

**HISTORIC LANDMARK COMMISSION
JULY 27, 2015
DEMOLITION AND RELOCATION PERMITS
HDP-2015-0467
1613 CANTERBURY STREET**

PROPOSAL

Demolish a ca. 1908 house.

ARCHITECTURE

One-story, rectangular-plan, hipped roof, L-plan frame house with a 2-story, rectangular-plan hipped-roof frame addition to the rear; partial-width, shed-roofed independent porch on ornamental metal posts; single and paired 1:1 fenestration.

RESEARCH

The original part of the house appears to have been built in 1908; the two-story section at the rear may be original, but if not, was built prior to 1935, as it is shown on the 1935 Sanborn map. The first known occupant was Fuller Pannell, a carpenter, who, later in life, lived next door at 1615 Canterbury Street. Pannell lived here until around 1910. Joseph Newsom, who worked for Ramsey's Austin Nursery, lived here around 1910. From 1911 to around 1915, the house was occupied by William and Myrtle Darby; Darby was a South Carolina-born carpenter and contractor, who later lived on a farm in rural Travis County. Another carpenter, Jesse W. White, and his wife, Mary, occupied the house in the late 1910s; from around 1919 to around 1923, the house was owned and occupied by William McKinley Hunt, and his wife, Mary Alice. Hunt was a printer, who had worked as a janitor in the UT School of Journalism in 1920. They lived here until around 1923. From 1923 to 1945, the house was owned and occupied by Alfred and Ella Jacobson, Swedish immigrants. Alfred Jacobson was a carpenter and building contractor. Ella had been previously married, and their family included Ella's 4 children, one of whom, Buford Colley, worked with Alfred Jacobson as a contractor's helper.

From 1946 to around 1957, the house was owned and occupied by Felix and Evie Glenn. Felix Glenn was a carpenter, who had previously farmed in Travis and Hays Counties before moving into Austin. Around 1957, the house was purchased by Lee Roy and Ardy Hernandez, who lived here for the rest of their lives. Lee Roy Hernandez worked for many years at the Tarrytown Gulf Station on Windsor Road, and was a well-known fixture in the West Austin neighborhood.

