

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 4

HDRC CASE NO: 2015-436
ADDRESS: 714 E EVERGREEN
LEGAL DESCRIPTION: NCB 1717 BLK B LOT E IRR 48.29 FT OF 23
ZONING: R6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Christopher Indelicato
OWNER: Christopher Indelicato
TYPE OF WORK: Tax Certification
REQUEST:

The applicant is requesting Historic Tax Certification for the property at 714 E Evergreen.

APPLICABLE CITATIONS:

UDC Section 35-618. Tax Exemption Qualifications:

(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 applicant is requesting Historic Tax Certification for the property located at 714 E Evergreen. The scope of work consists of various items that have been administratively approved including exterior repairs, painting, replacement of the existing fence and foundation repairs.
- b. The requirements for Historic Tax Certification outlined in UDC Section 35-618 have been met and the applicant has provided evidence to that effect to the Historic Preservation Officer including photographs and an itemized list of costs.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

CASE MANAGER:

Katie Totman

ESTIMATE

Date: 10/16/2015

Estimate # 714Evergreen

Next Door Investments
3363 Bob Billa
San Antonio, TX 78223
210-810-6214

TO: Chris Indelicato
714 Evergreen Court
San Antonio, TX 78212

JOB DESCRIPTION	QTY	PRICE	TOTAL
Foundation			6,200.00
Level home. Replace damage support beams.			
Electrical			2,500.00
Install all new outlets and light switches.			
Reroute electrical to for remodel of kitchen.			
Install outlet/switch for garbage disposal.			
Relocate lights in restroom.			
Install switch for exhaust vent.			
Add recessed light over shower.			
Add electrical in kitchen for additional light.			
Siding			2,700.00
Replace all damaged siding and trim.			
Interior			750.00
Remove all panel on walls.			
Refinish original wood tongue and groove ceilings.			
Patch and fill any holes.			
Lydseed oil all ceilings.			
Sheetrock			1,400.00
Install new sheetrock on all walls			
Tape and float			
Light texture			
Roof			1,200.00
Pressure wash			
Seal and paint roof			
Customer to choose color			
Plumbing			1,500.00
Repair leak in bathroom. Replace all water and sewage lines.			
GRAND TOTAL			16,250.00

Statement of expected cost of improvements regarding

714 East Evergreen Court. San Antonio, TX. 78212

- Remove old deteriorating ceiling and paneling on walls & install new sheetrock. Then tape, float, texture & paint.
- Insulate house to make more energy efficient
- Replace 3 broken glass windows.
- Replace 2 broken ceiling fans that do not work.
- Replace 8 missing light fixtures.
- Replace 2 broken a/c window units
- Replace 1 broken toilet that leaks
- Repair original wood floors
- Replace restroom vanity and sink that are not salvageable.
- Replace kitchen cabinets that are not functioning properly

- Replace kitchen sink
- Install a kitchen vent hood, currently there isn't one
- Install new faucets in shower, restroom sink & kitchen sink, they current faucets leak.
- Repaint entire exterior of home including roof that was approved by Office of Historic Preservation.
- Install new driveway swinging gate to replace broken existing gate.
- Install a new privacy fence because old fence is leaning & rusted
- Level the garage floor with crushed rock so cars can be parked in garage
- TOTAL ESTIMATE \$14,500
- Expected time schedule for restoration/rehabilitation is 21 days .

Front Elevation



Front Facade Showing Sagging



Inside Garage/Foundation



Bathroom



Interior Living Space



Front Entrance



Kitchen

