

# HISTORIC AND DESIGN REVIEW COMMISSION

May 07, 2025

**HDRC CASE NO:** 2025-080  
**ADDRESS:** 125 SWEET  
**LEGAL DESCRIPTION:** NCB 2559 BLK B LOT 17 E 10 FT OF 16  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Nathan Historic District  
**APPLICANT:** Chris Coker/Blue Line Housing  
**OWNER:** Chris Coker/LOPEZ GREGORIA  
**TYPE OF WORK:** Demolition of a rear accessory structure  
**APPLICATION RECEIVED:** March 25, 2025  
**60-DAY REVIEW:** May 24, 2025  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 125 Sweet. This property is located within the Nathan Historic District.

## APPLICABLE CITATIONS:

*UDC Section 35-614. – Demolition*

Demolition of a historic landmark constitutes an irreplaceable loss to the quality and character of the City of San Antonio. Accordingly, these procedures provide criteria to prevent unnecessary damage to the quality and character of the city's historic districts and character while, at the same time, balancing these interests against the property rights of landowners.

a) Applicability. The provisions of this section apply to any application for demolition of a historic landmark (including those previously designated as historic exceptional or historic significant) or a historic district.

(3) Property Located in Historic District and Contributing to District Although Not Designated a Landmark. No certificate shall be issued for property located in a historic district and contributing to the district although not designated a landmark unless the applicant demonstrates clear and convincing evidence supporting an unreasonable economic hardship on the applicant if the application for a certificate is disapproved. When an applicant fails to prove unreasonable economic hardship in such cases, the applicant may provide additional information regarding loss of significance as provided in subsection (c)(3) in order to receive a certificate for demolition of the property.

b) Unreasonable Economic Hardship.

(1) Generally. The historic and design review commission shall be guided in its decision by balancing the historic, architectural, cultural and/or archaeological value of the particular landmark or eligible landmark against the special merit of the proposed replacement project. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

(2) Burden of Proof. The historic and design review commission shall not consider or be persuaded to find unreasonable economic hardship based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate). When a claim of unreasonable economic hardship is made, the owner must prove by a preponderance of the evidence that:

- A. The owner cannot make reasonable beneficial use of or realize a reasonable rate of return on a structure or site, regardless of whether that return represents the most profitable return possible, unless the highly significant endangered, historic and cultural landmark, historic and cultural landmarks district or demolition delay designation, as applicable, is removed or the proposed demolition or relocation is allowed;
- B. The structure and property cannot be reasonably adapted for any other feasible use, whether by the current owner or by a purchaser, which would result in a reasonable rate of return; and

- C. The owner has failed to find a purchaser or tenant for the property during the previous two (2) years, despite having made substantial ongoing efforts during that period to do so. The evidence of unreasonable economic hardship introduced by the owner may, where applicable, include proof that the owner's affirmative obligations to maintain the structure or property make it impossible for the owner to realize a reasonable rate of return on the structure or property.

c) Criteria. The public benefits obtained from retaining the cultural resource must be analyzed and duly considered by the historic and design review commission.

As evidence that an unreasonable economic hardship exists, the owner may submit the following information to the historic and design review commission by affidavit:

A. For all structures and property:

- i. The past and current use of the structures and property;
- ii. The name and legal status (e.g., partnership, corporation) of the owners;
- iii. The original purchase price of the structures and property;
- iv. The assessed value of the structures and property according to the two (2) most recent tax assessments;
- v. The amount of real estate taxes on the structures and property for the previous two (2) years;
- vi. The date of purchase or other acquisition of the structures and property;
- vii. Principal balance and interest rate on current mortgage and the annual debt service on the structures and property, if any, for the previous two (2) years;
- viii. All appraisals obtained by the owner or applicant within the previous two (2) years in connection with the owner's purchase, financing or ownership of the structures and property;
- ix. Any listing of the structures and property for sale or rent, price asked and offers received;
- x. Any consideration given by the owner to profitable adaptive uses for the structures and property;
- xi. Any replacement construction plans for proposed improvements on the site;
- xii. Financial proof of the owner's ability to complete any replacement project on the site, which may include but not be limited to a performance bond, a letter of credit, a trust for completion of improvements, or a letter of commitment from a financial institution; and
- xiii. The current fair market value of the structure and property as determined by a qualified appraiser.
- xiv. Any property tax exemptions claimed in the past five (5) years.

