

HISTORIC AND DESIGN REVIEW COMMISSION

March 17, 2021

HDRC CASE NO: 2021-102
ADDRESS: 126 E MISTLETOE
LEGAL DESCRIPTION: NCB 1705 BLK 16 LOT 7&8
ZONING: 0-1 with conditional use for Salon and related uses,H
CITY COUNCIL DIST.: 1
DISTRICT: Monte Vista Historic District
APPLICANT: Cecilia Garcia/The Priority Group, Inc.
OWNER: Maria Joeris/SVM2020, LLC dba Salon Visage, Inc.
TYPE OF WORK: Demolition of accessory structure
APPLICATION RECEIVED: January 14, 2021
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Stephanie Phillips

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to demolish the 1-story accessory structure at 126 E Mistletoe.

The application documents include information about potential future site modifications. The current request under consideration is for the removal of the existing rear structure only and any new site modifications or improvements beyond this scope will require a subsequent application.

APPLICABLE CITATIONS:

Unified Development Code Sec. 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.

(1) Historic Landmark. 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 as provided is subsection (c) in order to receive a historic and design review commission recommendation for a certificate for demolition.

(2) Entire Historic District. If the applicant wishes to demolish an entire designated historic district, the applicant must provide sufficient evidence to support a finding by the commission of economic hardship on the applicant if the application for a certificate is to be approved.

(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 provides sufficient evidence to support a finding by the commission of 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 is subsection (c) 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 provide sufficient evidence to support a finding by the commission 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.

(3) 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, an irrevocable 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.

D. Construction cost estimates for rehabilitation, restoration, or repair, which shall be broken out by design discipline and construction trade, and shall provide approximate quantities and prices for labor and materials. OHP shall review such estimates for completeness and accuracy, and shall retain outside consultants as needed to provide expert analysis to the HDRC.

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.

(c) Loss of Significance.

When an applicant fails to prove unreasonable economic hardship the applicant may provide to the historic and design review commission additional information which may show a loss of significance in regards to the subject of the application in order to receive historic and design review commission recommendation of approval of the demolition. If, based on the evidence presented, the historic and design review commission finds that the structure or property is no longer historically, culturally, architecturally or archeologically significant, it may make a recommendation for approval of the demolition. In making this determination, the historic and design review commission must find that the owner has provided sufficient evidence to support a finding by the commission that the structure or property has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archeological significance, qualities or features which qualified the structure or property for such designation. Additionally, the historic and design review commission must find that such changes were not caused either directly or indirectly by the owner, and were not due to intentional or negligent destruction or a lack of maintenance rising to the level of a demolition by neglect.

The historic and design review commission shall not consider or be persuaded to find loss of significance based on the presentation of circumstances or items that are not unique to the property in question (i.e. the current economic climate).

For property located within a historic district, the historic and design review commission shall be guided in its decision by balancing the contribution of the property to the character of the historic district with the special merit of the proposed replacement project.

(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 or provide a set of digital photographs in RGB color to the historic preservation officer. Digital photographs must have a minimum dimension of 3000 x 2000 pixels and resolution of 300 dpi.

(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

NOTE: Refer to City Code Chapter 10, Subsection 10-119(o) regarding issuance of a permit.

(f) The historic preservation officer may approve applications for demolition permits for non-contributing minor outbuildings within a historic district such as carports, detached garages, sheds, and greenhouses determined by the historic preservation officer to not possess historical or architectural significance either as a stand-alone building or structure, or as part of a complex of buildings or structures on the site.

(Ord. No. 98697 § 6) (Ord. No. 2010-06-24-0616, § 2, 6-24-10) (Ord. No. 2014-04-10-0229, § 4, 4-10-14)(Ord. No. 2015-10-29-0921 , § 2, 10-29-15)(Ord. No. 2015-12-17-1077 , § 2, 12-17-15)

FINDINGS:

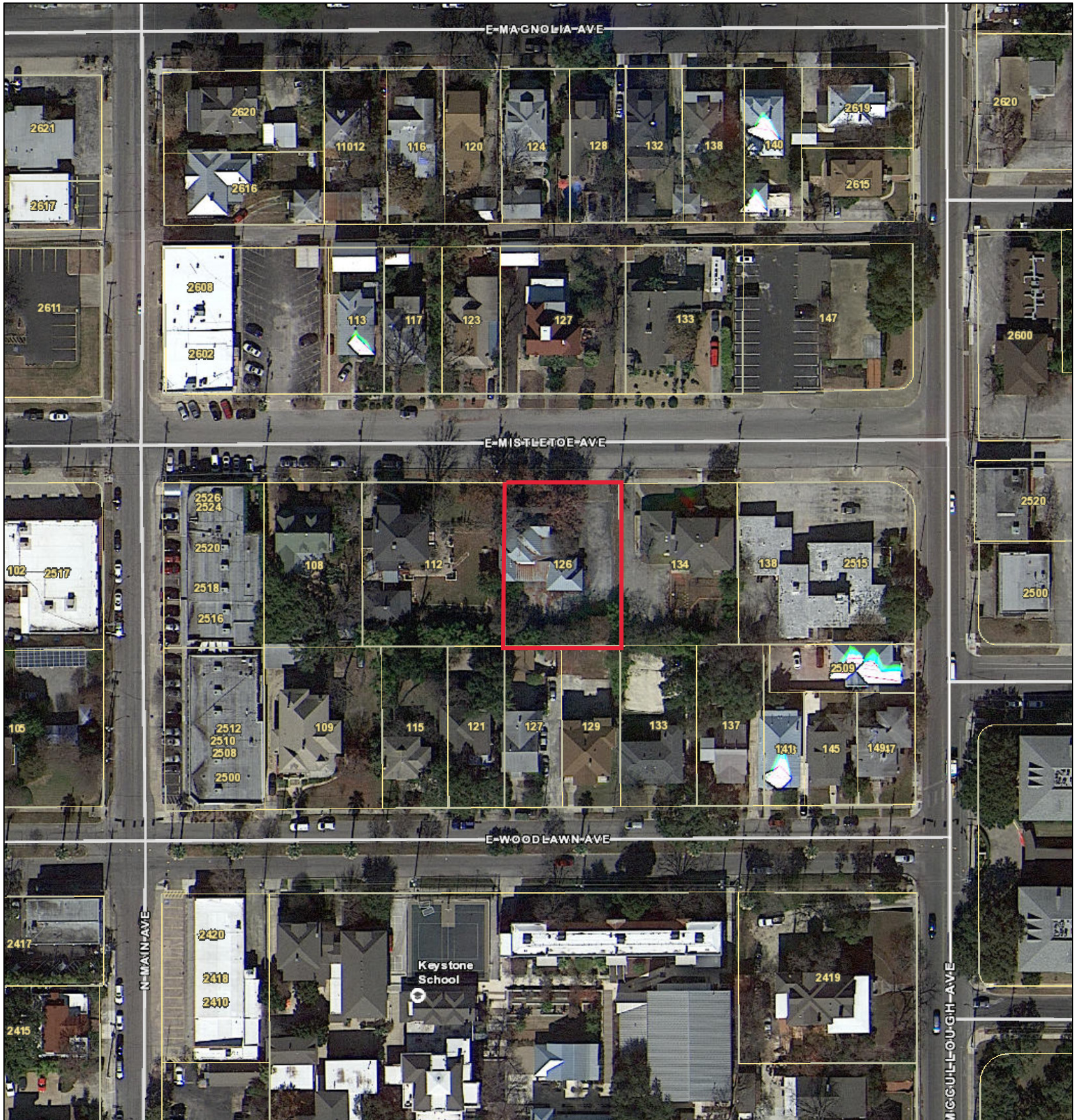
- a. The primary structure located at 126 E Mistletoe is a 1-story residential-form structure constructed circa 1910 in the Folk Victorian style. The structure features a wraparound front porch, wood windows, and woodlap siding. The structure is contributing to the Monte Vista Historic District.
- b. **DEMOLITION OF REAR ACCESSORY STRUCTURE** – The applicant is requesting approval for the demolition of the rear structure. In general, accessory structures contribute to the character of historic properties and the historical development pattern within a historic district.
- c. **CONTRIBUTING STATUS** – The existing 1-story rear accessory structure is a one story shed structure featuring a gable roof. Based on Sanborn Maps, the structure was not constructed at the same time as the primary structure. The structure appeared in a similar location, with a smaller footprint, after 1912 and before 1951. The applicant has submitted aerial views that suggest the original structure was modified or replaced after 1951, with the applicant believing the present structure's configuration dates to the 1970s. Based on the materiality and form, it appears that several materials dating to a 1950s or earlier construction exist, though the structure has undergone several ill-executed modifications over the years, including structural repairs that have resulted in shifting and racking. There is no designed foundation and the structure sits atop the existing continuous paved surface. A significant portion of the wood siding, particularly at the base of the structure, has undergone water damage due to previously overgrown vegetation and the accumulation of rainwater due to the grading of the site. While staff finds that the structure is rapidly deteriorating, the structure is still contributing to the district.
- d. **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. In the submitted application, the applicant has indicated that the structure no longer serves a purpose and poses a safety and health hazard due to its structural condition, damage from overgrown vegetation as a result of lack of maintenance by previous owners, and accumulated rainwater due to the grading of the site. The applicant indicated that they attempted to collect reasonable costs for repair and restoration. Staff finds that evidence for UDC Section 35-614(b) has been met based on the documentation provided.
- e. **LOSS OF SIGNIFICANCE** – In accordance with UDC Section 35-614(c), demolition may be recommended if the owner has provided sufficient evidence to support a finding that the structure has undergone significant and irreversible changes which have caused it to lose the historic, cultural, architectural or archaeological significance, qualities or features which qualified the structure or property for such designation. Staff finds that a loss of significance may have occurred due to the modifications and deterioration of original materials.

