to # 3

## View from Proposed Accessory Building

View from our Curb Cut of a double garage and a two story house in background.

Our Proposed Roof Height  
Main Building ~~26'9"~~ 24'2"  
Compared to this two story  
house, please note all the  
houses in these areas are higher  
than our island lot





Our Proposed Roof Height  
Main Building ~~26'9"~~ 24'2"  
Accessory building Roof Height  
~~24'9"~~ 24'2"



Please note this house is  
approx. 5' above our sites grade.  
As it sits on a hill that slopes up  
to the highway.

Our Proposed Roof Height  
Main Building ~~26'9"~~ 24'2"







## OHP Archaeology have no objections to demolition

### Archaeology Plan

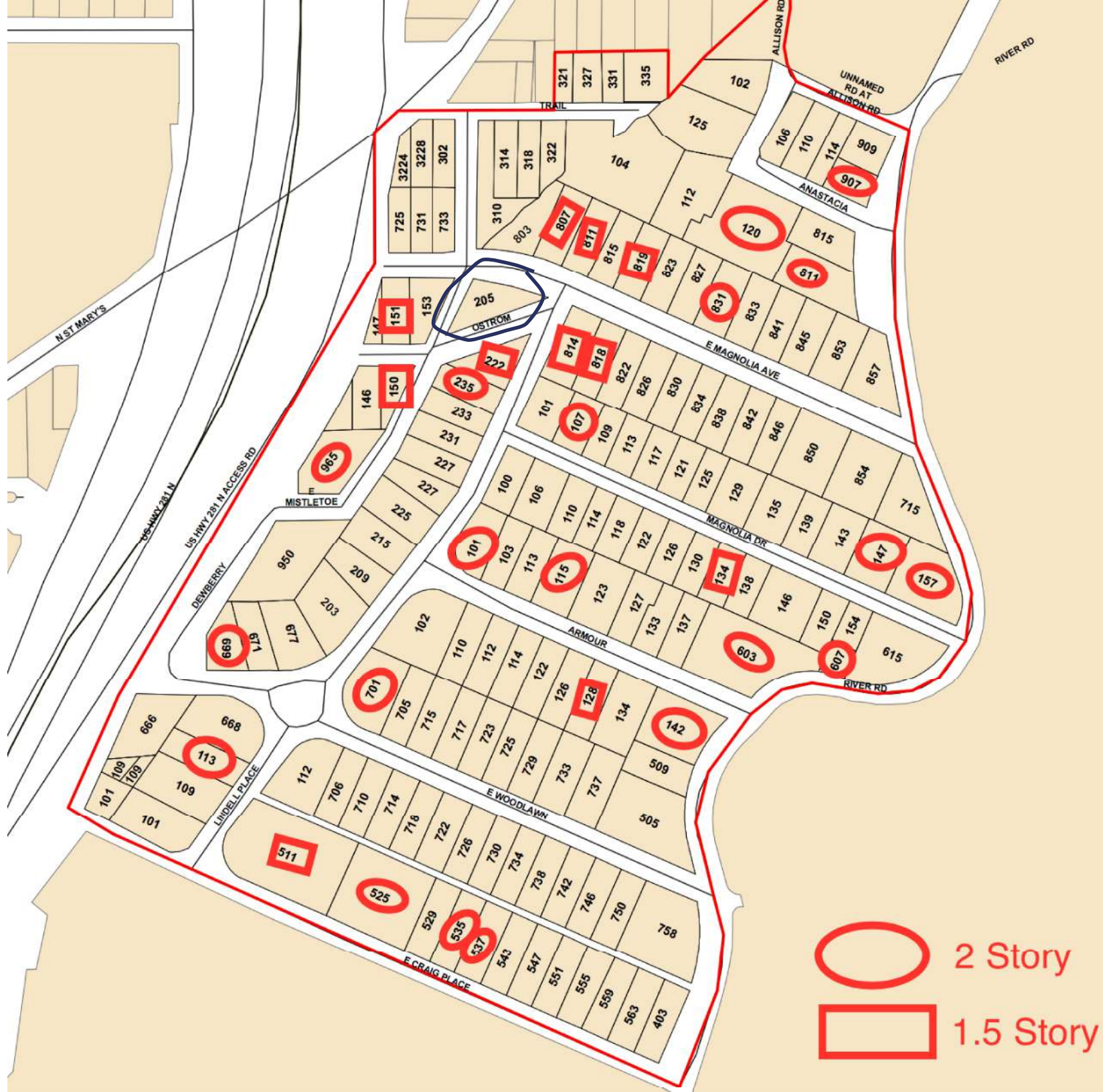
In talks with Matthew Elverson of the OHP Archaeological dept. as well as forwarding the stipulation by HDRC, he has requested that my plan be limited to informing him 48hrs in advance of deep trench excavation on site.

He does not see that demolition is a concern but new trenching would need to be looked at.

Contact: [Matthew.elverson@sanantonio.gov](mailto:Matthew.elverson@sanantonio.gov) 210.210.4211

By way of the conversation with Matthew Elverson the HDRC should note that we have fulfilled the plan and will act on it as shown above.

- HDRC Ask: ARCHAEOLOGY- 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.





205 Ostrom Drive  
Photo from Dewberry and  
Magnolia Intersection







205 Ostrom Drive Updated  
Pics of cleared brush from house



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





**HardiePlank®**

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®  
5/4 x 3.5 in.  
Arctic White

HardiePlank®  
6.25 in. Smooth  
Arctic White

A classic look for  
**THE HOME OF THEIR DREAMS.**

**SELECT CEDARMILL®\***

*Woodstock Brown*



**SMOOTH\***

*Countrylane Red*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

**CUSTOM BEADED CEDARMILL®**

*Light Mist*



**CUSTOM BEADED SMOOTH**

*Heathered Moss*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	8.25 in.					
Exposure	7 in.					
ColorPlus Pcs./Pallet	210					
Prime Pcs./Pallet	240					
Pcs./Sq.	14.3					

**CUSTOM COLONIAL ROUGHSAWN®**

*Mountain Sage*



**CUSTOM COLONIAL SMOOTH®**

*Timber Bark*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	8 in.					
Exposure	6.75 in.					
ColorPlus Pcs./Pallet	216					
Prime Pcs./Pallet	240					
Pcs./Sq.	14.9					

\*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.



---

## TABLE OF CONTENTS

---

### **Product Information**

General Information.....	2
Lite Cut Information.....	3
Unit Sizing, Rough Openings & Masonry Openings.....	4
Opening Formulas.....	5
Operation & Sash Tilting .....	6

### **Options**

SDL & GBG .....	7
Jamb Extender & Prep for Stool .....	8
Trim .....	9
Mullion .....	10

### **Sizing Details**

Min-Max Sizing.....	11
---------------------	----

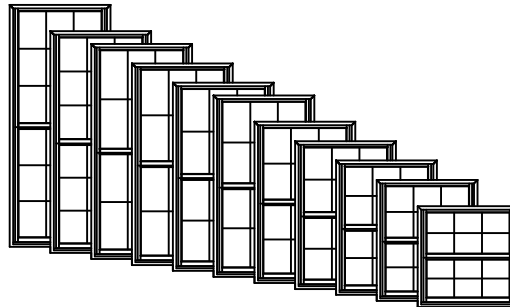
### **Section Details**

Operator:	
Vertical.....	12
Horizontal.....	13
In-Sash Picture/Transom:	
Vertical.....	14
Horizontal.....	15



## GENERAL INFORMATION

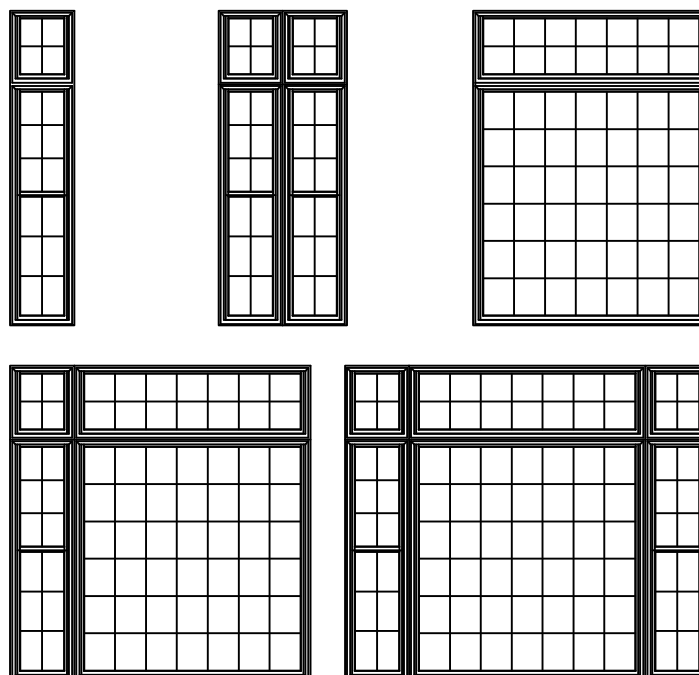
---



W-2500 Clad Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with helical spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

### Multiple Assemblies

W-2500 Clad Double-Hung windows may be mulled beside other clad double-hung or clad picture windows, or below clad transom windows, to fulfill a wide variety of needs.





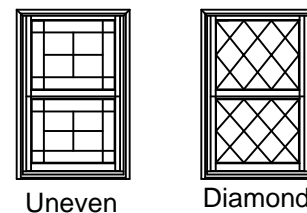
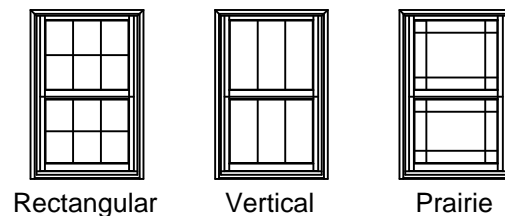


## LITE CUT INFORMATION

W-2500 Clad Double-Hung windows are available with removable grilles in 7/8" Full Surround or Beaded SDL only, 5/8" flat or 23/32" contour Grilles Between the Glass (GBG) and Simulated Divided Lites (SDL). Standard lite cuts are rectangular.

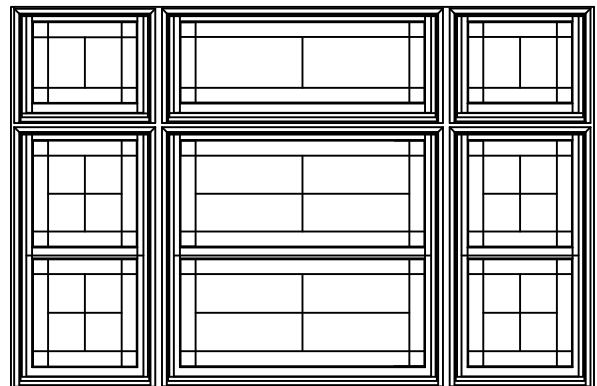
### Lite Cut Options

Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size clad double-hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



### Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.





## UNIT SIZING, ROUGH OPENINGS & MASONRY OPENINGS

### General Notes:

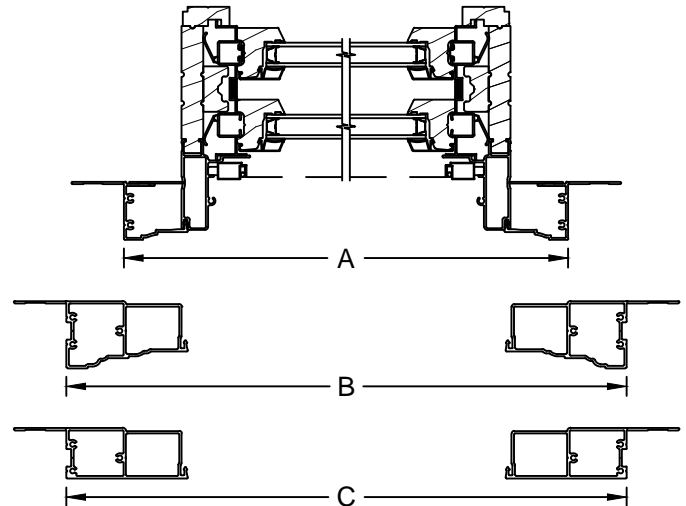
Unit size is always the maximum size of the window with or without trim and does not include nail fin.

### Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

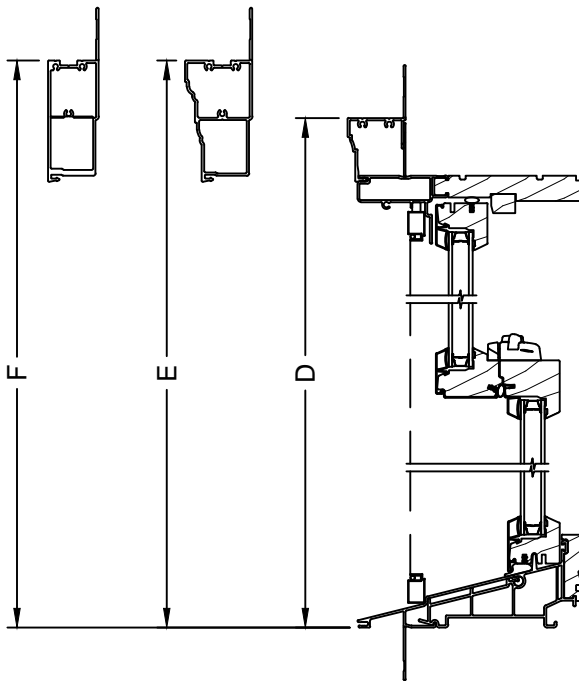
### Rough Opening:

Rough opening is always 3/4" over frame size of the window.



Horizontal exterior trim offerings below are the same with or without sill nose.

Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould	A	3"
Adams Casing	B	6"
3 1/2" Flat Casing	C	6"



Vertical exterior trim offerings without sill nose. Trim on 3 sides.

Vertical Sections (w/o Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould	D	3"
Adams Casing	E	6"
3 1/2" Flat Casing	F	6"



## OPENING FORMULAS

### Clear Opening Formulas:

Vertical (Standard)

$$\text{Clear Opening} = (\text{Frame Height} / 2) - 3 \frac{15}{16}"$$

Equal Cap Sizes

$$\text{Clear Opening} = \text{Frame Width} - 3 \frac{9}{16}"$$

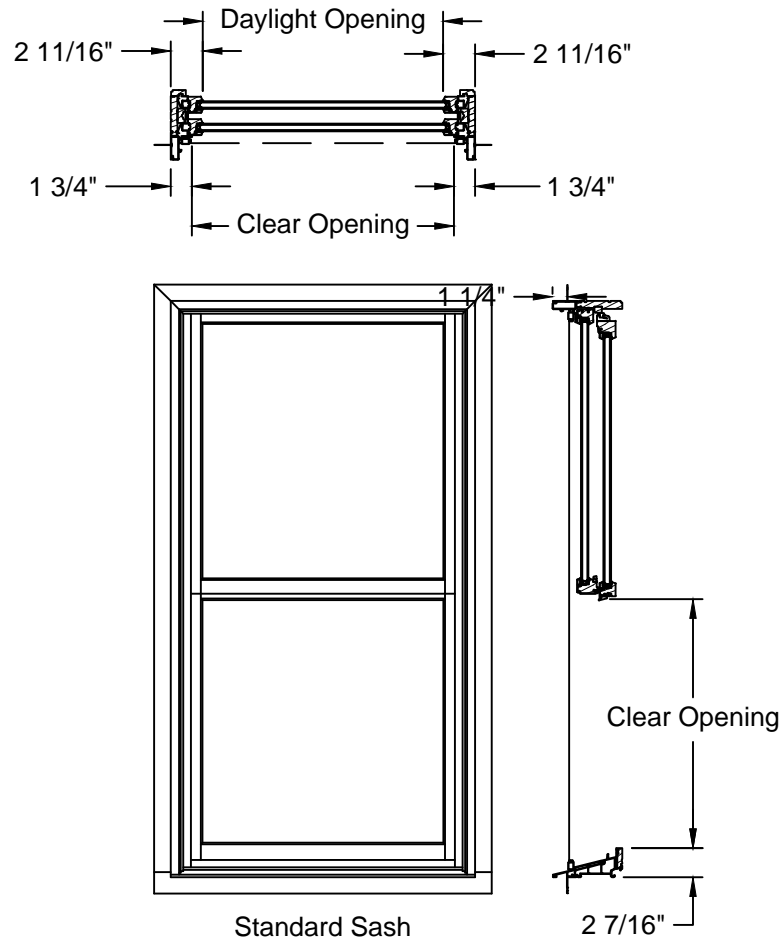
### Daylight Opening Formulas:

