



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION  
COMMISSION ACTION

**This is not a Certificate of Appropriateness and cannot be used to acquire permits**

November 6, 2019

**HDRC CASE NO:** 2019-611  
**ADDRESS:** 2914 PLEASANTON RD  
**LEGAL DESCRIPTION:** NCB 9483 BLK LOT 45  
**APPLICANT:** Rene Ruiz/Law Office of Rene D Ruiz, PC - PO Box 831294  
**OWNER:** John Davis/JRE HOLDINGS LLC - 2914 PLEASANTON RD

**REQUEST:**

The applicant seeks a recommendation from the Historic and Design Review Commission to remove historic designation from the property at 2914 Pleasanton Rd.

**FINDINGS:**

- a. The property at 2914 Pleasanton Rd was designated an historic landmark at a previous owner's request by Ordinance 95311 on February 14, 2002. The owner simultaneously applied for and received ad valorem tax exemption for the property.
- b. The current property owner submitted a request for removal of historic designation. Consistent with the UDC Sec 35-606(g), the applicant must present new and compelling evidence that the property no longer meets the criteria for landmark designation. The evidence provided by the applicant does not meet the threshold for designation removal; the structure found on the site at the time of designation remains.
- c. In accordance with the UDC Sec. 35-607, Criteria for designation, staff should evaluate the property based on the criteria for designation. In 2002, the main structure was eligible for designation based on its architectural and cultural significance. If the property were evaluated today according to the UDC, it would remain eligible under the following criteria under UDC 35-607(b):
  3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; as home of Leroy Barbee founded Barbee Hatchery, the first chick hatchery in Bexar County, founded in 1924.
  5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a Spanish Revival residence.
  13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif; the residence is directly north of the Barbee's Hatchery buildings, which remain intact and on site as Hernandez Tire Shop.

**RECOMMENDATION:**

Staff finds there is no new and compelling evidence for removal of designation for the property based on findings b and c. Staff recommends denial of the request for removal of historic landmark designation.

**COMMISSION ACTION:**

Denied.



Shanon Shea Miller  
Historic Preservation Officer