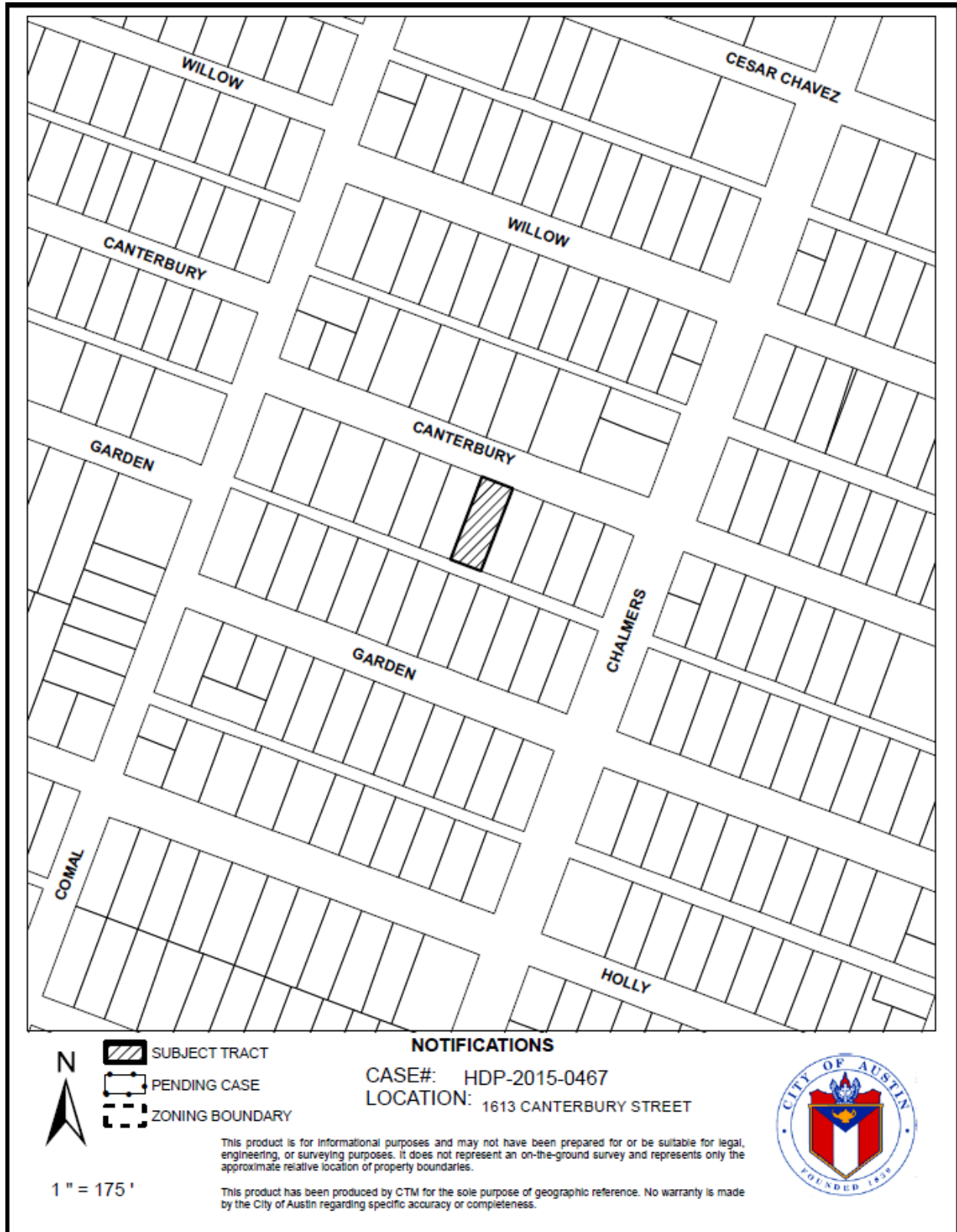
STAFF COMMENTS

The house is not listed in any City survey. It has vinyl siding on top of asphalt siding, on top of wood, which appears to be very deteriorated. Many of the original windows have been replaced with metal windows.

STAFF RECOMMENDATION

While the house has some significance as an example of vernacular building in East Austin, closer inspection has revealed that it has issues with integrity – especially the vinyl siding that has been applied over an earlier asphalt siding, over the original wood siding, which has deteriorated badly. The second story of the house, from the inside, now definitely appears to have been an addition, and constructed at an unknown time, but prior to 1935. Staff recommends release of the permit, but hopes that the applicants will seriously consider retention and rehabilitation of the front of the house, with a new house behind it to preserve the character of the block and the neighborhood.

LOCATION MAP



1613 Canterbury Street
ca. 1908



OCCUPANCY HISTORY
1613 Canterbury Street

City Directory Research, Austin History Center
By City Historic Preservation Office
June, 2015

1992	Leroy and Ardy Hernandez, owners Retired
1985-86	L. Roy and Ardy Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
1981	L. Roy and Ardy Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
1977	L. Roy and Ardy Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
1973	L. Roy and Patricia Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
1968	L. Roy and Atanacia A. Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
1962	L. Roy and Atanacia A. Hernandez, owners Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.

