



# CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

*Preservation News*

*December 2013*

## *A Message from the Director*

*Shanon Shea Miller, AICP*



I hope you are enjoying the holiday season! This year has been full of exciting new and returning events and activities for the Office of Historic Preservation. Most recently we were fortunate to hold the 5<sup>th</sup> annual Historic Homeowner Fair, our largest single event, on November 16 at the Full Goods Building at the Pearl, and our S.T.A.R. Project came to the Westside on November 16 and 17. Keep reading for a recap of these exciting events.

As usual, Preservation Month events in May were a major highlight and included the popular Amazing Preservation Race, the Amazing Preservation Race for Kids, the State of Preservation Announcement at Mission Concepcion, and the *Paseo por el Westside* celebrating the cultural heritage of the historic Westside of San Antonio.



On October 24 we helped to host the second annual Power of Preservation PROMenade fundraising gala at the historic Intercontinental Motors Building on Broadway. The event was a resounding success, with preservationists from all over San Antonio joining in supporting historic preservation and having a great time while doing it! The Intercontinental Motors Building looked unbelievable (highlighting its potential for adaptive reuse!) and the Mid-Century Modern/ Mad Men theme was perfect for this exciting event. The PROM raised awareness and needed funds for preservation programs in San Antonio through the Power of Preservation Foundation. The generosity of our sponsors (particularly our presenting sponsor, Glazer's Distributors), partners, and ticket holders will ensure that hands-on initiatives of the Office of Historic Preservation, such as the S.T.A.R. project, will continue to grow and mature.



October is Texas Archaeology Awareness Month, and City Archaeologist Kay Hinds did a fantastic job coordinating Archaeology Day and Artifact ID Day at the SARA Pavilion at Padre Park.

The OHP also continued its core duties of providing design review for San Antonio's 27 local historic districts, over 2,000 historic landmarks, six River

*December 2013*

Improvement Overlay districts, and public properties.

As always, our HDRC commissioners have worked hard this year to ensure that the best decisions are made for San Antonio's historic resources. Thank you to Tim Cone, Scott Carpenter, Harry Shafer, Victor Salas, Michael Connor, Kathy Rodriguez, Jesse Zuniga, Jacob Valenzuela, Michael Guarino, John Lafoon, Betty Feldman, and Jack Judson for volunteering so much of your time and talent for the benefit of San Antonio! The OHP also welcomed our new Deputy Historic Preservation Officer, Kathy Rodriguez this year. Kathy served as HDRC commissioner for District 5 and was the Historic Preservation Officer for the City of Castroville before coming to the OHP. We are so glad to have her on our team!

As part of the on-going Westside Cultural Resource Survey this year, the OHP continued the initiative of identifying potential historic landmarks on the Westside of the city. This was an important step towards protecting significant Westside historic resources. The City's Historic and Design Review Commission (HDRC) approved 46 Westside properties this year for local landmark designation, 22 of which have been designated by City Council. The OHP worked closely with local community groups including the Westside Preservation Alliance and the San Antonio Conservation Society to identify these places of historic and cultural importance.



The OHP, along with volunteers from the San Antonio Conservation Society (SACS), also completed a historic resource survey of the near Westside, focusing on the area around W. Commerce and N. Zarzamora between the Prospect Hill and the Avenida Guadalupe neighborhoods. This survey was designed to identify areas that could be eligible historic districts. The OHP also teamed up with the SACS to create two new survey committees to document historic gas stations and Mid-Century Modern architecture of San Antonio. These surveys will focus on the resources of San Antonio's more recent history as well as its vehicular and roadside architecture.



We also continued to host our popular Go! Historic SA Guided Tours this year, including architectural and historic tours of the King William Historic District, La Villita and Hemisfair, the historic Westside, and our annual Eastside Cemeteries and Downtown Holiday Lights tours. These tours to allow the community to get involved with preservation, learn about the city they live in, and get some exercise while they're at it!

