



# SAN ANTONIO

## PRESERVATION NEWSLINK

*August 2010 Edition*

### *A Message from the Historic Preservation Officer*



Educating the public about our city's built heritage and creating awareness of preservation related issues is an important part of the City of San Antonio Strategic Historic Preservation Plan and I'm excited about the many educational events the OHP will host in August, including our second annual Historic Homeowner Fair. We've partnered with a number of great organizations, businesses and individuals in order to make this year's fair both educational and fun. Check out the schedule at the end of this issue for more information on sessions and speakers. Other events in August include the unveiling of the Houston Street self-guided walking tour, a preservation networking event at Zinc on Presa Street downtown, and our next wood window restoration workshop in partnership with UTSA College of Architecture. Mark your calendars now so you don't miss any of these great opportunities to celebrate San Antonio's rich history and learn more about preserving the city's unique character.

Looking forward to the Fall, the Office of Historic Preservation will begin airing a monthly cable television show on TVSA in October. We plan to invite guests to speak on a variety of preservation topics, showcase success stories and provide practical information for owners of historic properties, as well as highlight our programs and events. I'm counting on you to help us name the new show.

I am very pleased to report that City Council has approved the long-awaited historic plaque program. Owners of local landmark buildings and residents in local historic districts will now be able to proudly display the fact that their property has been recognized as historic by the City of San Antonio. The plaque program is part of the Office of Historic Preservation's Preservation Academy. Created in May 2009, the Academy hosts educational public workshops, lectures and training sessions in an effort to enhance public understanding and awareness of matters relating to historic preservation. Recent Academy programs include a number of program in May for Historic Preservation Month, several window restoration workshops, realtor continuing education training sessions, a historic window community symposium featuring renowned preservation experts Walter Sedovic, AIA, LEED, and Rudy Christian, and our first Historic Homeowner Fair. Over 300 people attended the fair last year and we look forward to seeing you at the second annual fair on August 28th!

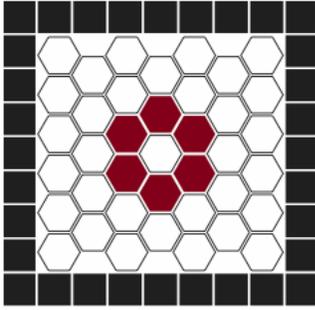
### *Historic Plaque Program*

On Thursday, August 5th, City Council voted to approve the establishment of a historic property plaque program. The program is designed to educate the public about the city's 26 local historic districts and more than 2,000 local historic landmarks by visually identifying designated properties. Owners of local historic landmarks and contributing properties within local historic districts can purchase plaques for a fee. Reserve your plaque today by calling 207-1496 or email [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov).

### **Contact Us!**

The Office of Historic Preservation is dedicated to improving public outreach and awareness of preservation issues and events in San Antonio. Please contact us at [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) for more information or to subscribe or unsubscribe to this newsletter.

*August 2010*



**HISTORIC  
HOMEOWNER  
FAIR**

**Second Annual Historic Homeowner Fair, August 28th  
at Municipal Auditorium**

Plan now to attend second annual *Office of Historic Preservation Historic Homeowner Fair* on Saturday, August 28, from 9am to 2pm at Municipal Auditorium! Last year’s fair was a great success and this year’s will be even better. The event is **free** and open to the public with free parking available at the First Baptist Church riverfront lot.

