

# SAN ANTONIO PRESERVATION NEWSLINK

*December 2009 Edition*



*Happy Holidays from the  
Office of Historic Preservation!*

*Thank you everyone involved in preservation in San Antonio for  
making 2009 a year of great accomplishments.*



**Realtor Training - Historic House Specialist**  
**Tuesday, December 15<sup>th</sup> 9:00 am to 4:00 pm**  
**1901 S. Alamo, Training Rooms A & B**  
**TREC # 06-00-061-8153 Provider # 0008**

This course is open to realtors and the general public by registration only. Anyone interested in historic real estate is welcome to register to attend. The City of San Antonio has 25 historic districts and over 2,000 individually landmarked properties. Selling homes in a historic district presents its own set of challenges and opportunities unique to San Antonio. This course will teach you to research historic properties, identify important architectural features and materials, and explain the economics involved in historic properties. You will learn how to market a historic home and highlight some of the benefits of owning a historic property. The City's Office of Historic Preservation will also discuss what it means to own a historic home in terms of rehabilitation and alterations and the permitting process. 6 MCE hours, no legal credit. To register for the class, please contact SABOR at (210) 593-1200 or [dina@sabor.com](mailto:dina@sabor.com).



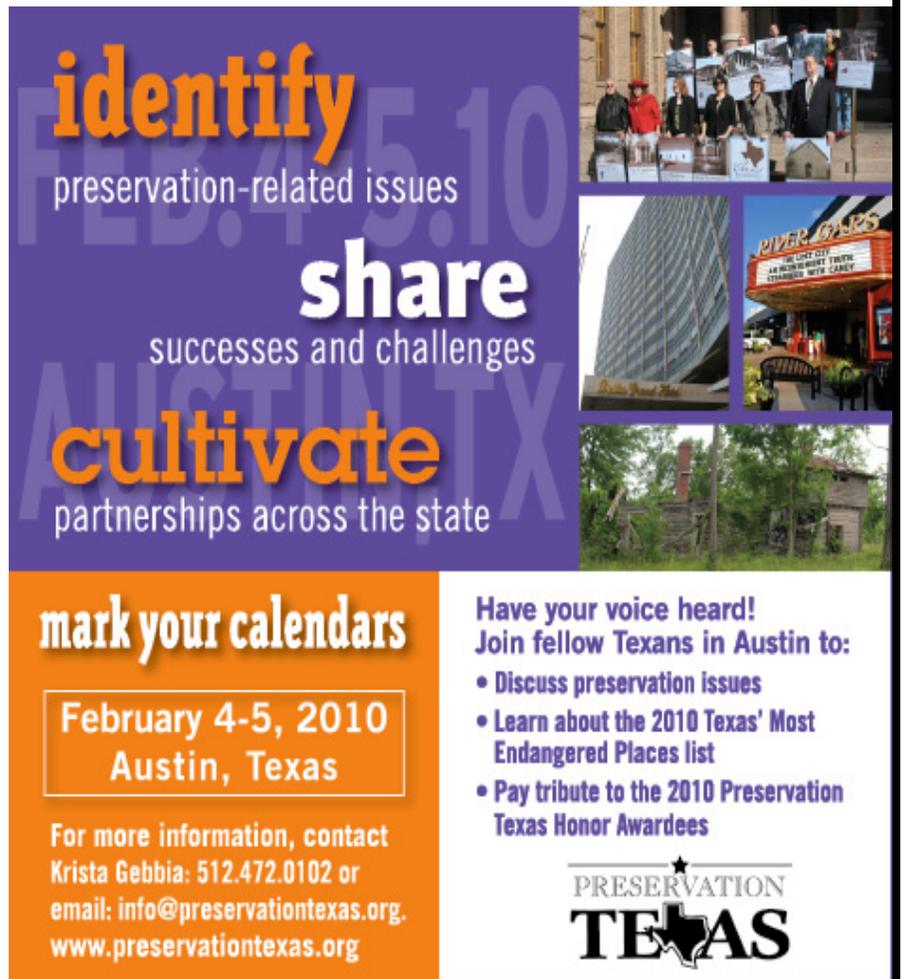
**Save the Date! Preservation Networking Event**  
**Tuesday, December 15<sup>th</sup> 5:00 pm**  
**Lisa's Mexican Restaurant – 815 Bandera Rd.**

Join us for another networking event for local preservationists. This event is open to anyone interested in preservation. Take this opportunity to view some of the great historic homes in Monticello Park Historic District and meet the local HDRC Commissioner. There will be specials on drinks and appetizers from 5:00 pm – 7:00 pm. For more information, please contact Molly Matthews at the Office of Historic Preservation at 207-1460.