The success of this year has been made possible by our many volunteers, supporters, partners, and sponsors. Your generous support allows for the continuation of our important education and outreach programs that ensure that the history and culture of San Antonio remain an integral part of San Antonio's identity. Please see the end of this newsletter for a complete list of this year's event sponsors and partners.

I would also like to take the time to thank our staff for the wonderful job they do every day in promoting and supporting the mission of our office: Ximena Copa-Wiggins, Cory Edwards, Nicholas Fuqua, Larry Gutierrez, Kay Hindes, Sara Luduena, Ron Myers, Elizabeth Porterfield, Kathy Rodriguez, Maria Villalobos, and Adriana Ziga. From providing design review and working with potential new historic districts to repairing houses and arranging special events, OHP staff works tirelessly to spread the important message of preservation! Thanks for your hard work! Such an exciting year will be hard to beat, but there will be even more in 2014! Take a look at the end of this newsletter for a fun photo album of this year's events! Happy holidays to you and yours!

*Sharon*

*December 2013*

### *Fifth Annual Historic Homeowner Fair a Great Success!*



The Fifth Annual Historic Homeowner Fair at the Pearl on Saturday, November 16, included 38 exhibitors, 6 educational presentations, and 3 hands-on demonstrations by local experts. The list of exhibitors included contractors, craftsmen, city departments, local neighborhood associations, service providers, and more. Sessions on topics such as historic home additions, making historic homes “green”, and hands-on window restoration workshops, homeowners had a chance to interact

with local preservation professionals and enthusiasts, connecting with resources to help them maintain and restore their historic properties. Approximately 200 people came to the Fair, with significant walk-through traffic throughout the day. The Fair is made possible in large part through contributions from event sponsors and donors of door prizes. This year, there were over 15 sponsoring organizations and door prizes provided by ten organizations and local businesses. We are constantly looking for ways to improve this annual event, so the Office of Historic Preservation would welcome your feedback and comments.

### *HDRC Commissioner Victor Salas Honored with Preservation Texas Master Craftsman Award*

Victor Salas, HDRC Commissioner and owner of ARTchitectural Interiors, was awarded the Preservation Texas Master Craftsman Award. Victor Salas is an expert craftsman and historic preservation specialist in San Antonio who owns and operates ARTchitectural Interiors, a family business established in 1968 that specializes in traditional construction techniques and preservation methods. Victor has been crafting custom architectural woodwork, steel sculptures, custom furniture, art pieces, sculptural ornamental iron art, staircases, gates, and railings for over 40 years. He has worked on thousands of residential and public design, restoration, and preservation projects in San Antonio and throughout Texas. Victor also works tirelessly as a volunteer educator and preservationist in many capacities with the Office of Historic Preservation, including the S.T.A.R. project, the Historic Homeowner Fair and the Window Workshop, as well as serving as a commissioner for the City of San Antonio’s Historic and Design Review Commission



(HDRC). Commissioner John Laffoon was also recognized for his work as the project landscape architect for the Luby-Shaffer house at 417 Adams Street in San Antonio. The awards were given out on December 5 at Mission San Jose. For more information visit the [Preservation Texas website](#). Congratulations Victor and John!

## *Go! Historic SA Guided Running and Walking Tours*



Our next Go! Historic Guided Tour in 2014 will feature **Historic Downtown Churches** on February 8 at 6 pm. Our guided tours are a great way to experience San Antonio's historic sites and get fit. Different tours are offered throughout the year, so stay tuned for future tour dates coming soon. Registration is \$15 and includes one of our new "Know This Place?" t-shirts (see the end of this newsletter for the new design). [Register online](#) keyword "Go! Historic SA" or in person the day of the event. Please be aware there is a service charge for online registrations. For questions or suggestions regarding the Go! Historic SA Guided Tours, please contact Nicholas Fuqua at 210.207.0066 or [nicholas.fuqua@sanantonio.gov](mailto:nicholas.fuqua@sanantonio.gov).