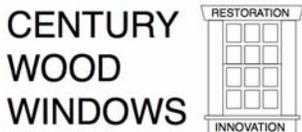
Homeowners will learn the best way to care for an older home and how to preserve its value for future generations to enjoy. Educational sessions include: sustainability and older homes, preservation theory, grass roots advocacy, appropriate landscaping in historic areas, tax incentives and financial assistance available to owners of historic properties, restoring wood windows, making appropriate repairs and additions to older properties, and much more. **For a complete listing of the sessions see the event schedule included with this newsletter.**

Professionals specializing in historic homes will host a variety of workshops throughout the day and the Exhibitor’s Hall will feature products and services of interest to owners of older homes. Graduate students and professors from UTSA will offer an opportunity to “Ask an Architect” about your rehab plans and architectural historians will be on hand to help you learn more about your historic home. **Bring photos of your home and project ideas to take advantage of these great opportunities.**

This family friendly event will include fun activities for children of all ages hosted by the Children’s Museum, Jefferson High School Architecture Students and the UTSA Historic Preservation Student Association. Drawings for door prizes will be held throughout the day. Tell your neighbors, friends, and family about his great opportunity for anyone with an interest in older homes and neighborhoods, sustainable living, or San Antonio’s rich architectural history. We look forward to seeing you August 28<sup>th</sup>. For more information call (210) 207-1496 or email [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov).

**There is still time for businesses, professionals and organizations to become Historic Homeowner Fair Exhibitors!** The booth registration fee is just \$75. Return the form included at the end of this newsletter or contact Amy Unger (207-1496) at the Office of Historic Preservation for reservations.

We’d like to thank our 2010 Historic Homeowner Fair sponsors:



**Alamo Hardwoods**



*Institute of Classical Architecture  
&  
Classical America  
Texas Chapter*



**SEVENTH  
GENERATION  
DESIGN, INC.**



**American Homecraft**





## ***Window Restoration Workshop***

The Office of Historic Preservation and the UTSA College of Architecture will offer a ***Wood Window Restoration Workshop*** on **August 20th and 21st**. The workshop is open to homeowners, contractors, and students and is designed to teach the basics of wood window care and repair. Participants will have a hands-on opportunity to rehabilitate existing windows and gain valuable knowledge about wood window restoration.

Homeowners register for a one-day course and professionals, contractors, and students register for a two-day course with certification. To download a registration form

click here: [Window Workshop Registration Form](#). For more information click [Window Workshop Flyer](#) or call Elizabeth Porterfield at 207-3327 or email [elizabeth.porterfield@sanantonio.gov](mailto:elizabeth.porterfield@sanantonio.gov).

## ***New Life for the Niesner Building***

After sitting vacant for nearly 20 years, the former Neisner Department Store at the corner of Broadway and Houston has been successfully rehabilitated as a TownPlace Suites hotel and is now open for business.

Built in 1948 and designed by celebrated local architects Atlee B. Ayres and Robert Ayres, the building's sleek lines and curved façade reflected the popularity of the Moderne style in commercial architecture built during the 1930s and 40s.



Andrés Andújar and the Parsons firm oversaw the rehabilitation of this local landmark building for owner Nick Naik of SAT Neisner LLC. The architects successfully expanded the building's square footage in a manner consistent with the *Secretary of the Interiors Standards for Rehabilitation*. The original Ayres and Ayres design is preserved and a new upper story complements the original design but is clearly differentiated from the historic building.

## ***Endangered: Lerma's Nite Club***



*Photo by Reyes Accordions*

*"We have already lost the Mission Drive-In and La Gloria, and if we continue this process San Antonio will lose those memorable places which make our city what it is. A city of unique culture."*

*— Jenn Alva, quoted in the San Antonio Express-News*

Lerma's Nite Club, the storied Westside dance hall, is in danger of being lost forever. A surprise inspection by the City revealed a number of code violations and structural problems in the circa 1940 building. The City's Housing and Neighborhood Services Department recommended demolition of the popular music club, where conjunto legends such as Henry Zimmerle, Santiago Jimenez Sr. and Valerio Longoria once played, scenes from the

movie Selena were filmed and San Antonians have danced to live music for more than 60 years. The City's Dangerous Structure Determination Board (DSDB) has given owner Gilbert Garcia until the end of September to provide a plan to bring the building up to code and prove that he has the funds to make the necessary repairs. Garcia is hoping to raise money through fundraising efforts and donations in an effort to save this important Westside institution.