RECOMMENDATION:

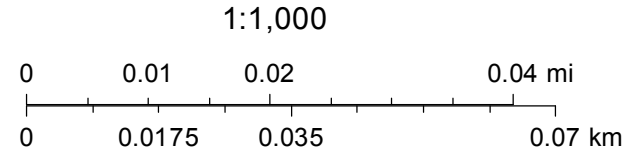
Staff recommends approval of the demolition based on findings a through e with the following stipulation:

- i. That the structure be deconstructed versus demolished and that materials from the historic accessory structure, including salvageable wood siding and framing, be salvaged and utilized in the new construction on site, stored for future repairs or use, or donated. A salvaged plan must be submitted to staff prior to the issuance of a Certificate of Appropriateness.
- ii. That the applicant returns to the Historic and Design Review Commission (HDRC) with final plans for any proposed site modifications, to include parking, landscaping, or new construction. The approval of the removal of the rear structure by the HDRC does not constitute approval for new site modifications.

City of San Antonio One Stop



February 26, 2021





Call for a free estimate
MARTIN A. ROY, D.D.
1-202-726-5161



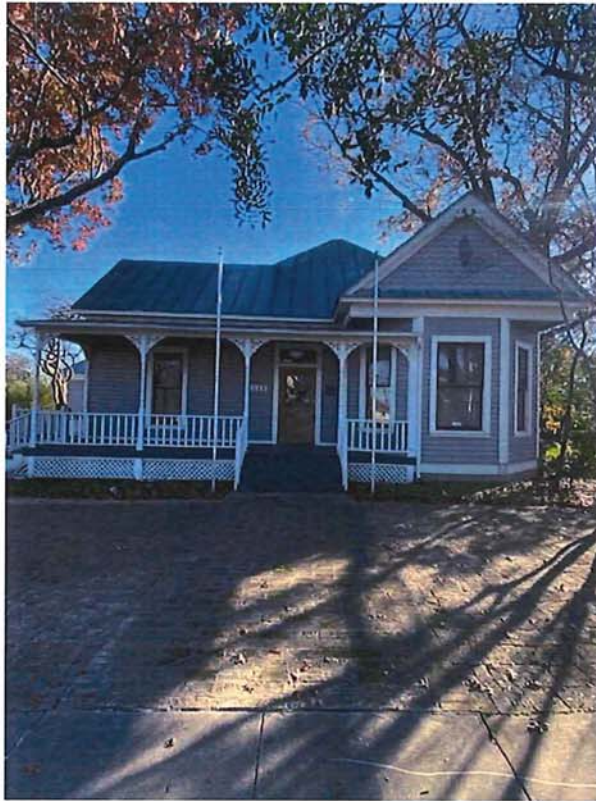




DEMOLITION PERMIT REQUEST

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX 78211

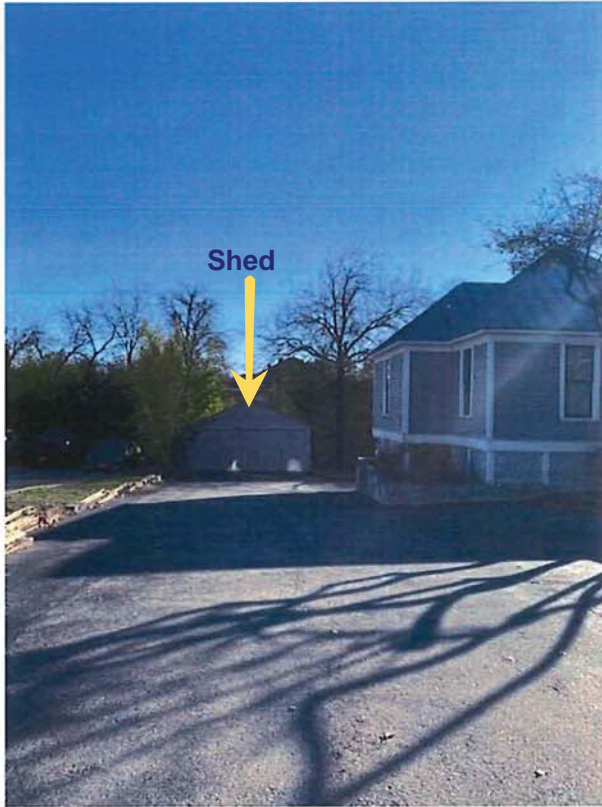
Current, color photos of all sides of the impacted structure



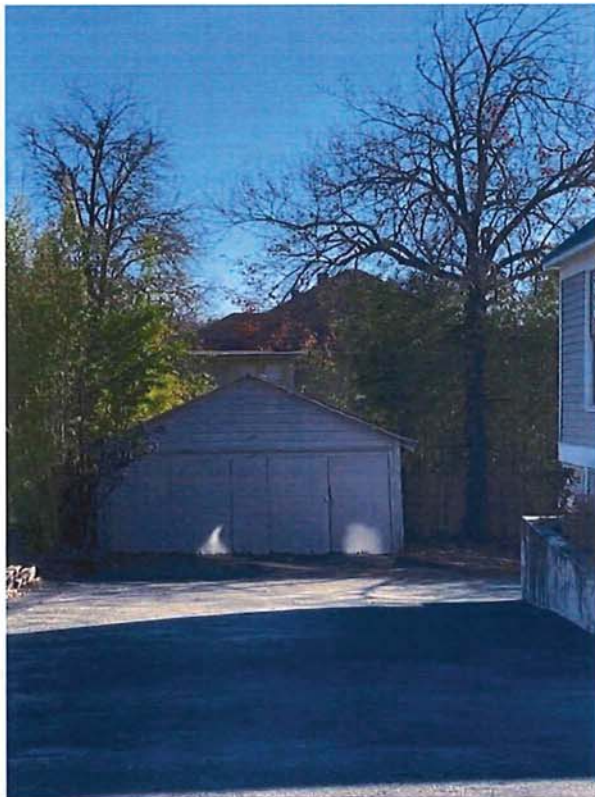
Front exterior of the original historic building.