Vertical

$$\text{Daylight Opening} = (\text{Frame Height} / 2) - 3 \frac{5}{16}"$$

Horizontal

$$\text{Daylight Opening} = (\text{Frame Width} - 5 \frac{11}{32})$$



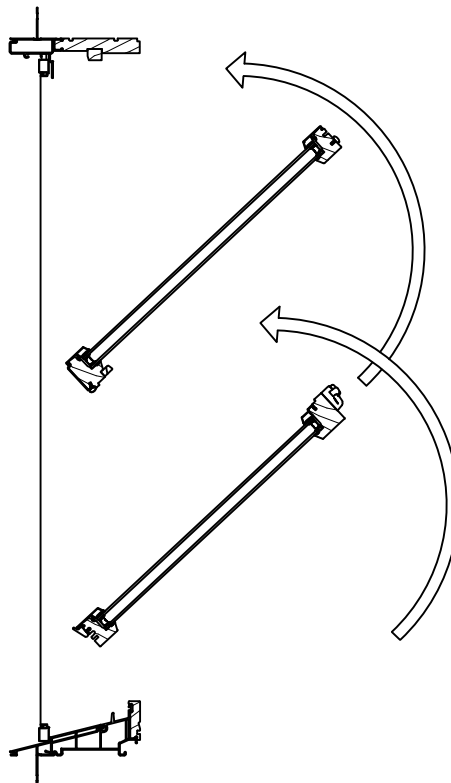
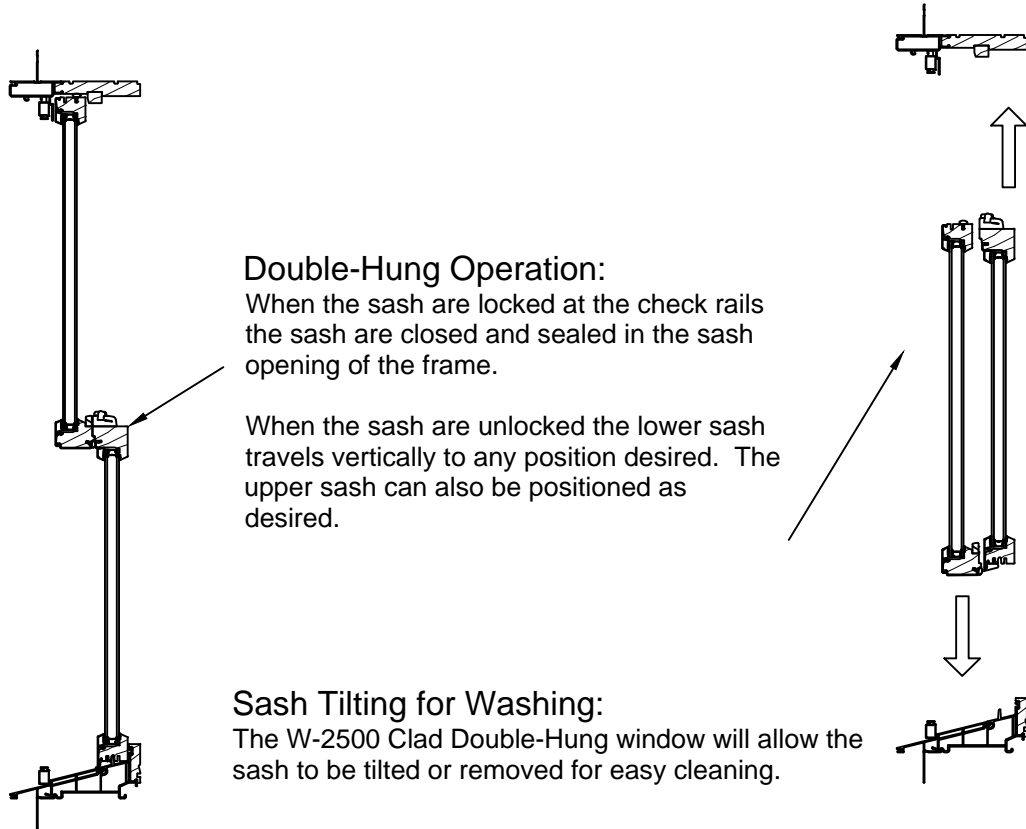
### Standard Sash Options

Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division, Technical Services Department for clear opening information.





## OPERATION & SASH TILTING

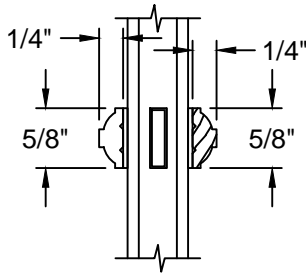




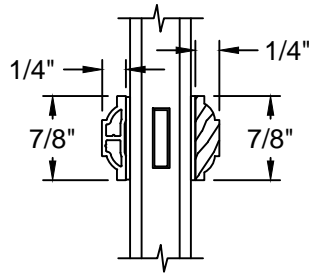
SDL & GBG OPTIONS

Exterior ← → Interior

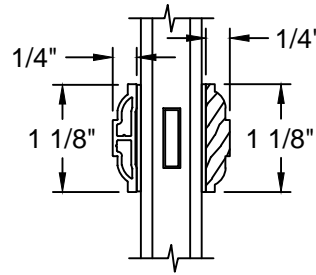
SDL Options



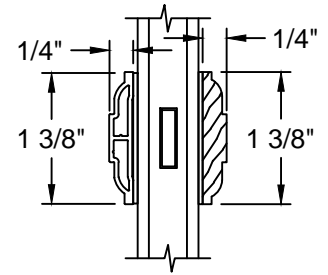
5/8" Bead SDL



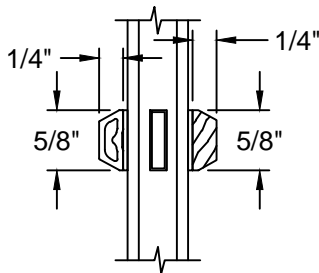
7/8" Bead SDL



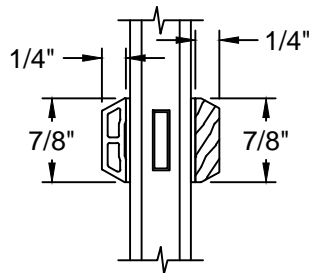
1 1/8" Bead SDL



1 3/8" Bead SDL

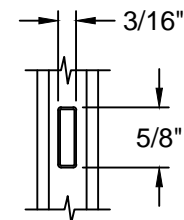


5/8" Putty SDL

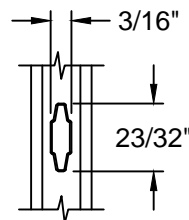


7/8" Putty SDL

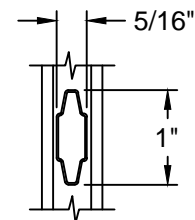
GBG Options



5/8" Grille



23/32" Grille

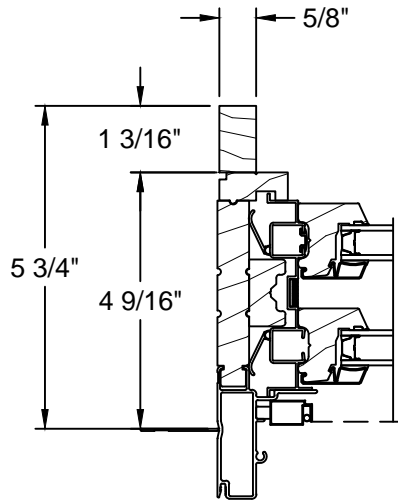


1" Grille

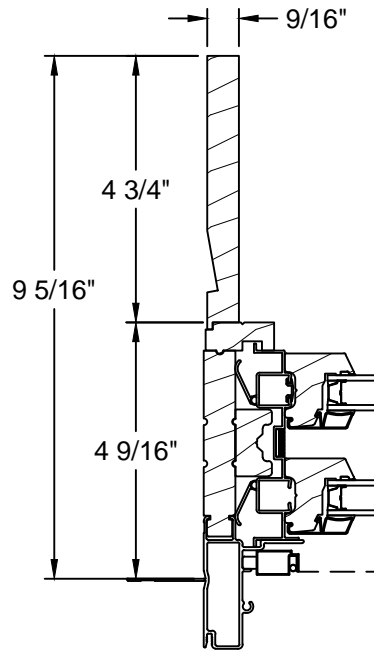
Note: Various Combinations of the SDL Bars Shown are Available



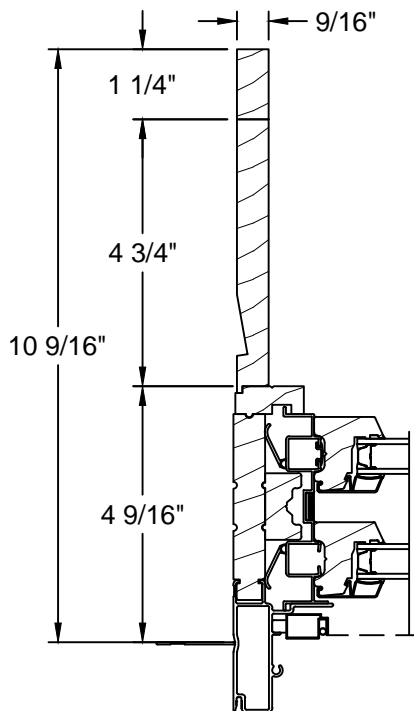
## JAMB EXTENDER & PREP FOR STOOL OPTIONS



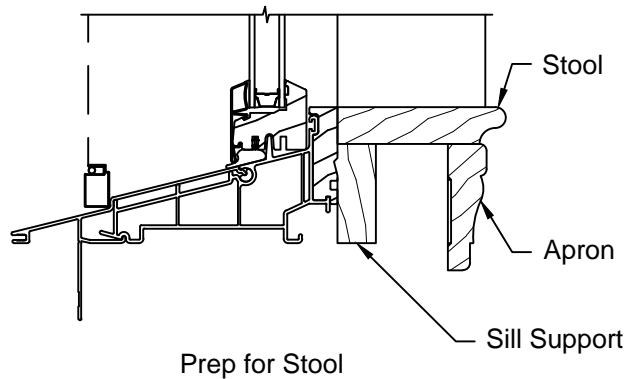
5 3/4" Wall  
4/4 (21/32") Jamb Thickness  
(Option)



9 5/16" Wall  
Max 1-PC  
Jamb Extender



10 9/16" Wall  
Max Wall Depth

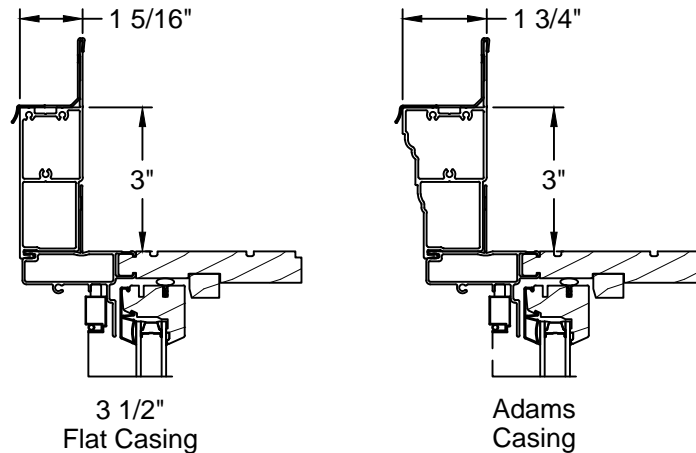
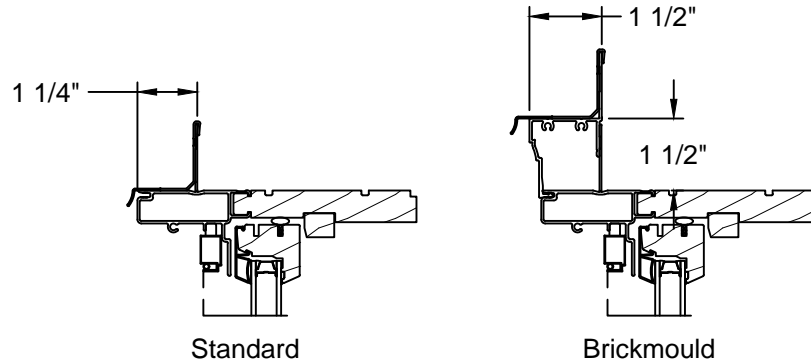


Note: Stool, apron, and sill support are applied by trim carpenter after window is installed and are not provided by JELD-WEN. Unit is shipped without sill jamb extenders.

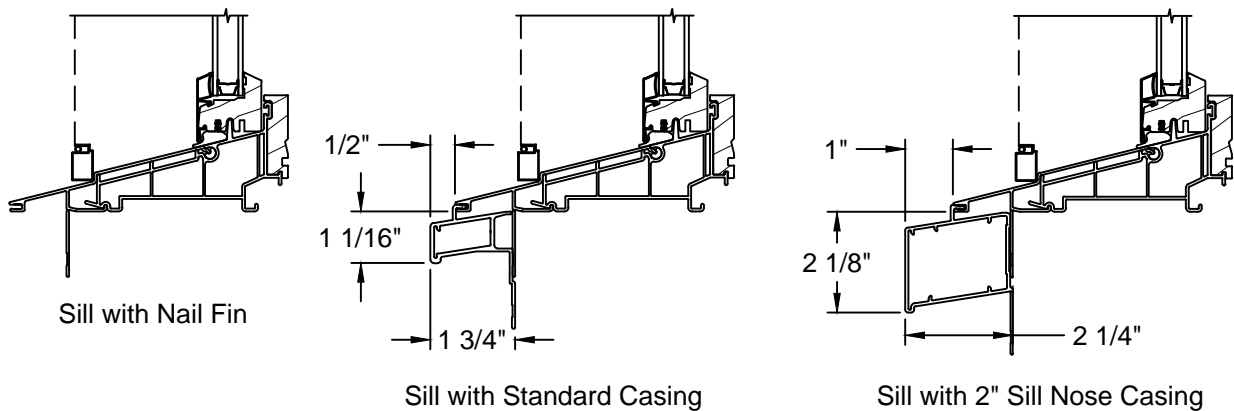




## TRIM OPTIONS

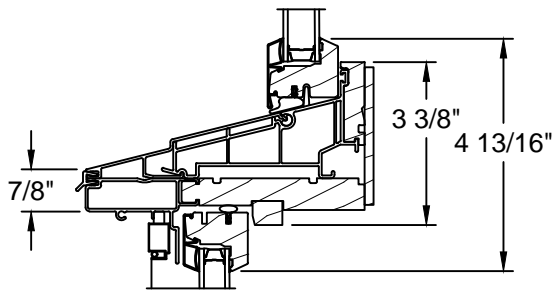


## Sill Nose Options

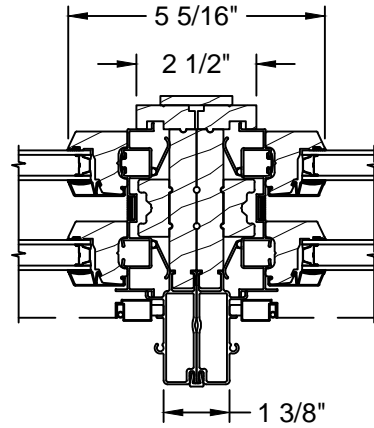




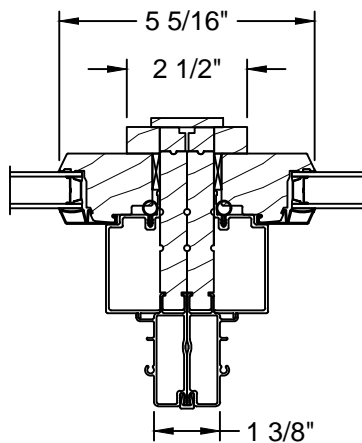
## MULLION OPTIONS



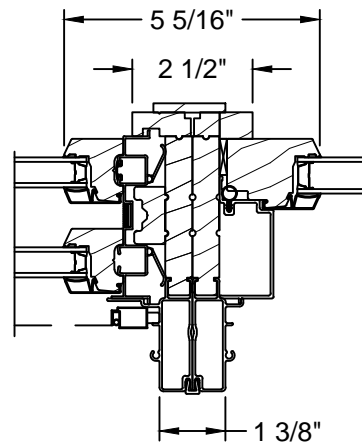
Operating Double-Hung with In-Sash  
Picture/Transom