## *Preservation Links*

---

[1963 JFK Visit to San Antonio Last Stop before Dallas](#)

[Small Scale Developers, Big Dreams](#)

[San Antonio Conservation Society Historic Preservation Awards](#)

[Preservation Texas Honors Awards](#)

[December Events at Villa Finale](#)



# S.T.A.R.

STUDENTS TOGETHER ACHIEVING REVITALIZATION

## *S.T.A.R. Success in San Antonio's Westside*



The Office of Historic Preservation in partnership with the UTSA College of Architecture and San Antonio College hosted the seventh Students Together Achieving Revitalization (S.T.A.R.) project. Over 75 architecture and construction science students volunteered during the weekend of November 16-17 to assist owners of five houses in the city's West side.

S.T.A.R. is a unique hands-on service learning experience, as well as an opportunity to assist homeowners in labor intensive and costly tasks. The S.T.A.R. project serves as a proactive approach to arrest neighborhood deterioration and spark revitalization of our city's historic neighborhoods.

The work performed was free of charge and included repairs to siding and porches, window rehabilitation, general exterior yard maintenance, and painting. Some more significant structural issues were also addressed by the volunteer professionals assisting with the project. The positive effort in the community is contagious, and many other homeowners were seen working on improving their own properties. One of the most significant projects that we had the opportunity to work on was at 1411 El Paso St. Students, with direction from Victor Salas, owner of Artchitectural Interiors and HDRC Commissioner, and Joseph Villarreal with Bartlett Cocke, replaced a deteriorated front and rear porch and installed missing siding at the rear of the home. They also painted and performed minor exterior repairs.

This S.T.A.R. event was made possible by a \$10,000 Team Member Volunteer Grant offered by Wells Fargo through the Wells Fargo Housing Foundation which was presented to the Power of Preservation Foundation at this year's Historic Homeowner Fair. Wells Fargo associates and their families volunteered and got some hands-on experience during our work day.

This project would not be such a success without the assistance, support, and involvement from the UTSA College of Architecture, faculty member Sue Ann Pemberton, and our volunteer contractors Victor Salas, owner of ARTchitectural Interiors, Inc.; Felix Ziga, former UTSA student; and Joseph Villarreal with Bartlett Cocke and former UTSA student.

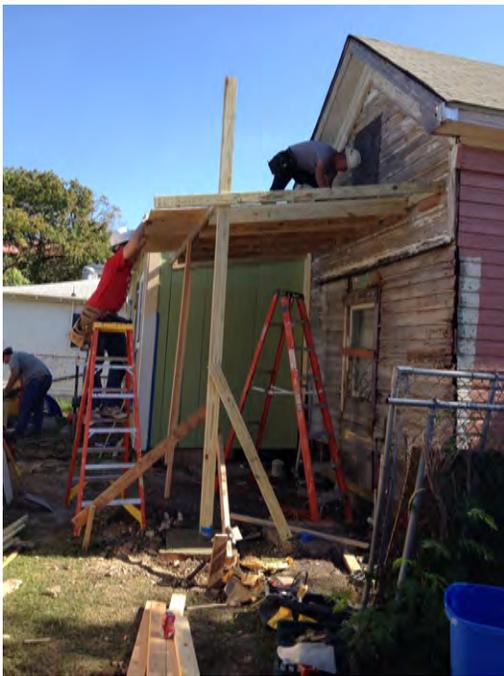
If you are interested in volunteering or sponsoring future S.T.A.R. events please contact Adriana Ziga at 210.207.0166 or [adriana.ziga@sanantonio.gov](mailto:adriana.ziga@sanantonio.gov).



BEFORE



The existing porch was rotten, the roof severely deteriorated and the original columns had been replaced. Students demolished the front porch and replaced it with a new structure.



The rear porch was poorly structured, structurally unsound and in danger of collapsing. Students demolished the existing porch and rebuilt it with proper structural members and supports. Afterwards, the roof shingles and flashing were installed.



Students also installed missing siding and trim on a small rear addition. Afterwards, the exterior of the house was scraped, sanded and painted.