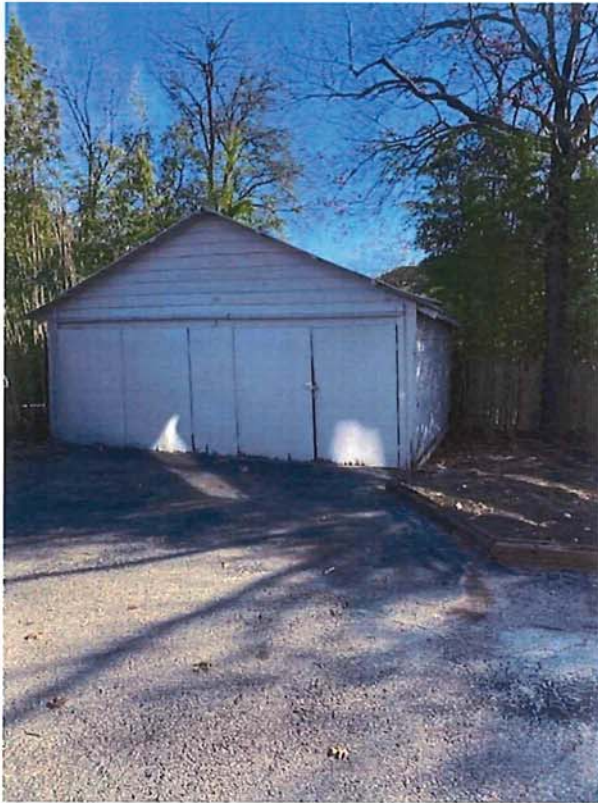
Front exterior side view with shed to be demolished at rear.
The expansion of the original structure is visible.



View of shed from street (E. Mistletoe)



Front view of shed (note the structure is slanted and not stable)



Front right view of shed



Side view:

NOTES: 1) rotted wood (rotted wood is evident on all sides of the shed)

2) corrugated metal roof is rusted throughout



Interior view:
NOTE: 1) walls are only wood slats, structure was not framed and insulated properly
2) there are no utilities to the shed:
no electric service
no gas service
no water service



Interior view



Interior view

NOTES TO HDRC:

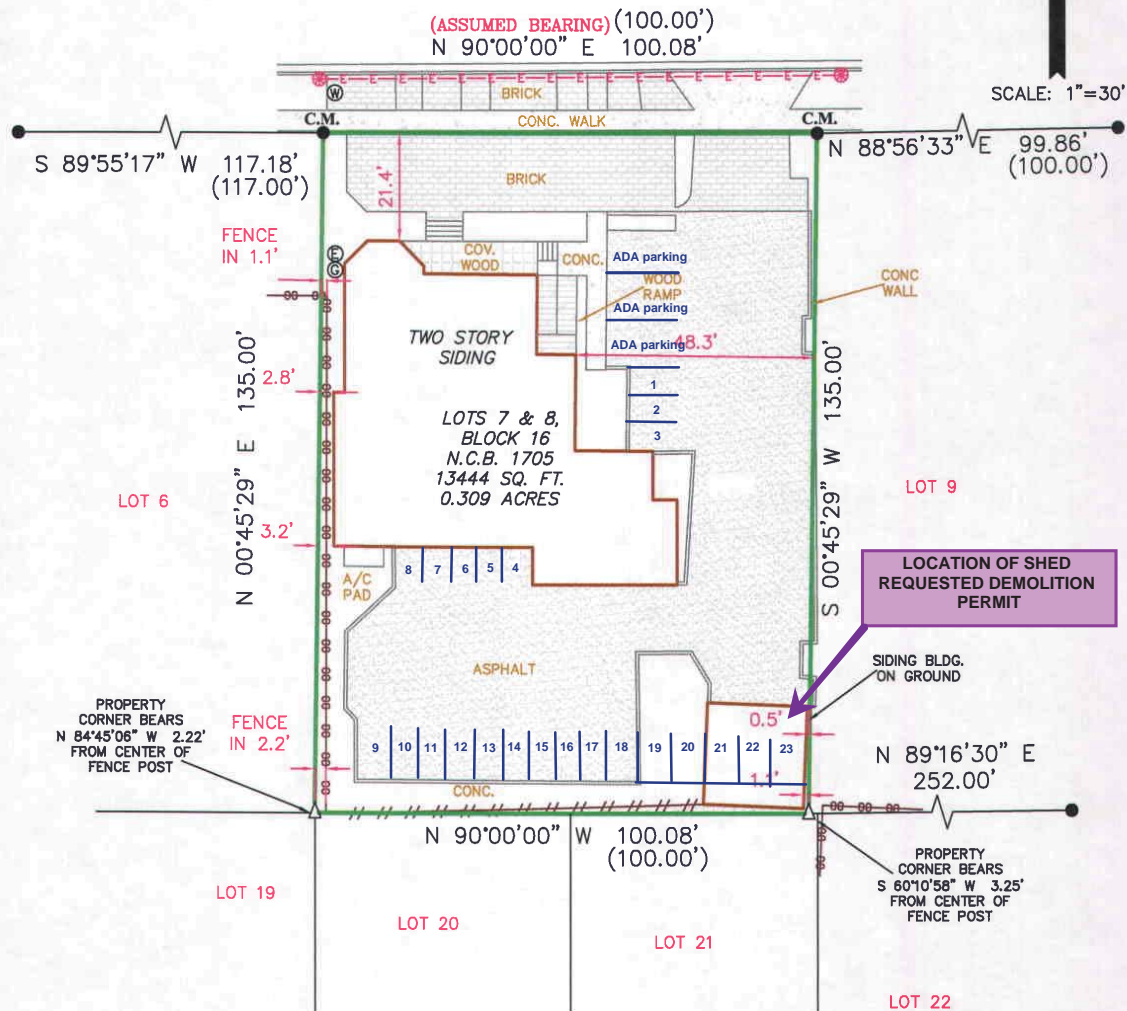
- 1) The Owner plans to demolish only the shed structure
- 2) The concrete slab will remain and will become a fully landscaped parking area incorporated into the existing parking lot.
- 3) The Owner will be making necessary repairs to historic structure, including: new metal roof, replace all rotten wood and decorative trim, re-paint entire exterior (using the same approved colors in original approved historic review).
- 4) The Owner will trim, clean and improve the exterior landscaping.

DEMOLITION PERMIT REQUEST

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX

PARKING PLAN AFTER SHED REMOVAL

126 E. MISTLETOE AVENUE (80' R.O.W.)



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405 G, which is Dated 09/23/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mac.fema.gov/portal>.



Property Address:
126 E MISTLETOE AVENUE

Property Description:
LOTS 7 AND 8, BLOCK 16, NEW CITY
BLOCK 1705, AN ADDITION TO THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
TBD

I, MARK J. EWALD, Registered Professional
Land Surveyor, State of Texas, do hereby
certify that the above plat represents an
actual survey made on the ground under my
supervision, and there are no discrepancies,
conflicts, shortages in area or boundary
lines, or any encroachment or overlapping of
improvements, to the best of my knowledge
and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

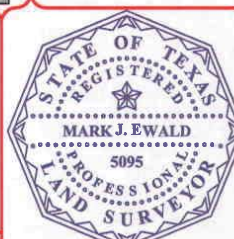
FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8500 FAX (210) 372-9999

LEGEND

- ▲ - CALCULATED POINT
- FND. 1/2" IRON ROD
- - RECORD INFORMATION
- B.S. - BUILDING SETBACK
- C.M. - CONTROLLING MONUMENT
- ⊙ - POWER POLE
- E— - OVERHEAD ELECTRIC
- - CHAIN LINK FENCE
- - WOOD FENCE
- ⊙ - WATER METER
- ⊙ - ELECTRIC METER
- ⊙ - GAS METER