- 1959 L. Roy and Ardy Hernandez, owners
Attendant, Tarrytown Gulf Service Station, 3118 Windsor Road.
- 1955 Felix J. and Eva Glenn, owners
Carpenter
NOTE: Le Roy Hernandez (Ardy is not listed) was an attendant at the Tarrytown Gulf Service Station; he lived at 1602 Canterbury Street.
- 1952 Felix J. Glenn, owner
There is no listing for a Felix J. Glenn in the alphabetical section of the directory.
- 1949 Felix J. and Evie Glenn, owners
Carpenter
- 1947 Felix J. and Evie Glenn, owners
Carpenter
- 1944-45 Ella Jacobson, owner
Widow, Alfred Jacobson
No occupation listed
NOTE: Felix J. and Evie Glenn are not listed in the directory.
- 1941 Alfred and Ella Jacobson, owners
Contractor (office at the house)
- 1939 Alfred and Ella Jacobson, owners
Carpenter
- 1937 Alfred and Ella Jacobson, owners
Carpenter
- 1935 Alfred and Ella Jacobson, owners
Carpenter
Also listed are Lawrence E. and Signa DuFrain; neither had an occupation shown.
- 1932-33 Alfred and Ella Jacobson, owners
Carpenter
- 1930-31 Alfred and Ella Jacobson, owners
Carpenter
- 1929 Alfred and Ella Jacobson, owners
Carpenter
- 1927 Alfred and Ella Jacobson, owners
Carpenter
- 1924 Alfred and Ella Jacobson, owners
Carpenter
- 1922 William M. and Mary A. Hunt, owners
Printer, Austin American, newspaper

NOTE: Alfred and Ella Jacobson are not listed in the directory.

- 1920 William McKinley and Mary A. Hunt, owners
Compositor, University Press, University of Texas
- 1918 Jesse W. and Mary C. White, renters
Carpenter
NOTE: William M. and M. Alice Hunt are listed at 1504 Holly Street; he was an apprentice at the Austin Statesman, newspaper.
- 1916 Vacant
NOTE: Jesse W. White is not listed in the directory.
- 1914 William A. Darby
Foreman
- 1912-13 William A. Darby
Carpenter
NOTE: Joseph P. Newsom is listed at 4502 Avenue D; he was a janitor at the University of Texas.
- 1910-11 Joseph Newsom
Works for F.T. Ramsey & Son, Austin Nursery, 4501 Avenue B.
NOTE: A. Fuller Pannell is listed at 1425 Willow Street; he had no occupation shown.
- 1909-10 A. Fuller Pannell
Carpenter
NOTE: Joseph Newsom is listed at 1802 E. 6th Street; he was a laborer.
- 1906-07 The address is not listed in the directory.
NOTE: A. Fuller Pannell is not listed in the directory.

BIOGRAPHICAL NOTES:

William A. and Myrtle Darby (ca. 1911 – ca. 1915)

William A. and Myrtle Darby appear in the 1920 U.S. Census as living on a rented farm in Travis County. William A. Darby was 41, had been born in South Carolina, and was a carpenter. Myrtle Darby was 43, had been born in Texas, and had no occupation listed. They had 2 children: Asa Nathan, 5; and Sarah, 2. Both children had been born in Texas.

The 1930 U.S. Census shows William A. and Myrtle Darby as the renters of the house at 2905 West Avenue in Austin, along with their two children. William Darby was a general contractor. No other family member had an occupation listed.

According to his 1954 death certificate, William Asa Darby was living at 2105 Pearl Street at the time of his death. He had been born in Chester, South Carolina in 1879, and was a general contractor.

William McKinley Hunt and Mary Alice Hunt (ca. 1919 – ca. 1923)

The 1920 U.S. Census shows William M. and Mary A. Hunt as the owners of this house. W.M. Hunt was 22, had been born in Texas, and was a janitor at the University of Texas School of Journalism. Mary A. Hunt was 20, had been born in Texas, and had no occupation listed. They had a daughter, Dorothy, 1.

The 1930 U.S. Census shows William and Mary A. Hunt living in Justice Precinct 3 of Travis County; they owned their house, which was worth \$3,500. William Hunt was a printer for the newspaper. Mary A. Hunt had no occupation listed. They had 2 children, Dorothy, now 11; and William W., 9. Both children were listed as students in the rural school. In addition, William Hunt's mother, Mrs. Mattie V. Shea, a 54-year old widow, is shown in the household, with housework as her occupation.

The 1940 U.S. Census shows William and Alice Hunt as the owners of the house at 3008 Kuhlman Street, which was worth \$1,250. William Hunt was a 42-year old markup man for the newspaper. Alice Hunt was a collector for a retail merchant. Their daughter Dorothy was an office girl in a jewelry store, and son William was an usher in a theater. Mattie Shea continued to live with them; she had no occupation listed.