1411 El Paso St.



**S.T.A.R.**

STUDENTS TOGETHER ACHIEVING REVITALIZATION



Once the work was completed students expressed a sense of accomplishment and pride on their work. Some also expressed interest in returning next time as house leaders. A group of students was so excited about the project that has organized a mini-workday to complete the work at 1411 El Paso.

## *Local News and Events*

---

### *Competitive Archaeological Internship Announced*

The Ancient Southwest Texas Project of Texas State University announces the Eagle Nest Canyon Expedition to be held from January-June 2014 in the Lower Pecos Canyonlands in Val Verde County, Texas. The project will include investigating the human and natural history of a storied box canyon off the Rio Grande frequented by hunter-gatherers for over 13,000 years. Tasks will involve small-scale excavation, cutting-edge documentation, and multi-disciplinary scientific sampling in dry rock shelters and open plant-baking sites. Field laboratory, digital data management, conservation, archaeological experimentation, and public education will be integral elements.

Successful candidates should have the following qualifications:

- Recent 4-year college degree in Anthropology or related discipline
- Archaeological field and laboratory experience including at least one field school
- Demonstrated initiative and ability to thrive in rugged field conditions
- Above-average abilities in organization, critical thinking, communication, and creativity as well as a positive and cooperative attitude
- Laboratory processing and curatorial experience
- At least one dedicated internship
- Computer skills including GIS, photogrammetry, TDS, web programming, and social media
- Building trades experience
- Technical illustration
- Wilderness survival, flotation, and first aid knowledge
- Skills such as botanical, faunal, and lithic analysis, material conservation, and photography



This program promises a physical and intellectual challenge in an extraordinary setting. Room and board and \$500 monthly stipend are included. To apply, send CV and a succinct statement of interest (maximum 500 words) to Charles Koenig at [ck1286@txstate.edu](mailto:ck1286@txstate.edu). Qualified candidates will be contacted for an interview. Decisions will be made by December 15, 2013. Positions begin by January 15, 2014. A minimum commitment of 4 ½ months (through May 31, 2014) is required, with a six-month commitment preferred. For more information on the Lower Pecos Canyonlands visit [www.texasbeyondhistory.net/pecos](http://www.texasbeyondhistory.net/pecos).

## *Featured Article*

---

### **Deciphering the Guidelines: Front Yard Landscaping and Site Elements**

By Cory Edwards, OHP Planner

Each of San Antonio's 12 residential historic districts are a unique placeholder in time. Residents and tourists alike are able to enjoy these districts and gain understanding of what domestic life in San Antonio was once like. For most people, historic properties are viewed from the public domain, making those spaces which are immediately visible from streets and pedestrian walkways an important aspect in historic district preservation. Because of this, an emphasis is placed on front yard appearance in the historic and design review process.

Many residents in historic districts may be surprised to learn that the Office of Historic Preservation (OHP) requires a Certificate of Appropriateness for all landscaping and site improvements. While this is not a new regulation, only recently has OHP been able to provide clear and comprehensible guidelines to property owners regarding their front yards. In November 2012, City Council adopted the Historic Design Guidelines which are applicable to all properties that are zoned as historic. The Guidelines address a multitude of preservation-related issues. However, the chapter pertaining to site elements (aka landscaping) has perhaps gained the most public interest. By better understanding the

intent of the guidelines as they pertain to front yards, historic homeowners now have a useful tool for improving the overall quality and character of their streetscapes.



Front yards can contribute to the quality and character of historic districts; photo by Mike Pecan

This type of wood fence has historic precedence in the King William Historic District; photo courtesy of UTSA Digital Archives



#### **Respect the Context**

San Antonio's residential districts represent a broad range of historical developments. Front yards to the 19<sup>th</sup>-century homes in the King William and Lavaca historic districts inherently possess a different vernacular than the more suburban developments like Olmos Park Terrace and Monticello Park. Front yard landscaping schemes should respond to established historic patterns found within the district, and in some instances, this pattern may vary street to street. On a street which features small, front yard gardens, avoid interrupting the continuity along the street with an open lawn, wide driveway, or large gravel beds. The opposite may also apply depending on the context. On a street with predominately open lawns, avoid enclosing a front yard with fences and walls or planting dense or tall species along the sidewalk. Maintaining a consistent street edge in historic districts

improves how the historic character of the district can be interpreted by eliminating visual distractions and non-historic installations. Generally avoid the addition of inappropriate materials along the pedestrian sidewalk and parkway space such as inorganic mulch, unnatural rockscapes, or impervious paving.