Twin Operating Double-Hung



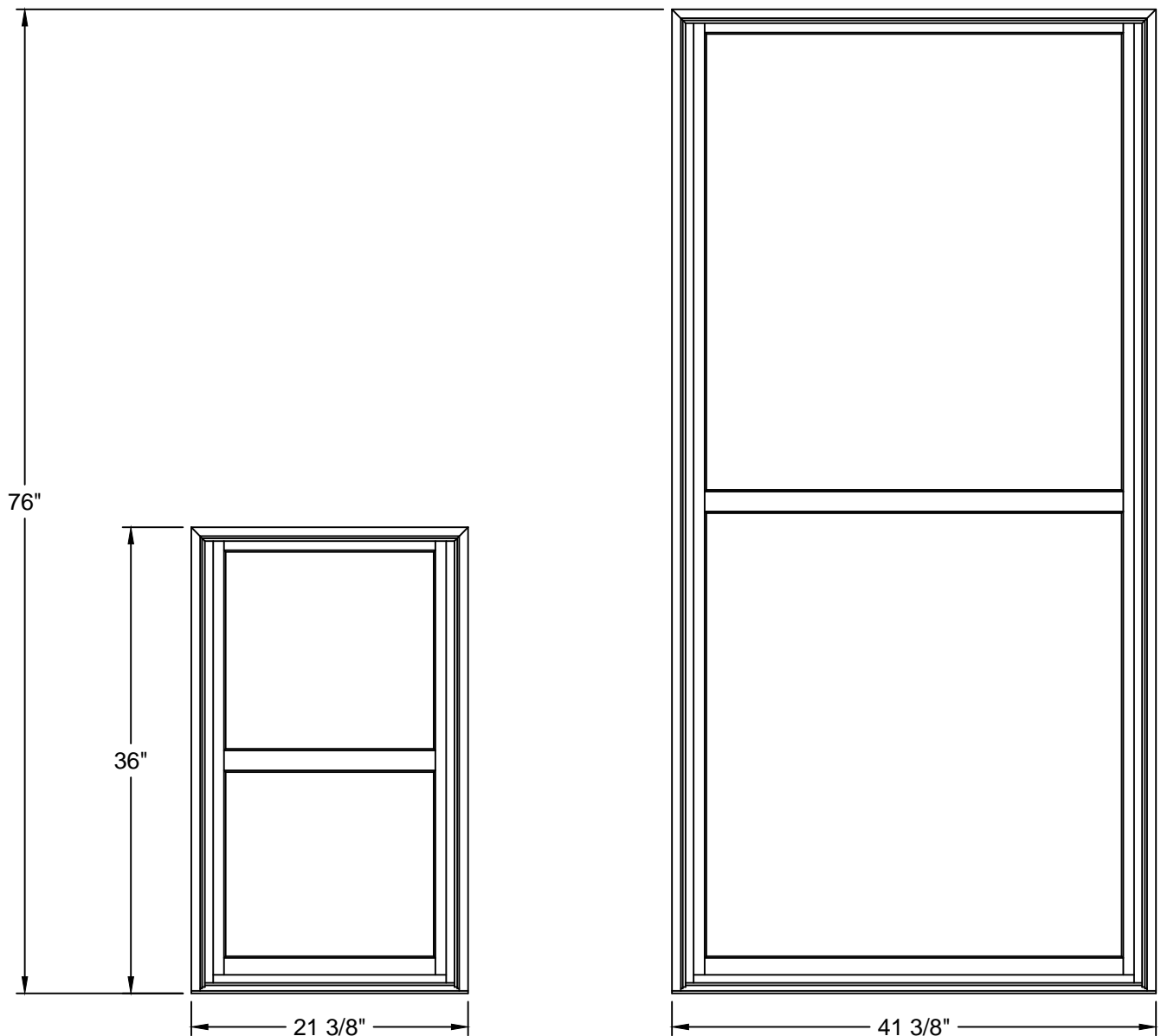
In-Sash Picture/Transom Beside In-Sash  
Picture/Transom



Operating Double-Hung Beside In-Sash  
Picture/Transom



MIN-MAX SIZING



Standard Widths For The W-2500 Clad Double-Hung Window Unit:  
21 3/8", 25 3/8", 29 3/8", 33 3/8", 37 3/8", 41 3/8".

Standard Heights For The W-2500 Clad Double-Hung Window Unit:  
36", 40", 48", 52", 56", 60", 64", 68", 72", 76".

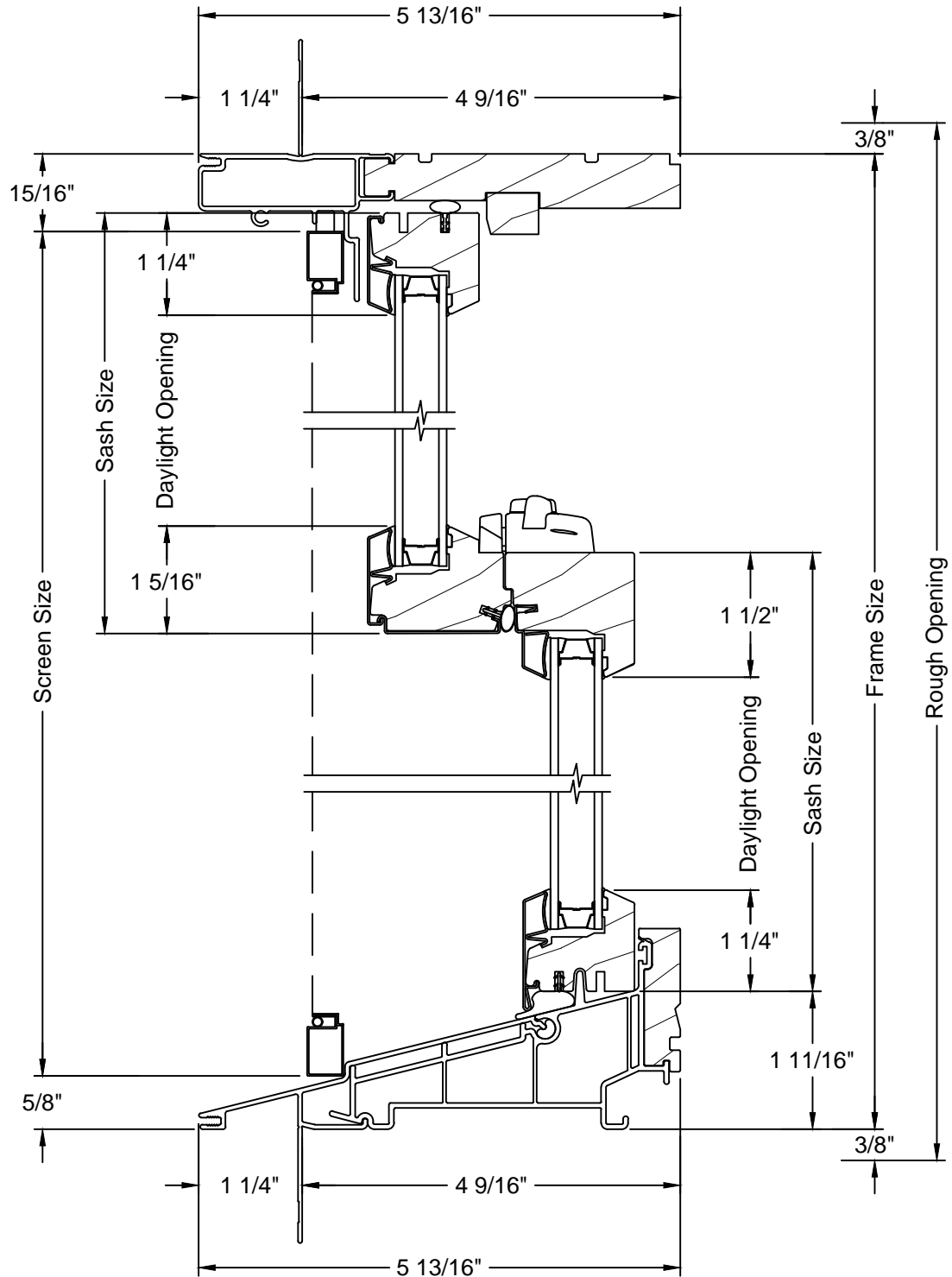
Nominal Widths For The W-2500 Clad Double-Hung Window Unit:  
19 1/4", 23 1/4", 27 1/4", 31 1/4", 35 1/4".

Nominal Heights For The W-2500 Clad Double-Hung Window Unit:  
36 1/4", 41 1/4", 47 1/4", 53 1/4", 59 1/4", 65 1/4", 71 1/4".