Alfred and Ella Jacobson (ca. 1923 – ca. 1945)

The 1930 U.S. Census shows Alfred and Ella Jacobson as the owners of this house, which was worth \$1,500. Alfred Jacobson was 49, had been born in Sweden, and was a carpenter and building contractor. Ella Jacobson was 49, had been born in Sweden, and had no occupation listed. With them lived Ella's children from a previous marriage, Fay Colley, 19, a book-keeper; Gertrude Colley, 17; Buford Colley, 10; and Harry Colley, 9. All of the children had been born in Texas.

An interesting side note is that the 1930 U.S. Census shows Fuller Pannell, the first known occupant of this house, residing next door at 1615 Canterbury Street. He was a 42-year old Texas-born carpenter with 8 children.

The 1940 U.S. Census shows Alfred and Ella Jacobson as the owners of this house, which was worth \$2,000. Alfred Jacobson was a building contractor. Ella Jacobson had no occupation listed. With them lived Ella's son, Buford Colley, 20, a contractor's helper.

ALFRED JACOBSON

Alfred Jacobson, 61, Austin contractor, died at his home 1613 Canterbury street, Thursday following a brief illness. Survivors are his widow, eight daughters, Mrs. Paul Torn, Mrs. Wallace Leser, Mrs. L. E. DuFrain, Mrs. Fay Anderson and Mrs. Ernie Kanetzky, all of Austin, Mrs. Leroy Johnson of Round Rock, Ms. Murphy Ray of San Antonio, and Mrs. Hilliard Nelson of Elroy; three sons, Adolph Jacobson of Austin, Buford Colley of Oakland, Cal., and Harry Colley of Randolph Field; two sisters, Mrs. Annie Samuelson of Type and Mrs. Esther Eves of Austin, and two brothers, Carl Jacobson of Kenedy and Andrew Jacobson of Austin. The body is at the Hyltin Funeral home pending completion of funeral arrangements.

Obituary of Alfred Jacobson
Austin American, February 27, 1942

ALFRED JACOBSON

The body of Alfred Jacobson will be at the Hyltin Funeral home until 2 p. m. Saturday at which time it will be taken to the Evangelical Free church where funeral services will be held at 3 p. m. with the Rev. Milton Nelson, assisted by the Rev. C. G. Nelson, officiating. Burial will be in Oakwood cemetery. Pallbearers will be Hilliard Nelson, Leroy Johnson, Wallace Leser, M. E. Ray, Ervin Kanetzky and Paul Torn, all sons-in-law.

Funeral notice for Alfred Jacobson
Austin American, February 28, 1942

MRS. ELLA JACOBSON

Mrs. Ella Jacobson, 65, resident of Austin for 45 years, died at her home, 1613 Canterbury street, Tuesday. She is survived by three daughters, Mrs. Signa Du Frain of New York, Mrs. Gertrude Kanetzky and Miss Fay Anderson of Austin; two sons, Pvt. Earl B. Colley with the US armed forces and S-Sgt. Harry F. Colley of Chanute field, Ill.; two sisters, Mrs. Charlie Jacobson of Kenedy and Mrs. C. T. Thomasen of Houston, and one brother, Herman Ekenstam of New Sweden. The body is at the Hyltin Funeral home pending the arrival of relatives.

Obituary of Ella Jacobson
Austin American, August 22, 1945

MRS. ELLA JACOBSON

Funeral services for Mrs. Ella Jacobson will be held at the Evangelical Free church, 17th and Colorado streets, Thursday at 5 p. m., with the Rev. Milton Nelson officiating. Pallbearers will be Charlie Jacobson, Andrew Jacobson, C. A. Handal, Ernest Gustafson and Henry Maerki. Burial will be in Oakwood under the direction of Hyltin Funeral home.