DRAWN BY: BB/JW

G.F. NO. N/A

JOB NO. 95241

TITLE COMPANY: N/A

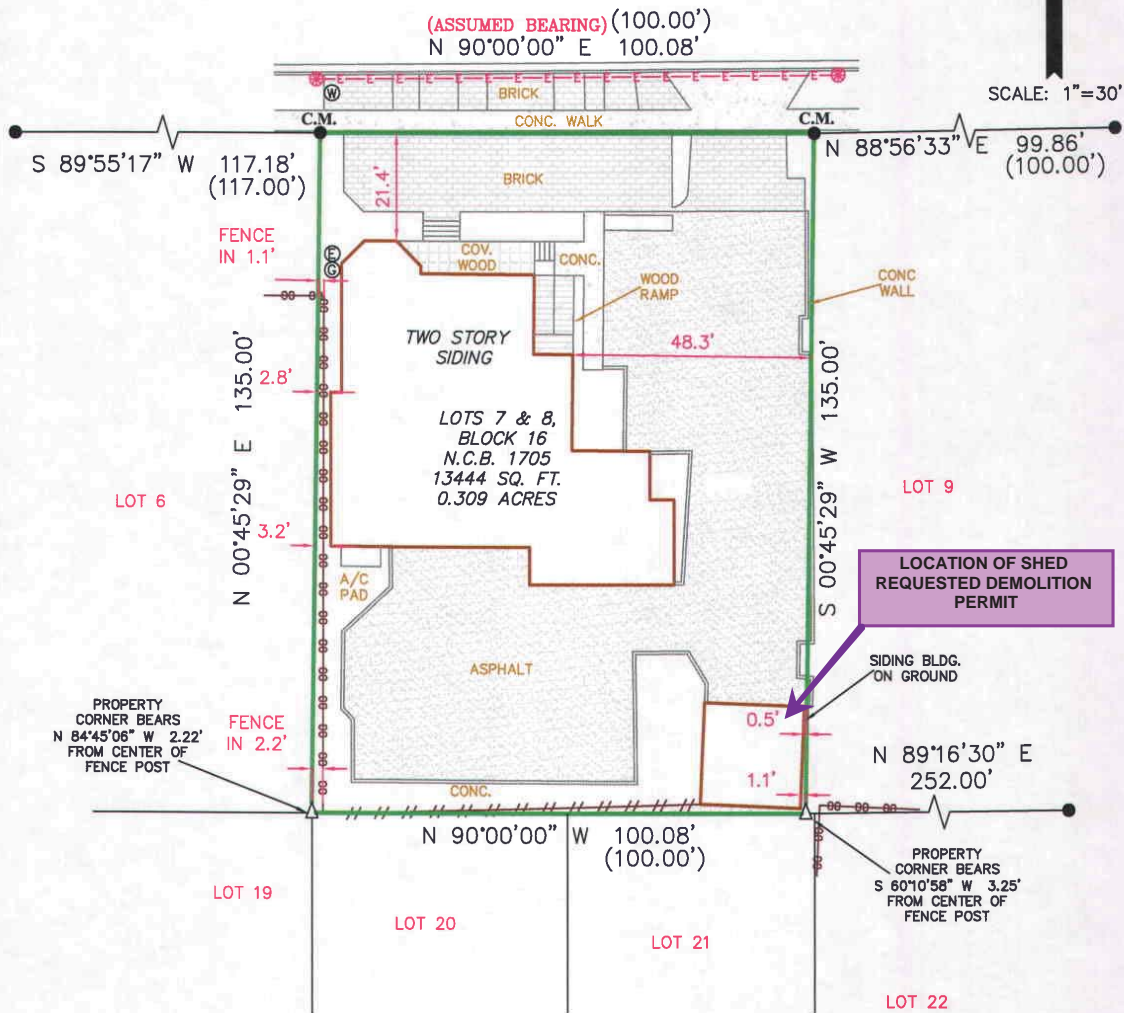
DATE: 01-23-2020

DEMOLITION PERMIT REQUEST

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX

PROPERTY SURVEY

126 E. MISTLETOE AVENUE (80' R.O.W.)



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
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Property Address:
126 E MISTLETOE AVENUE

Property Description:
LOTS 7 AND 8, BLOCK 16, NEW CITY
BLOCK 1705, AN ADDITION TO THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
TBD

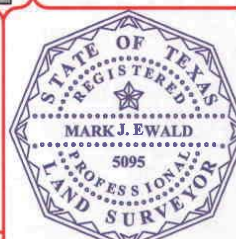
I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8500 FAX (210) 372-9999

- LEGEND**
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 - ⊗ - GAS METER



DRAWN BY: BB/JW

G.F. NO. N/A

JOB NO. 95241

TITLE COMPANY: N/A

DATE: 01-23-2020

DEMOLITION PERMIT REQUEST

ECONOMIC HARDSHIP

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX 78212

Applicability:

1. Only the main structure of this property is historic. The property is located in the Monte Vista Historic District.
2. The structure (a storage shed) for which the Owner is requesting demolition permit is NOT part of the Historic structure located at this property. The storage shed is located at the rear of the property and is a free-standing structure. It is not in any way attached or part of the original historic structure.
3. The historic structure (which will NOT be demolished) was built in 1912.
4. The storage shed at the rear of the property which appears to have been constructed in the early 1970's (see Sanborn and aerial maps attached hereto).
5. The storage shed was not built properly (lacks proper framing). The roof, which is simply a metal corrugated material, is badly rusted and needs to be removed for safety purposes. With heavy winds, some pieces may become unattached and fly off causing harm or injury.
6. The wood structure has not been cared for over the last 6+ years. Upon the recent purchase of the property the Owner had the property cleaned only to find the vegetation and rains had resulted in excessive rotten wood.
7. There are no current utilities to the storage shed: no, electric, gas, water or sewer.
8. In addition to the storage shed being beyond the point of repair within the Owner's budget, the area would be best used for additional parking and landscaped area. The property has ample parking for the Owner's business, but additional parking is always advantageous in this area.

Economic Hardship:

1. The Owner purchased the property in December 2020. The property requires significant renovation to restore to its original historic beauty. The Owner has a limited budget for these improvements.
2. The Owner will occupy the property for her Salon business. The Salon has been located in Monte Vista for over 10 years (as a renter). She has been a small business owner in San Antonio for 30 years. She is a former resident of Monte Vista. She has supported this historic community and wishes to continue to do so.

3. The Owner entered into contract to purchase the property in August 2020 prior to the onset of the COVID pandemic. Since March 2020 business revenue is drastically reduced due to forced COVID closure. (2+ months) and on-going COVID restrictions. The original cost estimates and proformas were based on pre-COVID revenues. Pandemic and post pandemic revenues are greatly reduced with no real way to determine a return to normalcy.
4. Additional costs to restore, repair a storage shed which she has no use for will be an economic hardship. The highest and best use of this area both economically and aesthetically would be to tear it down and use the area for additional parking and landscape.
5. See attached Property Survey showing a "Parking plan after shed demolition".

Historical Use Summary

Based on a review of the historical sources, the subject property was developed with a single-family residence from at least 1912 to 1968. Historical references indicate that the building was converted to commercial use and was occupied by a food broker from at least 1973 to 1983; however, by 1988, the subject building was occupied by a commercial dental office. Based on

information provided the current property owner and confirmed by the site observations, the subject property has remained largely unchanged since conversion to a dental office in the mid-to late-1980s.



