

# HISTORIC AND DESIGN REVIEW COMMISSION

February 16, 2022

**HDRC CASE NO:** 2022-095  
**ADDRESS:** 205 OSTROM  
**LEGAL DESCRIPTION:** NCB 6938 BLK LOT 1&2  
**ZONING:** R-4 CD, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** River Road Historic District  
**OWNER:** Stapleton Design & Build LLC, Stapleton Design & Build LLC  
**TYPE OF WORK:** Historic Tax Certification  
**APPLICATION RECEIVED:** February 04, 2022  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Rachel Rettaliata  
**REQUEST:**

The applicant is requesting Historic Tax Certification for the property at 205 Ostrom.

## **APPLICABLE CITATIONS:**

*UDC Section 35-618. Tax Exemption Qualification.*

(d)Certification.

(1)Historic and Design Review Commission Certification. Upon receipt of the owner's sworn application the historic and design review commission shall make an investigation of the property and shall certify the facts to the city tax assessor-collector within thirty (30) days along with the historic and design review commission's documentation for recommendation of either approval or disapproval of the application for exemption.

## **FINDINGS:**

- a. The primary structure located at 205 Ostrom is a 1-story, single-family residence constructed circa 1935. The structure features architectural elements that are indicative of the Minimal Traditional style. The house features many of its original materials including wood siding and wood windows. The applicant is requesting Historic Tax Certification.
- b. The scope of work includes the selective demolition of additions, a comprehensive interior remodel, foundation replacement, roof replacement, porch repair, electrical, plumbing, and mechanical upgrades, and exterior finishes including door repair and window replacement or repair. Certificates of Appropriateness are required for all exterior scopes of work.
- c. The applicant has met all the requirements for Historic Tax Certification outlined in UDC Section 35-618 and has provided evidence to that effect to the Historic Preservation Officer. To qualify for the Substantial Rehabilitation Tax Incentive the owner must pursue Historic Tax Verification once the rehabilitation work is complete.

## **RECOMMENDATION:**

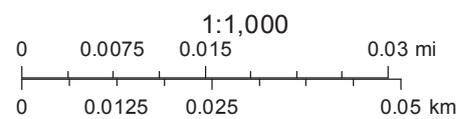
Staff recommends approval based on findings a through c.

# City of San Antonio One Stop



February 11, 2022

— User drawn lines







# Stapleton Design & Build LLC

205 Ostrom Dr.  
San Antonio, TX 78212

Development Services Department  
1901 S. Alamo St  
San Antonio, TX 78204

January 24<sup>th</sup> 2022

Property ID 385787- Zoning Code R-4 CD,

To whom it may concern,

Re: Substantial rehabilitation Tax Incentive: Tax Certification of 205 Ostrom Drive San Antonio Tx 78212

We have included in this application:

3 Structural Engineers reports, Foundation Quote , Condition Report which contain the interior and exterior photographs required.

The balance of the required information will be included in this letter.

Narrative , Itemized list of expected works interior and exterior, Projected time schedule , Estimated associated costs.

## **Narrative:**

The structure was built in and around 1935, This building according to the locals has been abandoned for approx. 28 years shown as 23 years in PK Brown structural report issued in 2017.

Various additions have been constructed over the years and is clearly shown in the materials exposed.

We are essentially doing a ground up restoration of the cottage. The foundations have failed we have included one quote from a contractor to replace the entire foundation system. The walls on the exterior are failing in certain locations and will need to be treated to maintain them. The Roof will require substantial replacement of the joists and a full tear off of the asphalt shingles and the roof board in kind. Floors will need to be replaced and all concrete flatwork will need to be replaced or substantially repaired. The electrical system as quoted in MAE report is beyond dangerous and has been disconnected at the street, the entire electrical system will need to be replaced. The entire Gas system will need to be replaced and is also disconnected. The entire plumbing system will need to be replaced and is disconnected. The entire waste pipe system will need to be replaced as discussed with the crew foreman who installed a new head end pipe at Dewberry drive. Essentially all utilities and the connections have to be replaced.

A central air conditioning system will need to be installed. The Entire House will require finishes and door repairs and window replacement or repair. The porch at the front will require a new roof and new walls and screens. The Ceilings will need to be replaced . All new fixtures and fittings. New kitchen required, New Bathroom .

Itemized list

Foundations

-Install (42) 8" cylindrical concrete piers where they are necessary to support and or stabilize the foundation. -All piers or posts will have solid concrete footings to a depth of at least 24" or until solid rock is encountered. -

Install or replace approximately 48 Linear feet of support beam. New beams will be pressure treated 4"x6" wooden beams. Remove and replace approximately (24LF) of joist. in the front right room where the roof has been damaged and water has rotted out the flooring joists Joists will be ( ) to match existing material currently installed

Item/location	Description	Unit Price – Sq/ft	Price
Interior Paint	Trim, Doors , Ceilings , Walls	Lump Sum	
Exterior Paint	Trim Only	Lump Sum	
Exterior Siding	Prep , Repair, Prime Paint		
Floor Coverings	Bathroom / Kitchen/ Bedrooms , hardwood floors	Lump Sum	
Kitchen	Cabinets	Lump Sum	
	Countertops Granite	Lump Sum	
Appliances	Appliances , Cooker Fridge Microwave, oven , dishwasher, washer dryer,	Lump Sum	
Toilet, Sinks and Showers	Kitchen, Bathroom	Lump Sum	
Fans	Outdoor, interior	Lump Sum	
Glazing	Patio doors and repairs to existing	Lump Sum	
Doors	New 5	@\$900 each	
Water Heater	New	\$750 & labor	
Plumbing	New System, & Gas and Sewer line	Lump Sum	
Electrical	New System	Lump Sum	
HVAC	New System	Lump Sum	
Roof	New	\$9SF	
Roof Structure repairs	Replacement of sections	Lump Sum	
Flatwork concrete repair	Patio, driveway & pavement	Lump Sum	
Deck	Rear deck	Lump Sum (LS)	
Demo	\$400 per load	LS & Labor	
Framing Repairs	Throughout	LS & Labor	

Floor Joist replacement	Throughout	LS7Labor	
Exterior works	Gardening Works, Tree Trimming, Fence repairs , driveway , new gates, Lawn replacement, Flower bed removal cracked concrete, new Trees and extensive planting	LS & labor	
Labor & Supervision	Duration based on 9 month build	LS	
Plans and engineering fees		TBD	
Taxes not included		TBD	
Escalation on materials not included potential rise in cost of \$25%		TBD	
Totals			

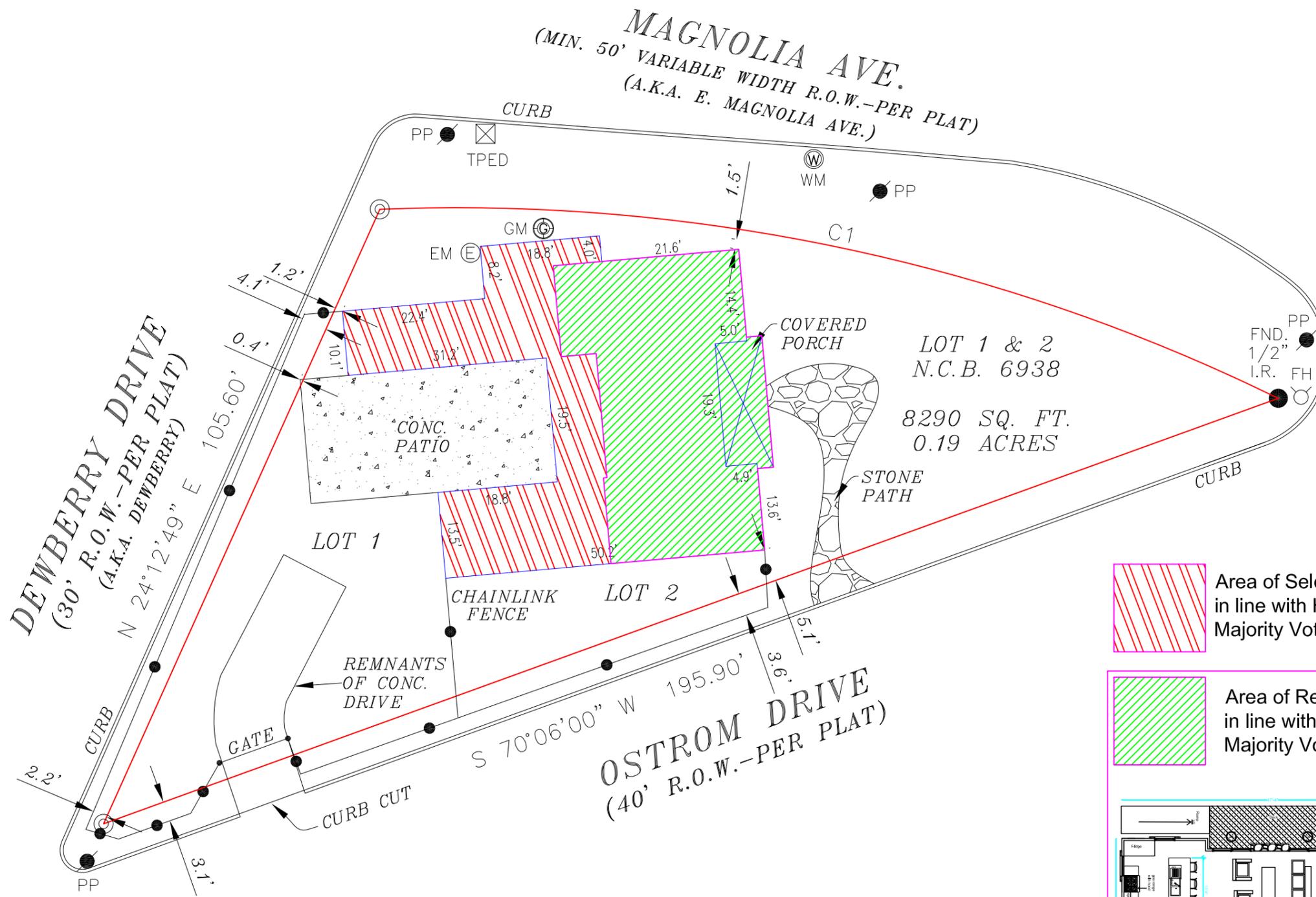
Below is the draft schedule we expect to accelerate this if possible.