## Preservation Texas Summit Austin, TX Feb 4-5, 2010

The Office of Historic Preservation is proud to participate in the preservation summit held in the Texas State Capitol. The Preservation Summit is an opportunity to identify issues related to the preservation of the historic built environment, develop strategic approaches and solutions to the issues, and to cultivate partnerships across the state. The Summit is not a conference with presentations and question/answer sessions; it is a dynamic format that is to be inclusive, to promote the exchange of preservation experiences. During the Summit, Preservation Texas will also host the Annual Membership Meeting and will announce the Texas' Most Endangered Places List.

[Preservation Texas](#)



**identify**  
preservation-related issues

**share**  
successes and challenges

**cultivate**  
partnerships across the state

**mark your calendars**

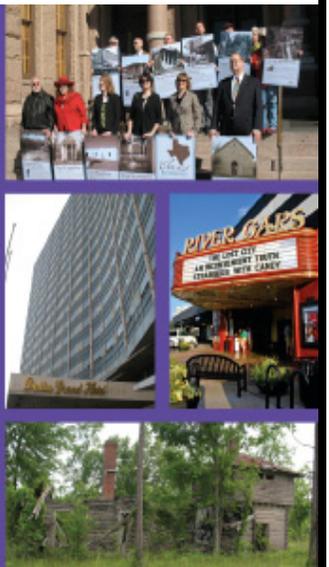
**February 4-5, 2010**  
**Austin, Texas**

For more information, contact  
Krista Gebbia: 512.472.0102 or  
email: [info@preservationtexas.org](mailto:info@preservationtexas.org).  
[www.preservationtexas.org](http://www.preservationtexas.org)

Have your voice heard!  
Join fellow Texans in Austin to:

- Discuss preservation issues
- Learn about the 2010 Texas' Most Endangered Places list
- Pay tribute to the 2010 Preservation Texas Honor Awardees

PRESERVATION  
**TEXAS**



## Self-guided tours of San Antonio



Check out the neighborhood discovery tours available online at [www.saculturaltours.com](http://www.saculturaltours.com). The tours feature Downtown River North, the Westside, and the Eastside. Each tour features restaurants, arts and culture, people, landmarks, and local shops in the neighborhood. This is a great opportunity to explore San Antonio's rich cultural heritage throughout the city. The tours are free of charge and available to download or view online at [www.saculturaltours.com](http://www.saculturaltours.com).

## The San Antonio Neighborhood Film Project

The Office of Cultural Affairs and the San Antonio Film Commission is sponsoring **The San Antonio Neighborhood Film Project** to celebrate the opening of three new neighborhood discovery tours. The three tours are the Westside "Murals y Más" tour; the Eastside "Echoes of the Eastside" tour; and the "Downtown North River" tour stretching from downtown to the new Museum Reach river extension. The tours are available at [www.saculturaltours.com](http://www.saculturaltours.com). The San Antonio Film Project is a film competition for local student and non-students filmmakers to submit original pieces by February 18, 2010 that capture the flavor and authenticity of each neighborhood profiled in the tour. Many of the neighborhoods highlighted by the tours are historic, which is what contributes to the sense of place in these areas. Films can be from any genre, and range from anything from music videos to inspiring documentaries. Two prizes will be awarded for each of the three neighborhood tours: 1st prize in the Student Category is \$1000, and 1st prize in the Professional/Amateur Category is \$3000. Films will be judged by a panel of experts. Prizewinners will be announced at the screening of the films in the spring of 2010 at the San Antonio Museum of Art.