Funeral notice for Ella Jacobson
Austin American, August 23, 1945

Felix J. and Evie Glenn (ca. 1946 – ca. 1957)

The 1930 U.S. Census shows Felix J. and Evie Glenn as the renters of a house on Route 8 in Austin. Felix Glenn was 48, had been born in Texas, and was a farmer. Evie Glenn was 46, had been born in Texas, and had no occupation listed. They had 2 daughters: Merle, 19; and Trevi, 17. Both girls had been born in Texas; neither had an occupation listed.

The 1940 U.S. Census shows F.J. and Evie Glenn in a house they owned in Precinct 8 of Hays County, Texas. F.J. Glenn was a farmer. Neither of their daughters is listed with them, but F.J.'s parents, J.P. and Sarah Glenn, are listed in the household. J.P. Glenn was 85, and had been born in Arkansas; Sarah Glenn was 83, and had been born in Texas. Neither had an occupation listed.

**GLENN, Felix Jasper, 95, of Victoria,
died Tuesday. Services were Thursday at
Weed-Corley Funeral Home.**

Obituary of Felix J. Glenn
Austin American-Statesman, April 7, 1977

Evie Hudson Glenn

Evie Hudson Glenn, age 103, of Austin, died Saturday.

Mrs. Glenn was born and raised in the Austin area, spending most of her childhood in Jollyville. Mrs. Glenn is the granddaughter of John G. Jolly, for whom Jollyville is named. She married Felix Jasper Glenn on November 4, 1904. They were married 72 years before his death in April 1977.

Mrs. Glenn was a member of Windsor Park Baptist Church.

She was preceded in death by her husband, Felix Jasper Glenn; and a son, Rudolph A. Glenn.

She is survived by four daughters, Stella Sassman and Merle Miller, both of Victoria; Lora Thurnman and Treva Brewington, both of Austin; two brothers, Roy E. Hudson of Round Rock, and Otho Hudson of Austin; eight grandchildren; 21 great-grandchildren; and 13 great-great-grandchildren.

Services will be at 2:30 PM, Monday at Weed-Corley Funeral Home. Burial in Austin Memorial Park.

Pallbearers will be Avril Sassman, Glenn Miller, Gerald Thurman, Pierre Scott, Sonny Ashley and Gene Parker.

Arrangements by Weed-Corley Funeral Home, 3125 N. Lamar. 452-8811.

Obituary of Evie Glenn
Austin American-Statesman, October 4, 1987

Lee Roy and Ardy Hernandez (ca. 1957 –)

OBITUARY OF LEE ROY HERNANDEZ:

Birth: Jan. 17, 1926, Austin, Travis County

Death: Oct. 5, 2008, Austin, Travis County

"Our Father, Lee Roy Hernandez passed away on Sunday, October 5, 2008 due to a tragic car accident. Preceded by his wife Ardy Hernandez in 1993. Born to Cecilio and Eleanor Hernandez on January 17, 1926 in Austin, Texas. Survived by his son, Paul Carlin and wife Consuelo; daughters, Lillie Hernandez, Doris Moulder and Martha Tienda and husband Edward; sisters, Ruth Ruiz and husband Victor, Bonnie Ruiz and husband Mike, Peggy Gonzales and Sofie Diaz; 11 grandchildren, nine great-grandchildren, as well as numerous nieces and nephews. At the age of 17 years, Lee Roy joined the U.S. Navy during

World War II, by the age of 22 years, he worked for Broaddus Gulf/Chevron for over 50 years and semi retired the last 2 years, worked at Texaco both on Exposition and Windsor. He was a wonderful father with great humor and honesty. Dad will be greatly missed by all who knew and loved him. He will forever be in our hearts and prayers. A man like Dad will never be forgotten, you will always be a beautiful memory that never fades, loving you always Dad...your loving family...."
(*"Austin American-Statesman," on October 7, 2008*)

"Gas station worker was fixture in Tarrytown neighborhood

Lee Roy Hernandez, who had worked in neighborhood since 1940s, was killed in wreck Saturday night.