	Task	Assigned To	Start	End	Dur	%	2022			
							Q1	Q2	Q3	Q4
	Construction Schedule	⊖	1/24/22	12/20/22	233		[Gantt bar spanning Q1 to Q4]			
1	Contract Writing		1/24/22	3/8/22	31		[Gantt bar in Q1]			
2	Contract Signing		2/19/22	4/2/22	30		[Gantt bar in Q1]			
3	Secure Financing		3/19/22	5/3/22	31		[Gantt bar in Q1]			
4	Obtain Permits		4/14/22	5/26/22	30		[Gantt bar in Q1]			
5	Site Work		5/6/22	9/8/22	89		[Gantt bar in Q2]			
6	Plumbing		7/27/22	10/21/22	61		[Gantt bar in Q3]			
7	Electrical		8/12/22	11/8/22	61		[Gantt bar in Q3]			
8	Roof		8/27/22	12/20/22	78		[Gantt bar in Q3]			
9	Inspection		11/10/22	11/26/22	10		[Gantt bar in Q4]			
10	Move In		11/26/22	11/29/22	1		[Gantt bar in Q4]			

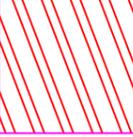
Kind Regards,

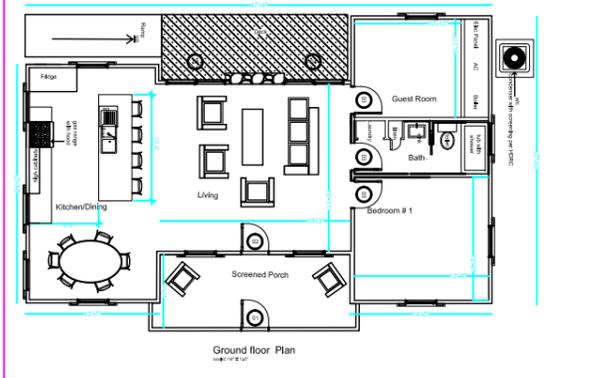
 **Tobias Stapleton**

Stapleton Design & Build LLC | TIN 82-3695458



LOT 1 & 2  
N.C.B. 6938  
8290 SQ. FT.  
0.19 ACRES

-  Area of Selective demolition in line with HDRC Majority Vote on Dec 1st 2021
-  Area of Renovation in line with HDRC Majority Vote on Dec 1st 2021



**Area of Selective demolition  
Approved at HDRC Hearing  
Dec 1st 2021**

**General Notes**

% Area Calculations

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- 03 building sections, wall section
- 04 foundation plan, framing plans
- 05 notes and details
- 06 electrical plans
- 07 optional slab foundation
- 08 renderings
- 09 landscape plan
- 10 site plan
- 11 cottage selective demo plan
- 12 cottage renovation plan

**Notes**

Engineer of Record Stamp

#1	Issued for Selective Demo Permit	1/24/2022
#2		
No.	Revision/Issue	Date

**Firm Name and Address**

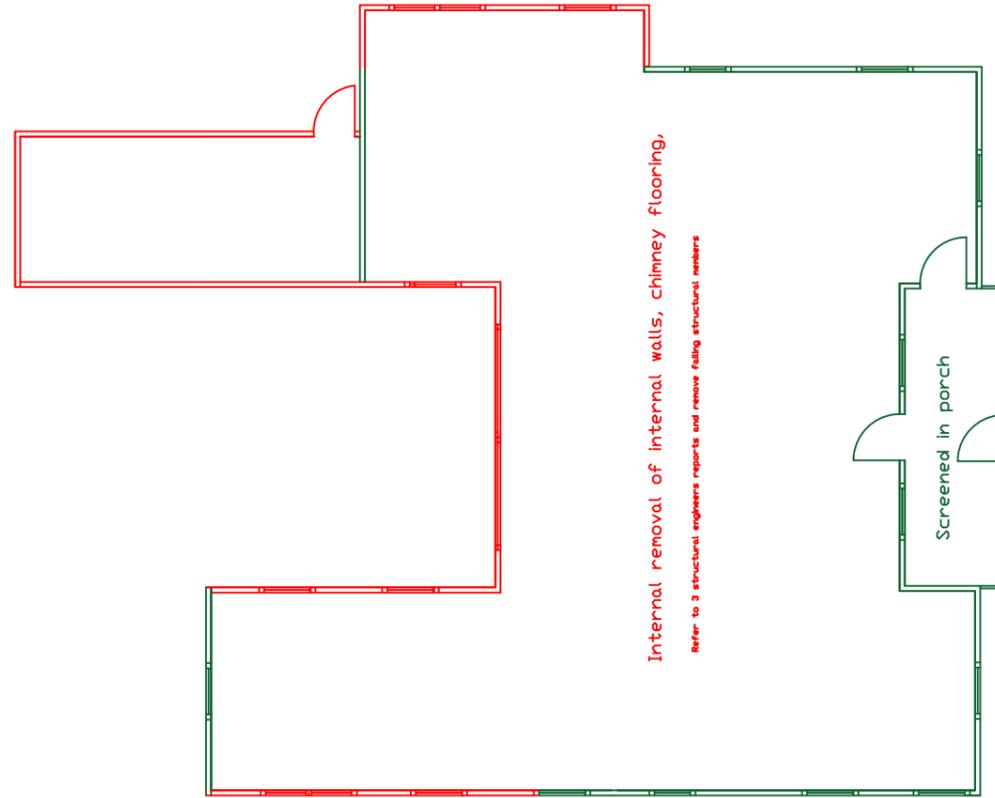
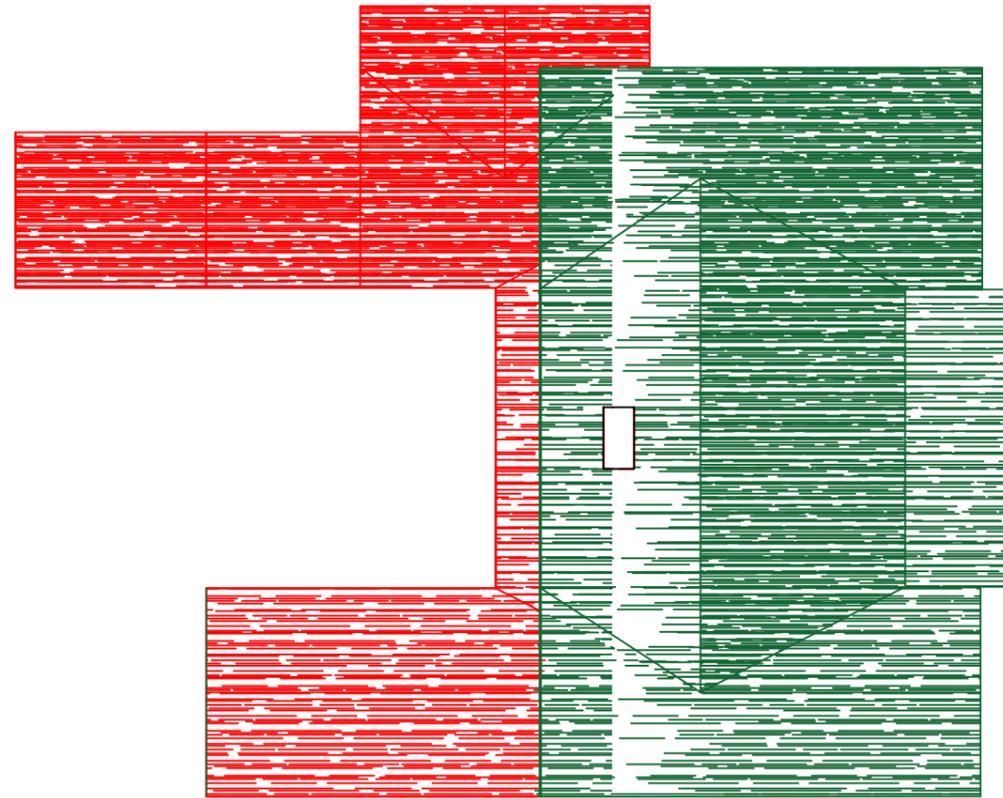
Client : Stapleton Design & Build LLC  
Address: 205 Ostrom Drive San Antonio Tx 78212

Engineer :

**Project Name and Address**

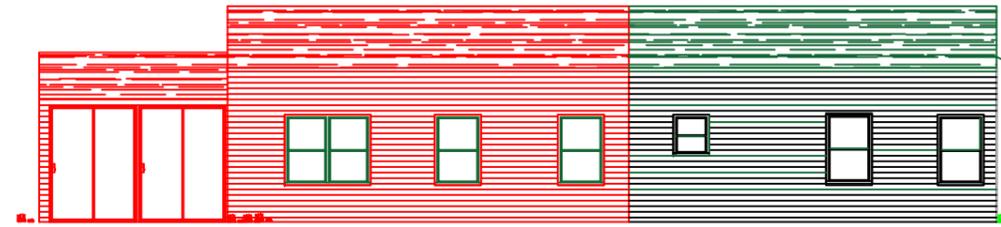
1619 McAdoo Alley  
San Antonio, TX

<b>Project</b>	<b>Sheet</b>
Date	
Scale	



Internal removal of internal walls, chimney flooring,  
Refer to 3 structural engineers reports and remove failing structural members

Screened in porch



South Facade



West Facade / Rear of House



East Facade Front Facing



North Facade

Renovate, rebuild & modify  
 Stabilize and utilize old windows and flooring where possible  
 Remove old roof shingles, repair existing roof structure, repair siding  
 Remove red areas back to 1930's design, save all windows and siding.

