

**HISTORIC AND DESIGN REVIEW COMMISSION  
COMPLIANCE AND TECHNICAL ADVISORY BOARD**

**June 20, 2025**

**HDRC CASE NO:** 2025-132  
**ADDRESS:** 112 W HOLLYWOOD AVE  
**LEGAL DESCRIPTION:** NCB 6388 8 77, 78, W 7.5 FT OF 76 & E 12.5 FT OF 79  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Victoria Gough  
**OWNER:** Gwen Stroud/STROUD GWENDOLYN ANNIE & GARY BRUCE  
**TYPE OF WORK:** Terracing work at the existing front yard berm  
**APPLICATION RECEIVED:** May 15, 2025  
**60-DAY REVIEW:** July 14, 2025  
**CASE MANAGER:** Edward Hall

**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to perform terracing work at the existing front yard berm. The proposed terracing work will begin at the property line at the right of way and extend to the south towards the top of the existing berm.

**APPLICABLE CITATIONS:**

*Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

1. Topography

A. TOPOGRAPHIC FEATURES

- i. Historic topography*—Avoid significantly altering the topography of a property (i.e., extensive grading). Do not alter character-defining features such as berms or sloped front lawns that help define the character of the public right-of-way. Maintain the established lawn to help prevent erosion. If turf is replaced over time, new plant materials in these areas should be low-growing and suitable for the prevention of erosion.
- ii. New construction*—Match the historic topography of adjacent lots prevalent along the block face for new construction. Do not excavate raised lots to accommodate additional building height or an additional story for new construction.
- iii. New elements*—Minimize changes in topography resulting from new elements, like driveways and walkways, through appropriate siting and design. New site elements should work with, rather than change, character-defining topography when possible.

**FINDINGS:**

- a. The historic structure at 112 W Hollywood was constructed circa 1930 and is found on the 1931 Sanborn Map. The historic structure was constructed in the Mediterranean Revival style and features a tiled roof and a stucco/plaster façade. The historic structure features a front yard berm that features concrete steps connecting the front yard walkway with the sidewalk at the right of way.
- b. VIOLATION – Office of Historic Preservation staff issued a stop work order on May 14, 2025, for the removal of the existing front yard berm, site, and landscaping work without a Certificate of Appropriateness. Work stopped at that time and a Certificate of Appropriateness Application was submitted on May 15, 2025.
- c. ADMINISTRATIVE APPROVAL – Office of Historic Preservation staff issued an administrative Certificate of Appropriateness for front yard landscaping on May 23, 2025. This Certificate of Appropriateness did not include work to the front yard berm.
- d. BERM MODIFICATION – The applicant has proposed to perform terracing work at the existing front yard berm. The proposed terracing work will begin at the property line at the right of way and extend to the south towards the

top of the existing berm. The proposed terracing work will feature angle iron installed in three, ten-inch sections, 2' – 6" apart. At each terraced level the applicant has proposed to install native plants and landscaping materials.

- e. **BERM MODIFICATION** – The Guidelines for Site Elements 1.A.i notes that applicants should avoid significantly altering the topography of a property (i.e., extensive grading). Additionally, the Guidelines note that character defining features such as berms or sloped front lawns that help define the character of the public right of way should be maintained. Staff finds the proposed terracing work to be appropriate and consistent with the Guidelines for Site Elements 1.A., as the general profile of a sloped lawn and berm element will remain with landscaped terracing.

**RECOMMENDATION:**

Staff recommends approval based on findings a through e, as submitted.



EagleViewImage

Captured: Mar 20, 2025

10 ft  
5 m



© EagleView | © Mapbox © OpenStreetMap



## Investigation Report

### Property

|                   |                                     |
|-------------------|-------------------------------------|
| Address           | 112 W HOLLYWOOD                     |
| District/Overlay  | Monte Vista                         |
| Owner Information | STROUD GWENDOLYN ANNIE & GARY BRUCE |

### Site Visit

|                              |   |
|------------------------------|---|
| Date                         | 05/14/2025  |
| Time                         | 11:10 AM (-5 GMT)   |
| Context                      | citizen report  |
| Present Staff                | Edward Hall   |
| Present Individuals          | Contractor(s)   |
| Contractor/Realtor Companies | Lush  |
| Types of Work Observed       | Other [see descriptions]  |
| Amount of Work Completed     | 25%   |
| Description of work          | Site work in preparation for the construction of a retaining wall, grading. |
| Description of interaction   | OHP staff spoke with the contractors on site and issued a Stop Work Order.  |