B. For income producing structures and property:

- i. Annual gross income from the structure and property for the previous two (2) years;
- ii. Itemized operating and maintenance expenses for the previous two (2) years; and
- iii. Annual cash flow, if any, for the previous two (2) years.

C. In the event that the historic and design review commission determines that any additional information described above is necessary in order to evaluate whether an unreasonable economic hardship exists, the historic and design review commission shall notify the owner. Failure by the owner to submit such information to the historic and design review commission within fifteen (15) days after receipt of such notice, which time may be extended by the historic and design review commission, may be grounds for denial of the owner's claim of unreasonable economic hardship.

When a low-income resident homeowner is unable to meet the requirements set forth in this section, then the historic and design review commission, at its own discretion, may waive some or all of the requested information and/or request substitute information that an indigent resident homeowner may obtain without incurring any costs. If the historic and design review commission cannot make a determination based on information submitted and an appraisal has not been provided, then the historic and design review commission may request that an appraisal be made by the city.

d) Documentation and Strategy.

- (1) Applicants that have received a recommendation for a certificate shall document buildings, objects, sites or structures which are intended to be demolished with 35mm slides or prints, preferably in black and white, and supply a set of slides or prints to the historic preservation officer.
- (2) Applicants shall also prepare for the historic preservation officer a salvage strategy for reuse of building materials deemed valuable by the historic preservation officer for other preservation and restoration activities.
- (3) Applicants that have received an approval of a certificate regarding demolition shall be permitted to receive a demolition permit without additional commission action on demolition, following the commission's recommendation of a certificate for new construction. Permits for demolition and construction shall be issued simultaneously if requirements of section 35-609, new construction, are met, and the property owner provides financial proof of his ability to complete the project.
- (4) When the commission recommends approval of a

certificate for buildings, objects, sites, structures designated as landmarks, or structures in historic districts, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Permits for parking lots shall not be issued, nor shall an applicant be allowed to operate a parking lot on such property, unless such parking lot plan was approved as a replacement element for the demolished object or structure.

(e) Issuance of Permit. When the commission recommends approval of a certificate regarding demolition of buildings, objects, sites, or structures in historic districts or historic landmarks, permits shall not be issued until all plans for the site have received approval from all appropriate city boards, commissions, departments and agencies. Once the replacement plans are approved a fee shall be assessed for the demolition based on the approved replacement plan square footage. The fee must be paid in full prior to issuance of any permits and shall be deposited into an account as directed by the historic preservation officer for the benefit, rehabilitation or acquisition of local historic resources. Fees shall be as follows and are in addition to any fees charged by planning and development services:

- 0—2,500 square feet = \$2,000.00
- 2,501—10,000 square feet = \$5,000.00
- 10,001—25,000 square feet = \$10,000.00
- 25,001—50,000 square feet = \$20,000.00
- Over 50,000 square feet = \$30,000.00