### Maintain the Character

Any new site elements introduced to the front yard should be appropriate and consistent with the style and



Maintaining the character of historic front yards creates cohesive and distinctive neighborhoods

character of the house and/or the historic district. For instance, front yard fences, where appropriate within the context of the district, should be designed based on either historic precedent or should reference the architectural style and materials of the house. Similarly, new paving such as walkways and driveways should correspond to historic precedents found in the neighborhood. For instance, avoid installing large concrete driveways in a district where modest gravel or ribbon driveways are more common. Materials in general should respond to the unique character of the property. Don't be sold on modern, mass-produced products such as interlocking pavers and faux stone blocks which are not recommended.

### Plant Smarter

San Antonio has a warm, temperate climate that supports a diverse palate of plant species and allows for almost year-round green. In small front yards or side yards, a densely-planted garden could potentially provide interest throughout all four seasons. In larger yards that have traditionally featured open lawn areas with turf grass, homeowners may find it difficult or impractical to maintain an attractive lawn year-round. In many instances, low-growing or spreading native species are a suitable replacement for turf grass and are more resistant to seasonal extremes.

As infrastructure demands of an ever-growing city continue to strain our finite water sources, water conservation is at the forefront of today's landscaping conversation. The implementation of xeric and low-maintenance landscapes is nothing new to San Antonio. Native species were incorporated in front yard landscaping schemes long before the introduction of modern-day irrigation. The City of San Antonio maintains an appendix of native plants which all thrive in our local climate. The appendix is available at:

<https://webapps1.sanantonio.gov/dsddocumentcentral/upload/Appendix%20E.pdf>

For more specific guidance, take a stroll down WaterSaver Lane at:

<https://www.saws.org/conservation/outdoor/WaterSaverLane/index.cfm>.

San Antonio Water System (SAWS) provides several xeriscaping schemes that are all eligible for the WaterSaver Landscape Rebate program. For questions regarding the Historic Guidelines, contact Cory Edwards at 210.207.1496 or [cory.edwards@sanantonio.gov](mailto:cory.edwards@sanantonio.gov).

Front yards can be kept low-maintenance by incorporating low-growing and spreading species versus traditional turf



## *Preservation Partner Profile*

---



Claudia Guerra is the Program Coordinator for the Center for Cultural Sustainability (CCS), a research center housed in the College of Architecture at UTSA. The CCS explores the continuity of the cultural systems of human existence and the common identities of heritage that bind people to place. Through the CCS's initiatives, Ms. Guerra has been involved with preservation and heritage projects that range from a study of energy efficiency in historic San Antonio homes to managing a team developing a curriculum for the San Juan Mission Demonstration Farm. Her own research considers the interaction between spirit of place and spirit of people, with a focus on Hispanic and Latino communities. Her current research includes a survey of hand-painted signage on historic buildings on San Antonio's Westside.

A San Antonio native, Ms. Guerra lived in New York City for 17 years before returning to San Antonio in 2005. In New York she was responsible for marketing numerous architectural publishing efforts, including a re-issue of the historic 1<sup>st</sup> Edition of *Architectural Graphics Standards*, *The Smithsonian Guide to America*, and the *National Trust Guide for Architecture* and *History Travelers*. Ms. Guerra currently chairs the Historic Preservation Committee for the

Alta Vista Neighborhood Association, and is a member of the San Antonio Conservation Society. For the last year and a half Ms. Guerra has been a volunteer working with the Westside Preservation Alliance to seek landmark designation for the Westside and has been involved in bringing awareness to the importance of identifying and preserving buildings which are important to Mexican-American heritage, including the Univision Building. She currently serves on the planning committee for the San Antonio Latino Legacy Summit which will unveil the National Park's "American Latinos and the Making of the United States Theme Study" in San Antonio in early 2014. To learn more about the Center for Cultural Sustainability, visit <http://ccs.utsa.edu/contact/index.html>.