*By Emily Glazer
AMERICAN-STATESMAN STAFF
Tuesday, October 07, 2008*

The gas stations at the intersection of Windsor Road and Exposition Boulevard have gone through a number of changes since the 1940s, but one constant has been the man working there with the baseball cap and moustache. The Tarrytown neighborhood lost a longtime fixture Sunday when Lee Roy Hernandez died as a result of his injuries from a car wreck Saturday night. He was 82.

Hernandez had been a staple at the Tarrytown Chevron gas station since he began working there when he was 14 years old and gas sold for 8 cents a gallon. He'd been there through three owners, and when the station closed in March 2007, he moved across the street to the Tarrytown Texaco, where owner Neal Newberry jumped at the opportunity to hire him.

'He actually became sort of an icon in this neighborhood; people would just seek him out,' said Newberry, his former boss.

Hernandez, a lifelong Tarrytown resident, was revered in West Austin, his friends and colleagues said.

'He knew when to bite his tongue and mind his words,' Newberry said. 'It was a big boon for my business just to have him out in front.'

Hernandez also was known for his stringent work ethic and personable demeanor.

His former bosses both shared the story of Hernandez' return to Austin after the war. After getting off the bus after serving in Iwo Jima, his boss asked him if he was going to work. He said he'd be there the next day, said Bill Broaddus, the former owner of the Tarrytown Chevron station, where Hernandez worked for about 60 years.

Newberry said Hernandez hadn't missed a single day of work in the 18 months he worked for him.

Hernandez, who was the Texaco station manager, could change oil and fix flats, but he was ultimately 'a people person,' Broaddus said.

'He treated (the customers) as though they were part of his family,' he said. 'It wasn't just a job for him.'

Lillie Hernandez said her father was 'grandpa and daddy to a lot of people.'

Hernandez was a passenger of a car that was in a wreck at Northcrest Boulevard and Anderson Lane in North Austin. A prayer service for Hernandez will be held at 7 p.m. today at Mission Funeral Home, 1615 E. Cesar Chavez St. His funeral service will be at 10 a.m. Wednesday at Mission, with burial at Cook-Walden/Capital Parks Cemetery, 14501 Interstate 35 in Pflugerville.

Hernandez, whose wife Ardy died in 1993, is survived by his son, Paul Carlin, and daughters, Lillie Hernandez, Doris Moulder and Martha Tienda."

("Austin American-Statesman," from October 7, 2008)

Receipt No. _____

561 II

Application for Sewer Connection

N^o 1850Austin, Texas, 11-3 1913

To the Superintendent of Sanitary Sewer Division, City of Austin, Texas.

Sir:—

I hereby make application for sewer connection and instructions on premises owned by 1613at 1611 Canterbury Street,further described as Lot 7 Block 5 Outlot _____ Division _____
subdivision _____ Plat 20, which is to be used as a _____In this place there are to be installed _____ fixtures. Plumbing Permit No. _____
I agree to pay the City of Austin, the regular ordinance charge.