## **FINDINGS:**

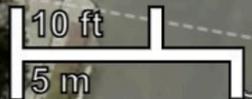
- a. The applicant is requesting a Certificate of Appropriateness for approval to demolish the existing, rear accessory structure at 125 Sweet. This property is located within the Nathan Historic District.
- b. CONTRIBUTING REAR ACCESSORY STRUCTURE DEMOLITION – The applicant has proposed to demolish an existing, rear accessory structure that is contributing to the site. Both the 1912 and 1951 Sanborn Maps show elements and the partial footprint of this accessory structure. The oldest portion of the accessory structure is found on the 1912 Sanborn Map. The structure features construction details and materials that are contributing to both this property and the Nathan Historic District. OHP staff performed a site visit on April 30, 2025, and found the structure to be in disrepair with foundation and structural deficiencies.
- c. UNREASONABLE ECONOMIC HARDSHIP – In accordance with UDC Section 35-614, no certificate shall be issued for demolition of a historic landmark unless the applicant provides sufficient evidence to support a finding by the commission of unreasonable economic hardship on the applicant. In the case of a historic landmark, if an applicant fails to prove unreasonable economic hardship, the applicant may provide to the historic and design review commission additional information regarding loss of significance. In order for unreasonable economic hardship to be met, the owner must provide sufficient evidence for the HDRC to support a finding in favor of demolition. The applicant has submitted a report from a licensed engineer noting a lack of structural integrity at the foundation and framing. The report also notes damaged wood, roofing and missing structural members. The applicant has not provided an estimated cost for rehabilitation.
- d. DECONSTRUCTION: Should the HDRC approve demolition of the existing detached accessory structure, it is subject to the City's deconstruction ordinance and must be fully deconstructed by a Certified Deconstruction Contractor (UDC Chapter 12, Article II). In September 2022, San Antonio City Council adopted a deconstruction ordinance that requires certain projects seeking a demolition permit to be fully deconstructed as opposed to mechanically demolished. For ordinance details and a list of Certified Deconstruction Contractors, please visit [www.sareuse.com/deconstruction](http://www.sareuse.com/deconstruction).

## **RECOMMENDATION:**

Staff recommends approval based on findings a through e. The structure is subject to Chapter 12, Article II of the City Code of Ordinances, regarding deconstruction.



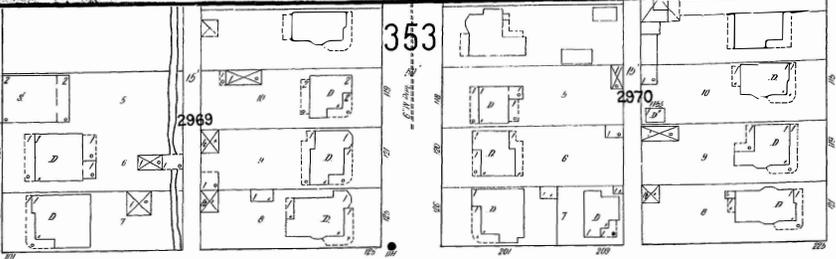
**EagleViewImage**  
**Captured: Mar 16, 2025**



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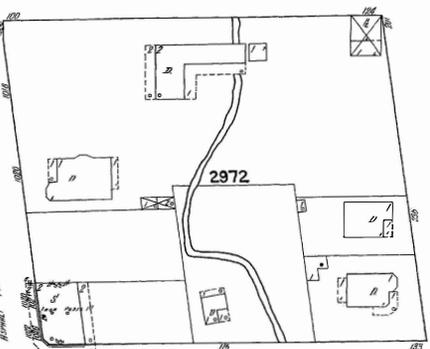
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W. GUENTHER

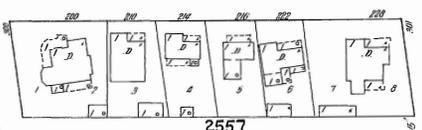
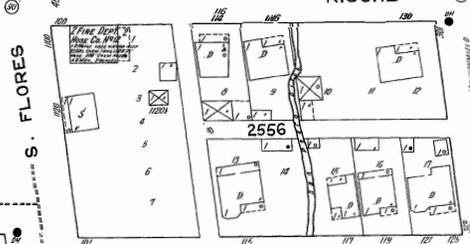
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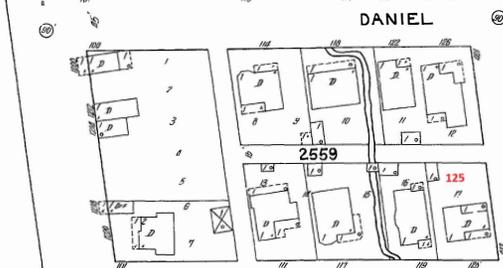
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RISCHE