General Notes



% Area Calculations

Two Story House with attached garage  
 Floor1 1392, Floor2 1392 Perimeter 196 LF  
 Living 2544  
 Porches 314, Garage 240  
 Under Roof 2740 sf

Cottage  
 Floor1 1033 sf Perimeter 164 LF  
 Living 1033 sf  
 Porches 148 sf, Deck 108 sf  
 Under Roof 1181 sf

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- 12 cottage renovation plan
- 13 services

Notes

Engineer of Record Stamp

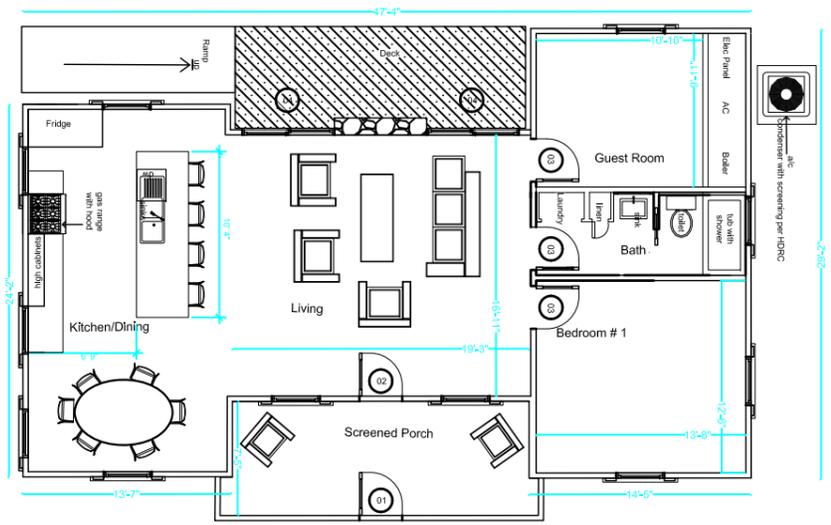
#1	HDRC Approved by Majority Vote	Dec 1st 2021
#2	Issued for Selective Demo Permit	1/24/2022
No.	Revision/Issue	Date

**Firm Name and Address**  
 Client : Stapleton Design & Build LLC  
 Address: 205 Ostrom Drive San Antonio Tx 78212

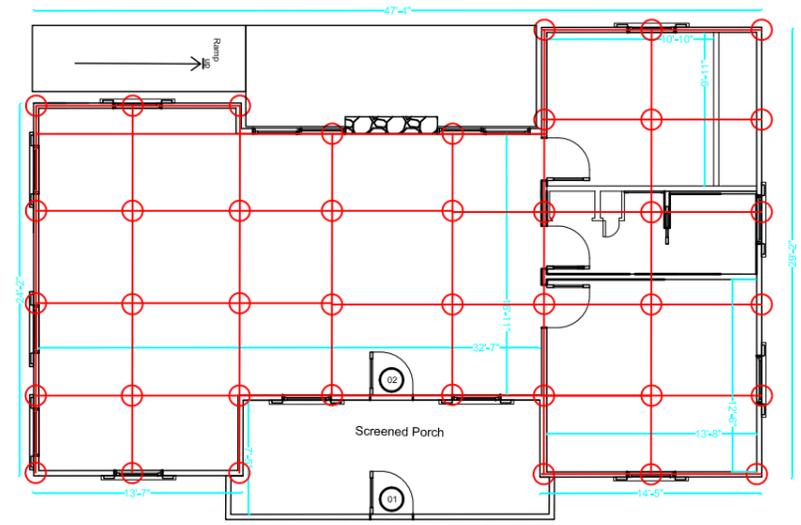
Engineer :

**Project Name and Address**  
 The Island at River Road  
 205 Ostrom Drive,  
 San Antonio, TX 78212

Project	Sheet
Date	11
Scale	



Ground floor Plan  
scale: 1/4" = 1'-0"

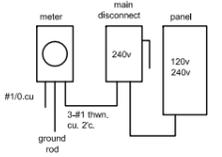


Foundation Repair Plan  
scale: 1/4" = 1'-0"

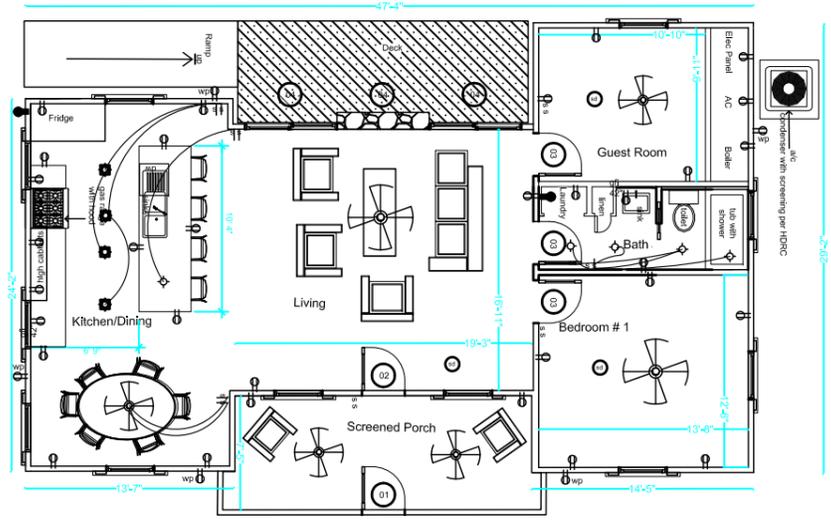
-Install (Approx. 42) 8" cylindrical concrete piers where they are necessary to support and or stabilize the foundation.  
 -All piers or posts will have solid concrete footings to a depth of at least 24" or until solid rock is encountered.  
 -The leveling shall be accomplished by hydraulic jacking of exterior and interior beams. Structure will be raised and considered level when a reasonably level condition has been reached and any further leveling would result in unnecessary damage to the structure.  
 -Steel shims, or pressure treated wood shims will be installed between piers and beams to hold the level. Note: a combination of steel and treated wooden shims may be required due to the amount a structure needs to be raised.  
 -Install or replace approximately 48 Linear feet of support beam.  
 New beams will be pressure treated 4"x6" wooden beams.  
 Remove and replace approximately (24LF) of joist in the front right room where the roof has been damaged and water has rotted out the flooring joists.  
 Joists will be to match existing material currently installed

**Electrical Notes**  
 All electrical work shall be in accordance with the 2014 US national electric code.  
 Switched floor lamps in owner-specified locations.  
 Provide 220v electrical service as required for owner-specified arc compressor locations.

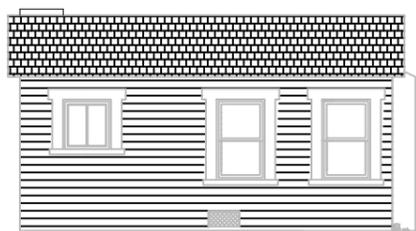
**120-240v Electrical Panel Detail**



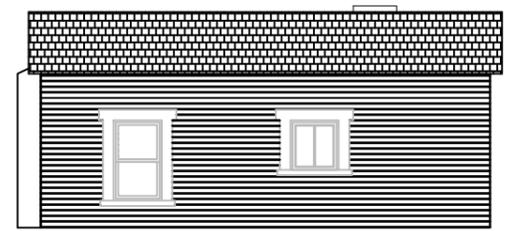
- Electrical Legend**
- 120v receptacle, receptacles in sleeping rooms to be arc-fault interrupted.
  - 240v receptacle
  - smoke detector & alarm, hard-wired and interconnected with supplemental power.
  - light fixture
  - light fixture - pendant or chandelier
  - recessed light fixture
  - light switch
  - dimmer
  - exhaust fan vented to exterior
  - wp waterproof
  - gfi ground fault circuit interrupted
  - 42" mounted 42" (1.0m) above the floor
  - category 6 network cabling
  - phone line
  - coaxial cable
  - carbon monoxide alarm, hard wired with supplemental power.



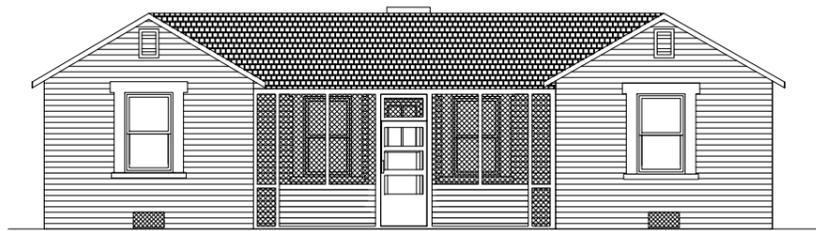
Ground Floor Electrical Plan  
scale: 1/4" = 1'-0"



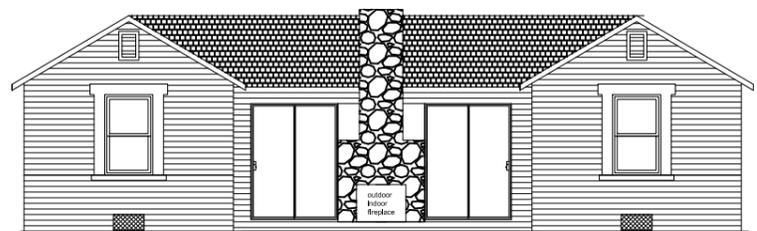
Southern Exterior Elevation Facing Ostrom Drive  
scale: 1/2" = 1'-0"



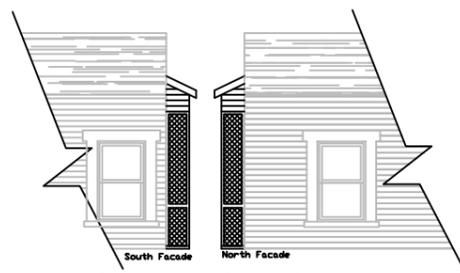
Northern Exterior Elevation Facing Magnolia Ave  
scale: 1/2" = 1'-0"



Eastern Exterior Elevation With Screened in Porch Facing Island expansive garden  
scale: 1/2" = 1'-0"



Western Exterior Elevation Facing Dewberry / Courtyard  
scale: 1/2" = 1'-0"



Screened in Porch Side View

**General Notes**



**% Area Calculations**

Two Story House with attached garage  
 Floor1 1392, Floor2 1392 Perimeter 196 LF  
 Living 2544  
 Porches 314, Garage 240  
 Under Roof 2740 sf  
 Cottage  
 Floor1 1033 sf Perimeter 164 LF  
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**Notes**

**Engineer of Record Stamp**

#1	HDRC Approved by Majority Vote	Dec 1st 2021
#2	Issued for Selective Demo Permit	10/4/2022
No.	Revision/Issue	Date

**Firm Name and Address**  
 Client : Stapleton Design & Build LLC  
 Address: 205 Ostrom Drive San Antonio Tx 78212  
 Engineer :

**Project Name and Address**  
 The Island at River Road  
 205 Ostrom Drive,  
 San Antonio, TX 78212

Project	Sheet
Date	12
Scale	



(1)

53.jpeg

Created: Sat 15 Jan 20:24 2022

From old kitchen located in North wing to rear porch



(2)

54.jpeg

Created: Sat 15 Jan 20:24 2022

Rear porch behind Fireplace slab cracked in multiple places.



(3)

56.jpeg

Created: Sat 15 Jan 20:24 2022

Rear of fireplace see floor cracks.



(4)

57.jpeg

Created: Sat 15 Jan 20:24 2022

Window to north of fireplace smashed glass see red circle, wall waterproofing failure see blue box.