# Preservation Advocacy

---

## PRESERVATION *Action*

**Note from OHP:** The mission of Preservation Action is to make historic preservation a national priority by advocating to all branches of the federal government for sound preservation policy and programs through a grassroots constituency empowered with information, training, and through direct contact with elected representatives. What happens in Washington directly impacts the work we do at the local level: grant funding to Certified Local Governments, Preserve America and Save America's Treasures programs, federal rehabilitation tax credit policy, etc. This feature is intended to provide information to those who are interested about the status of current national legislative priorities within the preservation movement. For more information about Preservation Action or current issues on the national legislative agenda or for information about becoming a member, visit [www.preservationaction.org](http://www.preservationaction.org) or contact Shanon Miller at [shanon.miller@sanantonio.gov](mailto:shanon.miller@sanantonio.gov). [Click here](#) for the latest legislative updates from Preservation Action.



### *“Know this Place?” Contest!*

If you can correctly identify this building in San Antonio, e-mail Nicholas Fuqua at [nicholas.fuqua@sanantonio.gov](mailto:nicholas.fuqua@sanantonio.gov). The randomly chosen winner will be notified by Friday, December 13, and will win a complimentary pass for two to one of our popular **Go! Historic SA Guided Tours**. Please put “Know This Place?” in the subject line of the e-mail. Good luck!

### *All New Limited Edition “Know This Place?” T-Shirts*

Get your *Know This Place?* t-shirt today! The OHP is now offering the second design in a new series of *Know This Place?* t-shirts highlighting historic sites in San Antonio. This all new design features the beautiful old Lone Star Brewery Building, now the San Antonio Museum of Art, and is only available while supplies last. Get it while it's here! Look out for new designs in the *Know This Place?* series in 2014. T-shirts are \$15.00. Contact the OHP at 210.215.9274 to purchase yours today!



## *Reporting Potential Violations to the Historic Building Enforcement Officer*

To help protect the City's historic resources, residents are encouraged to notify the Office of Historic Preservation's Historic Building Enforcement Officer of potential violations. To report a concern:

- 1) Gather information. Be prepared to provide the address of the property in question and a brief description of the potential violation or concern. Photographs are helpful but not necessary.
- 2) Call 210.219.2093 or email Ron Meyers, Historic Building Enforcement Officer, at [ron.meyers@sanantonio.gov](mailto:ron.meyers@sanantonio.gov) or [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) during regular business hours (7:45 am to 4:30 pm) to report your concerns. After-hours complaints should be registered by phone through 311 or by email at [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov).
- 3) You can report potential problems anonymously or provide contact information for follow-up.

## *Historic Structure Plaques*



Historic Structure Plaques are available for purchase for individual local landmarks and contributing properties within local historic districts. These plaques visually identify properties and districts that have been officially recognized by the City of San Antonio for their architectural or historical significance. They are available for purchase for \$95 and are of cast aluminum with raised silver letters on a dark grey background. The plaques are approximately 7½ inches in diameter and ¼ inch thick. Fill out an application available on our [website](#) or stop by our office to purchase yours today.

## *HPTV: Historic Preservation Television*

HPTV is back with all new episodes!  
See the show on TVSA Channel 21:

**Tuesdays @ 9:00am**  
**Wednesdays @ 1:00pm**  
**Fridays @ 7:00pm**



View current and past episodes of HPTV online at the OHP Website [here](#) (sorry, PC only). If you have a suggestion for a topic you would like to see covered on HPTV, contact Nicholas Fuqua at 210.207.0066 or [nicholas.fuqua@sanantonio.gov](mailto:nicholas.fuqua@sanantonio.gov).