## Preservation Success Story – 627 Carson



Jerry and Wilhelmina Hansen purchased this Government Hill Historic District property in Feb 2008. This is their story of rehabilitating 627 Carson.

The house had been vacant and abandoned for years. It ended up on the monthly tax foreclosure auction at the Bexar County Courthouse. We submitted the only bid. A few months after we purchased the house we found it was declared a “dangerous structure” by the City of San Antonio and was subject to demolition. We contacted the city to assure them we would be renovating the house.

The main house is a two story structure of about 2,000 square feet living area. The rear cottage is one story with about 360 square feet living area. The existing structures were not habitable. The interiors had been gutted down to the wood walls. The following were missing: all doors, hot and cold water plumbing, gas piping, electrical wiring, cabinets, about half the windows, and flooring in most of the first floor of the main house and the rear cottage. Additionally, the house

did not have any heating, air conditioning or insulation. The roofs on both structures were partially removed apparently in preparation to reroof several years prior.

We were able to get advice and ideas from the City of San Antonio Office of Historic Preservation and the San Antonio Conservation Society. We found doors and other materials at various Habitat for Humanity Restores, including the Austin Restore (for window weights). Reproduction wood windows were made by John Hall. John has woodworking tools over 100 years old with cutting dies originally used to produce windows and siding in the early 1900's. The entire restoration took about a year to complete. On the interior of the house we added new electrical wiring, installed sheetrock, installed new/recycled doors, new kitchen cabinets, new bathroom fixtures, installed an air conditioning system, replaced missing flooring, and refinished the existing flooring where possible. The exterior work completed included replacing the roof, paint, replacing missing siding, replacing the upper porch railing, installing recycled and reproduction windows and doors, and installing skirting below siding.

The Government Hill area has been improving in the recent past with renovation work visible throughout the area. This area is close to historic Fort Sam Houston and walking distance from the Riverwalk extension/Pearl Brewery area. These are permanent attributes that will continue to enhance the desirability of properties in the Government Hill area and make renovation work a positive investment.

## Historic House Rescue List



The Office of Historic Preservation maintains a list of people interested in acquiring historic properties. Many of these properties are in a dilapidated state and require significant investment. Below are some homes that are currently available. The people on this list can be contacted regarding moving a house to a more secure location to prevent demolition or to purchase the property if the current owner cannot or does not want to maintain the property. 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 by email at [larry.gutierrez@sanantonio.gov](mailto:larry.gutierrez@sanantonio.gov).



## Walkability Impacts Home Values

San Antonio was recently ranked 32nd in a nationwide study on walkability. Among the most walkable neighborhoods in San Antonio are Tobin Hill, Downtown, and Five Points. A related study by Joseph Cortright; "Walking the Walk: How Walkability Raises Housing Values in U.S. Cities," found that homes located within walking distance of goods, services and neighborhood amenities have a higher property values. Historic districts are traditionally more walkable than newer subdivisions, which mean that investing in historic homes makes economic sense. Walkable neighborhoods have a tremendous impact on our society. The benefits of walkable communities includes better health, reduction in green

house gases, more transportation options, stronger local businesses, and a stronger sense of community, just to name a few. To find out the walk score of your home or neighborhood, go to [www.walkscore.com](http://www.walkscore.com).



## **GO GREEN!** Do you want to do something good for Planet Earth?

Interested in shrinking the size of your carbon footprint? Believe it or not, the best place to start is at home. The greenest house is the one that is already built and there are plenty of resources available in the San Antonio area to improve your historic home. Even if you only have five minutes and ten dollars, there are more ways than you might expect to go green at home.

Check out the resources and tips available online at

<http://www.preservationnation.org/issues/sustainability/> or contact Build San Antonio Green for upcoming workshops and events. They also have a list of green building professionals, rebates and incentives, and educational material available on their website at <http://www.buildsagreen.org>.



Check out the new 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 us under “City of San Antonio Office of Historic Preservation”.

## **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) or call (210) 207-1460 for more information or to subscribe or unsubscribe to this newsletter.