(5)

58.jpeg

Created: Sat 15 Jan 20:24 2022

View south from old kitchen through wall to living room.



(6)

59.jpeg

Created: Sat 15 Jan 20:24 2022

Old dining room floor completely rotted out here and ceiling down on floor. Joists in this area compromised.



(7)

60.jpeg

Created: Sat 15 Jan 20:24 2022

Daylight through valley of roof intersection old kitchen and back porch.



(8)

61.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to rear northern wing bedroom with collapsed floor.

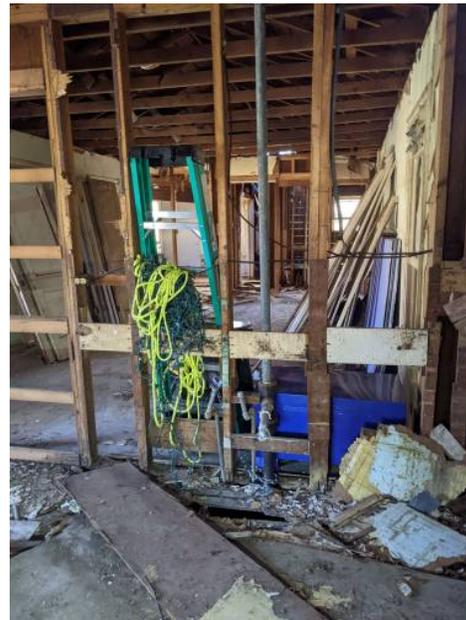


(9)

62.jpeg

Created: Sat 15 Jan 20:24 2022

Rear porch through this door from kitchen. Floor collapsed hence plank here in green.



(10)

63.jpeg

Created: Sat 15 Jan 20:24 2022

View from old kitchen to living room



(11)

64.jpeg

Created: Sat 15 Jan 20:24 2022

North Eastern corner room wall ceiling and floor all compromised



(12)

65.jpeg

Created: Sat 15 Jan 20:24 2022

Water damage shown from collapsed ceiling in kitchen.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142

(13)



66.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen

(14)



68.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to rear porch

(15)



69.jpeg

Created: Sat 15 Jan 20:24 2022

Looking from north west room doorway to rear porch on right and kitchen on left

(16)



70.jpeg

Created: Sat 15 Jan 20:24 2022

More pictures from kitchen area. North wing.



71.jpeg

Created: Sat 15 Jan 20:24 2022

More pictures from kitchen area. North wing.



72.jpeg

Created: Sat 15 Jan 20:24 2022

More pictures from kitchen area. North wing.



73.jpeg

Created: Sat 15 Jan 20:24 2022

More pictures from kitchen area. North wing.



74.jpeg

Created: Sat 15 Jan 20:24 2022

Old bathroom located in the north wing Gable that juts out most northerly part of house being removed. Floor compromised and ceiling and walls.

(21)



75.jpeg

Created: Sat 15 Jan 20:24 2022  
More pictures from kitchen area. North wing.

(22)



76.jpeg

Created: Sat 15 Jan 20:24 2022  
More pictures from kitchen area. North wing.

(23)



77.jpeg

Created: Sat 15 Jan 20:24 2022  
Most North Western corner of house studs integrity completely failed

(24)



78.jpeg

Created: Sat 15 Jan 20:24 2022  
Electric disconnect panel on failed wall. Mismatched fuses service disconnected completely. Electrical service needs complete replacement.

(25)



79.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(26)



80.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. windows racked out of plumb due to total foundation collapse.

(27)



81.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(28)



82.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(29)



83.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Roof structure failed.

(30)



84.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt. ROOF JOISTS FAILED

(31)



85.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Electrical main disconnect needs to be completely replaced.

(32)



86.jpeg

Created: Sat 15 Jan 20:24 2022

Siding in some areas are beyond saving. Northern west room

(33)



87.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(34)



88.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(35)



89.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt

(36)



90.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt



(37)

91.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt



(38)

92.jpeg

Created: Sat 15 Jan 20:24 2022

Most North western room. Walls failing floor failed, windows racked out of plumb open for years. No foundation support anymore here joists sitting on dirt



(39)

93.jpeg

Created: Sat 15 Jan 20:24 2022

Northern bathroom floor ceiling and walls all failing or failed



(40)

94.jpeg

Created: Sat 15 Jan 20:24 2022

Northern bathroom

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142

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(41)



95.jpeg

Created: Sat 15 Jan 20:24 2022  
Northern bathroom floor.

(42)



96.jpeg

Created: Sat 15 Jan 20:24 2022  
Northern western room entrance

(43)



97.jpeg

Created: Sat 15 Jan 20:24 2022  
Old kitchen.

(44)



98.jpeg

Created: Sat 15 Jan 20:24 2022  
Old kitchen floor down to dirt.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142

(45)



99.jpeg

Created: Sat 15 Jan 20:24 2022  
Kitchen walls.

(46)



100.jpeg

Created: Sat 15 Jan 20:24 2022  
Rear Porch to kitchen valley.

(47)



101.jpeg

Created: Sat 15 Jan 20:24 2022  
Rear Porch to kitchen valley.

(48)



102.jpeg

Created: Sat 15 Jan 20:24 2022  
View west from kitchen door.

(49)



103.jpeg

Created: Sat 15 Jan 20:24 2022  
View west from kitchen.

(50)



104.jpeg

Created: Sat 15 Jan 20:24 2022  
Kitchen. New bathroom will go here.

(51)



105.jpeg

Created: Sat 15 Jan 20:24 2022  
Old kitchen this is standing in new bedroom looking toward where future bathroom and guest room will be.

(52)



106.jpeg

Created: Sat 15 Jan 20:24 2022  
Wall to joist connection or lack thereof front porch to kitchen. Plywood is where the old door from front porch was but this collapsed when a criminal broke in being chased by police. Door collapsed and he went through floor.

(53)



107.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to front porch rafters rotted completely here.

(54)



108.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to front porch rafters rotted completely here.

(55)



109.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to front porch floor rotted completely here.

(56)



110.jpeg

Created: Sat 15 Jan 20:24 2022

Old front door to kitchen floor compromised

(57)



111.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen to front porch rafters rotted completely here.

(58)



112.jpeg

Created: Sat 15 Jan 20:24 2022

Ceiling collapsed on floor that had collapsed in kitchen area.

(59)



113.jpeg

Created: Sat 15 Jan 20:24 2022

Kitchen ceiling

(60)



114.jpeg

Created: Sat 15 Jan 20:24 2022

View across house from old kitchen to old bathroom on southern leg.

(61)



115.jpeg

Created: Sat 15 Jan 20:24 2022  
Old side entrance from front porch.

(62)



116.jpeg

Created: Sat 15 Jan 20:24 2022  
Old front porch side entrance, original egress from 804 East magnolia when it was a duplex.

(63)



117.jpeg

Created: Sat 15 Jan 20:24 2022  
Ceiling collapsed on rotted floor north Eastern room.

(64)



118.jpeg

Created: Sat 15 Jan 20:24 2022  
Ceiling collapsed on rotted floor north Eastern room.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142



(65)

119.jpeg

Created: Sat 15 Jan 20:24 2022  
Ceiling collapsed on rotted floor north Eastern room.



(66)

120.jpeg

Created: Sat 15 Jan 20:24 2022  
View from living room to kitchen.



(67)

121.jpeg

Created: Sat 15 Jan 20:24 2022  
Ceiling collapsed on rotted floor north Eastern room View from living room to kitchen.



(68)

122.jpeg

Created: Sat 15 Jan 20:24 2022  
Living room. Doors removed by criminal caught by police and doors returned by police. Front porch window here.

(69)



123.jpeg

Created: Sat 15 Jan 20:24 2022  
Front porch seen through this window from living room.

(70)



124.jpeg

Created: Sat 15 Jan 20:24 2022  
Window to left of fireplace

(71)



125.jpeg

Created: Sat 15 Jan 20:24 2022  
Fireplace surround missing old trim stacked up for recycling

(72)



126.jpeg

Created: Sat 15 Jan 20:24 2022  
Living room

(73)



127.jpeg

Created: Sat 15 Jan 20:24 2022  
View from southern wing to living room

(74)



128.jpeg

Created: Sat 15 Jan 20:24 2022  
Old bathroom in southern wing

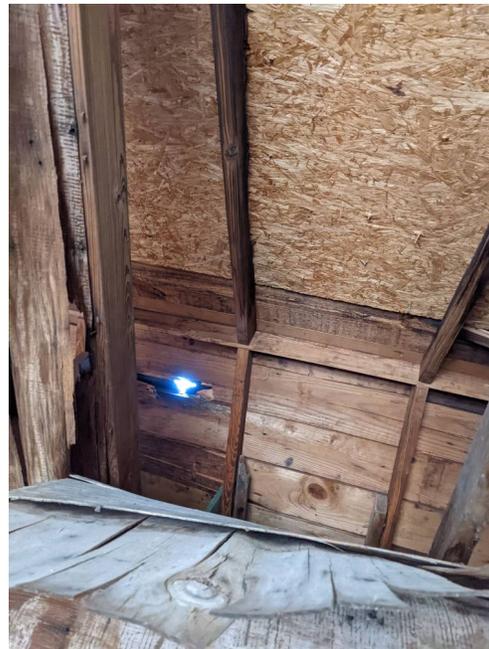
(75)



129.jpeg

Created: Sat 15 Jan 20:24 2022  
Hole in roof over bathtub in South wing

(76)



130.jpeg

Created: Sat 15 Jan 20:24 2022  
Holes in roof common through out.

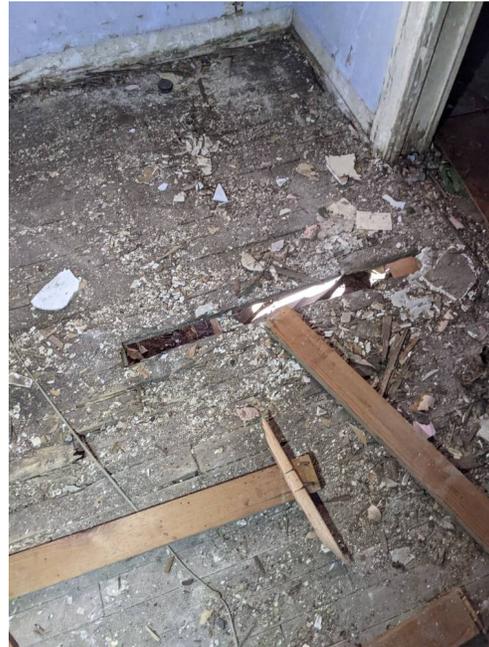
(77)



131.jpeg

Created: Sat 15 Jan 20:24 2022  
Rotten roof boards common throughout

(78)



132.jpeg

Created: Sat 15 Jan 20:24 2022  
Floor in south easterly wing rotten and collapsed.