When we talk about historic landmark buildings, people often think of the grand Victorian mansions of King William or the city's ornate commercial buildings designed by celebrated architects such as Atlee Ayres or Alfred Giles. But architectural significance is just one measure of a building's importance to a community. Buildings, structures and landscapes can be meaningful for a variety of reasons and in a number of ways. In Lerma's case, the special place the nightclub occupies in the history of conjunto music and in San Antonio's cultural community makes this building worthy of preservation.

The meaningful place that Lerma's occupies in the memories of many citizens was clear at the meeting of the DSDB. More than twenty citizens spoke passionately in opposition to demolition, expressing the importance of the club to them as individuals, to the community and to conjunto music. To learn more about the Lerma's case and the special meaning this place embodies for many people, see below:

**[SA Current story about Lerma's](#)**

**[San Antonio Express-News story about Lerma's](#)**

## ***Layers of History: Houston Street Kiosks To Be Unveiled August 11th***

Come celebrate the unveiling of a new self-guided walking tour of historic Houston Street. The ceremony will be held August 11th at 10:00 am at Kiosk No. 1 at Houston Street and Alamo Plaza (next to the Gibbs Building/Federal Courthouse Building). Funded by a grant from the U.S. General Services Administration Good Neighbor Program and produced by the City's Office of Historic Preservation and Downtown Operations Department, this adaptive reuse project reutilizes former telephone kiosks downtown along Houston Street. The series of eight kiosks between N. Alamo and N. Santa Rosa Streets are now equipped with informative panels highlighting the history and architecture of Houston Street. OHP staff architectural historian Elizabeth Porterfield conducted extensive research while preparing the text for these interpretative kiosks. Be sure to take advantage of this great way to learn about the buildings that make Houston Street one of the city's most historic corridors. For more information on the Houston Street Kiosks see last month's OHP newsletter: [July Newsletter](#)

## ***Preservation Networking Event August 18th at Zinc***

Join the Office of Historic Preservation Wednesday, August 18th, at 5:30pm for a preservation networking event at Zinc Champagne & Wine Bar in the historic Texas Banner Building at 207 N. Presa. At the event, architect Charles John will share his plans for rehabilitation of the adjacent historic building at 301 W Market.

### **Concepcion Acequia Discovery**

On July 20th an exciting discovery was made when workers found what archaeologists believe is a nearly 300-year-old section of the Concepcion acequia. PBS&J, an Austin firm hired to conduct archaeological work as part of the permitting process for construction of a portion of the Mission Trails hike-and-bike path, made the discovery about a half mile north of Mission Concepcion. Archaeologists had suspected that part of the acequia had once flowed in the area east of Roosevelt Park, near Roosevelt Avenue and Whittier Street, but had not confirmed its exact location.



*Casey Hanson, an archaeologist with PBS&J, in the trench where evidence of the Concepcion acequia was uncovered and artifacts found.*

After digging several feet down into the soil, workers uncovered evidence of the acequia that continued below 11 feet. The waterway was built during the 1700s to carry water to the fields associated with the Spanish missions. In a *San Antonio Express-News* article about the discovery, City Archaeologist, Kay Hindes said that, “This area was all farmland for the mission. The acequia may have had an eastern, middle and western branch, and we believe this might have been part of the western branch. Hindes describes the Concepcion acequia as one of the oldest, largest, and least known of the Spanish acequias. In fact, she says, archival records indicate that the Concepcion acequia was so large that the Spanish padres actually used boats to travel along its length.

Though workers did not dig deep enough to uncover artifacts from the 1700s, a number of important objects from the 1800s were found, including a number of unbroken bottles and an unusual stoneware pitcher. The pitcher, which Hindes believes was German in origin and likely used for beer, probably dates to the mid 1800s. To read the full *Express-News* story about this significant discovery click here: [Historic Acequia](#).