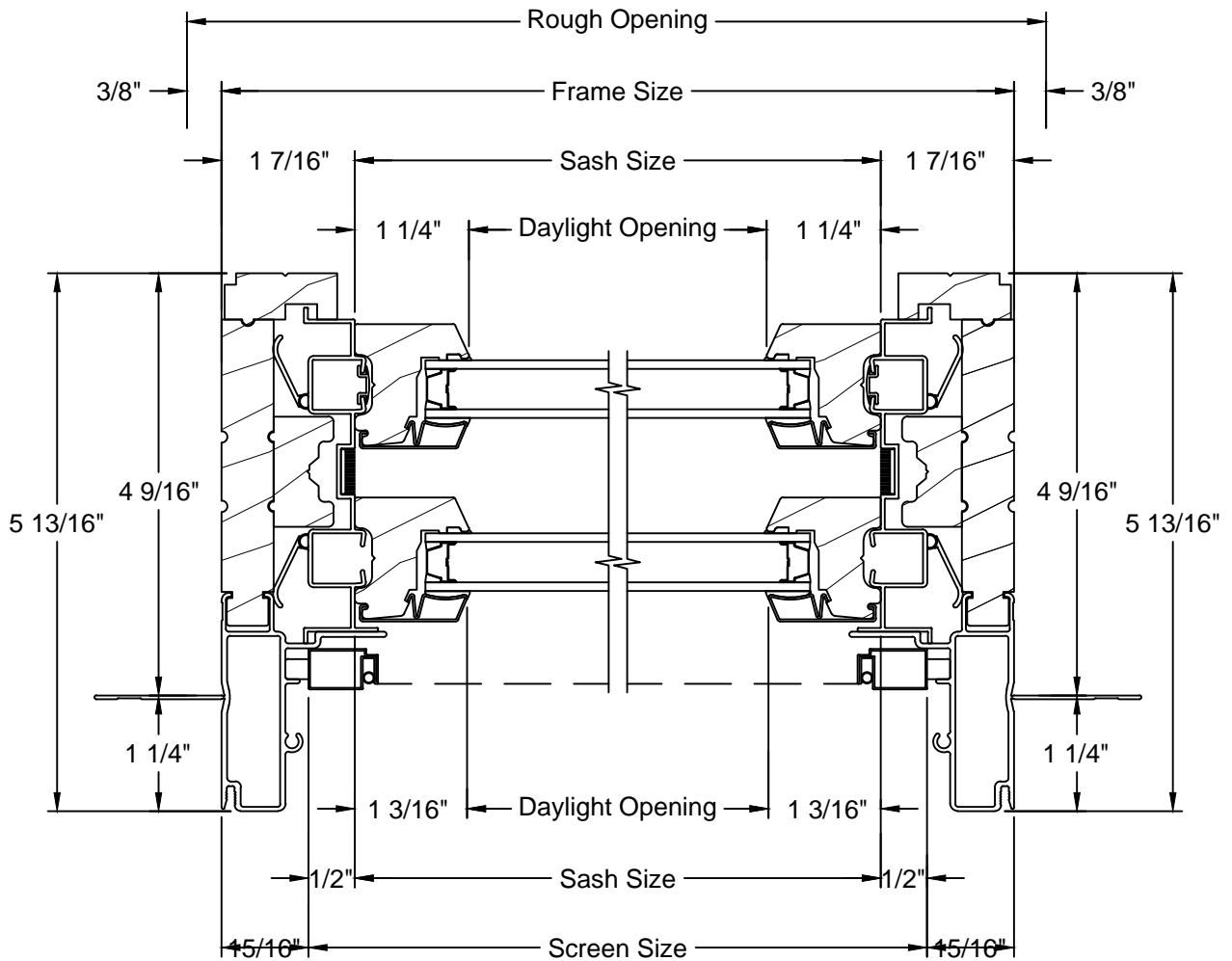


OPERATOR - VERTICAL SECTION



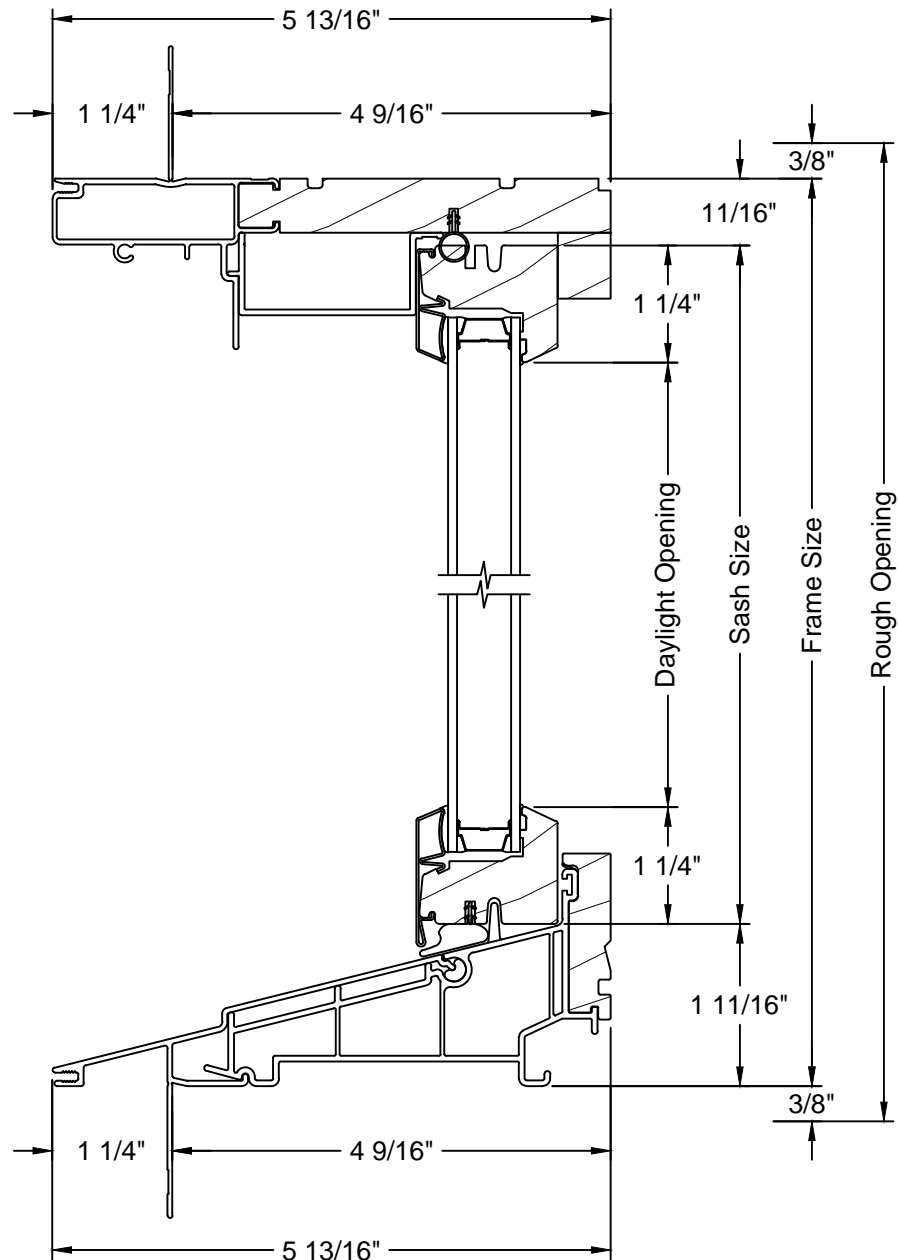


OPERATOR - HORIZONTAL SECTION





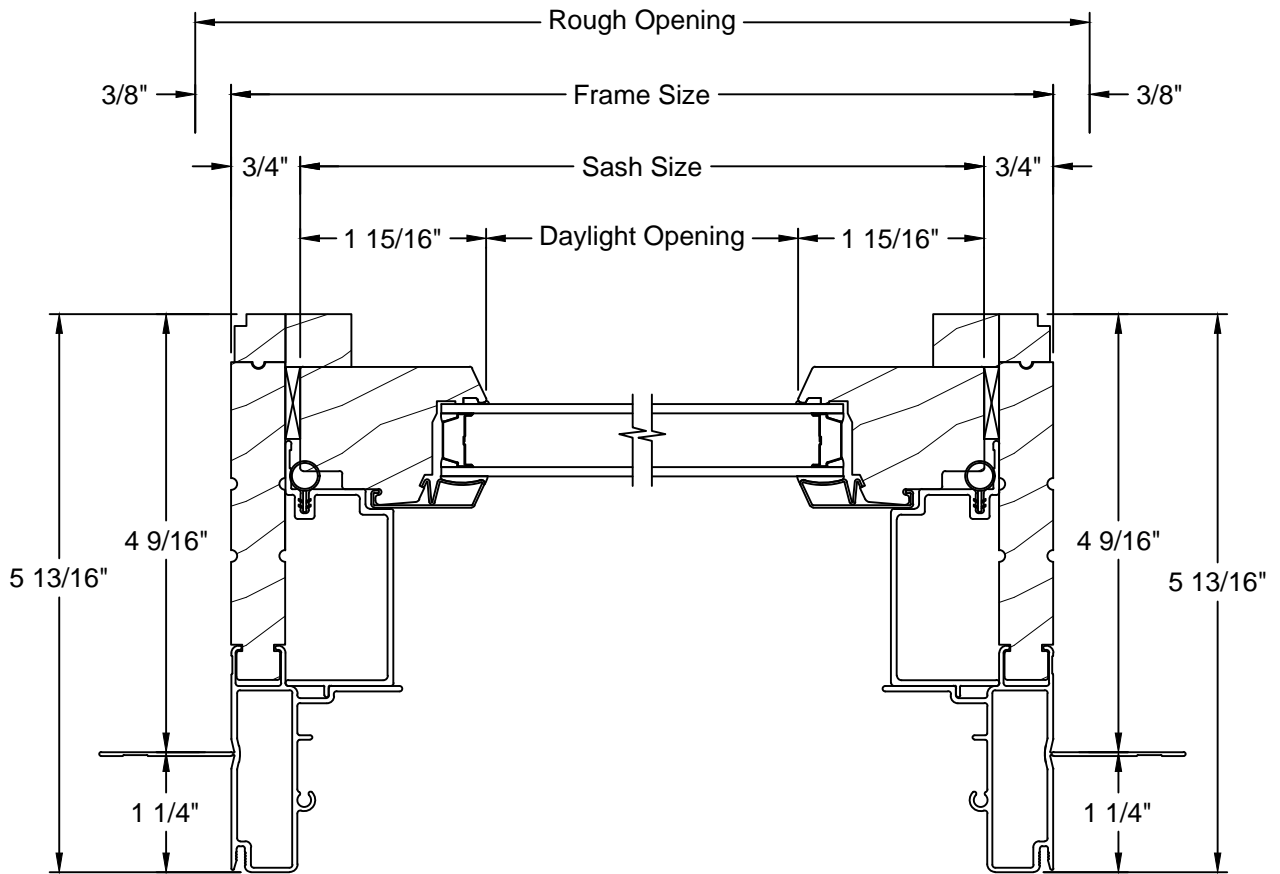
IN-SASH PICTURE/TRANSOM - VERTICAL SECTION







IN-SASH PICTURE/TRANSOM - HORIZONTAL SECTION





## TABLE OF CONTENTS

## Product Information

[illegible]

## Options

**D**   
**r**   
  
**M**

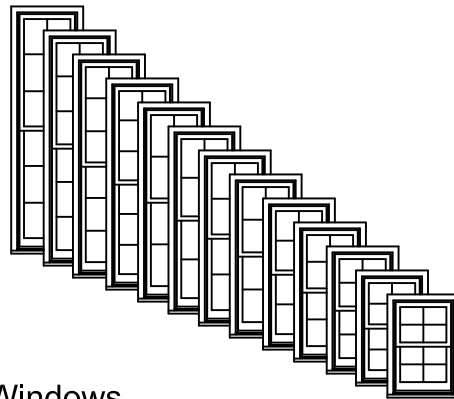
## Section Details

Diagram illustrating a 2D array structure with 4 rows and 10 columns. The array is divided into four quadrants by a horizontal line between rows 2 and 3, and a vertical line between columns 5 and 6. The quadrants are labeled with 'd' and 'rd' in the top-left corner of each quadrant.



## GENERAL INFORMATION

---



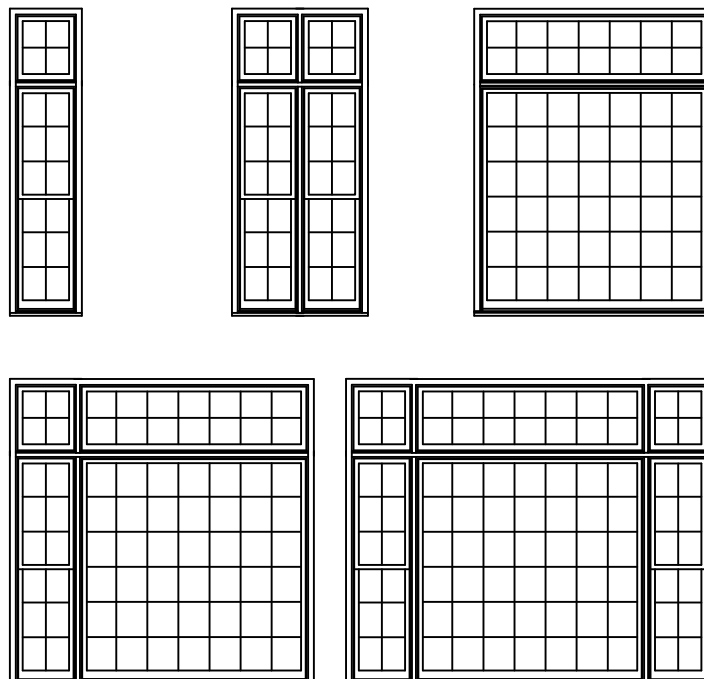
### Dimensional Windows

W-2500 Wood Double-Hung windows may be specified as "dimensional", by adjusting the desired rough opening width or height in 1/8" increments from standard.

W-2500 Wood Double-Hung windows feature fully operating upper and lower sash. Counterbalancing is achieved with compression spring extension systems hidden in weatherable PVC jamb liners. Operating units are supplied with cam-type sash locks installed. There are several hardware finish options. Refer to the Specifications for available finish options.

### Multiple Assemblies

W-2500 Wood Double-Hung windows may be mulled beside other wood double-hungs or wood picture windows, or below wood transom windows, to fulfill a wide variety of needs. Factory assembled mulls are limited in height (100"), width (114"), and a total area (75 square feet).



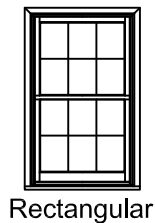


## LITE CUT INFORMATION

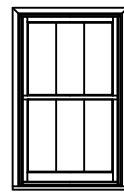
W-2500 Wood Double-Hung windows are available with removable grilles in 7/8", 1-1/8" and 1-3/8" widths, grilles between glass (GBG), and Simulated Divided Lites. Standard lite cuts are rectangular, and conform to the layouts noted in the charts on the next page. To use the chart, refer to the appropriate table by the type of window and type of bars or grilles the section drawings illustrate. Then simply cross reference the frame Height and Width to determine the standard lite cut.

### Lite Cut Options

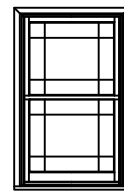
Special lite cut patterns can include a wide variety of straight line and radius patterns. The illustrations shown here represent just a few of the possibilities. Rectangular, horizontal, vertical and Prairie lite patterns are available in all standard size Wood Double-Hung windows. Uneven, diamond, radius and Gothic lite cuts are available, subject to approval. Approvals are based on the ability to fulfill the design requirement while maintaining the construction integrity of the finished product.



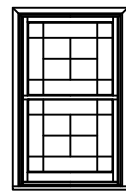
Rectangular



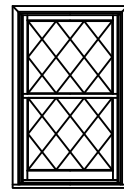
Vertical



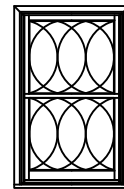
Prairie



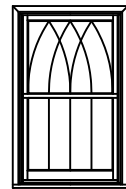
Uneven



Diamond  
SDL Only



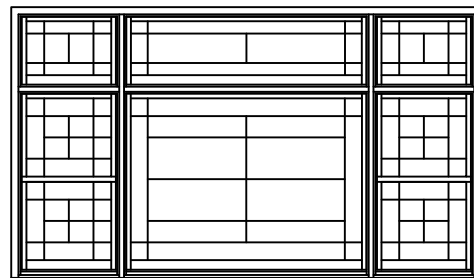
Radius  
SDL Only



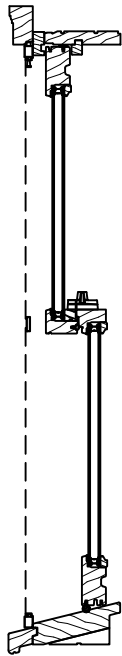
Gothic  
SDL Only

### Bar Alignment

Alignment of divided lite muntin bars from one window to the next is often required by fine architectural design. Wood grilles, GBG's, and Simulated Divided Lites may be specified with muntin bars aligned.



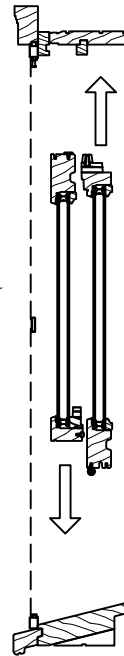
## OPERATION & SASH TILTING



### Double-Hung Operation:

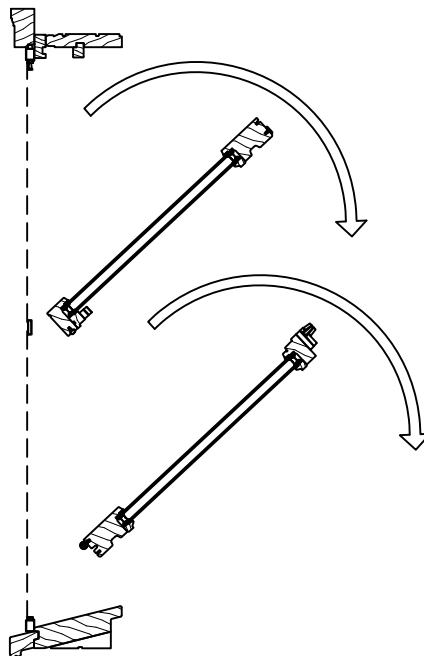
When the sash are locked at the check rails the sash are closed and sealed in the sash opening of the frame.

When the sash are unlocked the lower sash travels vertically to any position desired. The upper sash can also be positioned as desired.



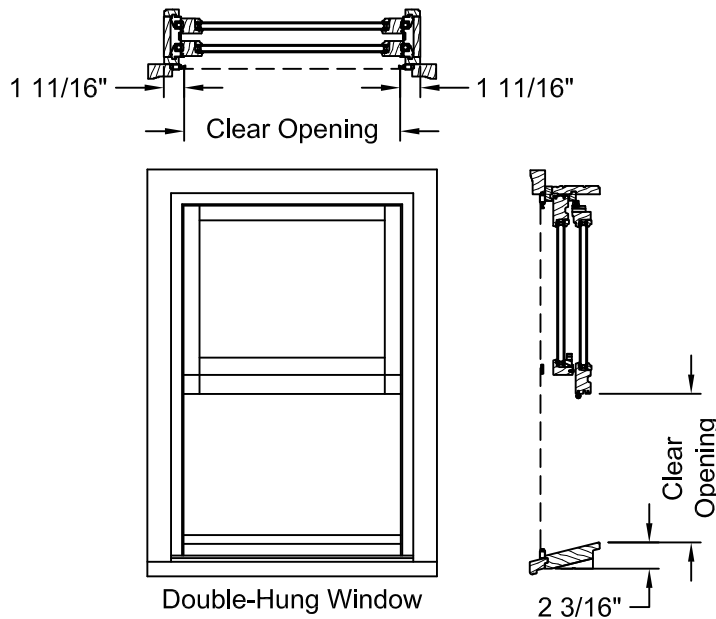
### Sash Tilting for Washing

The Tradition Plus Double-Hung window will allow the sash to be tilted or removed for easy cleaning.





## CLEAR OPENING LAYOUT



Double-Hung  
Clear Opening Formula

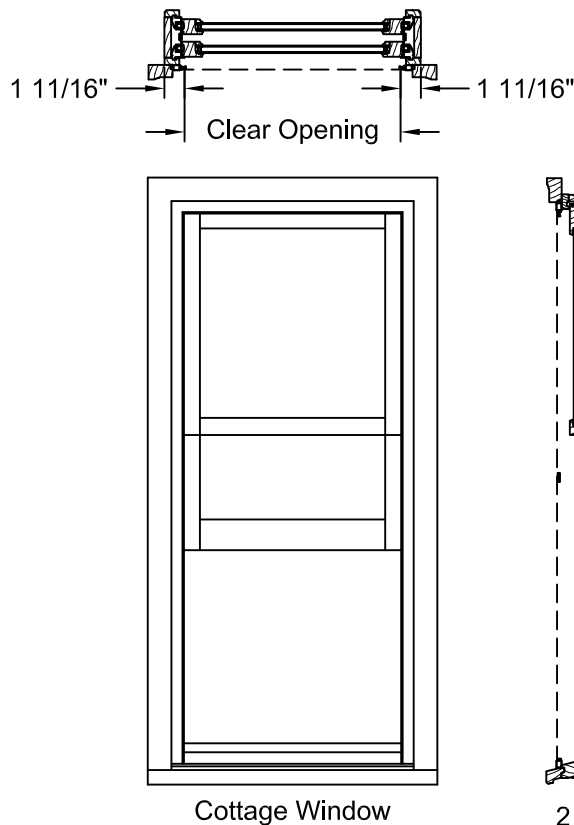
Interior Glazed Sash

Vertical

$(\text{Frame Height} / 2) - 4 \frac{13}{16}'' = \text{Clear Opening}$

Horizontal

$\text{Frame} - 3 \frac{9}{32}'' = \text{Clear Opening}$



### Cottage & Reverse Cottage

Consult the Design Data Tables for clear opening information. For dimensional units, contact Jeld-Wen - Bend Window Division Technical Services Department for Clear Opening information.



## UNIT SIZING & MASONRY OPENINGS

### General Notes:

Unit size is always the maximum size of the window with or without trim.

### Masonry Opening:

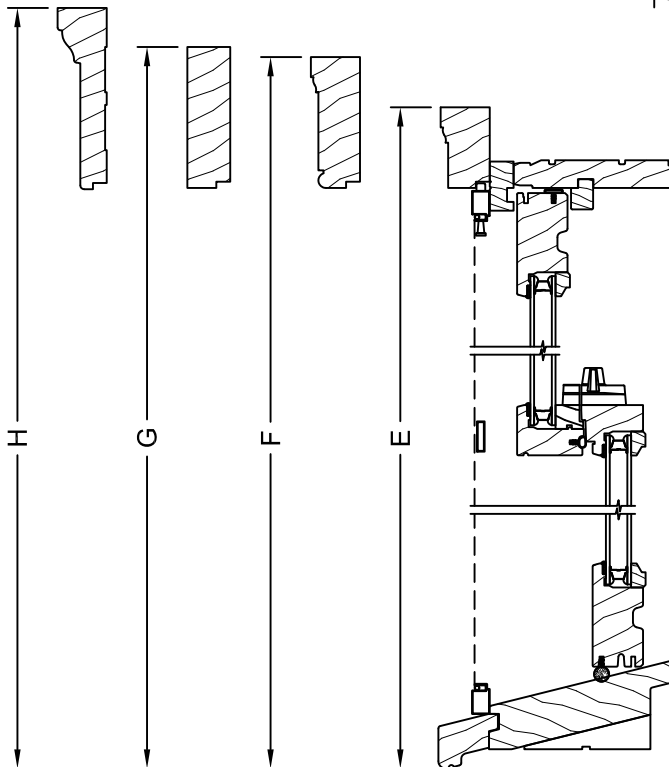
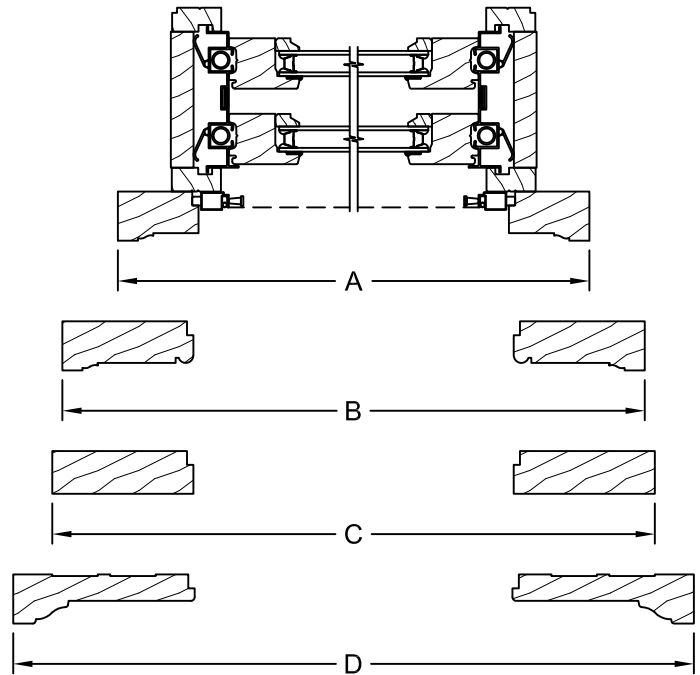
Masonry opening is 1/2" over (height and width) the unit size or the outside of the trim of the window.