(79)



133.jpeg

Created: Sat 15 Jan 20:24 2022  
Floor in south easterly wing rotten and collapsed.

(80)



134.jpeg

Created: Sat 15 Jan 20:24 2022  
Floor in south easterly wing rotten and collapsed.



(81)

135.jpeg

Created: Sat 15 Jan 20:24 2022

Floor in south easterly wing rotten and collapsed as is ceiling and roof. Walls cracking.



(82)

136.jpeg

Created: Sat 15 Jan 20:24 2022

Floor in south easterly wing rotten and collapsed as is ceiling and roof. Walls cracking.



(83)

137.jpeg

Created: Sat 15 Jan 20:24 2022

Roof structure main house core



(84)

138.jpeg

Created: Sat 15 Jan 20:24 2022

View from living room towards south wing

(85)



139.jpeg

Created: Sat 15 Jan 20:24 2022

View from living room towards south wing

(86)



140.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(87)



141.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(88)



142.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.



143.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window circled I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.



144.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.



145.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.



146.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(93)



147.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(94)



148.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(95)



149.jpeg

Created: Sat 15 Jan 20:24 2022

South westerly rooms being removed floors walls roof ceilings compromised. Windows here are not matching the main house dimensions only the Gable window I assume this poorly added on extension stole the Gable and pushed it out we will reuse the Gable window back on the shorter leg here.

(96)



150.jpeg

Created: Sat 15 Jan 20:24 2022

View East from doorway to bathroom

Contact: Toby Stapleton  
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Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142

(97)



151.jpeg

Created: Sat 15 Jan 20:24 2022  
Entrance from back porch to southern wing.

(98)



152.jpeg

Created: Sat 15 Jan 20:24 2022  
View north of rear porch

(99)



153.jpeg

Created: Sat 15 Jan 20:24 2022  
Rear Porch window to right of fireplace

(100)



154.jpeg

Created: Sat 15 Jan 20:24 2022  
North western room from outside racked window.

(101)



155.jpeg

Created: Sat 15 Jan 20:24 2022  
Rear carport being removed.

(102)



156.jpeg

Created: Sat 15 Jan 20:24 2022  
Carport located at Northern westerly part of island approx 6ft from curb

(103)



157.jpeg

Created: Sat 15 Jan 20:24 2022  
View of north western carport and gable connection

(104)



158.jpeg

Created: Sat 15 Jan 20:24 2022  
Rear Porch that was enclosed post removal of the sliding doors. This will be opened up for rear deck fireplace access

(105)



159.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern westerly wing looking south.

(106)



160.jpeg

Created: Sat 15 Jan 20:24 2022  
Interior courtyard rear



(107)

161.jpeg

Created: Sat 15 Jan 20:24 2022

Southern westerly Gable.



(108)

162.jpeg

Created: Sat 15 Jan 20:24 2022

View along south facade : camera lens facing East.



(109)

163.jpeg

Created: Sat 15 Jan 20:24 2022

View of carport north facade : camera lens facing East from dewberry street.



(110)

164.jpeg

Created: Sat 15 Jan 20:24 2022

View of carport north facade : camera lens facing East from dewberry street.



(111)

165.jpeg

Created: Sat 15 Jan 20:24 2022

Northern facade of carport joists failing and roof.



(112)

166.jpeg

Created: Sat 15 Jan 20:24 2022

North facade : camera lens facing East, area being removed in red. Gable in green being pushed back.

Contact: Toby Stapleton  
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Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142



167.jpeg

Created: Sat 15 Jan 20:24 2022

Carport being removed.



168.jpeg

Created: Sat 15 Jan 20:24 2022

Stub out red being removed wall shown by arrow will continue beyond



169.jpeg

Created: Sat 15 Jan 20:24 2022

Foundation on northern facade facing Magnolia failed in areas



170.jpeg

Created: Sat 15 Jan 20:24 2022

Foundation on northern facade facing Magnolia failed in areas



171.jpeg

Created: Sat 15 Jan 20:24 2022

View of Northern facade from East Magnolia.



172.jpeg

Created: Sat 15 Jan 20:24 2022

View of Northern facade from East Magnolia.

(119)



173.jpeg

Created: Sat 15 Jan 20:24 2022

View of Northern facade from East Magnolia. this is the north east wing

(120)



174.jpeg

Created: Sat 15 Jan 20:24 2022

North East Gable.

(121)



175.jpeg

Created: Sat 15 Jan 20:24 2022

Front screened roofed porch.

(122)



176.jpeg

Created: Sat 15 Jan 20:24 2022

North East Wing Side door from porch this wall is loose and ready to collapse.

(123)



177.jpeg

Created: Sat 15 Jan 20:24 2022  
Front Porch view north west.

(124)



178.jpeg

Created: Sat 15 Jan 20:24 2022  
Original door removed by criminal.

(125)



179.jpeg

Created: Sat 15 Jan 20:24 2022  
Front Porch southern window

(126)



180.jpeg

Created: Sat 15 Jan 20:24 2022  
Front Porch south eastern wing wall

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
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Email: tobynyc@gmail.com

Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142

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181.jpeg

Created: Sat 15 Jan 20:24 2022  
Front porch



182.jpeg

Created: Sat 15 Jan 20:24 2022  
Front screened in porch.



183.jpeg

Created: Sat 15 Jan 20:24 2022  
Front facade facing East.



184.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern East Gable



185.jpeg

Created: Sat 15 Jan 20:24 2022  
South east corner roof rotten



186.jpeg

Created: Sat 15 Jan 20:24 2022  
View along Southern facade camera facing west.

---

(133)



187.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern East Gable

(134)



188.jpeg

Created: Sat 15 Jan 20:24 2022  
View along Southern facade camera facing west and slightly north

(135)



189.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern facade foundation and wall compromised.

(136)



190.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern facade foundation and wall compromised.

(137)



191.jpeg

Created: Sat 15 Jan 20:24 2022  
View of southern facade from Ostrom. Rear Gable shown

(138)

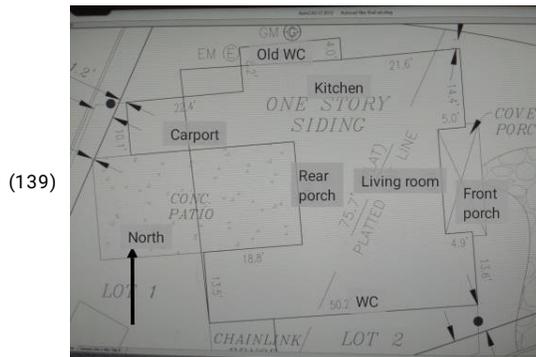


192.jpeg

Created: Sat 15 Jan 20:24 2022  
Southern wing West facing Gable.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

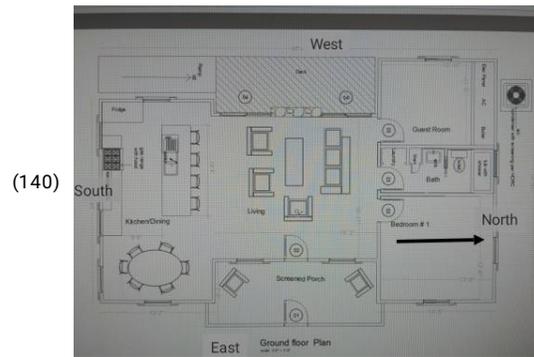
Created: Sat 15 Jan 20:22 2022  
Location: The Island At River Road  
Title: 1/15/22 8:21 PM - Report  
No. Items: 142



193.jpg

Created: Sat 15 Jan 21:47 2022

Existing building with rooms noted. Plan North shown



194.jpg

Created: Sat 15 Jan 21:53 2022

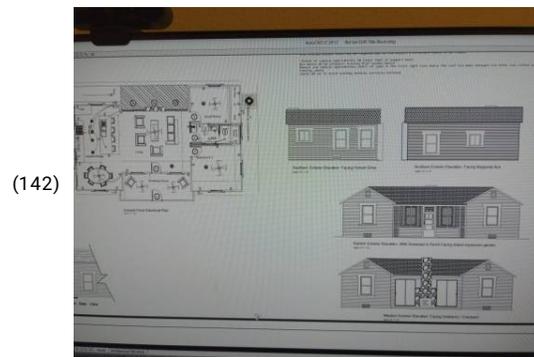
Proposed new floor plan kitchen moves to Southern Wing, rear additions removed and house opened up.



196.jpg

Created: Sat 15 Jan 22:00 2022

Existing



197.jpg

Created: Sat 15 Jan 22:01 2022

Proposed.



Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(3)

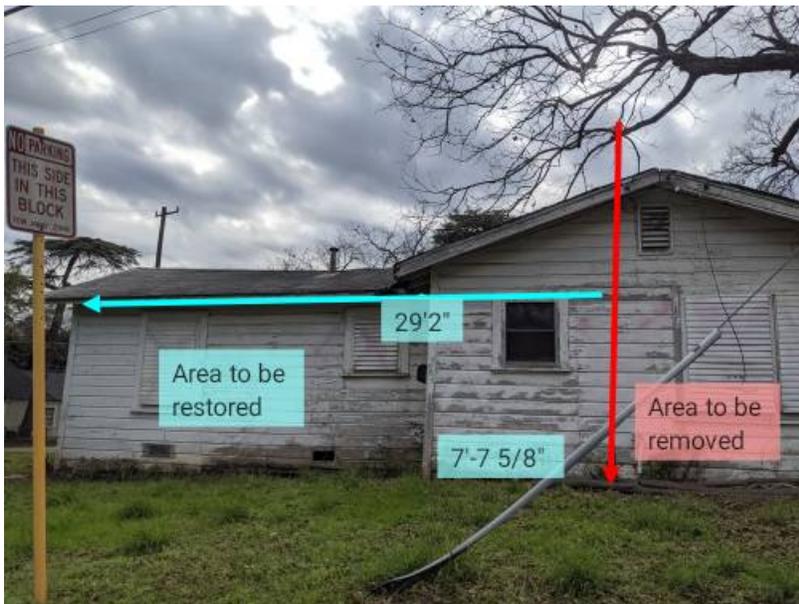


31.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave,  
Red area to be removed, siding windows and usable timbers to be saved on site.  
Green arrow indicates foundation repair.  
Blue bump out area to be removed and put inline with green area facade.