### Action Taken

|                                       |  |
|---------------------------------------|--|
| Violation Type                        | No Certificate of Appropriateness (Code 35-451a)               |
| OHP Action                            | Spoke with contractor(s), Posted additional "Stop Work Notice" |
| Will post-work application fee apply? | To be determined   |

### Documentation

#### Photographs





# Investigation Report





## Investigation Report





Investigation Report

|  |  |
|--|--|
|  | <p>May 14, 2025 at 11:01:22 AM<br/>112 W Hollywood Ave<br/>San Antonio TX 78212<br/>United States</p> <p>Design Review,<br/>HDRC &amp; Enforcement<br/>HISTORIC PRESERVATION<br/>(210) 207-0035<br/>ohppermit@sanantonio.gov<br/>www.sanantonio.gov</p> <p><b>NOTICE OF INVESTIGATION</b></p> <p>CITY OF SAN ANTONIO<br/>OFFICE OF HISTORIC PRESERVATION<br/>100 W Houston St. San Antonio, Texas 78205<br/>7-4:30am - 4:30pm Monday - Friday<br/>(210) 207 - 0035; report@shpreservation.com</p> <p>ADDRESS: <b>112 W HOLLYWOOD</b> [BCAD] OWNER: GEMINIFERA ANNIE + CARY BRUCE STEWALD</p> <p>An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:</p> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Code 35-608 (a): Work without Certificate of Appropriateness (COA): <b>FRONT YADA RETAINING WALL</b></li> <li><input type="checkbox"/> Code 35-608 (l): Work beyond Scope of Approval: _____</li> <li><input type="checkbox"/> Code 35-615: Demolition by Neglect: _____</li> </ul> <p>STOP WORK: <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> Not Applicable</p> <p>Please contact the Office of Historic Preservation within 48 hours of the inspection date: <b>May 14, 2025</b></p> <p><i>A re-inspection by staff may occur without prior notice; photographs have been recorded for evidence.</i></p> <p><small>Continued failure to comply with the laws of the City of San Antonio and the State of Texas will subject you to criminal and civil prosecutions, to the full extent permitted by law. Violations of City ordinances are criminal class C violations and will be prosecuted accordingly. Violations of State law are also subject to civil prosecution in state district court by the City of San Antonio. Penalties for continued violations of the law include but are not limited to: (i) a criminal conviction on your record; (ii) criminal fines; (iii) court costs; (iv) civil penalties in the range of \$1,000.00 per day; (v) attorney's fees; (vi) repayment to the City of the costs to prosecute you; (vii) liens on your property; and filed with the county deed records; (viii) a judicial finding that you have maintained a nuisance and are responsible to the community for the same; (ix) demolition of your property; (x) if you are found to be a scoldham, the City may deny you further and future permits for this project and others; etc.</small></p> |
|  | <p>05/14/2025 11:11 AM</p>   |
| <p>Additional photos were taken on another device.</p> | <p>No</p>  |