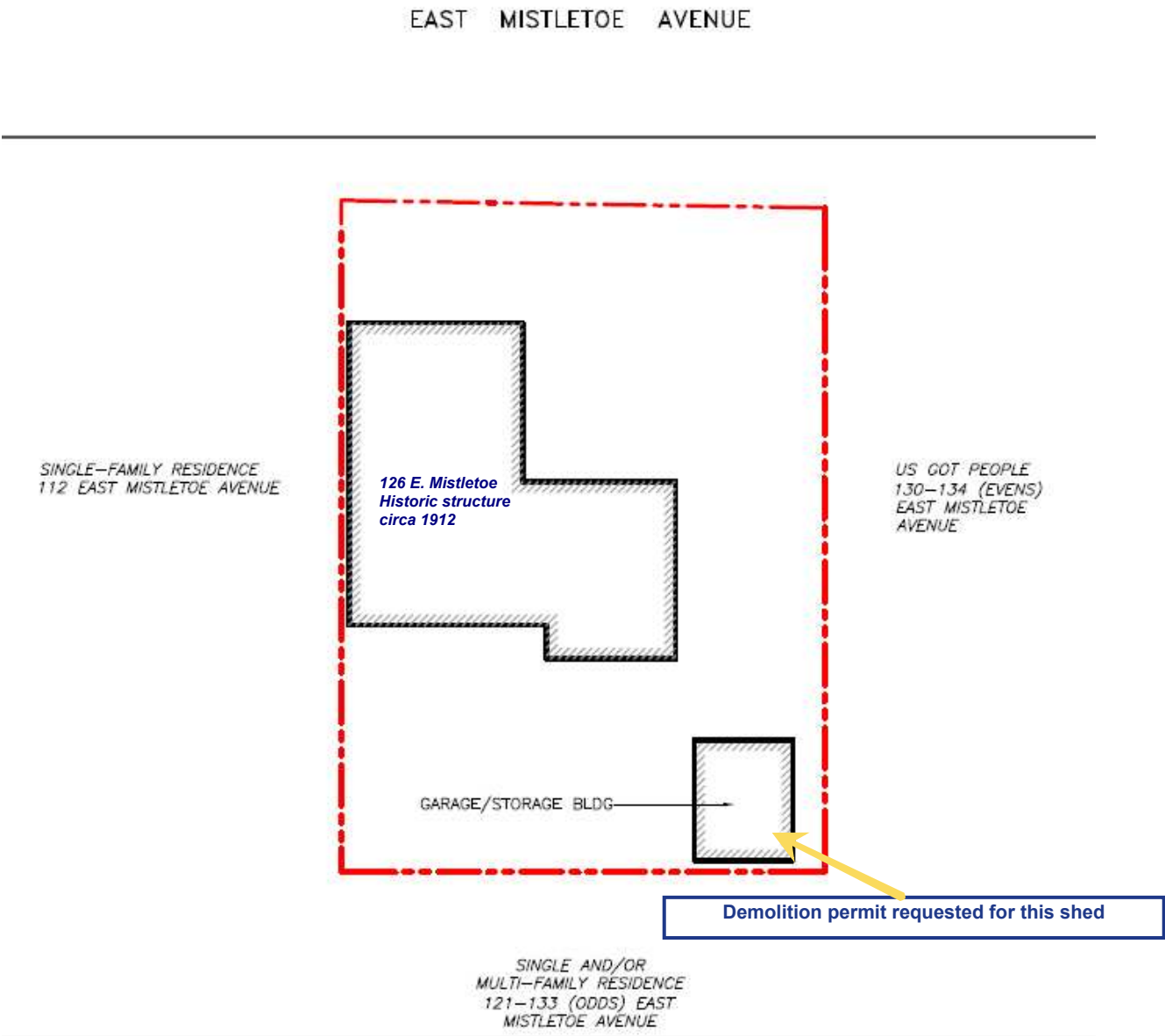
SCOPE OF WORK

The Owner requests permission to demolish a shed located at the rear of the property (photos attached). The shed structure is detached from the original structure and was not original to the historic building which was built in 1912. The original structure was a residence built in 1912. Based on aerials and maps it does not appear the shed was part of the original historic residence. The property was a residence from 1912 through 1970. In 1970, the property went from residential use to office use. Since 1970 the property has been commercial. The rear shed, according to Sanborn maps and historic research, was originally a much smaller shed (8' x 10') which appeared on Sanborn's property maps in 1951. It is believed the shed (as it exists today) was built sometime after 1970. In the mid 1980's the property was renovated and expanded for dentist offices. During this renovation for dentists offices, the property may have been re-zoned to 0-2. The renovation, in addition to the expansion, included the addition of a commercial parking lot.

As evident in the photos, the shed is not in good condition. The property has been vacant for the last 2 years. It was foreclosed and bank owned until the current owner purchased the property in December 2020. The bank and previous owner had not been taking care of the property. It would be cost prohibitive for the owner to attempt to make repairs to the shed, nor does she have the need for such a separate structure. The owner wishes to demolish the shed and use the area for parking. The owner will be making long needed repairs and will be re-painting the original structure (in accordance with its current approved design and colors). Clean up of the entire property including landscaping and improvements to the current parking lot will also be completed.

The owner cooperated with the City of San Antonio in its large area re-zoning recently and the current zoning was down-zoned to 0-1 with conditional use for salon and related uses.

Red dotted line in the property boundary for 126 E. Mistletoe



1950 aerial: this appears to be the first year the shed (smaller version) is apparent on aerial view



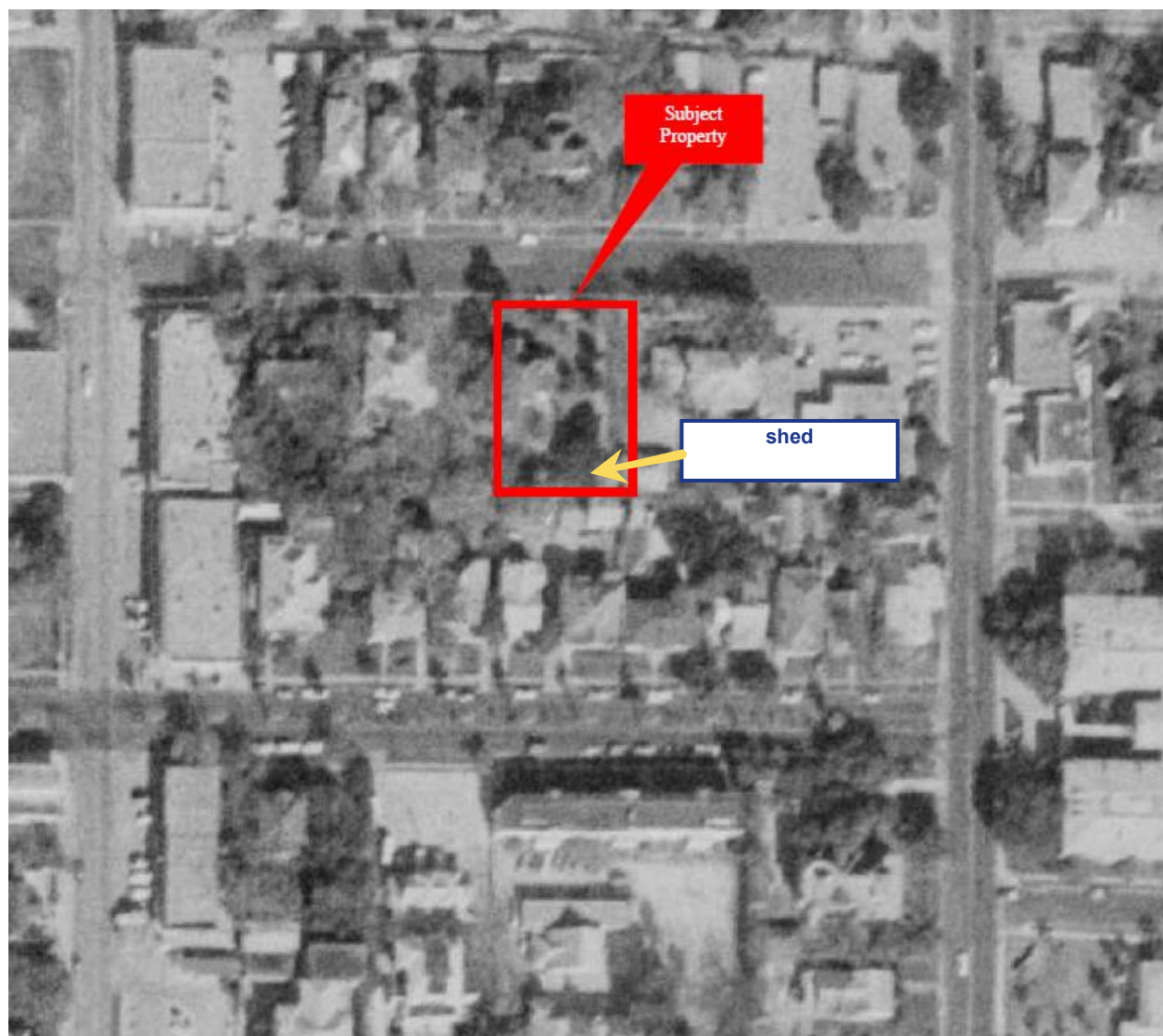
1950 AERIAL PHOTOGRAPH

1973 aerial: the shed in its current configuration first appears on aerial



1973 AERIAL PHOTOGRAPH

1982 aerial: at this point, the original structure has not been expanded and renovated