### Using the Historic Design Guidelines & Standards

City of San Antonio Historic Design Guidelines & Standards  
Office of Historic Preservation

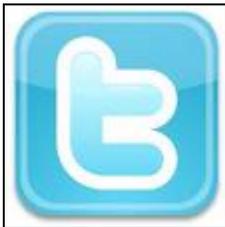


## *Historic Design Guidelines Available*

We currently have hardcopies of our Historic Design Guidelines available for purchase for \$20 each. This is a useful tool for historic property owners, contractors, and design professionals. Pick up your copy from OHP staff at 1901 S. Alamo today. The guidelines are also available to view and download for free on our [website](#).

## *Office of Historic Preservation Online!*

The Office of Historic Preservation is on Facebook! Facebook is a great resource for promoting preservation events and networking with other people in the community interested in preservation topics. Go to Facebook and search for “City of San Antonio Office of Historic Preservation” and “Power of Preservation San Antonio.”



Follow us on Twitter  
[@SA\\_Preservation](#)



Subscribe to our  
YouTube channel  
[Sapreservation](#)

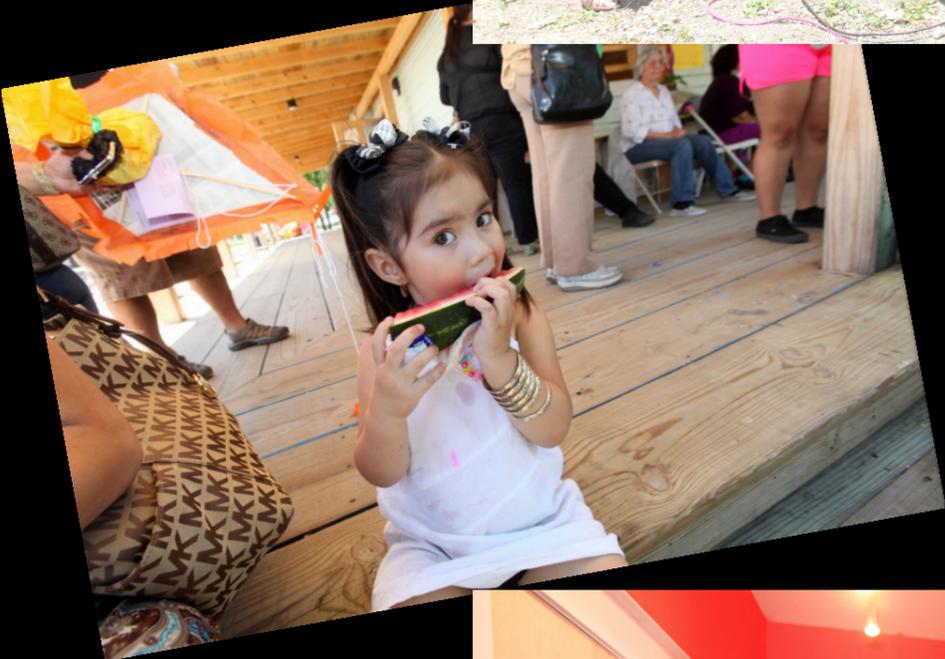


# Preservation Month 2013

## State of Preservation Announcement April 30



# Paseo por el Westside May 4



# The Amazing Preservation Race

## May 10



# Guided Tour of Hemisfair and La Villita May 14



# Amazing Preservation Race For Kids May 18



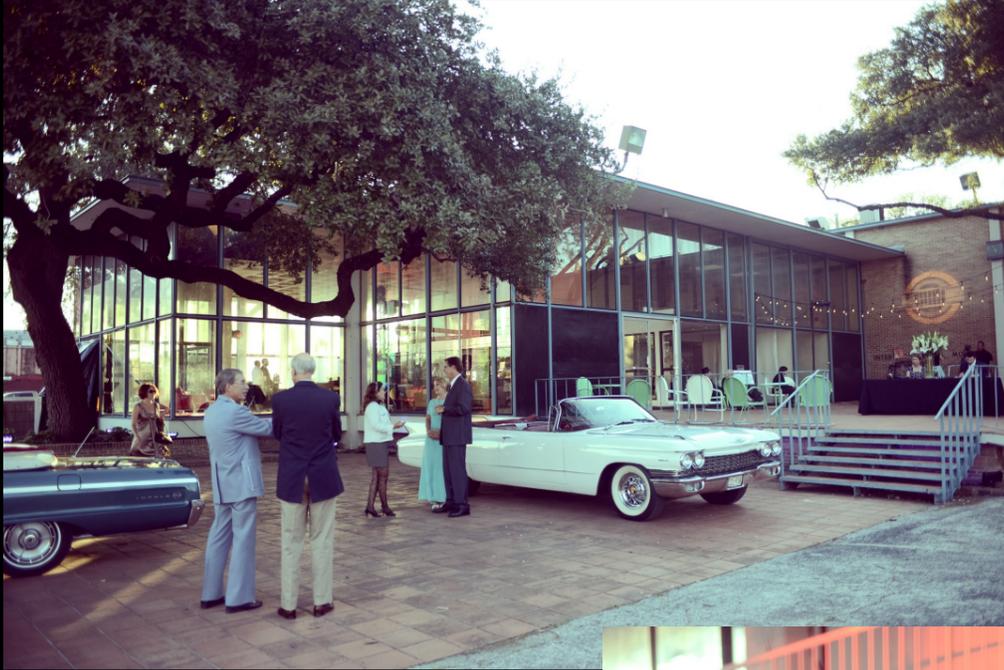
# An Evening at Cool Crest!

July 12, 2013



# PROM!

October 24, 2013

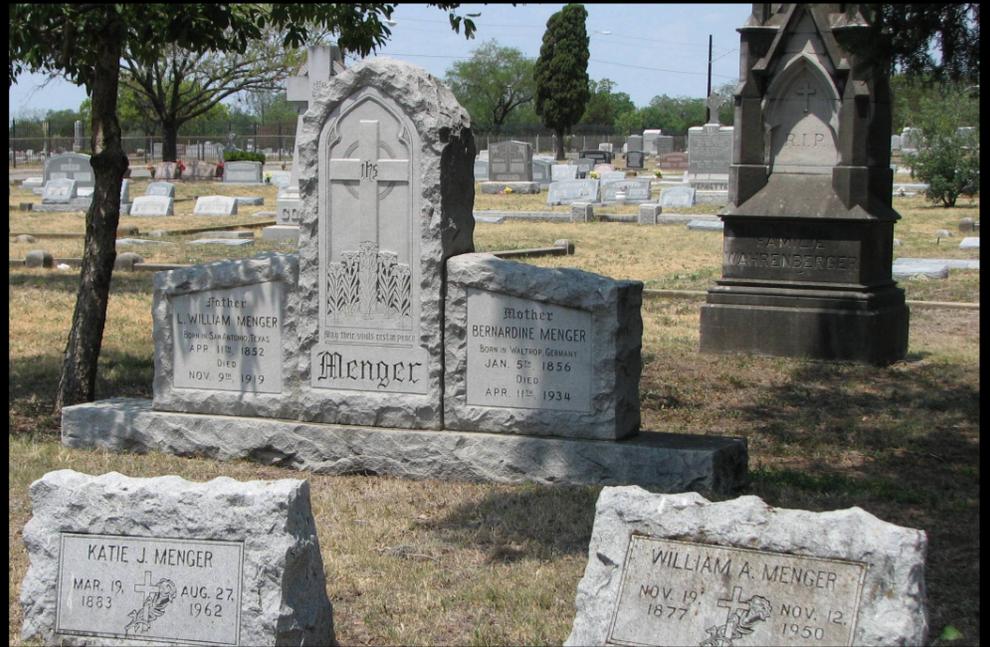


# S.T.A.R. 2013

## Knob Hill and Westside



# Go! Historic SA Guided Tours



# Historic Homeowner Fair

## November 16