Depth at Prop. Line _____

Respectfully,

Stub Out } _____

Connected } _____

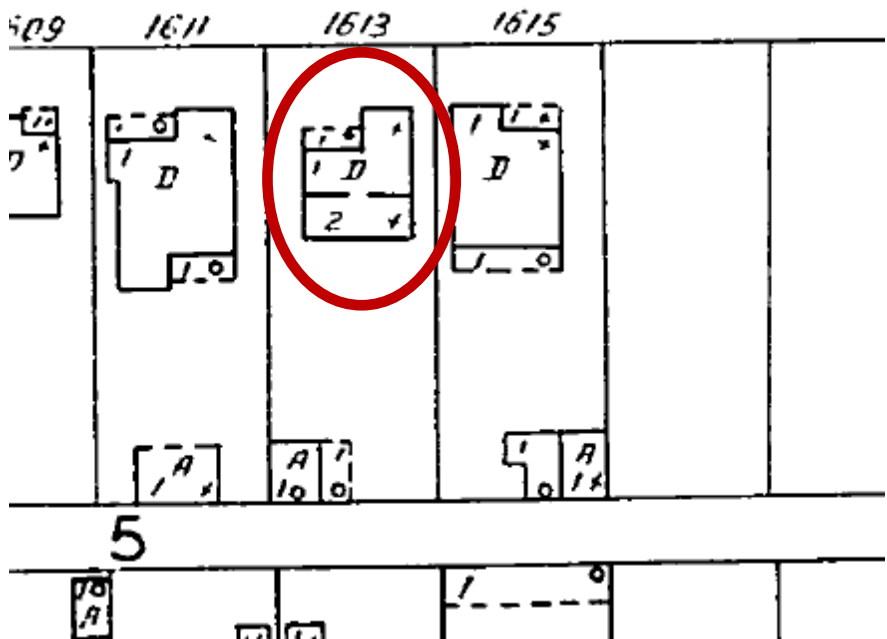
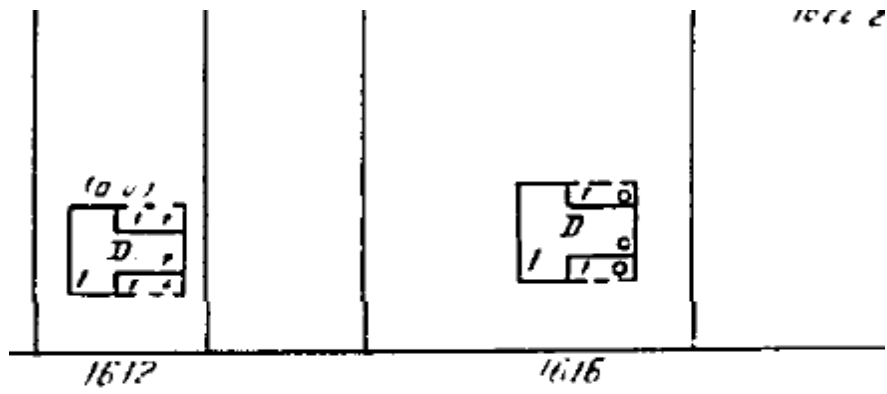
(Location)

Date _____

By _____

NOTE: Connection Instruction 6" Sewer in AlleyB-803

Sewer connection application for this address (1913)



The 1935 Sanborn map shows the 2-story addition to the house.



Staff photograph taken July 17, 2015 showing the vinyl siding, with asbestos siding underneath, and the condition of the original wood siding of the house.



Staff photograph taken July 17, 2015 showing the condition of the vinyl siding on the house.

KOENIG CONSULTING ENGINEERS

9390 RESEARCH BLVD., SUITE II-320
AUSTIN, TEXAS 78759
512-372-8216
FAX 512-852-4632

July 22, 2015

Ms. Lori Chibib
2707 Cherry Lane
Austin, Texas 78703

**Re: 1613 Canterbury Street
Austin, Texas**

Dear Lori,

As requested, I made a cursory structural observation of the above referenced residence on Tuesday, July 21, 2015. I made the following observations and have the following comments. For reference, the front of the residence faces north.

1] OBSERVATIONS:

The existing wood floor framing is supported by a combination of cedar posts buried in the ground and miscellaneous supports added at various locations below the floor. These supports are bearing on precast concrete stepping pads. At one location the bottom of an existing cedar post had been removed most likely due to decay and a piece of 6x6 post was installed below the remaining portion of the cedar post.

The exterior walls of the residence are covered with vinyl siding over insulation board glued to the original wood siding. At one location there are asphalt shingles attached to the face of the wall below the insulation. The condition of the siding could not be determined although it is suspected there are decay problems with the siding due to the absence of a vapor barrier.

The existing first floor is not level with numerous elevation changes. At several locations there is an offset in the floor level between rooms. The flooring near the perimeter wall is lower than the interior.

It appears that both the kitchen and downstairs bathroom have been relocated. Several walls had been added to the interior room at the front of the residence with exposed flex duct above the walls. There are two columns in the room located on the east side of the residence which appear to have been added possibly to replace a load bearing wall. Additional walls may have been removed and/ or relocated.