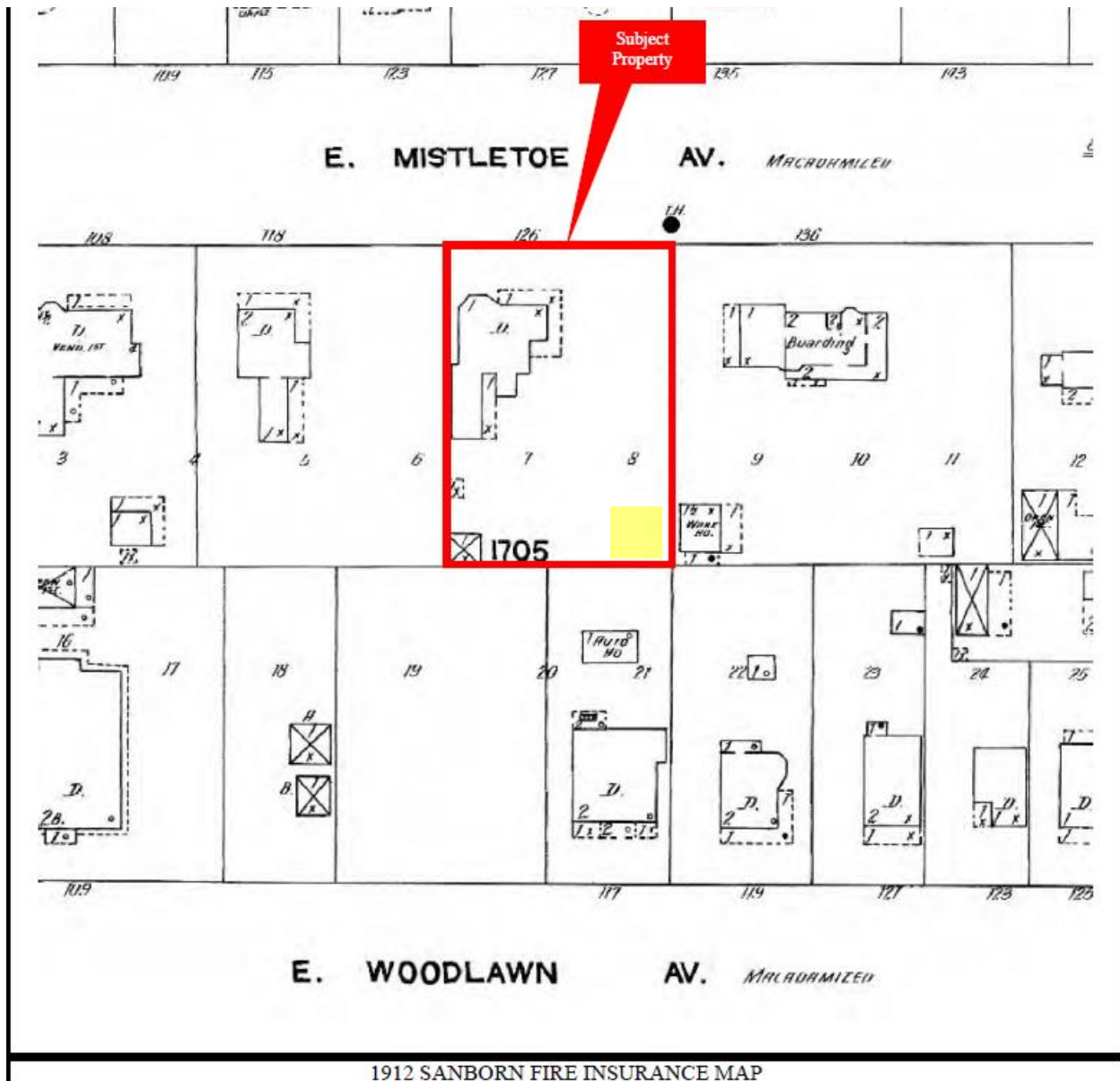


1982 AERIAL PHOTOGRAPH

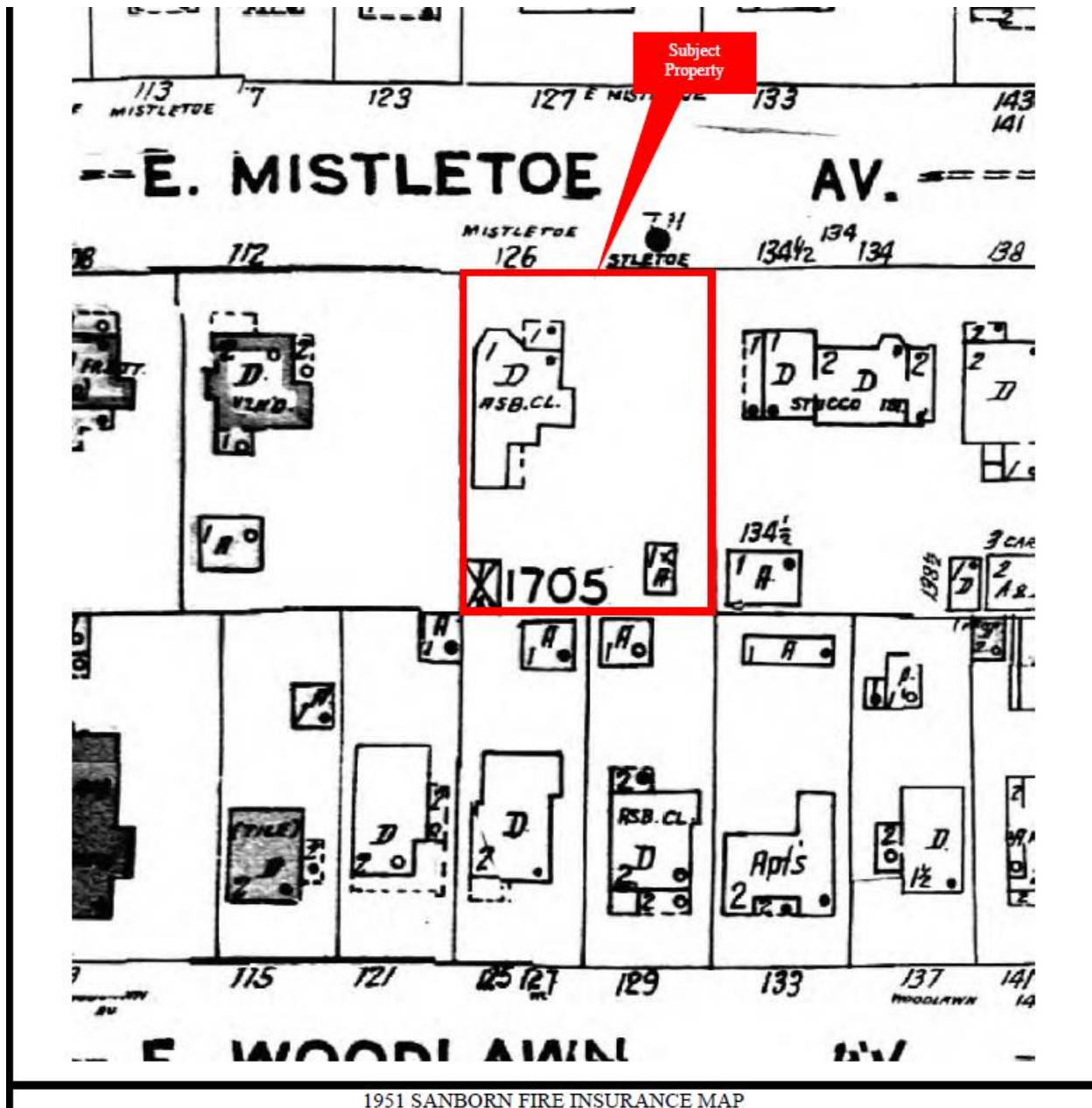


1990 AERIAL PHOTOGRAPH

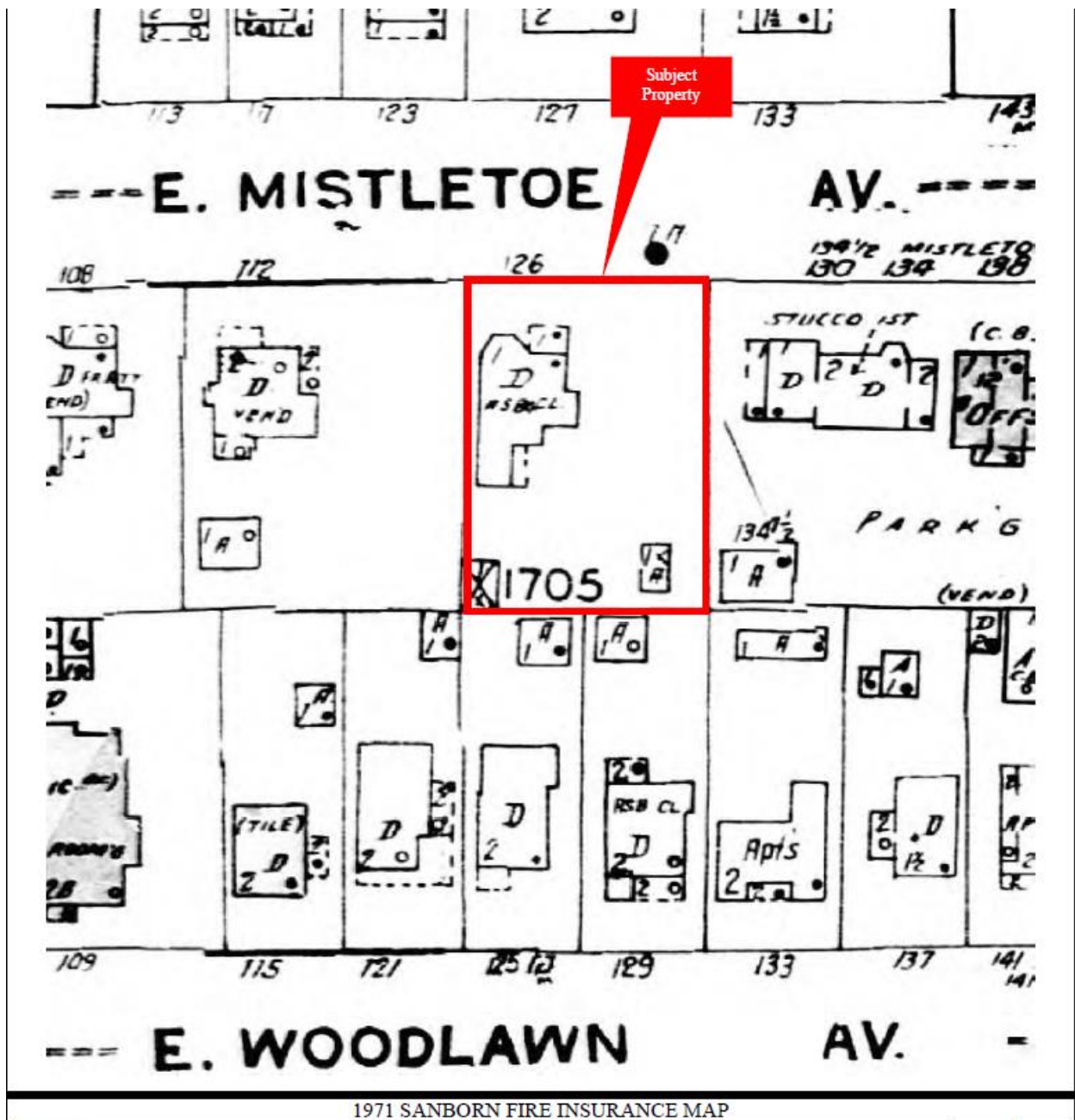
1912 Sanborn map: only the original residence built in 1912 is shown on the map
(shaded yellow area depicts the approximate location of shed
we wish to demolish)



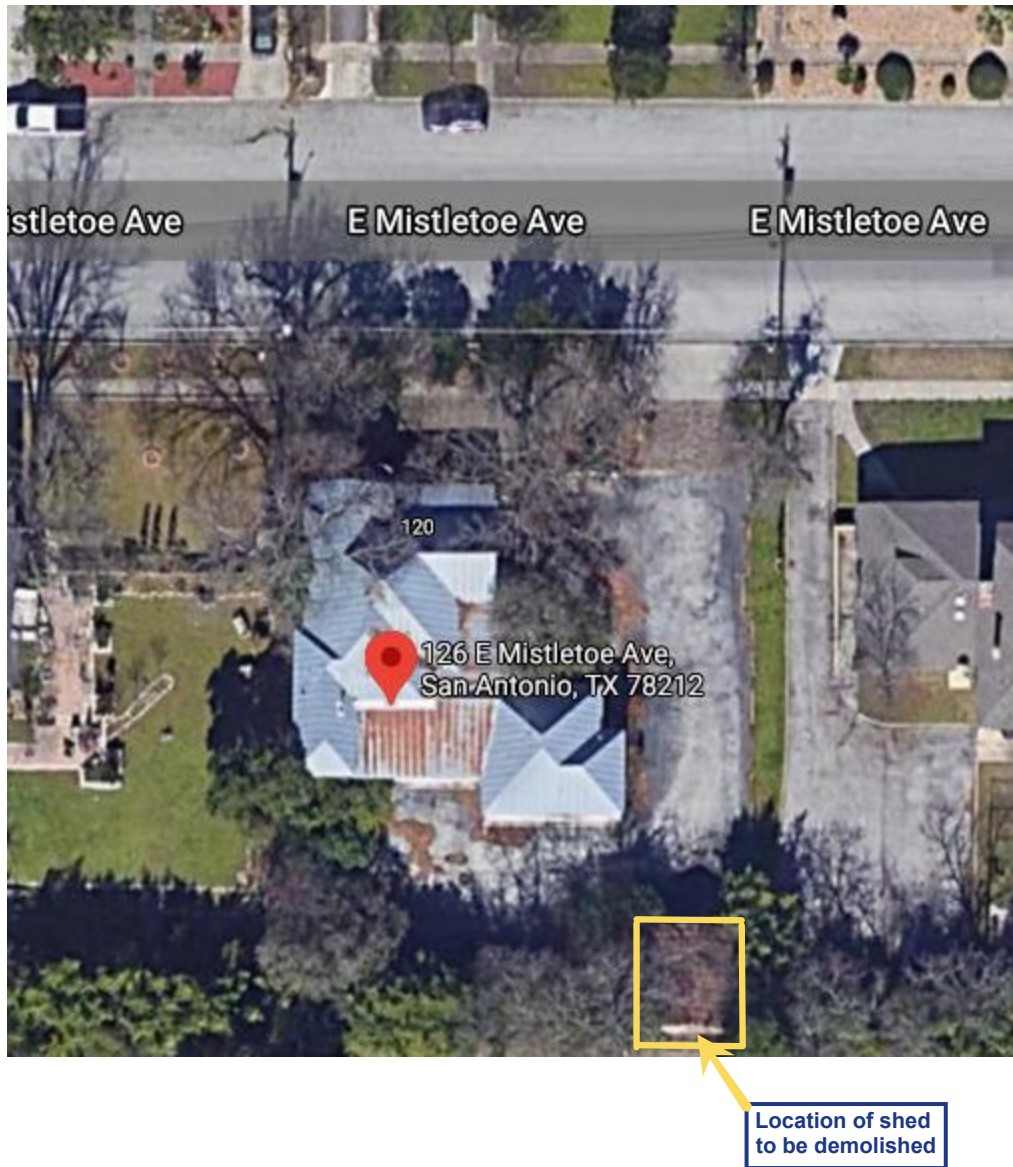
1951 Sanborn map: a smaller version of the shed appears this year. this is not the current structure and does not have a concrete slab - it appears to be a "lean to" type of structure



1971 Sanborn map: no change to structures - this structure is still the smaller shed built in 1950's



2021 aerial



DEMOLITION PERMIT REQUEST

ECONOMIC HARDSHIP

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX 78212

Applicability:

1. Only the main structure of this property is historic. The property is located in the Monte Vista Historic District.
2. The structure (a storage shed) for which the Owner is requesting demolition permit is NOT part of the Historic structure located at this property. The storage shed is located at the rear of the property and is a free-standing structure. It is not in any way attached or part of the original historic structure.
3. The historic structure (which will NOT be demolished) was built in 1912.
4. The storage shed at the rear of the property which appears to have been constructed in the early 1970's (see Sanborn and aerial maps attached hereto).
5. The storage shed was not built properly (lacks proper framing). The roof, which is simply a metal corrugated material, is badly rusted and needs to be removed for safety purposes. With heavy winds, some pieces may become unattached and fly off causing harm or injury.
6. The wood structure has not been cared for over the last 6+ years. Upon the recent purchase of the property the Owner had the property cleaned only to find the vegetation and rains had resulted in excessive rotten wood.
7. There are no current utilities to the storage shed: no, electric, gas, water or sewer.
8. In addition to the storage shed being beyond the point of repair within the Owner's budget, the area would be best used for additional parking and landscaped area. The property has ample parking for the Owner's business, but additional parking is always advantageous in this area.

