

## **HISTORIC AND DESIGN REVIEW COMMISSION**

**January 20, 2016**

**Agenda Item No: 28**

**HDRC CASE NO:** 2016-032  
**ADDRESS:** 714 E EVERGREEN  
**LEGAL DESCRIPTION:** NCB 1717 BLK 2 LOT 24 & W IRR 2.71 FT TRI OF 23  
**ZONING:** R6 H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Tobin Hill Historic District  
**APPLICANT:** Christopher Indelicato  
**OWNER:** Christopher Indelicato  
**TYPE OF WORK:** Tax Verification  
**REQUEST:**

The applicant is requesting Historic Tax Verification 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:**

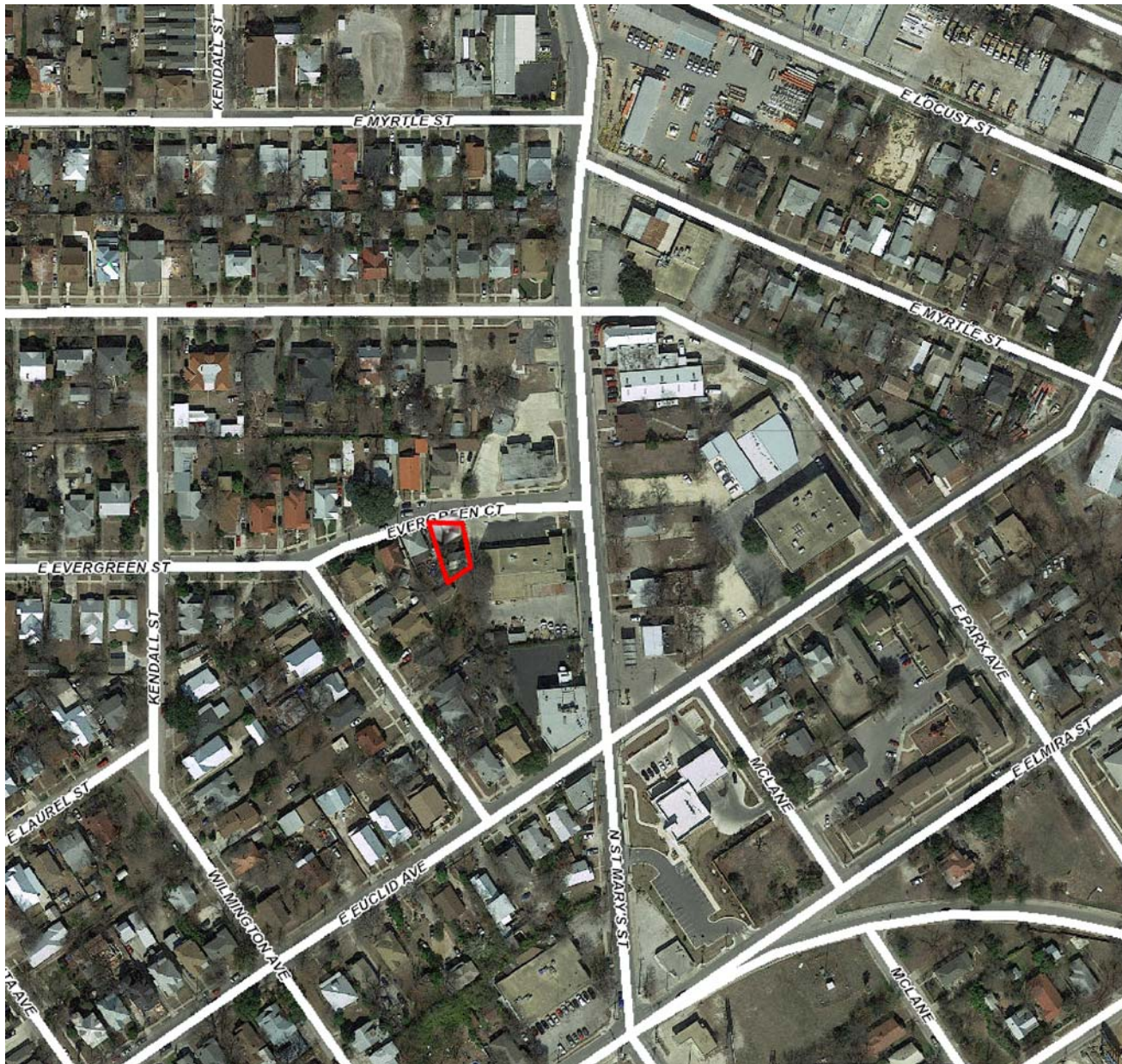
- a. This property received Historic Tax Certification on November 18, 2015.
- b. The applicant has met all requirements of the City's Tax Verification process as described in Section 35-618 of the Unified Development Code and has furnished evidence to that effect to the Historic Preservation Officer.
- c. The approval of Tax Verification by the HDRC in 2016 means that the property owner will be eligible for the Substantial Rehabilitation Tax Incentive beginning in 2017.