(4)



32.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



33.jpeg

Created: Sat 11 Dec 10:51 2021

North Facade facing East Magnolia Ave Remove red area save materials siding and windows.



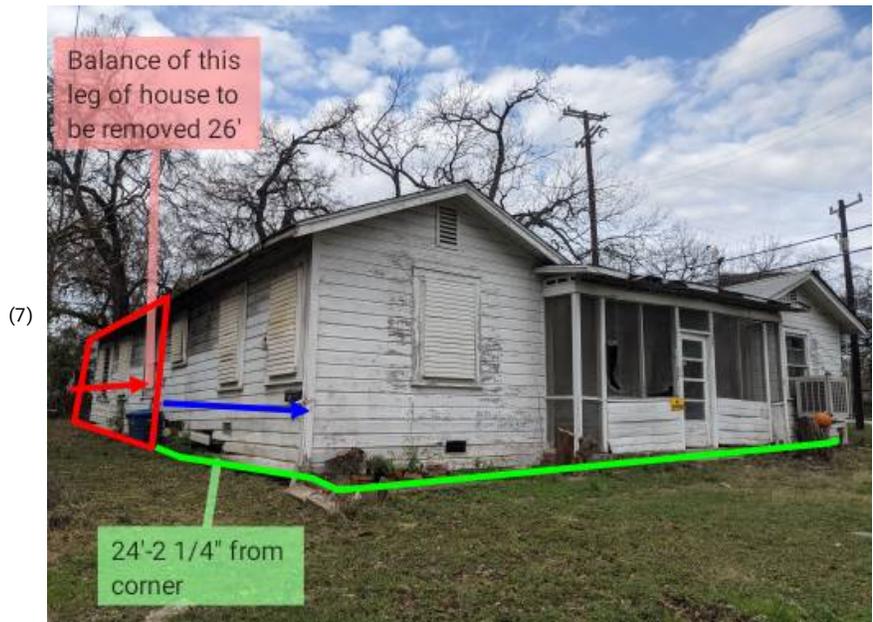
34.jpeg

Created: Sat 11 Dec 10:51 2021

North Facade facing Magnolia,  
Red bump out to be removed. This green facade will continue 7'8" beyond

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



35.jpeg

Created: Sat 11 Dec 10:51 2021

Picture taken from Ostrom Drive of front facade and side facing Ostrom Foundation repairs on green line. Red area balance of leg to be removed.



36.jpeg

Created: Sat 11 Dec 10:51 2021

Ostrom facing facade and gable facing Dewberry st  
Picture taking Green area to be restored, gable to be relocated to end and red area to be removed.

Contact: Toby Stapleton  
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Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



37.jpeg

Created: Sat 11 Dec 10:51 2021

Rear of property.

Note-1:



38.jpeg

Created: Sat 11 Dec 10:51 2021

Gable facing Dewberry Street closest to Ostrom Dr  
Relocated this gable 26' to the east as this leg will be reduced by that amount.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
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Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(11)



39.jpeg

Created: Sat 11 Dec 10:51 2021

Gable facing Dewberry facade facing north to internal courtyard  
Save all windows and siding. During selective demolition

(12)



40.jpeg

Created: Sat 11 Dec 10:51 2021

Rear of property camera facing East. Chimney to remain. Expose rear to deck.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

---

(13)



41.jpeg

Created: Sat 11 Dec 10:51 2021

Near the Tree (protect tree) on corner of Magnolia and Dewberry intersection  
Remove/demo carport save siding. This is the closest part of house to street little over 6ft from curb. No issues here fast removal.

(14)



42.jpeg

Created: Sat 11 Dec 10:51 2021

Renovate front facade. Replace roof.



Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(15)



43.jpeg

Created: Sat 11 Dec 10:51 2021

Front facade

(16)



44.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave

Green save facade and renovate.

Blue remove bump out back in line with green and renovate.

Red remove completely save siding and windows.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
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Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

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(17)



45.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave  
Mark shown on house of location that we remove from.

(18)



46.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave  
Black spray paint location of cut off. Gas line disconnected here already and water and power all off.

---



Contact: Toby Stapleton  
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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(19)



47.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive. facade black spray paint of location to be removed.

(20)



48.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive.  
Green remains Red removed.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(21)

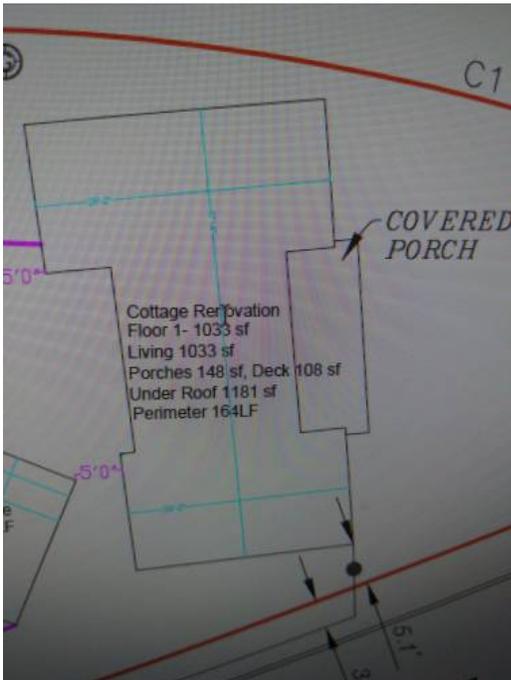


49.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive.  
Black spray paint marks location of remain and remove.

(22)



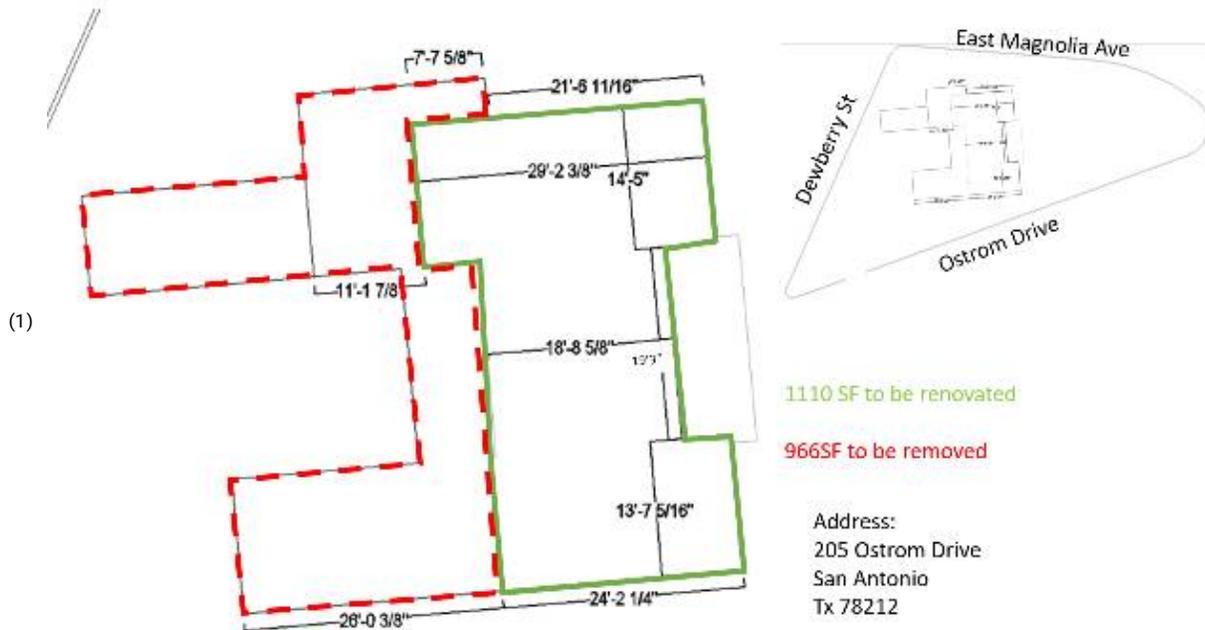
52.jpg

Created: Thu 13 Jan 22:40 2022

Floor plan to remain after selective demo.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

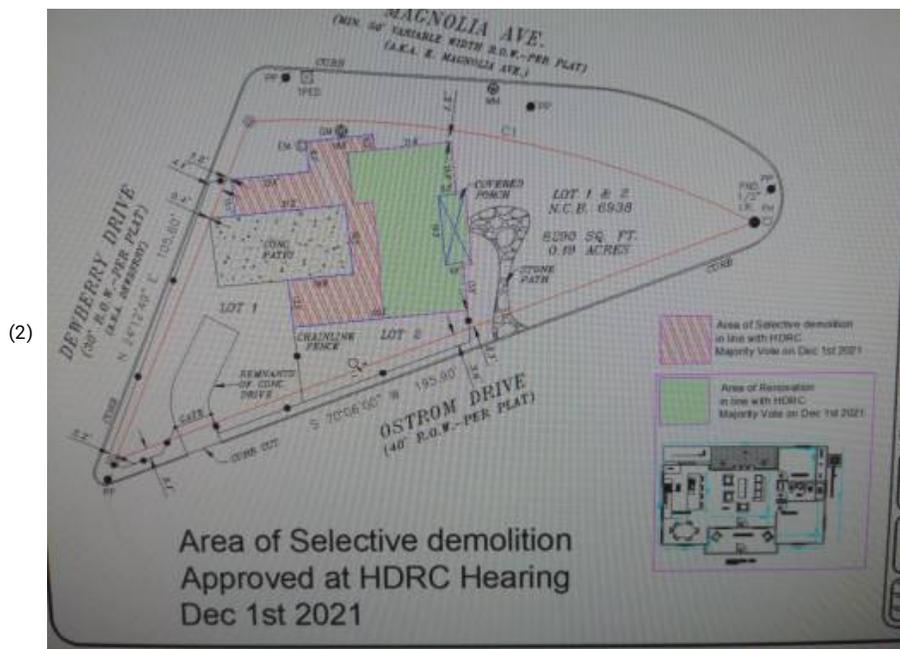
Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



50.png

Created: Sat 11 Dec 12:07 2021

Overview of renovation in green and reduction/selective demo in red.



198.jpg

Created: Mon 24 Jan 11:31 2022

Green to remain. Red to be removed.