### **Help the OHP Name Its New Cable Show and Win a Prize!**

The OHP will debut its new half hour cable show in October and we are asking you to help us name the show. With the cable show we will highlight historic districts and properties, look at preservation success stories, invite guests to address topics of interest to historic property owners and inform the public about local, state and national preservation issues, challenges and opportunities. We need a clever name for our show! Email your ideas to [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) or mail them to the Office of Historic Preservation, 1901 S. Alamo, San Antonio, TX 78204, by Friday, August 27th.

***Eastside Guided Running Tour a Success***

In celebration of the grand re-opening of the Hays Street Bridge, the Office of Historic Preservation hosted a guided running tour of San Antonio’s historic Eastside. OHP staff members and volunteers led runners on a 3 mile run, stopping at 6 locations along the way. After starting at the historic Carver Cultural Community Center, runners visited the National Cemetery and Dignowity Hill before stopping at the Hays Street Bridge to enjoy the great views of the downtown skyline. Then it was off to Healy Murphy Historic District, Ellis Alley and Sunset Station before returning to the Carver Center. More than 45 runners and walkers participated in this fun and healthy way to learn about the city’s historic neighborhoods. The run was the fourth in a series put together by the OHP senior planner Anna Glover. Watch for more runs in the near future and email us your ideas for new runs!



Click here to read more about the event and watch a time lapse video of the run: [Eastside History Run](#)

***The Hays Street Bridge is Now Open!***



*Photos from the Hays Street Bridge grand opening ceremony July 20th by Fred Gonzales*



***Understanding the “Renovation, Repair, and Painting Rule” for Lead Paint***

On April 22, 2010, a new rule for lead paint by the Environmental Protection Agency went into effect. This rule poses the potential for confusion among homeowners and contractors who work on historic homes. To stem that confusion, the National Trust for Historic Preservation has pulled together a Lead Paint Guide that breaks down and explains what the new rule does and does not mean. For a quick description of the new “renovation, repair, and painting rule,” [read the blog post](#) on PreservationNation.org. [Visit the Lead Paint Guide](#) for frequently asked questions for homeowners, contractors, non-profits/SHPOs/THPOs, interviews with experts, and a [tip sheet](#) that includes ten lead safe practices.

## ***Federal Historic Preservation Issues Provided by Erik Hein, President, 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 and 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 Americas 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. The information included is the status as of Friday, August 6, 2010.*

*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 Peterson Wasielewski.*

### **Major Milestone: HPF Measure Passes House in CLEAR Act**

In an historic moment, last Friday evening (July 30th), the House passed the Consolidated Land Energy and Aquatic Resources Act of 2009 (H.R. 3534), which included a provision that would provide 40 years of full and permanent appropriations for the Historic Preservation Fund. The vote was 209 to 193.

This is a major victory for historic preservation, and the advocacy of Preservation Action, its membership, and its allies, particularly the National Conference of State Historic Preservation Officers (NCSHPO), the National Trust for Historic Preservation and our Coalition For Full Funding of the HPF, helped to play an important role.

Unfortunately the track for full HPF funding in the Senate is very unclear. Initially, the Senate was set to take up a similar energy and oil spill response bill, [S. 3663](#), however, Senate Majority Leader Harry Reid (D-NV) was forced to postpone any action on the measure until after the summer recess. Similar to the CLEAR Act, the bill included full funding for the Land and Water Conservation Fund (LWCF), however it did not include full funding for the HPF. A major advocacy effort was unleashed to convince Sen. Reid to include the provision and to drum up support in the rest of the Senate.

With the Senate bill postponed, Preservation Action is asking its members to continue pushing their Senators to support and/or champion the inclusion of HPF funding in S. 3663, and to ask Sen. Reid to add it to his bill in September. Suggested amendment language can be found [here](#).

For one-pagers, talking points and more information about the Historic Preservation Fund, visit [www.preservationaction.org/hpf.htm](http://www.preservationaction.org/hpf.htm).