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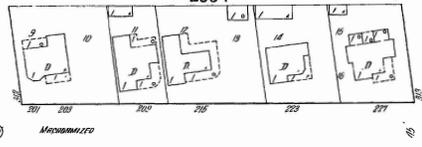


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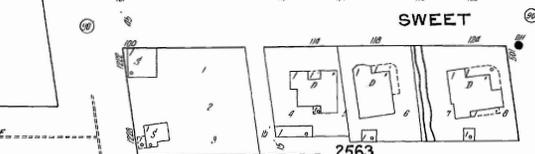


DANIEL

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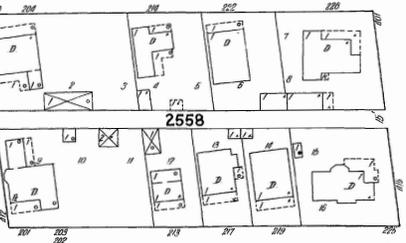


FRASCH

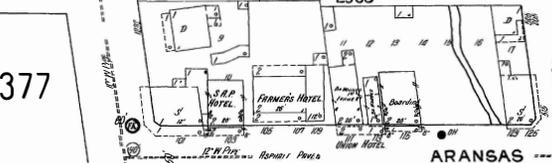


SWEET

MICROFILMED



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ARANSAS

379

Scale of Feet.

380



04/22/25

Gregoria Lopez  
125 Sweet  
San Antonio, TX 78204

Project: 125 Sweet (Storage building at rear)  
San Antonio, TX 78204  
Observation Letter  
Legal Description: NCB: 2559 BLK: B, LOT 17 E 10 Ft of 16

To whom it may concern,

**Scope:**

Our office was contacted to perform an evaluation of the foundation and frame at the above referenced address (storage building at rear). The evaluation was limited to a visual inspection of the exterior and interior of the property. Projecta Engineering, PLLC had no access to the original construction documents. There were no buildings plans reviewed, soil samples taken, soil tests performed, nor were invasive procedures employed.

The objective of this report is to determine if the foundation and frame are performing their intended function.

**Building Characteristics:**

Main Entry Faces: For the purpose of this report the structure faces north.

Estimated age of the house: latest recorded date 1920, approximately 105 years old

Number of stories: 1

Type of Construction: storage unit at rear, wood framed.

Foundation Type: slab on grade

**Foundation and Frame:**

Our relative observations indicate that the foundation has failed, multiple fractures were observed.

The frame is out of plum with damaged wood and roof, also missing members,

**Conclusion:**

In evaluating the foundation and frame, structural integrity considers the capability of the foundation and frame to support its design loads. Lack of structure integrity may be indicated by excessive deflection, cracking, collapses, and loss of sections, excessive tilting and unstable conditions.

Based on my experience, knowledge, information and belief, the stated constructions that we observed is damaged beyond design intent and in need of replacement.

Surface water should drain away from foundation walls. Drainage can be improved with grading and shall fall a minimum of 6 inches within the first 10 feet.

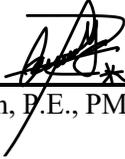
**Important Limitations:**

The opinions given in this report are based on my assessments made at the time of the review. The items observed during the site visit represent general conditions and do not necessarily represent all the defects that may be present. The positions and conditions of foundations change continuously due to weather, vegetation, drainage and other factors. This report, including the conclusion, is based on the condition of the property at the time it was inspected.