**PLANT SCHEDULE**

| SYMBOL                         | COMMON NAME             | BOTANICAL NAME                   | SIZE       | CONTAINER   | QTY |
|--------------------------------|-------------------------|----------------------------------|------------|-------------|-----|
| <b>TREES</b>                   |                         |                                  |            |             |     |
|                                | Arroyo Sweetwood        | Myrspermum sousanum              | 3" Cal.    |             | 1   |
|                                | Escarpment Black Cherry | Prunus serotina eximia           | 2" Cal.    |             | 1   |
|                                | Evergreen Sumac         | Rhus virens                      | 2" cal     | Min. 6' ht. | 1   |
| <b>ORNAMENTAL TREES</b>        |                         |                                  |            |             |     |
|                                | Eagleston Holly         | Ilex attenuata                   | 2" caliper | Min. 6' ht. | 1   |
|                                | Goldenball Leadtree     | Leucaena retusa                  | 3" cal     | Min. 8' ht. | 1   |
|                                | Red Buckeye             | Aesculus pavia                   | 2" cal     | Min. 6' ht. | 1   |
| <b>SHRUBS</b>                  |                         |                                  |            |             |     |
|                                | Angel's Trumpet         | Datura inoxia                    | 1 gal      |             | 2   |
|                                | Beautyberry             | Callicarpa americana             | 5G         |             | 2   |
|                                | Black Dalea             | Dalea frutescens                 | 3G         |             | 10  |
|                                | Dwarf Palmetto          | Sabal minor                      | 5G         |             | 4   |
|                                | Pride of Barbados       | Caesalpinia pulcherrima          | 5G         |             | 3   |
|                                | Sanddune Sedge          | Carex pansa                      | 4" pot     |             | 56  |
| <b>CACTI</b>                   |                         |                                  |            |             |     |
|                                | Basket Grass            | Nolina texana                    | 5G         |             | 43  |
|                                | Beaked Yucca            | Yucca rostrata                   | 5G         |             | 5   |
|                                | Blue Glow Agave         | Agave attenuata x Agave ocahui   | 5G         |             | 6   |
|                                | Green Goblet Agave      | Agave pseudoferox 'Green Goblet' | 10G        |             | 2   |
|                                | Mescal Agave            | Agave parryi                     | 5G         |             | 3   |
|                                | Old Mexico Pricklypear  | Opuntia gomei 'Old Mexico'       | 5G         |             | 3   |
|                                | Spanish Dagger          | Yucca gloriosa                   | 5G         |             | 2   |
|                                | Texas Sotol             | Dasylyron texanum                | 3G         |             | 5   |
|                                | Weber's Agave           | Agave weberi                     | 10G        |             | 1   |
| <b>GRASSES</b>                 |                         |                                  |            |             |     |
|                                | Pine Muhly              | Muhlenbergia dubia               | 3G         |             | 15  |
| <b>VINE/ESPALIER</b>           |                         |                                  |            |             |     |
|                                | Fig Vine                | Ficus pumila                     | 1G         |             | 8   |
| <b>ANNUALS/PERENNIALS</b>      |                         |                                  |            |             |     |
|                                | Esperanza               | Tecoma stans                     | 5G         |             | 1   |
|                                | Firecracker Fern        | Russelia equisetiformis          | 1G         |             | 16  |
|                                | Fortnight Iris          | Diets iridioides                 | 1G         |             | 13  |
|                                | Gregg's Mistflower      | Conoclinium greggii              | 1G         |             | 8   |
|                                | Indigo Spires Salvia    | Salvia x 'Indigo Spire'          | 3G         |             | 2   |
|                                | Mexican Bush Sage       | Salvia leucantha                 | 1G         |             | 4   |
|                                | Mexican Mint Marigold   | Tagetes lucida                   | 1G         |             | 31  |
|                                | Pink Skullcap           | Scutellaria suffrutescens        | 1G         |             | 19  |
|                                | Turk's Cap              | Malvaviscus arboreus drummondii  | 3G         |             | 28  |
|                                | Winecup                 | Callirhoe involucrata            | 1G         |             | 35  |
| <b>INDIVIDUAL GROUNDCOVERS</b> |                         |                                  |            |             |     |
|                                | Gregg Dalea             | Dalea greggii                    | 1G         |             | 148 |
|                                | Woolly Stemodia         | Stemodia lanata                  | 1 gal      |             | 30  |

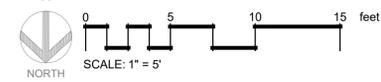
**PLAN SET**

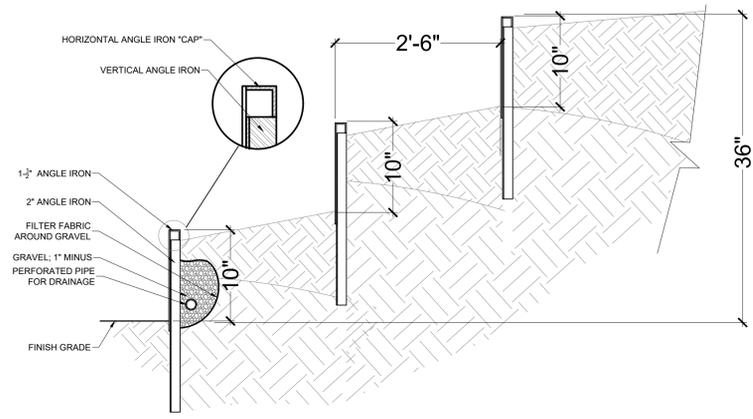
|         |           |
|---------|-----------|
| 100% SD | 3/20/2025 |
| 50% CD  | 4/2/2025  |
|         |           |
|         |           |
|         |           |

**Planting Plan**

4/2/2025

L2.0





**00 TERRACED PLANTINGS**  
3/4" = 1'-0"

DETAIL-FILE



| PLAN SET |           |
|----------|-----------|
| 100% SD  | 3/20/2025 |
| 50% CD   | 4/2/2025  |
|          |           |
|          |           |
|          |           |

Hardscape  
Details

4/2/2025

L2.1