### **RECOMMENDATION:**

Staff recommends approval based on findings a through c.

### **CASE MANAGER:**

Katie Totman



**714 E Evergreen Ct**

**Tobin Hill**

Printed: Jan 12, 2016

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**James V. Ryan, P.E.**  
Structural Engineering

January 5, 2015

Mr. Chris Indelicato

Re: 714 E Evergreen

Project No. 15-418

Dear Mr. Indelicato:

Pursuant to your request a representative from my firm reviewed the house at the above referenced project on December 21, 2015. The purpose of the inspection was to review the foundation repairs . According to the drawings prepared by the contractor the repair work consisted of installation of 11 concrete piers. At the time of the inspection the exterior piers installed and we excavated a pier to see how it was installed.

The house now meets the requirements of the American Society of Civil Engineers "guidelines for evaluation and repair of residential foundations" for slope and deflection.

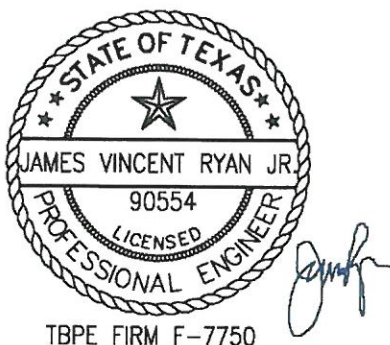
The drainage around the perimeter of the house meets the requirements of the IRC 2015

If you have any questions regarding this letter feel free to contact me

Sincerely,

James V. Ryan P.E.

1/5/16





**James V. Ryan, P.E.**  
Structural Engineering

December 23, 2015

Mr. Chris Indelicato

**Assumption as Engineer of Record Letter**

Project: 714 E Evergreen

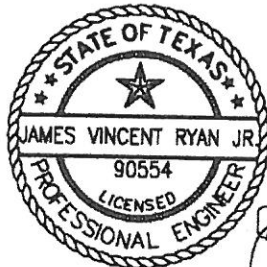
This letter is to acknowledge that I am accepting the role as Engineer of Record for the foundation repair to be constructed at the above referenced address.

Qualified individuals from my office will visit the site to check the construction stated above for general conformance with either our design/construction documents or under repairs performed under our engineering guidance, and for general conformance with the requirements of the 2015 edition of the International Residential Code for residential sites or the International Building Code for Commercial Sites

Respectfully,

12/23/15

James V. Ryan, P.E.



TBPE FIRM F-7750

A handwritten signature in black ink, appearing to read "JVR", located to the right of the professional seal.