I further certify that the findings and conclusions in this report have been to the best of my knowledge and based upon my assessment and review of the data made available at the time of the review. No responsibility is assumed for any events that occur after the inspection and submission of this report and no warranty, either expressed or implied, is made or given with respect to the suitable purpose of any portion of the subject property, need for repair or further performance of the foundation, structure, vegetation and soils at the subject property.

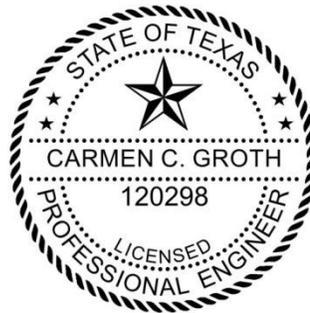
Opinions and comments stated in this letter are based upon the apparent performance of the structure at the time of the observation and the experience and knowledge of the inspecting engineer. No guarantee or warranty as to the future life or performance of the structure or any component thereof is intended or implied.

Respectfully,



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Carmen C. Groth, P.E., PMP, MBA



PICTURES







TBPELS FIRM No. 10194244  
 18410 US Hwy 281 N, Suite 109  
 San Antonio, TX 78259  
 (210) 369-9509

BUYER/OWNER: BLUE LINE HOUSING, LLC  
 ADDRESS: 125 SWEET STREET  
 CITY, STATE, ZIP: SAN ANTONIO, TEXAS 78204  
 TITLE COMPANY: STEWART TITLE GUARANTY COMPANY  
 GF NUMBER: 25-1227-OTSA  
 EFFECTIVE DATE: 02/07/2025  
 ISSUE DATE: 5TH DAY OF MARCH, 2025

**LAND TITLE SURVEY**

THE EAST 10 FEET OF LOT SIXTEEN (16) AND ALL OF LOT SEVENTEEN (17), BLOCK "B", NEW CITY BLOCK TWO THOUSAND FIVE HUNDRED FIFTY-NINE (2559), IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS



**NOTES**

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

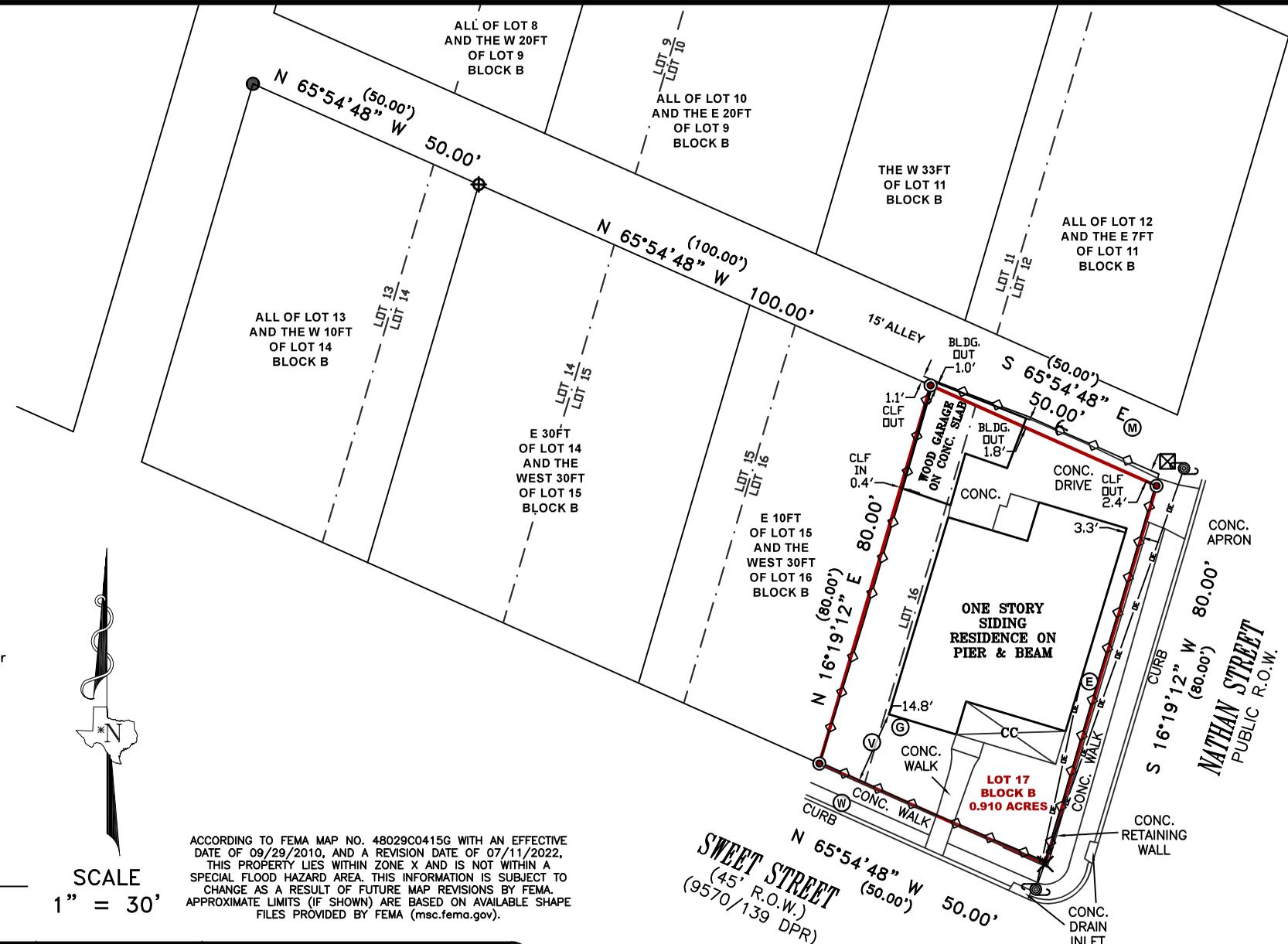
2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