### Rough Opening:

Rough opening is always 3/4" over frame size of the window.

Horizontal Sections		
	D	
		2
	D	

Horizontal exterior trim offerings below are the same with or without sill nose.



Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.

Vertical Sections (w/ Sill Nose)		
	D	
		2
		4

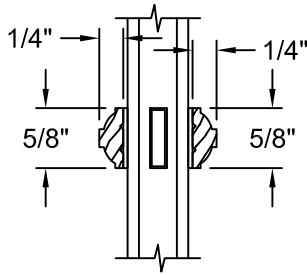




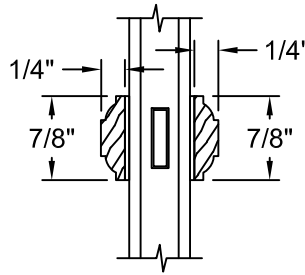
SDL & GBG OPTIONS

Exterior ← → Interior

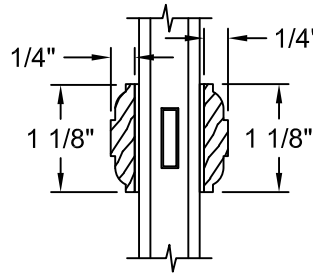
SDL Options



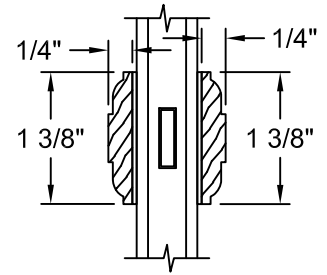
5/8" Bead SDL



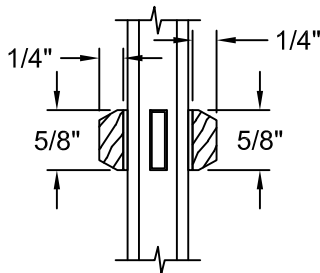
7/8" Bead SDL



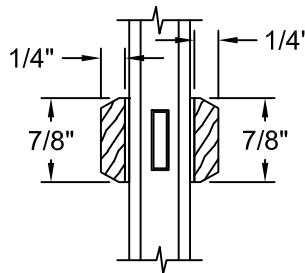
1 1/8" Bead SDL



1 3/8" Bead SDL

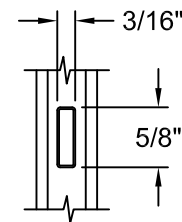


5/8" Putty SDL

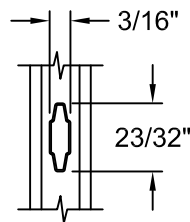


7/8" Putty SDL

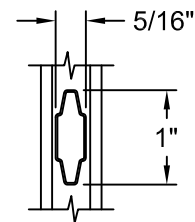
GBG Options



5/8" Grille



23/32" Grille



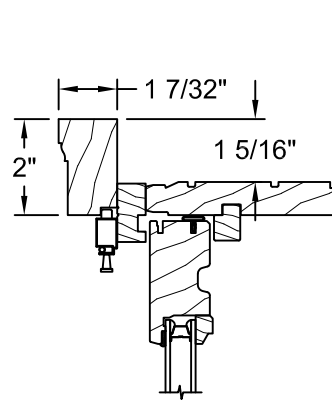
1" Grille

Note: Various Combinations of the SDL Bars Shown are Available

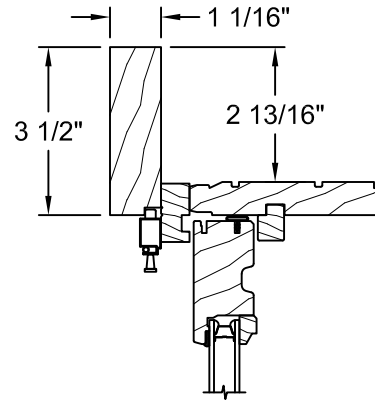


## TRIM OPTIONS

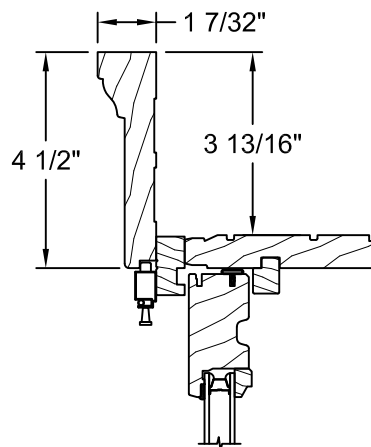
### Exterior Trim



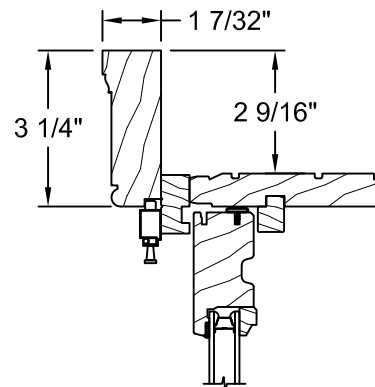
Brickmould



3 1/2" Flat Casing

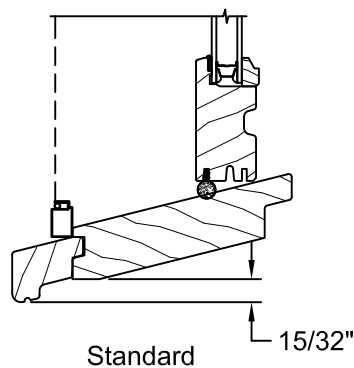


1 X 4 Backband

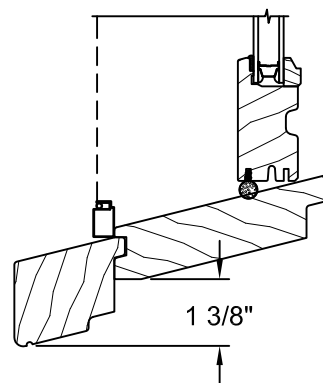


Williamsburg

### Sill Options



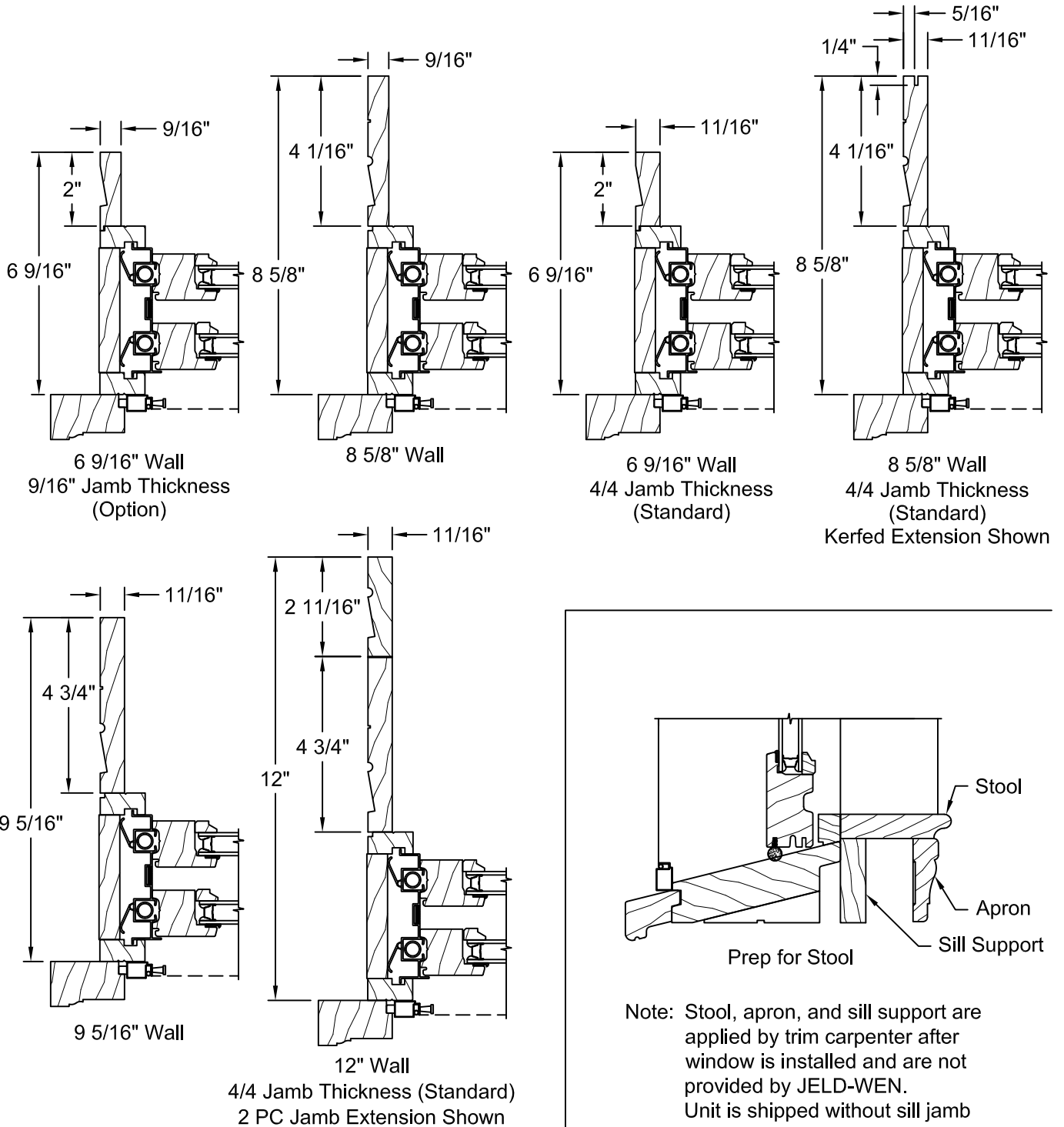
Standard



2" Nosing



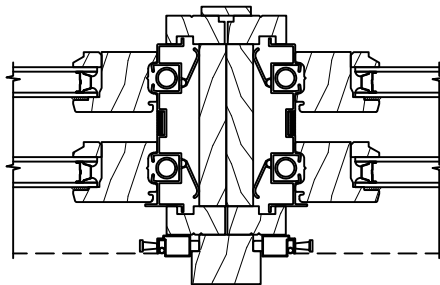
## JAMB EXTENDER & PREP FOR STOOL OPTIONS