### **GAO Report Critical of NAGRA Compliance**

Last month, the US Government Accountability Office (GAO) issued a substantial report highly critical of the compliance of key federal agencies with the Native American Graves and Repatriation Act (NAGPRA). According to the report, after 20 years, "key federal agencies still have not complied with the act for their historical collections acquired on or before NAGPRA's enactment." The National Association of Tribal Historic Preservation Officers (NATHPO) says:

"... Congress enacted NAGPRA in 1990 to protect indigenous human remains and funerary objects. The law also requires federal agencies and institutions that receive federal funding to return Native American human remains and cultural items to their respective families and tribal homelands. The agencies and museums are required to take inventory and notify tribes about their collections and work in collaboration with tribes in determining a cultural link to the remains or objects. But some federal agencies have not identified or reported all the remains or cultural items in their possession, according to the GAO report."

Download the full report [here](#).



## ACTION ITEM...



*"Even in times of crisis, we're called to take the long view to preserve our national heritage — because in doing so we fulfill one of the responsibilities that falls to all of us as Americans, and as inhabitants of this same small planet." - President Obama, April 16th, 2010.*

**To preserve our national heritage, historic preservation IS and MUST BE an integral part of the AGO initiative. Our national heritage is defined by a continuum of both natural and cultural resources.**

## What Can You Do To Make Sure Preservation Is An Integral Part of the America's Great Outdoors Initiative?

1. Attend a listening session in your area. The schedule has been rapidly changing, but you can visit the [AGO website](#) regularly for more information. Or you can also visit our AGO [web page](#) where we will post information as it becomes available.
2. [Register and provide your input directly online](#). Fast and painless, this is something all of us can do!

[www.preservationaction.org/ago.htm](http://www.preservationaction.org/ago.htm)

*For a complete update on the status of preservation-related legislation currently before congress, visit <http://www.preservationaction.org/states/07.30.2010.htm>*

### ***Preserve America Workshop in New Braunfels***

The Texas Historical Commission Main Street Program is proud to announce that two nationally acclaimed preservation professionals will be leading the August 19, 2010, Preserve America Workshop. Included as part of summer training, city planner Nicholas Kalogeresis of The Lakota Group in Chicago, and Darius Bryjka of B-W Consultants in Springfield, Illinois, will lead this day long seminar. The workshop will cover a variety of important preservation topics. The City of New Braunfels will be hosting the summer training and there will be no charge. The workshop will be open to the public, so invite your local building officials, city managers/planners, and local preservation volunteers or staff.

**When: Thursday, August 19th, 2010**

**Time: 9 a.m. to 5 p.m.**

**Where: Seekatz Opera House, 265 W. San Antonio Street, New Braunfels, TX.**

### ***2010 National Preservation Conference | October 27th – 30th | Austin, TX***

**Join hundreds of grass-roots volunteers, skilled professionals, and preservation experts exploring preservation today** — Prepare yourself for a completely new National Preservation Conference experience! To complement the future-focused Austin theme, the National Trust for Historic Preservation has planned dynamic new programs that encourage conversation and interaction and spotlight 21st-century preservation imperatives. The conference will focus on the conventional and the controversial issues that arise every day and share the most effective tools and practices for fostering preservation in any community. With the conference so close to home this year, it's a great opportunity to attend this wonderful training and learning event. Please visit the National Trust's website at: <http://www.preservationnation.org/resources/training/npc/> for more information.

### ***Mayor Julián Castro to Speak at Advocacy Luncheon at National Conference***

Mayor Castro will be the featured speaker at an advocacy luncheon to be held October 28<sup>th</sup>, 2010, from 12:00-1:15 p.m. as part of the National Preservation Conference in Austin. The Mayor will speak about the value of historic preservation and the powerful voice of the grassroots advocate. Advocacy for sound preservation policy has enabled preservationists to secure the creation of preservation programs that create jobs, more sustainable communities and leverage billions in investment due to federal, state, and local tax incentives. See <http://www.preservationnation.org/resources/training/npc/> for more information.