# Receipt

Date: 12/31/15

Invoice # 714EVG

**Next Door Investment**

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

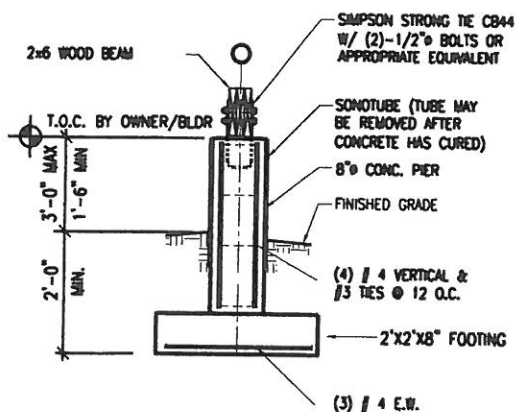
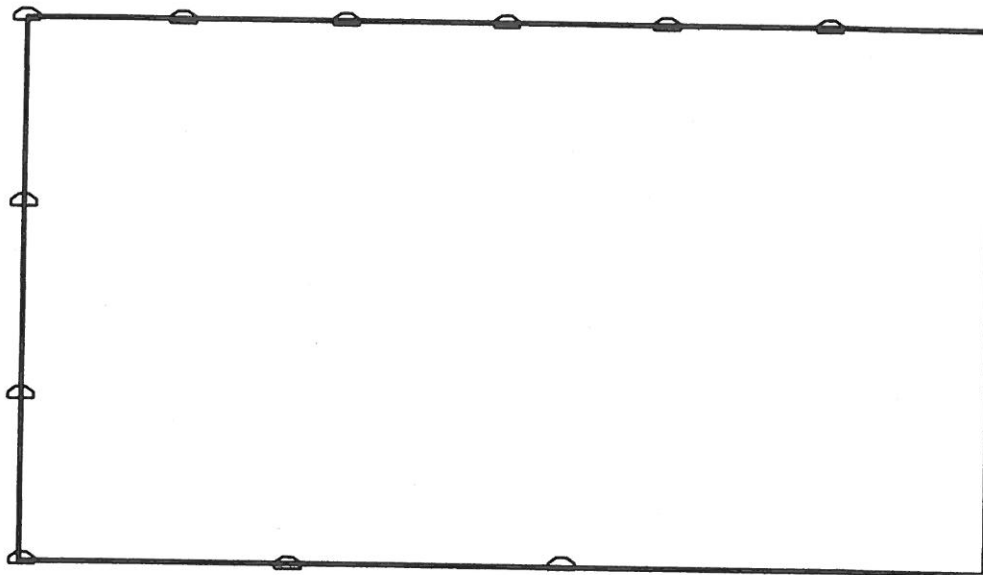
TO: Christopher Indelicato

714 Evergreen Court  
San Antonio, TX 78212

JOB DESCRIPTION	TOTAL	PAYMENT	BALANCE
Pressure washed entire exterior	550.00		
Primer, caulked, and paint exterior	4,000.00		
Replace all rotten siding and trim.			
Replace all rotten decking on staircase and paint	2,900.00		
Repair exterior door frame and door trim carriage doors.	850.00		
Replace broken glass on 4 window with historical regulation glass.	375.00		
Sealed, caulked damaged vents, primer and painted metal roof.	1,600.00		
Subtotal	10,275.00		
Paid in installments to jobs were complete of the sum.		10,275.00	

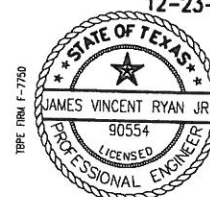
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Make all checks payable to Rhino Works Foundation  
**THANK YOU FOR YOUR BUSINESS!**



ELEVATION VIEW

12-23-15



*James V. Ryan Jr.*

## LEGEND

+/- XXX ELEVATIONS IN FRACTIONAL INCHES  
 LOCATION OF NEW PIER

F7750  
 James V. Ryan, P.E.,  
 Structural Engineering

5428 Schertz Rd.  
 San Antonio, TX 78233  
 (210) 599-7484  
 Fax (210) 599-7492  
 WWW.JVRYANPE.COM

## Pier Placement Plan

714 E EVERGREEN  
 SAN ANTONIO TX

FILE:

The use of this drawing is limited to the property described in the title block. Any other use of this drawing is prohibited without the expressed written consent of James V. Ryan, P.E.

SEAL:

JOB NO: 15-418

DATE: 12/23/15

DESIGNER:

CHECKED:

DRAWN: jvr

SHEET:

S-1 of 1

















