

# 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.





E Hollywood Ave

W Hollywood Ave

W Hollywood Ave

W Hollywood Ave

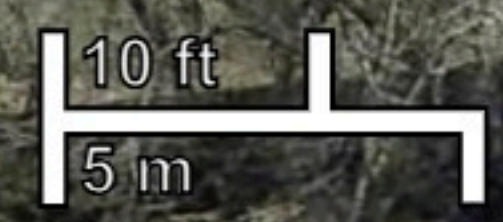
W Hollywood Ave

W Hollywood Ave

W Hollywood Ave

**EagleViewImage**

**Captured: Mar 20, 2025**







## 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 112 W Hollywood Ave San Antonio TX 78212 United States</p> <p>Design Review, HDRC &amp; Enforcement [210] 207-0035 ohperrm13@sanantonio.gov www.sanantonio.gov</p> <p><b>CITY OF SAN ANTONIO</b> OFFICE OF HISTORIC PRESERVATION 100 W Houston St. San Antonio, Texas 78205 7-45am - 4:30pm Monday - Friday (210) 207 - 0035; report@sapreservation.com</p> <p><b>NOTICE OF INVESTIGATION</b></p> <p>ADDRESS: <b>112 W HOLLYWOOD</b> [BCAD] OWNER: <b>GREENBERG ANNIE + CARL EDECE STEBULA</b></p> <p>An investigation of this property has been performed by the Office of Historic Preservation and the following violations have been identified:</p> <p><input checked="" type="checkbox"/> Code 35-608 (a): Work without Certificate of Appropriateness (COA) <b>FRONT YARD RETAINING WALL SITE WORK, INSTALLATION OF</b></p> <p><input type="checkbox"/> Code 35-608 (f): Work beyond Scope of Approval:</p> <p><input type="checkbox"/> Code 35-615: Demolition by Neglect:</p> <p><b>STOP WORK: <input checked="" type="checkbox"/> Yes   <input type="checkbox"/> Not Applicable</b></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 scofflaw, the City may deny you further and future permits for this project and others, etc.</small></p>
Additional photos were taken on another device.	05/14/2025 11:11 AM  No







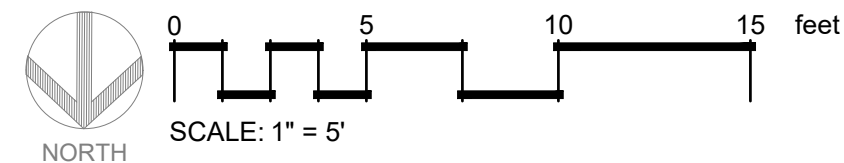






PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	CONTAINER	QTY
TREES					
	Arroyo Sweetwood	Myrosperrum sousanum	3" Cal.		1
	Escarpment Black Cherry	Prunus serotina eximia	2" Cal.		1
	Evergreen Sumac	Rhus virens	2" cal	Min. 6' ht.	1
ORNAMENTAL TREES					
	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
SHRUBS					
	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
CACTI					
	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	Dasyilirion texanum	3G		5
	Weber's Agave	Agave weberi	10G		1
GRASSES					
	Pine Muhly	Muhlenbergia dubia	3G		15
VINE/ESPALIER					
	Fig Vine	Ficus pumila	1G		8
ANNUALS/PERENNIALS					
	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
INDIVIDUAL GROUNDCOVERS					
	Gregg Dalea	Dalea greggii	1G		148
	Wooly Stemodia	Stemodia lanata	1 gal		30



Construction Documents- Price Set

**STROUD RESIDENCE**

112 W. Hollywood Ave, San Antonio 78212

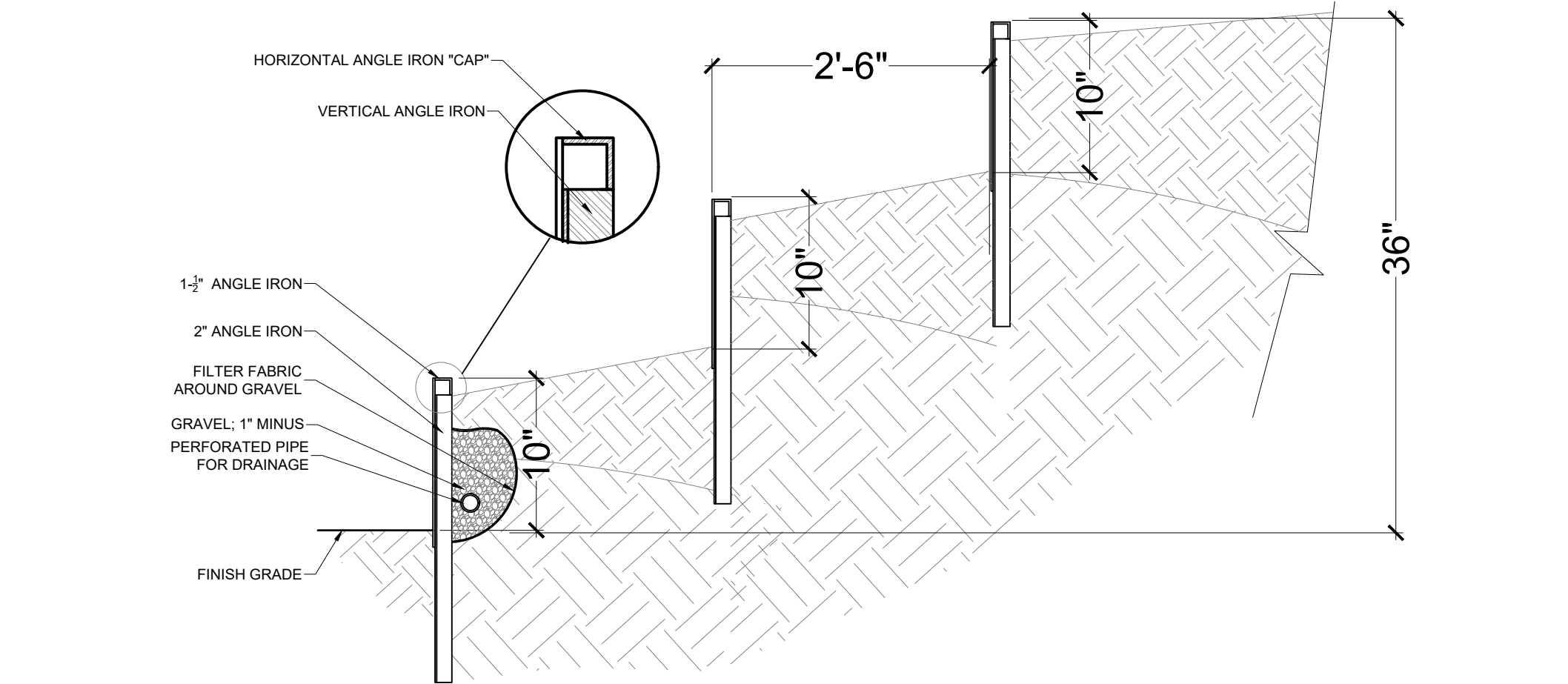
PLAN SET	
100% SD	3/20/2025
50% CD	4/2/2025

Planting Plan

4/2/2025

L2.0





00 TERRACED PLANTINGS

3/4" = 1'-0"

DETAIL-FILE