***We're on the web:***



Check out the historic preservation blog on the San Antonio Express-News website at

<http://voices.mysanantonio.com/swasielewski/>



The Office of Historic Preservation is on Facebook! Click the Facebook icon to add us as your friend. Facebook is a great resource for promoting preservation events and networking with other people in the community interested in preservation topics. If you are unable to open the link, simply login to [www.facebook.com](http://www.facebook.com) and search for "City of San Antonio Office of Historic Preservation".

Please visit our new website at [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic). Updates and improvements are being made continuously.



### ***Historic House Rescue List***

The Office of Historic Preservation maintains a list of individuals or organizations that are interested in acquiring endangered historic properties in need of repair and rehabilitation. If you are interested in more details about this list or would like to be added to the list to be notified about potential properties that require assistance, please contact Larry Gutierrez at 207-7902 or email [larry.gutierrez@sanantonio.gov](mailto:larry.gutierrez@sanantonio.gov).

### ***Featured properties:***



**902 Quincy**



**816 Quincy**



**820 Quincy**

Sponsors:

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# 2010 Historic Homeowner Fair

August 28th

9:00am - 2:00pm

Municipal Auditorium

UTSA

College of Architecture



Alamo Hardwoods



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LUMBER & HARDWARE



SEVENTH  
GENERATION  
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&  
Classical America  
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Fine Residences & Remodeling

9: 00 AM Main Auditorium Opening Plenary presented by Shanon Peterson Wasielewski, City of San Antonio Historic Preservation Officer				
Time	West Wing	East Wing	Lower Level Demonstration Space	Lower Level Kids Space
9:30 AM	Working with the Office of Historic Preservation Preservation Guidelines and the OHP Review Process Rick Lewis, <i>UTSA</i> Anna Glover, <i>OHP</i>	Financing and Incentives for Historic Homeowners Elizabeth Porterfield, <i>OHP</i> Mario Mendiola, <i>Bank of America</i> Joe Barfield, <i>Keller Williams Realty</i>	Choosing Historically Appropriate Materials J. R. Huebinger <i>Alamo Hardwoods</i>	Kids Activities w/ UTSA Historic Preservation Students Association
10:20 AM	break	break	break	break
10:30 AM	Sustainable Building Practices and Programs Aaron Stein, <i>Build San Antonio Green</i> Dan Kahn, <i>CPS Energy</i>	Think Nationally, Act Locally Preservation Issues and Local Advocacy Opportunities Krista Gebbia, <i>Preservation Texas</i> Shanon Peterson Wasielewski, <i>AICP, OHP</i>	Repairing and Restoring Historic Wood Windows Victor Salas <i>ARTchitectural Interiors</i>	Kids Activities w/ The San Antonio Children's Museum
11:20 AM	break	break	break	break
11:30 AM	Green Retrofit Case Study: The Nix House Roy Pachecano	Working with the Office of Historic Preservation Preservation Guidelines and the OHP Review Process Rick Lewis, <i>UTSA</i> Anna Glover, <i>OHP</i>	Rehabbing Historic Interiors Ed Garza	Kids Activities w/ The San Antonio Children's Museum
12:20 PM	break	break	break	break
12:30 PM	Sustainable Landscaping in Historic Areas Mark Bird, <i>City Arborist</i> Mike Pecen, MLA, Associate ASLA, LEED-AP, <i>Mike Pecen Landscape Studio</i> Mark Peterson, <i>SAWS</i>	Appropriate Additions and Infill in Historic Areas Scott Carpenter, AIA <i>Seventh Generation Design</i> John Speegle <i>Speegle Davis Architects</i>	Where to Start, What to Expect Expert Advice on Historic Home Rehabilitation Sue Ann Pemberton, FAIA, <i>UTSA</i>	Kids Activities w/ Jefferson High School Architecture Students

Free parking available at the First Baptist Church riverfront lot