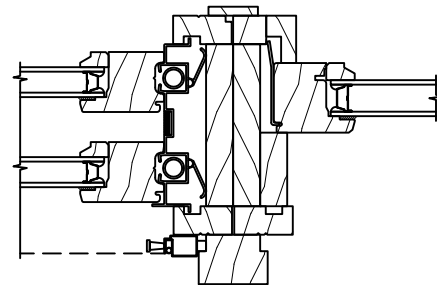


## MULLION OPTIONS

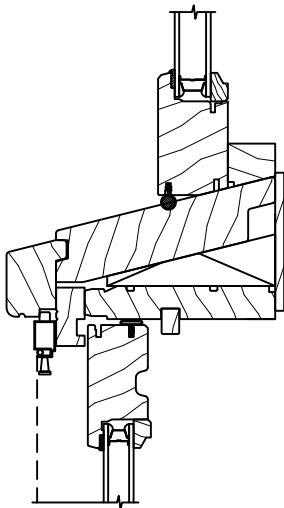
---



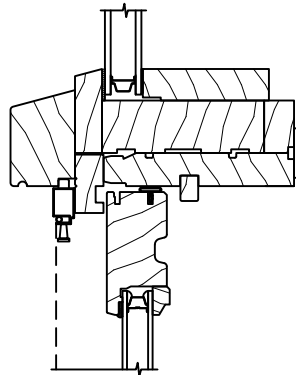
Twin Operating Double-Hung



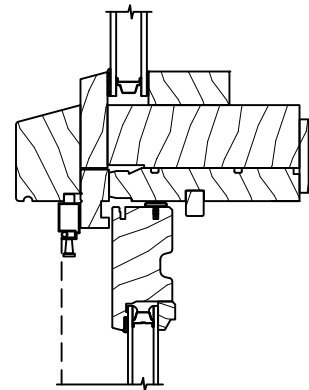
Double-Hung with  
Double-Hung Picture



Double-Hung Transom  
Over Double-Hung



Direct Set Geometric  
Over Double-Hung

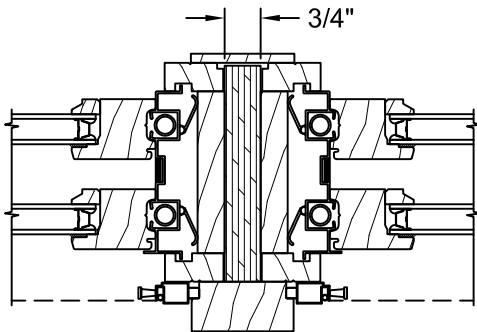


Direct Set Radius  
Over Double-Hung

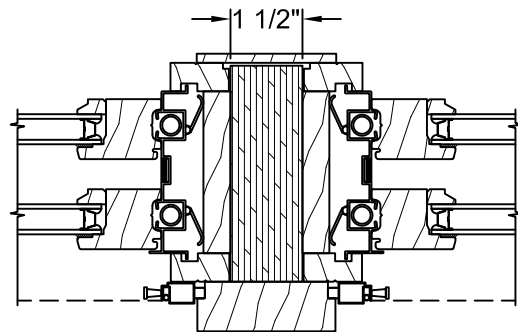




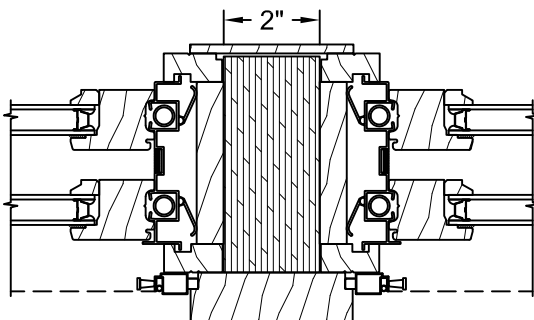
## MULLION OPTIONS



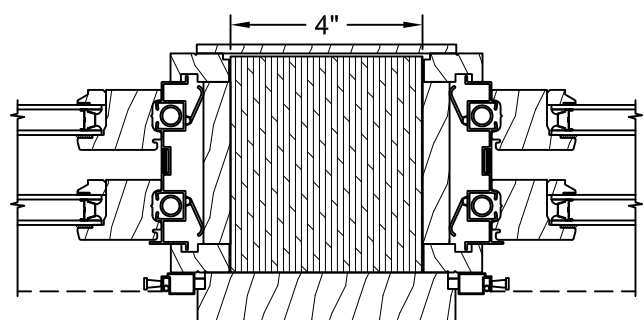
3/4" Wood Spread Mull



1 1/2" Wood Spread Mull



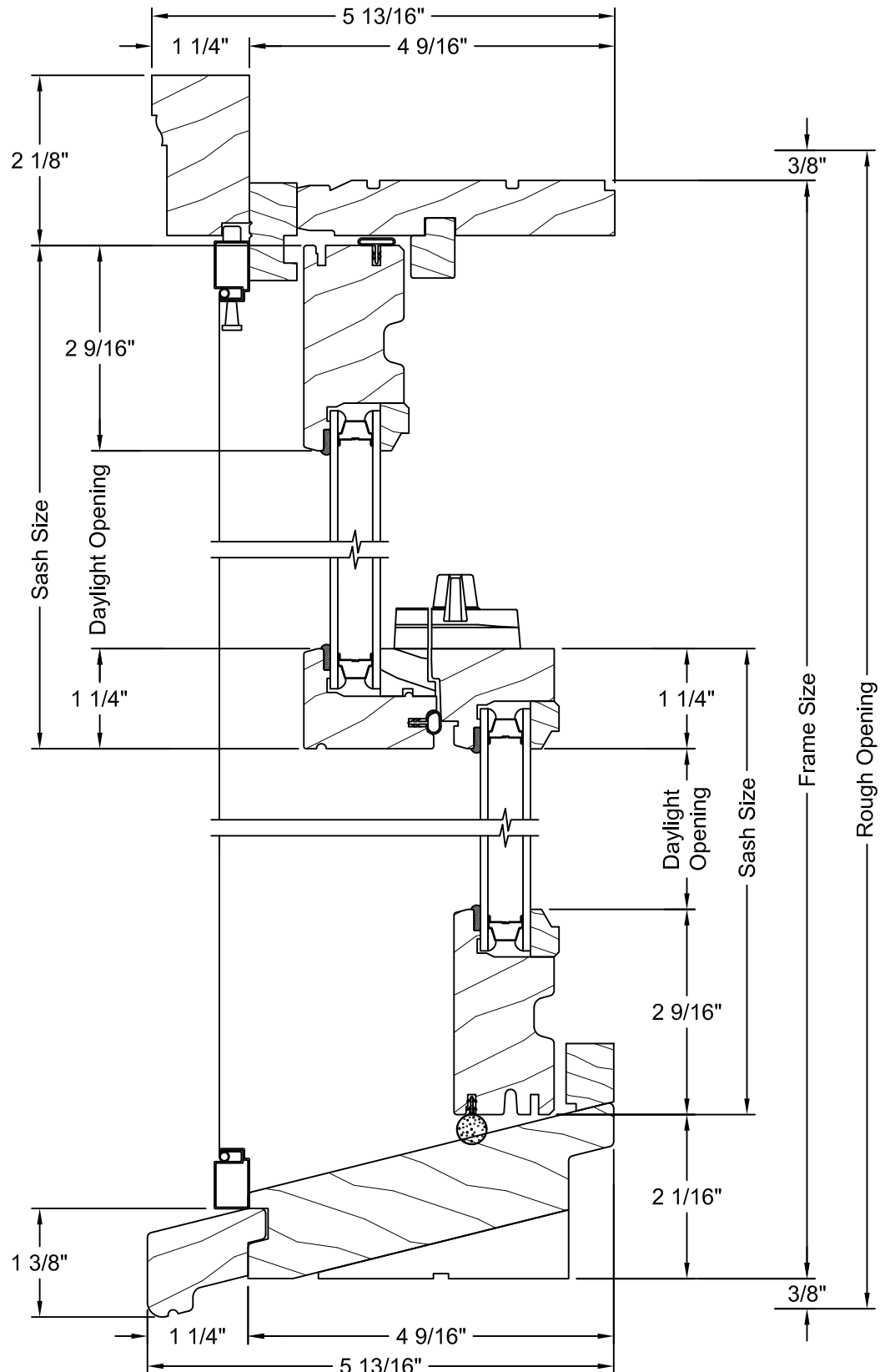
2" Wood Spread Mull



4" Wood Spread Mull

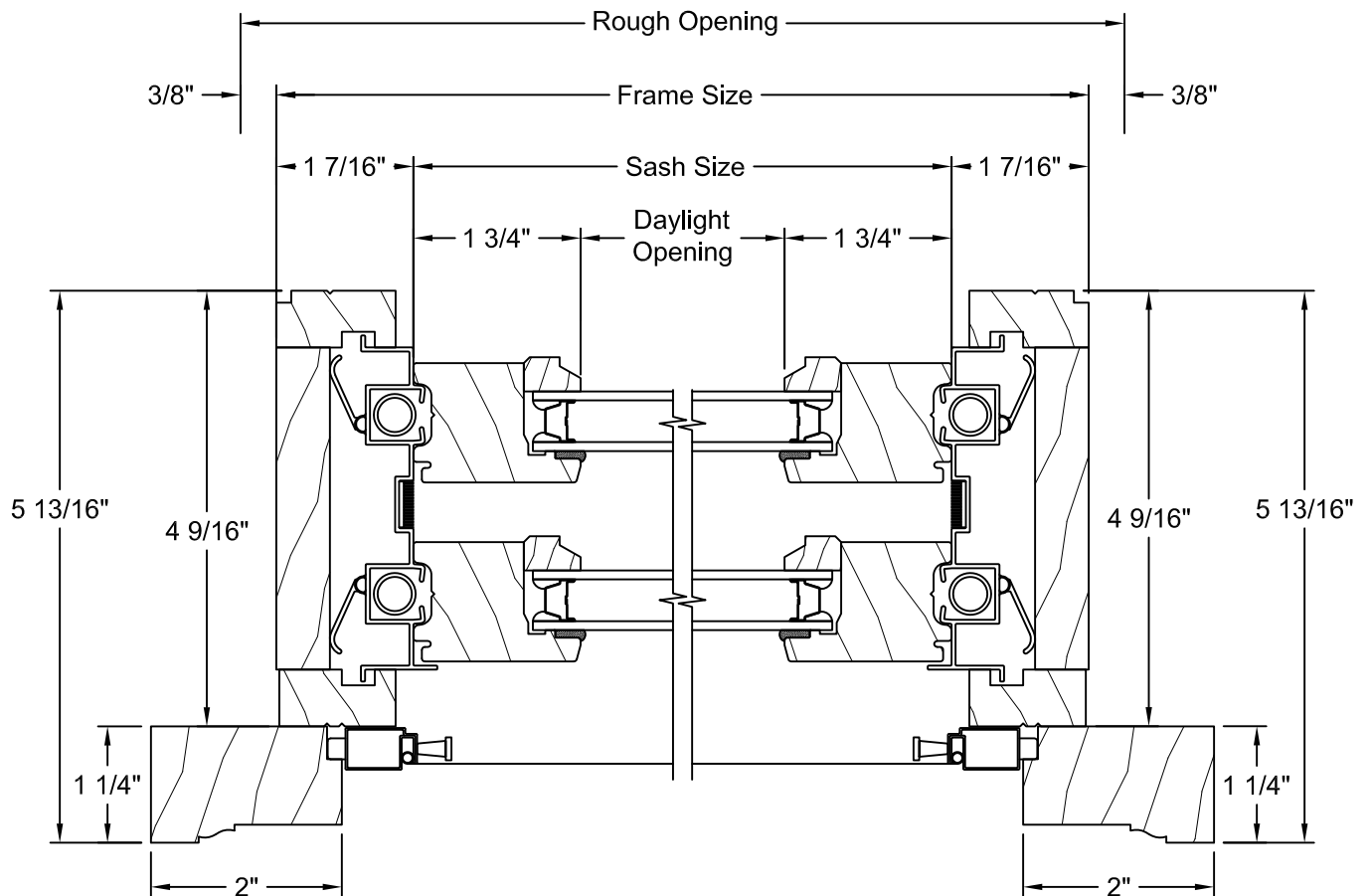


OPERATOR - VERTICAL SECTION



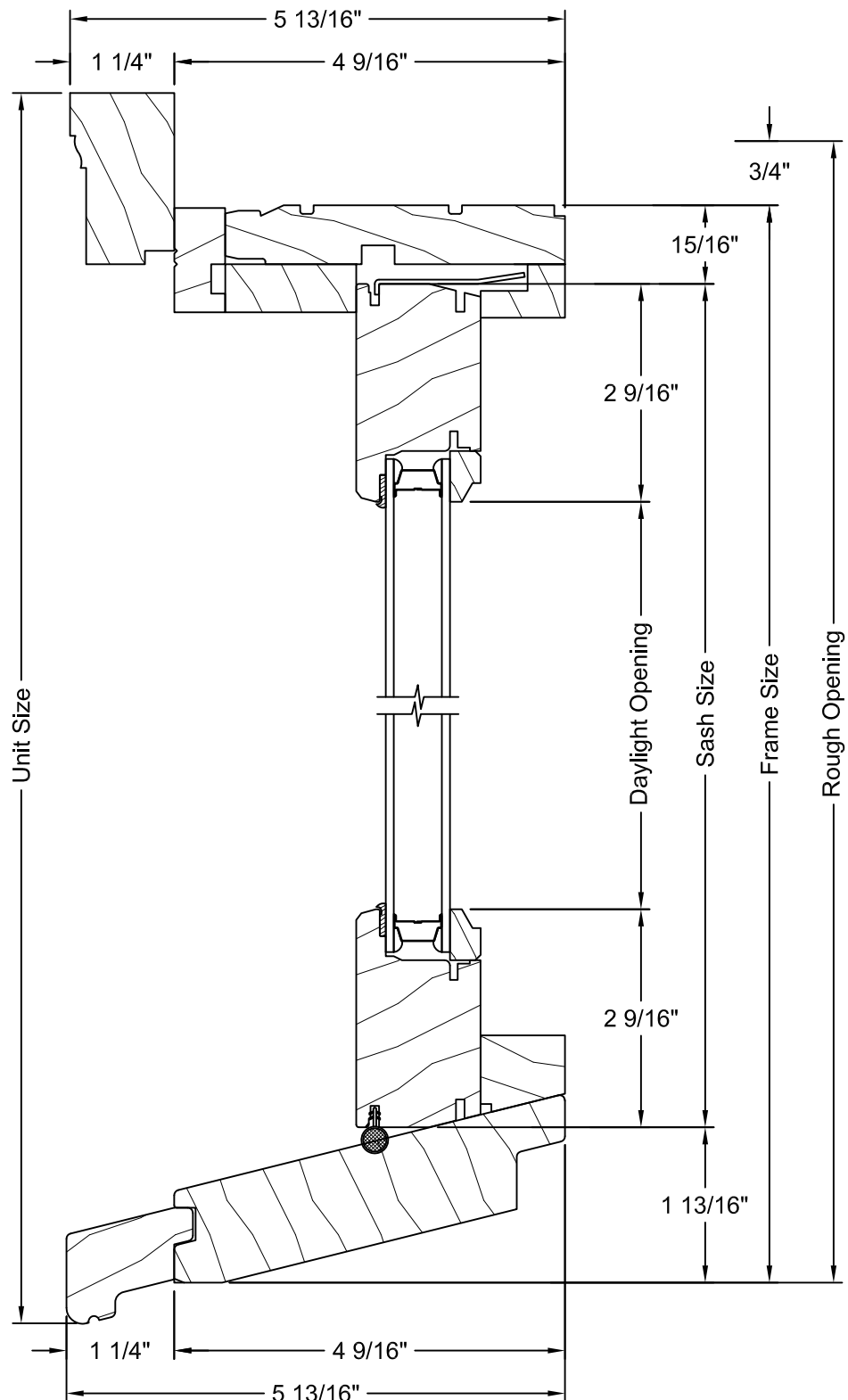


OPERATOR - HORIZONTAL SECTION





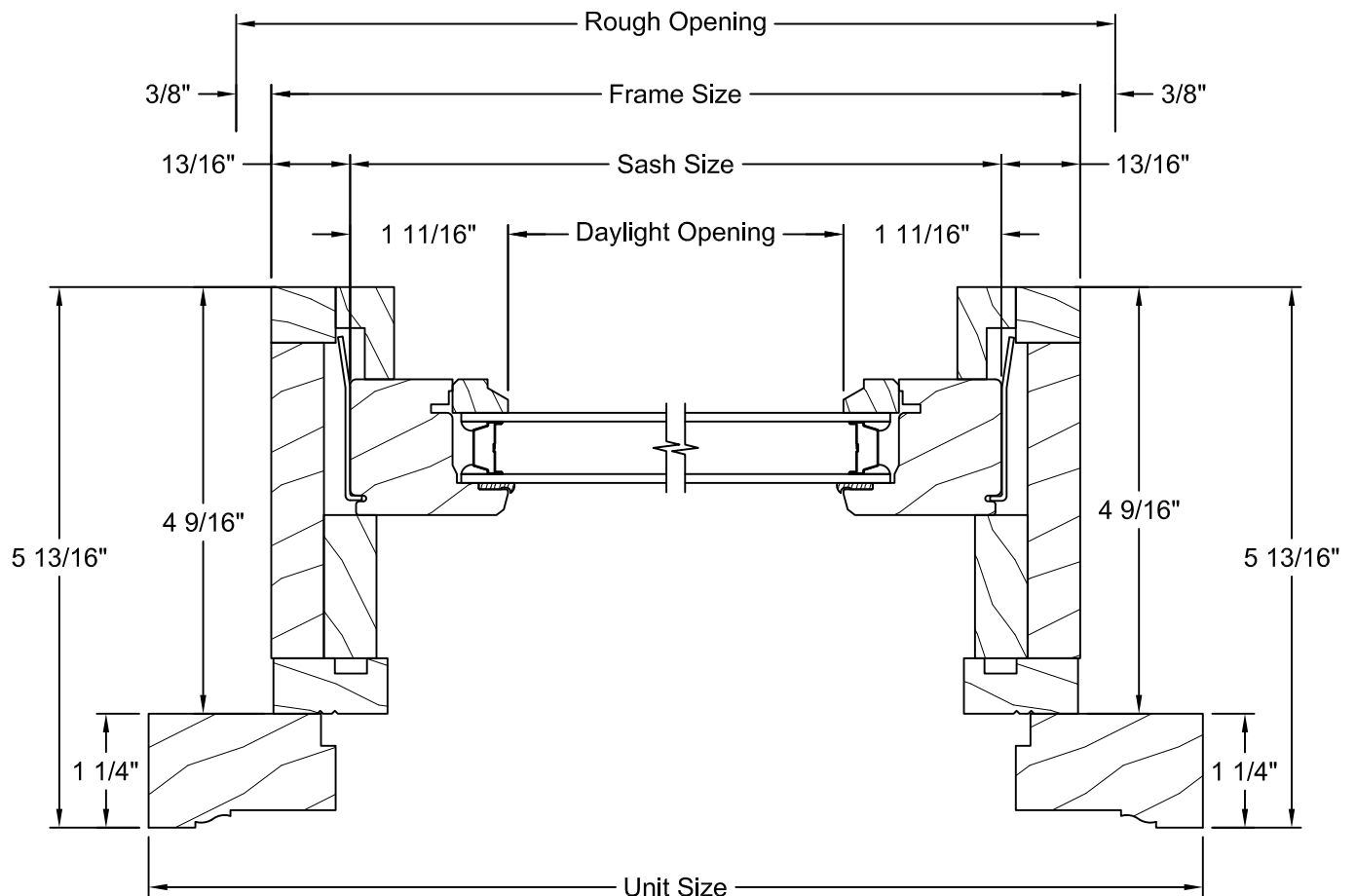
PICTURE - VERTICAL SECTION





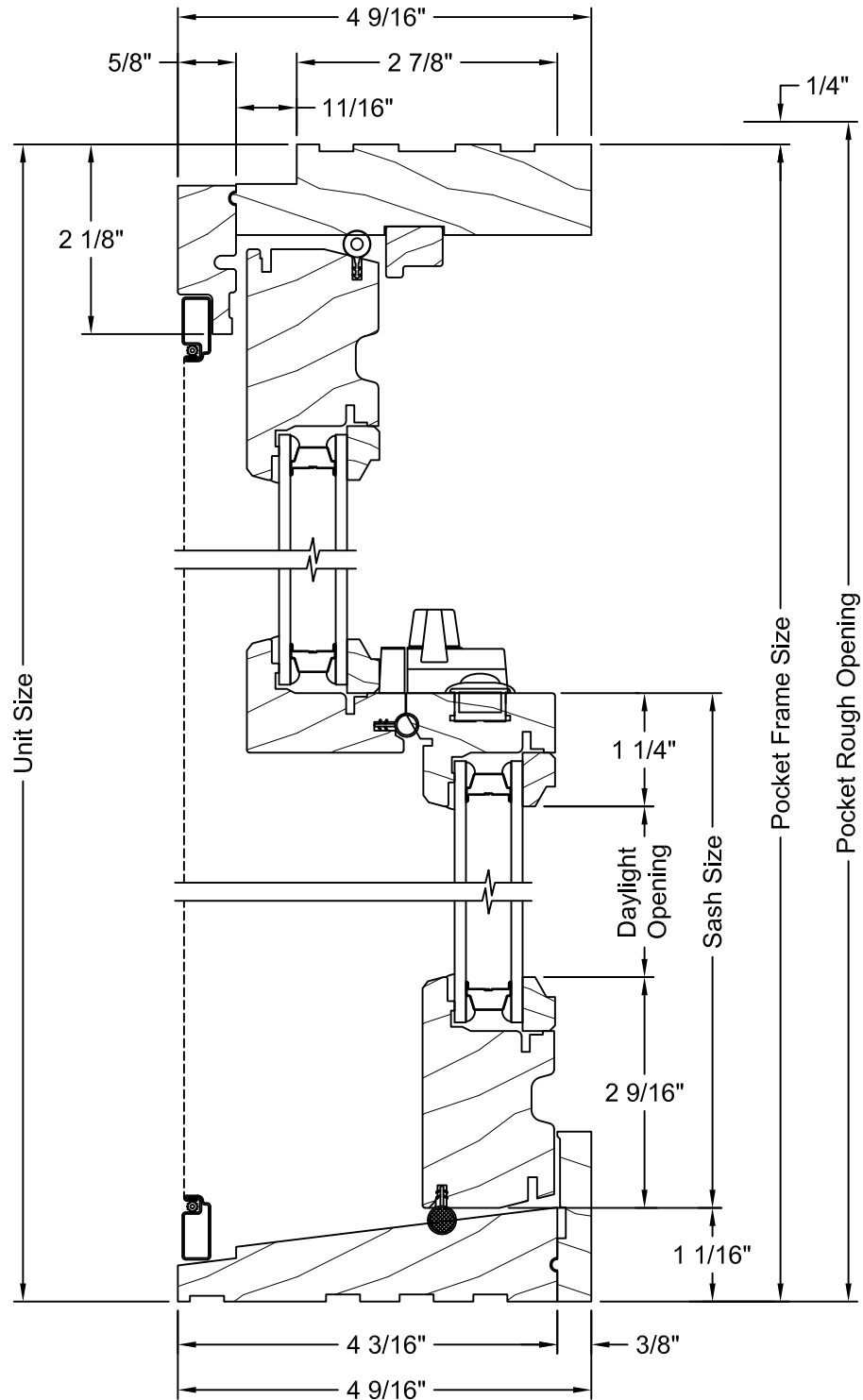


PICTURE - HORIZONTAL SECTION



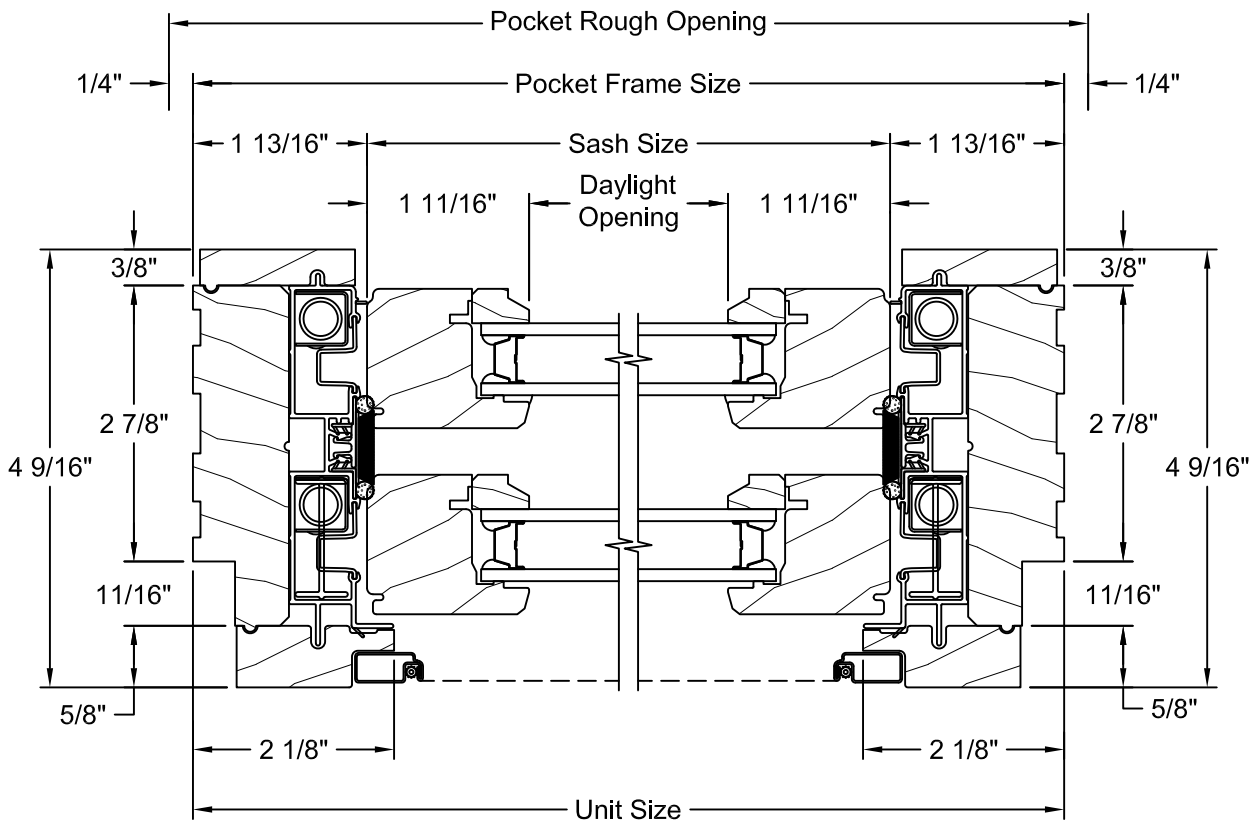


POCKET OPERATOR - VERTICAL SECTION



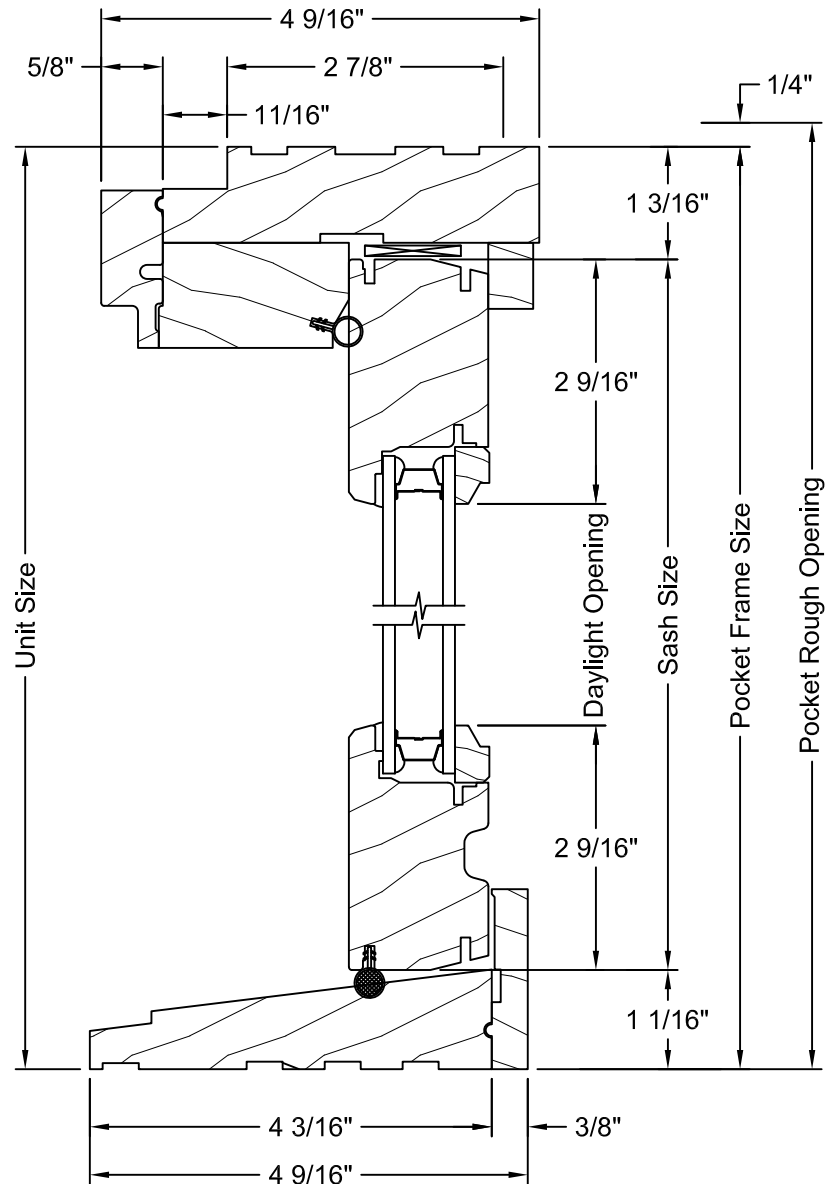


POCKET OPERATOR - HORIZONTAL SECTION





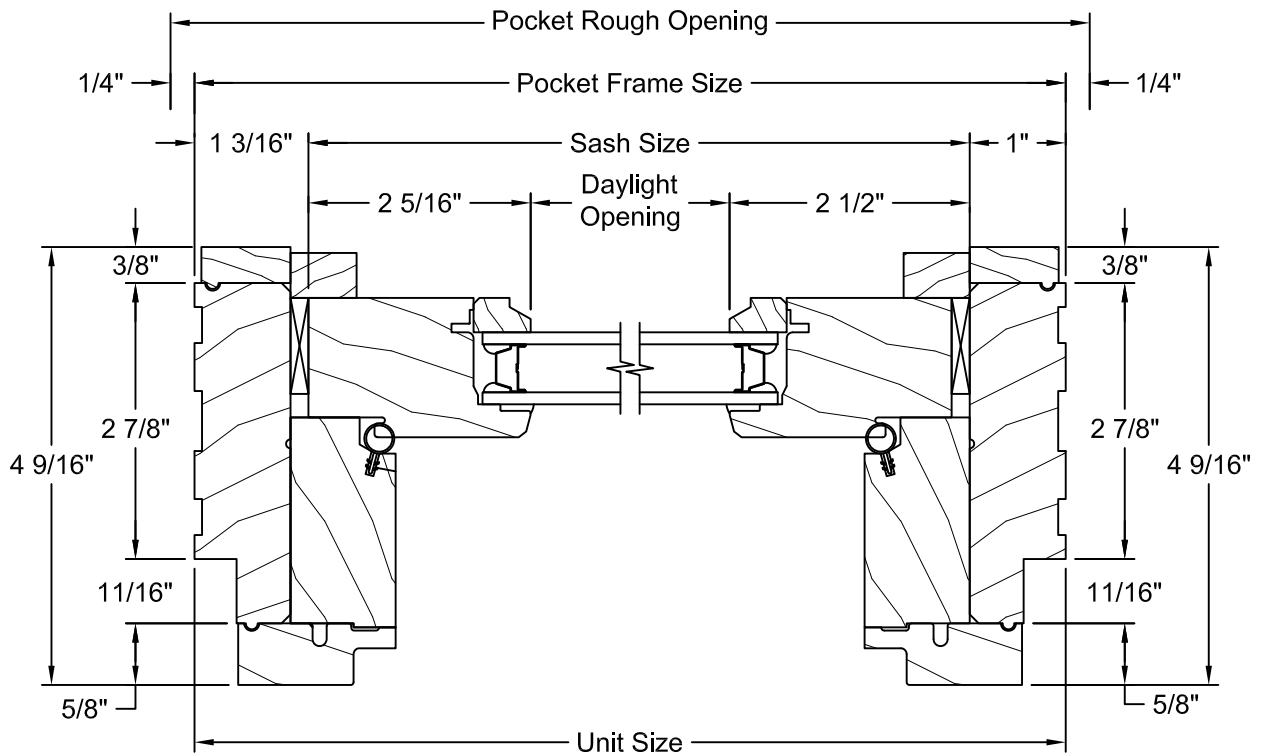
POCKET PICTURE - VERTICAL SECTION







POCKET PICTURE - HORIZONTAL SECTION



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 2<sup>nd</sup> 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.**

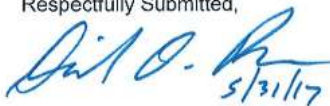
If you have any comments or questions, please don't hesitate to contact my office.

  
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](mailto: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](mailto: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





## Supporting Demolition

- **Engaged Neighborhood at multiple board meetings.**
- Hired a local Architect that lives in the neighborhood, to generate a sympathetic design to replace abandoned (23yrs) building.
- **Engaged the local neighborhood historic committee**
  - **Received two letters of support of demolition from neighborhood committee**
- Identified that the house has undergone significant and irreversible changes , not caused by the owner. Establishing a Loss of Significance
- **Received 2 Structural Engineers Reports condemning the building**
- Received 3 Builders Letters stating that they can not renovate the building
- **Received 3 Real Estate letters, 1 clearly stating they could not list on MLS, 2 stating that the listing would be nearly impossible to sell at a profit based on HDRC Demolition Decline & Structural Letters on public record condemning the building.**