Contact: Toby Stapleton  
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Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(3)

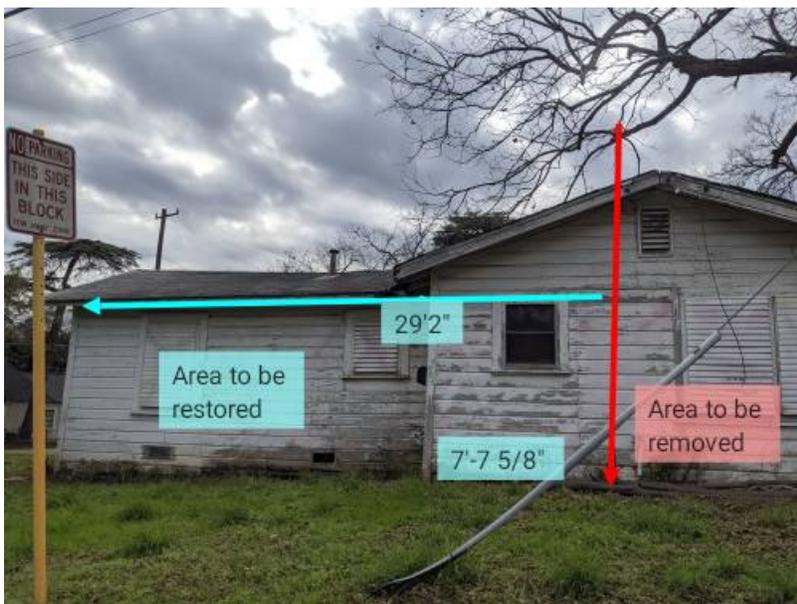


31.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave,  
Red area to be removed, siding windows and usable timbers to be saved on site.  
Green arrow indicates foundation repair.  
Blue bump out area to be removed and put inline with green area facade.

(4)



32.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave

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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



33.jpeg

Created: Sat 11 Dec 10:51 2021

North Facade facing East Magnolia Ave Remove red area save materials siding and windows.



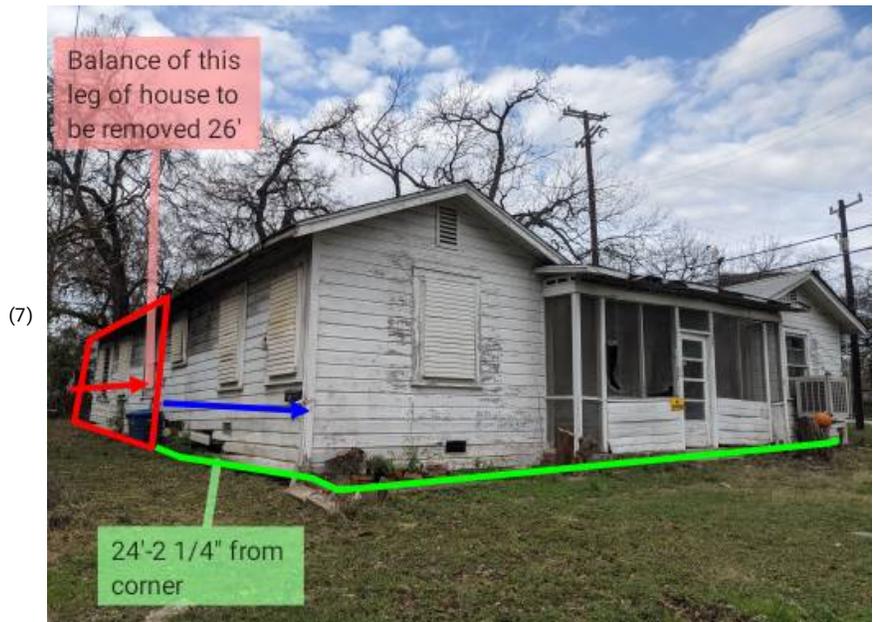
34.jpeg

Created: Sat 11 Dec 10:51 2021

North Facade facing Magnolia,  
Red bump out to be removed. This green facade will continue 7'8" beyond

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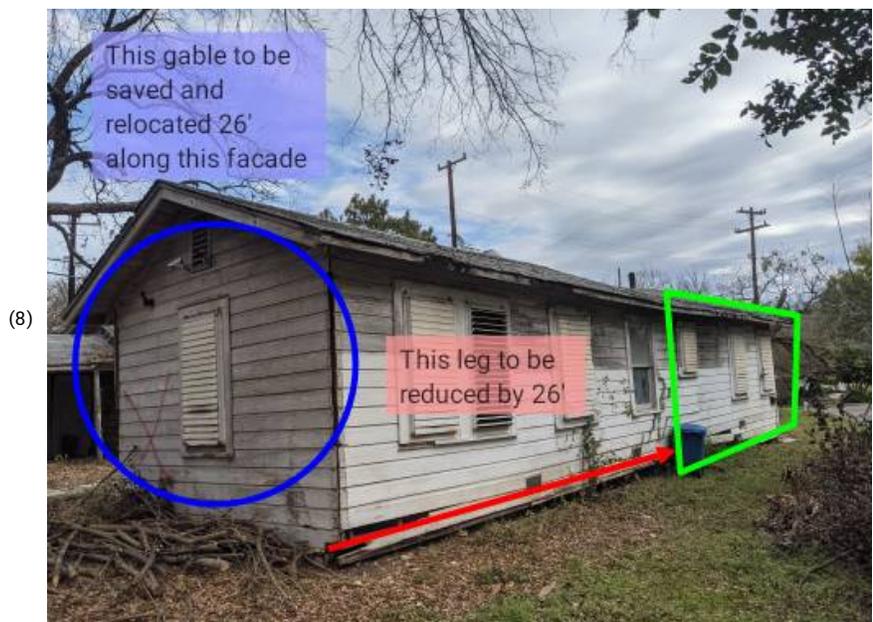
Created: Sat 11 Dec 10:51 2021  
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Title: Foundation Repair & Selective Demolition  
No. Items: 22



35.jpeg

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Picture taken from Ostrom Drive of front facade and side facing Ostrom Foundation repairs on green line. Red area balance of leg to be removed.



36.jpeg

Created: Sat 11 Dec 10:51 2021

Ostrom facing facade and gable facing Dewberry st  
Picture taking Green area to be restored, gable to be relocated to end and red area to be removed.

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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22



37.jpeg

Created: Sat 11 Dec 10:51 2021

Rear of property.

Note-1:



38.jpeg

Created: Sat 11 Dec 10:51 2021

Gable facing Dewberry Street closest to Ostrom Dr  
Relocated this gable 26' to the east as this leg will be reduced by that amount.

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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(11)



Reduce leg by  
26'

Relocate gable.  
26' to east.

39.jpeg

Created: Sat 11 Dec 10:51 2021

Gable facing Dewberry facade facing north to internal courtyard  
Save all windows and siding. During selective demolition

(12)



40.jpeg

Created: Sat 11 Dec 10:51 2021

Rear of property camera facing East. Chimney to remain. Expose rear to deck.

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No. Items: 22

---

(13)



41.jpeg

Created: Sat 11 Dec 10:51 2021

Near the Tree (protect tree) on corner of Magnolia and Dewberry intersection  
Remove/demo carport save siding. This is the closest part of house to street little over 6ft from curb. No issues here fast removal.

(14)



42.jpeg

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Renovate front facade. Replace roof.



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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(15)



43.jpeg

Created: Sat 11 Dec 10:51 2021

Front facade

(16)



44.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave

Green save facade and renovate.

Blue remove bump out back in line with green and renovate.

Red remove completely save siding and windows.

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No. Items: 22

---

(17)



45.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave  
Mark shown on house of location that we remove from.

(18)



46.jpeg

Created: Sat 11 Dec 10:51 2021

North facade facing E Magnolia Ave  
Black spray paint location of cut off. Gas line disconnected here already and water and power all off.

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Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(19)



47.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive. facade black spray paint of location to be removed.

(20)



48.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive.  
Green remains Red removed.

Contact: Toby Stapleton  
Company: Stapleton Design & Build LLC  
Phone: +1702-972-7680  
Email: tobynyc@gmail.com

Created: Sat 11 Dec 10:51 2021  
Location: 205 Ostrom Drive  
Title: Foundation Repair & Selective Demolition  
No. Items: 22

(21)

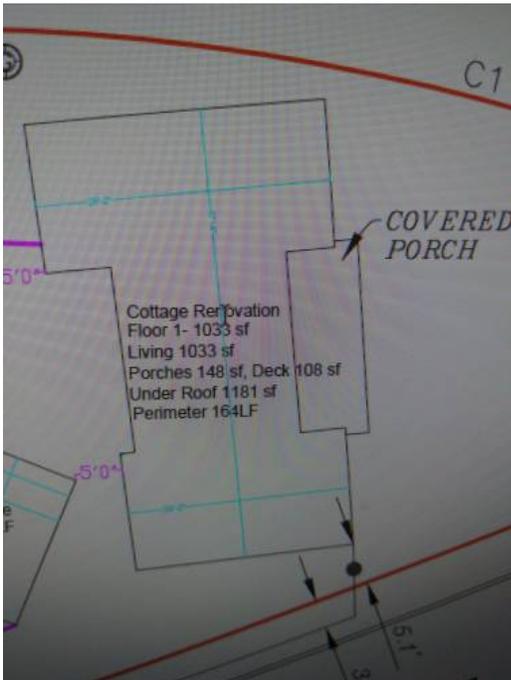


49.jpeg

Created: Sat 11 Dec 10:51 2021

South facade facing Ostrom Drive.  
Black spray paint marks location of remain and remove.

(22)



52.jpg

Created: Thu 13 Jan 22:40 2022

Floor plan to remain after selective demo.

205 Ostrom Drive, Structural Engineer Reports **All three (3)** 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. WE HAVE ENGAGED 3 TWO AT COST TO THE OWNER AND ONE AS REQUESTED BY HDRC AT NO FEE.

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 at 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"

**We hired a third Structural Engineer Scott Mortensen his findings were conclusive and inline with the other Engineers, Quote "does not have structural integrity.. and should be condemned and demolished"**

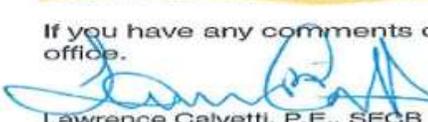


River Road HDRC  
205 Ostrom Street

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



Scott M. Mortensen PE  
Principal MAE PLLC

MAE concludes that this building does not have the structural integrity to be repaired to its original condition and should be condemned and demolished.