The stairs to the second floor are narrow with a 9 inch riser and inadequate headroom. According to the 2012 International Residential Code (IRC) the maximum riser height is 7 ¾ inches and the minimum stair width is 36 inches clear at all points above the permitted handrail height and below the required headroom height. The minimum

Ms. Lori Chibib
July 22, 2015
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headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

I observed several locations where there are roof leaks. The existing shingle roof did not appear to have been recently replaced.

The second floor framing consists of plywood decking over 2x6 floor joists spaced at approximately 24 inches on center.

Most of the existing wood windows appear to have been replaced with aluminum windows. New studs were observed adjacent to the window on the north wall at the front porch which would indicate that the window had been replaced.

Based on the above, I have the following recommendations and opinion:

A] The pier and beam foundation is in very poor condition and in my opinion requires a complete replacement including footings, plinths, support beams, floor joists as necessary and new underpinning. This would be very expensive and difficult to accomplish with a structure above.

B] Based on a preliminary design check the second floor framing is inadequate to support the 2012 IRC required live loads. The second floor framing requires reinforcement and/or replacement.

C] The existing stairs to the second floor are inadequate and require a complete rebuild and possibly relocation. In their current location increasing the length of the stairs to meet the 2012 IRC requirements would extend the stairs into or near the upstairs bathroom.

D] Based on the condition of the roof shingles and observed roof leaks at the interior of the residence, the shingle roof and flashing must be replaced.

E] The existing roof framing consists of 2x4 rafters and requires reinforcement and/or replacement with 2x6 rafters.

F] In general, the residence is in very poor condition and requires such an extensive repair/ reconstruction it would be more cost effective to demolish the existing residence and rebuild a new structure that meets the requirements of the 2012 International Residential Code and the City of Austin energy code requirements.

Ms. Lori Chibib
July 22, 2015
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2] LIMITATIONS:

This observation consisted of visual observation only, made solely to comment on the current condition of the above referenced residence. Neither the observation nor the report is intended to cover mechanical, electrical, plumbing or architectural features of the residence. The opinions expressed in this report refer to the visible structural condition of the residence as of July 21, 2015. I do not, and will not at any time assume responsibility for any latent defects not apparent to visual observations. Neither will I assume responsibility for future changes affecting the July 21, 2015 structural condition of the residence. No warranty, expressed or implied, is made as to the professional opinions expressed in this report.

Sincerely,



Ronald W. Koenig, P.E.

cc: File



Firm No. F-2374



1

Date: July 22, 2015

To: Lori Chibib

Re: Residence located at:
1613 Canterbury
Austin, TX 78702

Lori,

Below is the estimate for foundation repairs, second floor shoring, staircase modification and renovating the exterior to "original" appearance.

Pier and beam foundation repair. Replace existing cedar post with concrete pillars and level foundation and replace subflooring material.

\$48,000.00

Second floor shoring. The second floor will need to be completely removed and reconstructed. Larger floor joist will need to be used. All sheet rock ceilings below second level will need to be removed and replaced

\$39,500.00

In order to accommodate a functional/safe staircase the back of the house will need to be extended approximately 9 feet. This will require architectural/engineering drawings provided by Owner. Estimated cost to remove existing stairs, construct addition and create new staircase is:

28,000.00

The renovation of the exterior will be extensive. All vinyl siding, foam board, asphalt shingles and original wood will need to be removed. The usable original wood siding will need to be sanded and repaired prior to paint. All vinyl windows will need to be replaced with wood windows matching the original time period. All soffits will need to be replaced as will the existing roof. The roof will also require repair due to existing water damage from leaks. Estimated cost is:

\$50,000.00

Renovation/Addition Cost Total:	\$165,500.00
G.C Fee of 15%:	\$24,825.00

1



Total Cost: 190,325.00

Please note that this does not include any cost for the interior finish-out of the residence. This is just structural and exterior cost.

Please let me know if you need any further information or explanation for the comments above.

Respectfully Submitted,

Travis Bertram
Bertram Construction Services
(830) 358-3778