## Structural Engineer's (2) Findings Support Demolition

- Per a request by the HDRC a **Structural Engineer (Paul Koehler Brown)** was retained and the report was issued, stating “the entire structure should be completely demolished”
- A neighbor hired another Structural Engineer (**Calvetti and Associates**) to do an exterior observation from the road that was inconclusive
- To alleviate the neighbors' & HDRC concerns as requested by Edward Hall & HDRC Committee, I engaged (no fee) 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”
- Mr. Calvetti attended the HDRC committee meeting and Spoke to encourage demolition again for no fee.

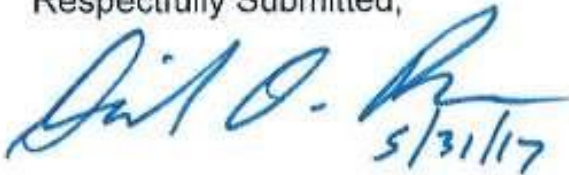


## HDRC Findings on Structural Reports that Support Demolition

- HDRC Opinion based on reviewing both Structural Engineers Reports
  - “The HDRC finds that Neither Report Recommends Repair”

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](mailto:dbrown@pkbrown.com)



**CALVETTI**  
+ ASSOCIATES  
professional engineers

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



17th Aug 2017



## HDRC Findings from Site Visit Support Structural Engineers

- Site visit by HDRC Board members, **Opinion is Loss of Significance**

DL: APPEARANCE IS CONSISTENT WITH THE ENGINEER'S REPORT; OPINION  
IS OF LOSS OF SIGNIFICANCE. EG: LOSS OF STRUCTURAL INTEGRITY. JG:  
COMPLETE LOSS OF STRUCTURAL INTEGRITY - MATERIALS COULD BE SALVAGED.  
EG + JG: SAFETY HAZARD AS THE STRUCTURE.

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

  
Committee Chair Signature (or representative)

\_\_\_\_\_  
Date



## HDRC Findings from Site Visit Supportive of Demolition

- Site visit by HDRC Board members

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

AMG SOME WALLS HAVE OBVIOUS STRUCTURAL ISSUES.

AL WOULD LIKE TO SEE REPORTS ON STRUCTURAL INTEGRITY OF FOUNDATION.

EG 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.





## HDRC Findings from Committee Chair Site Visit

- Site visit by HDRC Chair
- Approval for Conceptual demolition/design
- The record does not clearly reflect the neighborhood members that are in support of demolition

COMMENTS/CONCERNS: MG: QUESTIONS REGARDING APPEARANCE OF  
EACH STRUCTURE - WILL THEY APPEAR AS SINGLE-FAMILY? (YES) - PER JL.  
MG: WHAT MATERIALS ARE BEING CONSIDERED? JL: WOOD SIDING, BOARD  
AND BATTEN SIDING. 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:

APPROVE FOR CONCEPTUAL

Committee Chair Signature (or representative)

4/25/17  
Date



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.