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

Respectfully Submitted,

  
5/31/17

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





PAUL • KOEHLER • BROWN  
consulting structural engineers, llc

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

May 31, 2017

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

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

Dear Mr. Stapleton:

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

### House Construction

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

### Findings

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

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

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

Respectfully Submitted,

*David O. Brown*  
5/31/17



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



12/17/2017



## STRUCTURAL ASSESSMENT FOR:

**SEADC LLC**

205 Ostrom Dr.  
NCB 6938 BLK LOT 1&2  
San Antonio, Texas 78212

**MAE PLLC**  
**Report of Findings**  
**STRUCTURAL ASSESSMENT FOR:**

205 Ostrom Dr.  
NCB 6938 BLK LOT 1&2  
San Antonio, Texas 78212

By  
MAE PLLC  
Mortensen Architectural Engineering PLLC  
TBPE Firm # 16119  
San Antonio, TX

(210) 801-4330  
[smorXsen@yahoo.com](mailto:smorXsen@yahoo.com)

MAE PLLC FILE No: 18-076

REPORT DATE: OCTOBER 29, 2018

PREPARED FOR:

TOBY STAPLETON  
Stapleton Build & Design  
205 Ostrom  
San Antonio 78212  
(425) 305-8044



Scott M. Mortensen PE  
Principal MAE PLLC

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## Introduction

On October 19, 2018, Mr. Toby Stapleton called upon MAE PLLC to do a structural evaluation at 205 Ostrom Drive, San Antonio, TX 78212. The property’s legal information was obtained from the Bexar County Tax Assessor’s website.

## Scope of this Report

### *PROPERTY DESCRIPTION AND BACKGROUND INFORMATION*

Scott Mortensen, Professional Engineer (PE), met with Toby Stapleton and visited the property on October 22, 2018. After interviewing the contractor, Toby Stapleton, for historical information on the building, Scott Mortensen PE proceeded to inspect the existing building. The property is a single-family; wood-framed, one-story building. The building is pier and beam construction. The front of the structure, for the purposes of this report referenced herein, faces northeast toward East Magnolia Ave. This property was built in 1935. Photographs were obtained during the process and offer a visual of the issues reviewed in the report.

# Areas of Concern

## **Exterior**

- Siding:
- Front porch
- Front door

## **Structural Systems**

- Pier System:
  - Sloped floors
- Floor System:
  - Joists
  - Wood flooring
- Wall Framing System:
  - Walls
- Truss System:
  - Roof trusses
- Roof System:
  - Broken ridge beams
  - Eroded and degraded composite roof

## **Electrical Systems:**

- Single phase power without grounding

## **Plumbing Systems:**

- Broken supply pipes

## Discussion of Information Analysis

## **Exterior**

- Siding: The exterior siding on this project is **not in a straight single plane** it has curves in it. The fascia is **deteriorated** and/or missing.
- Front porch: The porch roof deck has a condition of **wet rot and mold**. The front fascia is deteriorated and the rafter tails are damaged.
- Front door: The front door has been broken down and is lying on the floor.

## **Structural Systems**

- Pier System: The piers are cedar posts and are not in line. Some posts are missing and some posts do not have the weight of the house bearing upon them.
  - Sloped floors: **The elevations taken of the house have a difference of at least 12"**
  - Large roots have grown into the foundation system.
- Floor System:

- Joists: The wood in the joists has the following conditions; termite damage, wet rot, dry rot, covered in mold, and some are missing because they have deteriorated/decomposed.
- Wood flooring: The wood flooring has the following conditions; termite damage, wet rot, dry rot, covered in mold and large sections are missing because they have deteriorated.
- Wall Framing System:
  - Walls: The wood in walls has the following conditions: termite damage, wet rot, dry rot, covered in mold and deteriorated. The quarter inch drywall is falling off the walls.
- Truss System:
  - Roof trusses: The wood members of the roof trusses have the following conditions: wet rot, dry rot, covered in mold and deteriorated.
  - Rafter tails: Several of the tails are deteriorated/decomposed to the point where the wood does not have the structural integrity to hold the nails for the fascia system.
- Roof System:
  - Broken ridge beams: The ridge beam in several areas has a marked difference in elevation. This is an indication that the ridge beam is broken and nonfunctional.
  - Deck: The roof deck has the following conditions: wet rot, dry rot, covered in mold and deteriorated.
  - Ceiling: The ceiling has the following conditions: the ceiling has delaminated plywood (from being in constant wet conditions), wet rot, and dry rot, covered in mold and deteriorated. The quarter inch sheetrock is falling down.
  - Eroded and degraded composite roof: The composite roof systems are designed to degrade over a period of time. This roof is beyond that time period. This roof has degraded to a condition that the existing roof has lost its ability to shed water.

### **Electrical Systems:**

- Single phase power without grounding: Because of this outdated electrical system, the building cannot have the arc flash and ground fault protection as is required by the city-accepted National Electrical Code (NEC).
- There are different size fuses on the A & B phases of the electrical distribution fuse box.

### **Plumbing Systems:**

- Broken supply pipes: Galvanized water pipes are sheared apart under floor.

## **Conclusions and Recommendations**

MAE concludes that the dry rot (a decaying condition caused by fungi that digest the part of the wood that gives wood its strength and stiffness), wet rot (a decaying condition caused by a different fungi that digest the part of the wood that gives wood its strength and stiffness), termite damage (a decaying condition caused by an insect that digests the part of the wood that gives wood its strength and stiffness), deteriorated wood, and mold damage. All these conditions affect the structural ability of the wood members to provide the structural integrity required of the buildings structural systems. Any one of these conditions (we are dealing with five different conditions) would affect the ability of the wood in these systems to meet the mathematical values that are required to compute the following structural requirements of: weight bearing capacity, shear stresses, moment stresses, axial stress forces, span lengths of wood members, and nail and bolt pull-out calculations for all of the wood connections. This building has structurally failed. It is only a matter of time that this building will be in catastrophic failure.

MAE concludes that this building in its present condition would fail to meet the required structural values of the city's currently accepted International Residential Code (IRC) requirements specifically,

IRC chapters: (4) Foundation, (5) Floors, (6) Wall Construction, (7) Wall Covering, (8) Roof-Ceiling Construction, (9) Roof Assemblies, (11) Energy Efficiency, and Wind Bracing Requirements.

MAE concludes that the roof has lost its ability to shed water causing a constant wet condition on all the structural members decreasing the structural values and structural integrity of those members.

MAE concludes that deteriorated roof trusses and rafter tails do not have the structural integrity to support a new roof system.

MAE concludes that this building in its present condition would not be able to withstand the structural stresses that would be required to raise the building 12 “ to level the floors, the floor joists, the walls, and the roof structure of this building. To prepare this building to withstand the structural stresses required to be raised and level the building is cost prohibitive.

MAE concludes that several ridge beams are broken in several locations reducing the structural integrity of this building. It is unknown if these ridge beams can be fixed.

MAE concludes that this building appears to not have any Architectural Historical Value, and since it is greater than 50% damaged, the rebuilding of this building would be subjected to the current ICC building codes. The rebuilding of this building to current codes is cost prohibitive.

MAE concludes that because of the extensive mold damage of this building it is not fit for human (especially infant) habitation.

MAE concludes that the cost to properly dry, restore and clean the mold in all of this building as per ANSI/IIC RC 500 is cost prohibitive.

MAE concludes that this building does not have the structural integrity to be repaired to its original condition and should be condemned and demolished.

## Disclaimers

- This investigation addressed specific conditions relevant to the reported damage at the subject property, and as such, its scope may not be adequate for other purposes. Use of this report or the findings, conclusions, or recommendations presented herein for any other purpose is at the sole risk of the user.
- MAE PLLC has no direct knowledge of concealed conditions. Comments regarding concealed conditions are professional opinions, derived in accordance with current standards of professional practice.
- Recommendations to repair or not to repair the damage of this building have been developed with the objective of restoring the safety and serviceability of this building. There may be other deficiencies present, and this report does not address those.
- Implementation of the repairs recommended herein may require additional architectural or engineering considerations, or both, development of design drawings and specifications, and compliance with local building codes.
- A detailed inventory of all cosmetic damage was beyond the scope of MAE PLLC’s investigation. The cosmetic damage described in this report is not intended to be comprehensive, but rather representative of observed conditions.
- The findings herein are made to a reasonable degree of engineering certainty based on information available as of the date of this report. If additional information becomes available, MAE PLLC reserves the right to supplement or modify this report.
- This report is copyrighted by MAE, 2018

ESTIMATE

Total Foundation and Roofing  
317 Sidney Baker St. 400,  
PMB #256  
Kerrville, TX 78028  
(830) 792-4070

**Sales Representative**  
Tyler Wyman  
(830) 792-4070  
tyler.totalfr@gmail.com



**Toby Stapleton**  
205 Ostrom Dr  
San Antonio, TX 78212

Estimate #	3453
Date	12/16/2021

**Description**

-Install (42) 8" cylindrical concrete piers where they are necessary to support and or stabilize the foundation.

-All piers or posts will have solid concrete footings to a depth of at least 24" or until solid rock is encountered.

-The leveling shall be accomplished by hydraulic jacking of exterior and interior beams. Structure will be raised and considered level when a reasonably level condition has been reached and any further leveling would result in unnecessary damage to the structure.

-Steel shims, or pressure treated wood shims will be installed between piers and beams to hold the level. Note: a combination of steel and treated wooden shims may be required due to the amount a structure needs to be raised.

-While every precaution is taken during the leveling process to protect property from further damage, Total Foundation assumes no responsibility for additional ruptures in drywall, wallpaper, masonry, plaster, porches, roofing, windows, framing, or plumbing.

-Total Foundation at it's own option will halt the leveling process that will result in serious damage to the structure, or danger to its residence, or the crews on site.

-All trash and debris from the leveling process will be cleaned and hauled away

Warranty: Poured piers are guaranteed for a period of 5 years against more than 3/4" of movement.

Due to the construction of pier and beam homes and the materials used in some cases the wood may be temporarily or permanently bent or curved. As a result there can be areas of the structure that can not be brought to the same level as the rest of the structure. This is a result of the materials used in the construction and not the fault of Total Foundation and may not be grounds for refusal of payment.

Any damaged beams or joists that need to be replaced may be replaced at additional costs.

-Install or replace approximately 48 Linear feet of support beam.

New beams will be pressure treated 4"x6" wooden beams.

Remove and replace aproximately (24LF) of joist. in the front right room where the roof has been damaged and water has rotted out the flooring joists

Joists will be ( ) to match existing material currently installed

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

To accept and to go forward with the proposal please sign, date and return. If you want an option provided please initial next to the option.