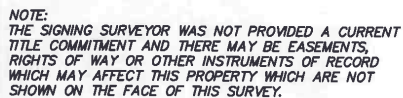
Economic Hardship:

1. The Owner purchased the property in December 2020. The property requires significant renovation to restore to its original historic beauty. The Owner has a limited budget for these improvements.
2. The Owner will occupy the property for her Salon business. The Salon has been located in Monte Vista for over 10 years (as a renter). She has been a small business owner in San Antonio for 30 years. She is a former resident of Monte Vista. She has supported this historic community and wishes to continue to do so.

3. The Owner entered into contract to purchase the property in August 2020 prior to the onset of the COVID pandemic. Since March 2020 business revenue is drastically reduced due to forced COVID closure. (2+ months) and on-going COVID restrictions. The original cost estimates and proformas were based on pre-COVID revenues. Pandemic and post pandemic revenues are greatly reduced with no real way to determine a return to normalcy.
4. Additional costs to restore, repair a storage shed which she has no use for will be an economic hardship. The highest and best use of this area both economically and aesthetically would be to tear it down and use the area for additional parking and landscape.
5. See attached Property Survey showing a "Parking plan after shed demolition".

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX

126 E. MISTLETOE AVENUE
(80' R.O.W.)



THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
BEARINGS SHOWN HEREON ARE ASSUMED.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 9405 G, which is Dated 09/29/2010 . By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X . Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's X, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mnc.fema.gov/portal>.



Property Address:
126 E MISTLETOE AVENUE

Property Description:

LOTS 7 AND 8, BLOCK 16, NEW CITY
BLOCK 1705, AN ADDITION TO THE CITY
OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

Owner:
TBD

I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

 FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-8500 FAX (210) 372-9999

LEGEND

- LEGEND**
- ▲ = CALCULATED POINT
 - = FND. 1/2" IRON ROD
 - () = RECORD INFORMATION
 - B.S. = BUILDING SETBACK
 - C.M. = CONTROLLING MONUMENT
 - ⊙ = POWER POLE
 - E— = OVERHEAD ELECTRIC
 - C— = CHAIN LINK FENCE
 - W— = WOOD FENCE
 - (W) = WATER METER
 - (E) = ELECTRIC METER
 - (G) = GAS METER



DRAWN BY: BB/JW

DATE: 01-23-2020

G.F. NO.	N/A
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JOB NO. 95241

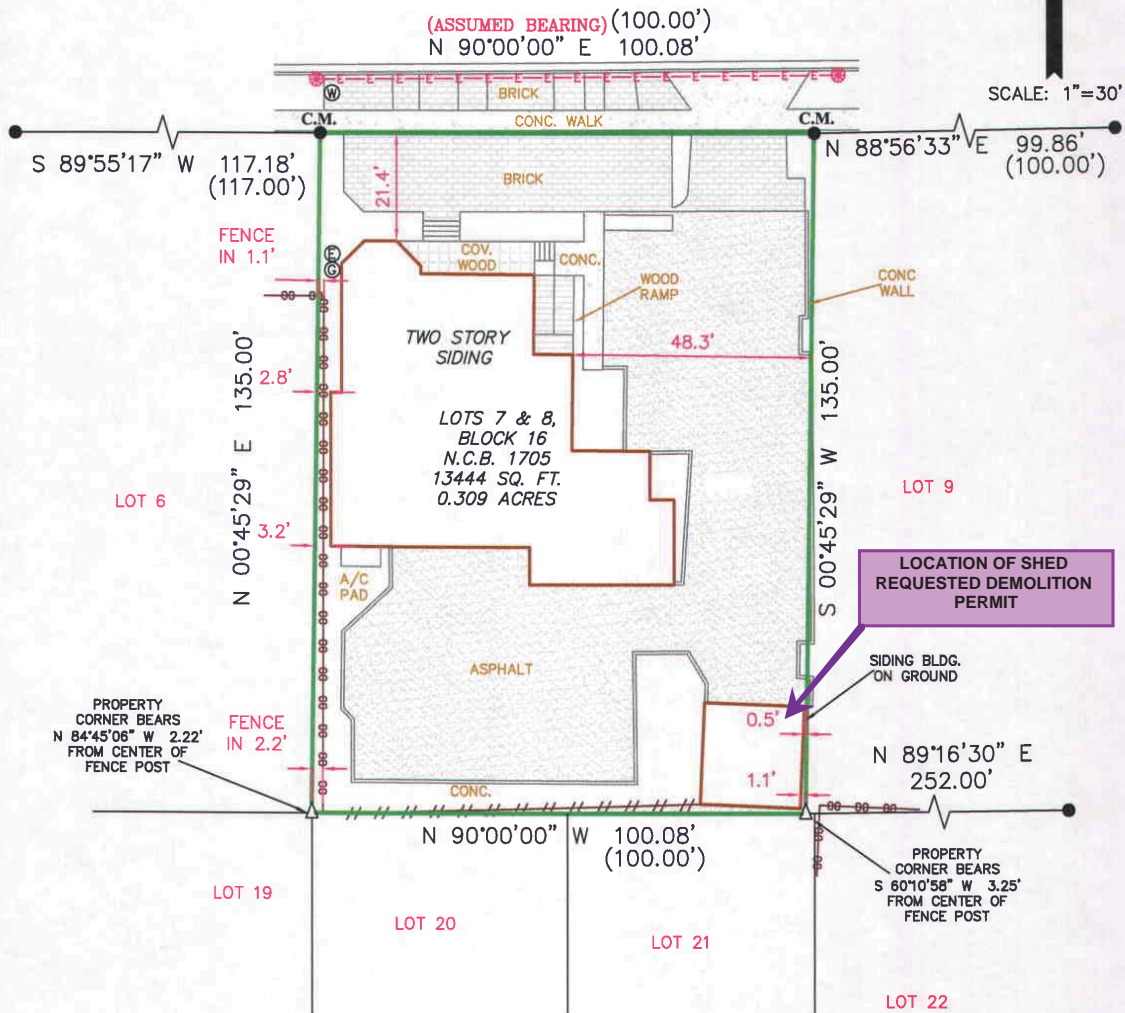
TITLE COMPANY: N/A

DEMOLITION PERMIT REQUEST

SVM2020, LLC (Salon Visage)
126 E. Mistletoe Avenue
San Antonio, TX

PROPERTY SURVEY

126 E. MISTLETOE AVENUE (80' R.O.W.)



NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

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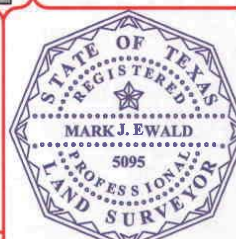
MARK J. EWALD
Registered Professional Land Surveyor
Texas Registration No. 5095

FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, LLC.
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DRAWN BY: BB/JW

G.F. NO. N/A

JOB NO. 95241

TITLE COMPANY: N/A

DATE: 01-23-2020