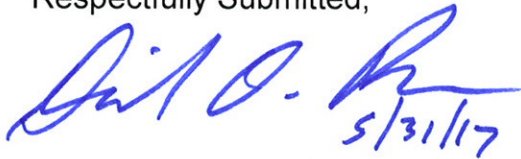
### **Findings**

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, P.E.  
Principal  
PAUL-KOEHLER-BROWN  
Texas Firm Reg. No. F-11103  
512-231-8910  
[dbrown@pkbrown.com](mailto:dbrown@pkbrown.com)



Attachments: Photos



Photos:



00000 000 00r000000 0000 0000000 00r000000



00000 2000 00r 000 0000d0000 0000 00000000 00d 00000 000000000000





Figure 4: Severe rot and decay in the wooden joists and support posts of the structure.



Figure 4: Cross-section of the concrete foundation showing severe deterioration and hollowing.



Figure 5: Close-up of damaged wooden floor joists.



Figure 6: View of wooden wall structure showing vertical studs and horizontal planks.

[illegible][illegible]



Photograph of damaged wooden roof framing with a white corrugated pipe running through it.






















Close-up photograph of a wooden beam showing signs of fungus infestation for roof's wooden framing

**End of Photos**






















205 OSTROM DRIVE

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	
1	<b>205 Ostrom Drive</b>	<b>574 days</b>	<b>Fri 11/11/16</b>	<b>Wed 1/23/19</b>			
2	<b>HDRC Constraints</b>	<b>441 days</b>	<b>Fri 11/11/16</b>	<b>Fri 7/20/18</b>			
3	Initial Submission	1 day	Fri 11/11/16	Fri 11/11/16		Owner	
4	Submission on Final	1 day	Fri 6/15/18	Fri 6/15/18		Owner	
5	DRC on Final	1 day	Tue 6/26/18	Tue 6/26/18		HDRC	
6	HDRC Final Approval	1 day	Fri 7/6/18	Fri 7/6/18		HDRC	
7	Modifications to dwgs if needed	3 days	Mon 7/9/18	Wed 7/11/18	6	Owner	
8	HDRC Final Approval Letter	10 days	Mon 7/9/18	Fri 7/20/18	6	HDRC	
9	<b>Construction</b>	<b>133 days</b>	<b>Mon 7/23/18</b>	<b>Wed 1/23/19</b>			
10	Permits for Construction	14 days	Mon 7/23/18	Thu 8/9/18	8	Owner	
11	Selective Demolition	5 days	Fri 8/10/18	Thu 8/16/18	10	Demo	
12	Stabilization Permit	1 day	Fri 8/17/18	Fri 8/17/18	11	Stablizer Team	
13	Stabilization of existing Structure	15 days	Mon 8/20/18	Fri 9/7/18	12	Stablizer Team	
14	<b>Site Work</b>	<b>3 days</b>	<b>Fri 8/17/18</b>	<b>Tue 8/21/18</b>			
15	Clear and grub lot	1 day	Fri 8/17/18	Fri 8/17/18	11	Site excavation contractor	
16	Install temporary power service	1 day	Mon 8/20/18	Mon 8/20/18	15	Electric company	
17	Install underground utilities	1 day	Tue 8/21/18	Tue 8/21/18	16	Electric contractor,Plumbing cor	
18	<b>Foundation</b>	<b>18 days</b>	<b>Wed 8/22/18</b>	<b>Fri 9/14/18</b>			
19	Excavate for foundations	3 days	Wed 8/22/18	Fri 8/24/18	17	Site excavation contractor	
20	Archeologist Inspection DSD	1 day	Mon 8/27/18	Mon 8/27/18	19	DSD Archeologist	
21	Cure piles for 7 days	7 days	Tue 8/28/18	Wed 9/5/18	20	Concrete contractor	
22	Strip Sono forms	2 days	Thu 9/6/18	Fri 9/7/18	21	Concrete contractor	

Project: 205 Ostrom Drive Sche Date: Mon 7/2/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

205 OSTROM DRIVE




















ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	W
23	Install Sill (Sole Plate)	2 days	Mon 9/10/18	Tue 9/11/18	22	Concrete contractor	
24	Perform foundation inspection	1 day	Wed 9/12/18	Wed 9/12/18	19,23	Inspector	
25	Backfill foundation	2 days	Thu 9/13/18	Fri 9/14/18	24	Concrete contractor	
26	<b>Framing</b>	<b>29 days</b>	<b>Mon 9/17/18</b>	<b>Thu 10/25/18</b>			
27	Install 1st floor joists	2 days	Mon 9/17/18	Tue 9/18/18	25	Carpenter	
28	Lay 1st floor decking	2 days	Wed 9/19/18	Thu 9/20/18	27	Carpenter	
29	Frame 1st floor walls	4 days	Fri 9/21/18	Wed 9/26/18	28	Carpenter	
30	Frame 1st floor corners	1 day	Thu 9/27/18	Thu 9/27/18	29	Carpenter	
31	Install 2nd floor joists	2 days	Fri 9/28/18	Mon 10/1/18	30	Carpenter	
32	Frame 2nd floor decking	2 days	Tue 10/2/18	Wed 10/3/18	31	Carpenter	
33	Frame 2nd floor walls	3 days	Thu 10/4/18	Mon 10/8/18	32	Carpenter	
34	Frame 2nd floor corners	2 days	Tue 10/9/18	Wed 10/10/18	33	Carpenter	
35	Complete roof framing	3 days	Thu 10/11/18	Mon 10/15/18	34	Carpenter	
36	<b>Tie in existing building roof</b>	7 days	Tue 10/16/18	Wed 10/24/18	35		
37	Conduct framing inspection	1 day	Thu 10/25/18	Thu 10/25/18	36	Inspector	
38	<b>Dry In</b>	<b>29 days</b>	<b>Tue 10/16/18</b>	<b>Fri 11/23/18</b>			
39	Install 1st floor sheathing	3 days	Fri 10/26/18	Tue 10/30/18	37	Carpenter	
40	Install 2nd floor sheathing	3 days	Wed 10/31/18	Fri 11/2/18	39	Carpenter	
41	Install roof decking	3 days	Tue 10/16/18	Thu 10/18/18	35	Carpenter	
42	Install felt, flashing and shingles	3 days	Mon 11/12/18	Wed 11/14/18	50	Carpenter	
43	Hang 1st floor exterior doors	1 day	Thu 11/15/18	Thu 11/15/18	42	Carpenter	
44	Install 1st floor windows	3 days	Fri 11/16/18	Tue 11/20/18	43	Carpenter	

Project: 205 Ostrom Drive Sche Date: Mon 7/2/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

205 OSTROM DRIVE




















ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	W
45	Install 2nd floor windows	3 days	Wed 11/21/18	Fri 11/23/18	44	Carpenter	
46	<b>Exterior Finishes</b>	<b>19 days</b>	<b>Mon 11/26/18</b>	<b>Thu 12/20/18</b>			
47	Complete exterior details	16 days	Mon 11/26/18	Mon 12/17/18	45	Concrete contractor	
48	Complete exterior siding	3 days	Tue 12/18/18	Thu 12/20/18	47	Carpenter	
49	<b>Utility Rough-B97Ins and Complete Concrete</b>	<b>28 days</b>	<b>Fri 10/19/18</b>	<b>Tue 11/27/18</b>			
50	Rough-in plumbing	5 days	Mon 11/5/18	Fri 11/9/18	40,41	Mechanical Contractor	
51	Conduct rough-in plumbing inspection	1 day	Mon 11/12/18	Mon 11/12/18	50	Inspector	
52	Place concrete for Garage floor	11 days	Tue 11/13/18	Tue 11/27/18	51	Concrete contractor	
53	Rough-in electrical	5 days	Mon 11/5/18	Fri 11/9/18	40,41	Electric company	
54	Conduct rough-in electrical inspection	1 day	Mon 11/12/18	Mon 11/12/18	53	Inspector	
55	Rough-in HVAC	3 days	Tue 11/13/18	Thu 11/15/18	54	Mechanical Contractor	
56	Conduct rough-in HVAC inspection	1 day	Fri 11/16/18	Fri 11/16/18	55	Inspector	
57	Rough-in communication - phone, cable, computer, alarm	2 days	Fri 10/19/18	Mon 10/22/18	41	Electric company	
58	<b>Interior Finishes</b>	<b>30 days</b>	<b>Mon 11/26/18</b>	<b>Fri 1/4/19</b>			
59	<b>Insulation</b>	<b>11 days</b>	<b>Mon 11/26/18</b>	<b>Mon 12/10/18</b>			
60	Place wall insulation - 1st floor	1 day	Mon 11/26/18	Mon 11/26/18	39,40,45,53,55,5	Carpenter	
61	Place wall insulation - 2nd floor	1 day	Tue 11/27/18	Tue 11/27/18	60	Carpenter	
62	Place ceiling insulation - 2nd floor	1 day	Fri 12/7/18	Fri 12/7/18	61,68	Carpenter	
63	Conduct insulation inspection	1 day	Mon 12/10/18	Mon 12/10/18	62	Inspector	

Project: 205 Ostrom Drive Sche  
Date: Mon 7/2/18

Task		Inactive Summary		External Tasks	
Split		Manual Task		External Milestone	
Milestone		Duration-only		Deadline	
Summary		Manual Summary Rollup		Progress	
Project Summary		Manual Summary		Manual Progress	
Inactive Task		Start-only			
Inactive Milestone		Finish-only			

205 OSTROM DRIVE




















ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	
64	<b>Drywall</b>	<b>9 days</b>	<b>Tue 11/27/18</b>	<b>Fri 12/7/18</b>			
65	Install drywall - 1st floor walls	2 days	Tue 11/27/18	Wed 11/28/18	60	Carpenter	
66	Install drywall - 1st floor overhead	2 days	Thu 11/29/18	Fri 11/30/18	65	Carpenter	
67	Install drywall 2nd floor walls	2 days	Mon 12/3/18	Tue 12/4/18	61,66	Carpenter	
68	Install drywall 2nd floor overhead	2 days	Wed 12/5/18	Thu 12/6/18	67	Carpenter	
69	Tape and float 1st floor drywall	1 day	Mon 12/3/18	Mon 12/3/18	66	Carpenter	
70	Tape and float 2nd floor drywall	1 day	Fri 12/7/18	Fri 12/7/18	68,69	Carpenter	
71	<b>Paint and Wallpaper</b>	<b>17 days</b>	<b>Tue 12/4/18</b>	<b>Wed 12/26/18</b>			
72	Texture all except entry and kitchen - 1st floor	1 day	Tue 12/4/18	Tue 12/4/18	69	Painting contractor	
73	Paint all except entry and kitchen - 1st floor	1 day	Wed 12/5/18	Wed 12/5/18	72	Painting contractor	
74	Hang wallpaper entry and kitchen - 1st floor	1 day	Thu 12/6/18	Thu 12/6/18	73	Painting contractor	
75	Texture all - 2nd floor	1 day	Wed 12/5/18	Wed 12/5/18	72	Painting contractor	
76	Paint all - 2nd floor	1 day	Thu 12/6/18	Thu 12/6/18	75	Painting contractor	
77	Paint exterior siding & trim work	4 days	Fri 12/21/18	Wed 12/26/18	48	Painting contractor	
78	<b>Cabinets</b>	<b>6 days</b>	<b>Fri 12/7/18</b>	<b>Fri 12/14/18</b>			
79	Install 1st floor - kitchen cabinets	2 days	Fri 12/7/18	Mon 12/10/18	74	Carpenter	
80	Install 1st floor - master bath and guest cabinets	1 day	Tue 12/11/18	Tue 12/11/18	79	Carpenter	
81	Install 2nd floor - hall bath and private bath cabinets	1 day	Wed 12/12/18	Wed 12/12/18	80	Carpenter	

Project: 205 Ostrom Drive Sche Date: Mon 7/2/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			





















205 OSTROM DRIVE

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	
82	Install chair rails, crown moldings, trim	2 days	Thu 12/13/18	Fri 12/14/18	81	Carpenter	w
83	<b>Finish Plumbing</b>	<b>6 days</b>	<b>Tue 12/11/18</b>	<b>Tue 12/18/18</b>			
84	Complete 1st floor - kitchen plumbing	1 day	Tue 12/11/18	Tue 12/11/18	51,79	Mechanical Contractor	
85	Complete 1st floor - master bath and guest plumbing	2 days	Wed 12/12/18	Thu 12/13/18	80,84	Mechanical Contractor	
86	Complete 2nd floor - hall bath and private bath plumbing	2 days	Fri 12/14/18	Mon 12/17/18	81,85	Mechanical Contractor	
87	Conduct finish plumbing inspection	1 day	Tue 12/18/18	Tue 12/18/18	86	Inspector	
88	<b>Finish Electrical</b>	<b>3 days</b>	<b>Tue 12/18/18</b>	<b>Thu 12/20/18</b>			
89	Complete 1st floor circuits to service panel	1 day	Tue 12/18/18	Tue 12/18/18	54,86	Electric company	
90	Complete 2nd floor circuits to service panel	1 day	Wed 12/19/18	Wed 12/19/18	89	Electric company	
91	Conduct finish electrical inspection	1 day	Thu 12/20/18	Thu 12/20/18	90	Inspector	
92	Complete communications wiring - phone, cable, computer, alarm	2 days	Wed 12/19/18	Thu 12/20/18	87	Electric company	
93	<b>Finish HVAC</b>	<b>3 days</b>	<b>Fri 12/21/18</b>	<b>Tue 12/25/18</b>			
94	Complete 1st floor - zone 1 HVAC	1 day	Fri 12/21/18	Fri 12/21/18	56,92	Mechanical Contractor	
95	Complete 2nd floor - zone 2 HVAC	1 day	Mon 12/24/18	Mon 12/24/18	94	Mechanical Contractor	
96	Conduct HVAC inspection	1 day	Tue 12/25/18	Tue 12/25/18	95	Inspector	

Project: 205 Ostrom Drive Sche Date: Mon 7/2/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only			

205 OSTROM DRIVE

ID	Task Name	Duration	Start	Finish	Predecessors	Resource Names	W
97	<b>Carpet, Tile and Appliances</b>	<b>8 days</b>	<b>Wed 12/26/18</b>	<b>Fri 1/4/19</b>			
98	Tile entry, kitchen and baths	3 days	Wed 12/26/18	Fri 12/28/18	91,96	Owner	
99	Wood Flooring & Tile 1st floor	2 days	Mon 12/31/18	Tue 1/1/19	98	Owner	
100	Carpet, Woodflooring & Tile 2nd floor	2 days	Wed 1/2/19	Thu 1/3/19	99	Owner	
101	Install appliances	1 day	Fri 1/4/19	Fri 1/4/19	100	Appliance contractor	
102	<b>Landscaping and Grounds Work</b>	<b>12 days</b>	<b>Thu 12/27/18</b>	<b>Fri 1/11/19</b>			
103	Pour concrete driveway and Curb Cuts	2 days	Thu 12/27/18	Fri 12/28/18	77	Concrete contractor	
104	Install fencing & Shrubbery Screening	2 days	Mon 1/7/19	Tue 1/8/19	101,103	Landscape contractor	
105	Sod and complete plantings - front yard	2 days	Wed 1/9/19	Thu 1/10/19	104	Landscape contractor	
106	Sod and complete plantings - backyard	1 day	Fri 1/11/19	Fri 1/11/19	105	Landscape contractor	
107	<b>Final Acceptance</b>	<b>8 days</b>	<b>Mon 1/14/19</b>	<b>Wed 1/23/19</b>			
108	Complete final inspection for certificate of occupancy	1 day	Mon 1/14/19	Mon 1/14/19	52,63,82,87,91,9	Inspector	
109	Cleanup for occupancy	1 day	Tue 1/15/19	Tue 1/15/19	101,108	Maid service	
110	Perform final walk-through inspection	1 day	Wed 1/16/19	Wed 1/16/19	109	Owner	
111	Complete punch list items	5 days	Thu 1/17/19	Wed 1/23/19	110	Subs	

Project: 205 Ostrom Drive Sche Date: Mon 7/2/18	Task		Inactive Summary		External Tasks	
	Split		Manual Task		External Milestone	
	Milestone		Duration-only		Deadline	
	Summary		Manual Summary Rollup		Progress	
	Project Summary		Manual Summary		Manual Progress	
	Inactive Task		Start-only			
	Inactive Milestone		Finish-only	