{10.1} RESTRICTIONS RECORDED IN NEW CITY BLOCK 2559. (NOT FOUND ON FACE OF DOCUMENT)

{10.3} ALL TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN HISTORIC DESIGNATION RECORDED IN VOLUME 18994, PAGE 1002, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.(NOT PLOTTABLE)

**LEGEND**

	BOUNDARY		ELECTRIC METER
	SETBACK LINE		GAS METER
	EASEMENTS		WATER METER
	CHAIN-LINK FENCE (CLF)		POWER POLE
	OVERHEAD ELECTRIC		GUY WIRE ANCHOR
	EDGE OF ASPHALT		WATER VALVE
	1/2" IRON ROD FOUND (UNLESS NOTED)		TELEPHONE PEDESTAL
	1/2" IRON ROD SET W/CAP STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"		SANITARY SEWER MANHOLE
	CALCULATED POINT	R.O.W.	RIGHT-OF-WAY
	"X" FOUND ON CONC.	CONC.	CONCRETE
	MAG NAIL FOUND	CC	COVERED CONCRETE
	RECORD INFORMATION	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
	SCHEDULE B REFERENCE	OPR	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
		DR	DEED RECORDS OF BEXAR COUNTY, TEXAS



I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personnel working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:  
 THE 10TH DAY OF MARCH 2025, A.D.

*Gary A. Gibbons*

GARY A. GIBBONS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4716



SCALE  
 1" = 30'

ACCORDING TO FEMA MAP NO. 48029C0415G WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 07/11/2022, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA. APPROXIMATE LIMITS (IF SHOWN) ARE BASED ON AVAILABLE SHAPE FILES PROVIDED BY FEMA (msc.fema.gov).



JOB NO. 250319035

FIELD WORK:  
L.G.

BOUNDARY:  
G.G.

DRAWN:  
A.L.M.

REVIEW:  
G.G.

REVISION DATE: --/--/----





















NO FOOD OR DRINK  
DONOR ROOM









