

SAN ANTONIO PRESERVATION NEWSLINK

August 2009 Edition



A Message from the Historic Preservation Officer, Shanon Peterson Wasielewski

Celebrate Preservation! August is the 42nd anniversary of the historic preservation ordinance in San Antonio and the Office of Historic Preservation is hosting several events over the next two months in celebration of everything that has been accomplished and of the great things to come. I am especially excited about having Don Rypkema in San Antonio. I hope you'll take advantage of this opportunity to hear him speak.

Taking care of our built environment does more than just save old buildings. It provides a sense of belonging, a collective memory and a sense of pride in our past. We support and promote historic preservation because it is about more than just saving old buildings; it is about protecting our heritage and what defines us as a country, city, and community. Preservation is not about longing for the past or resisting progress. It's about building on the past toward the future.

42nd Anniversary of the Preservation Ordinance

On August 10, 1967, City Council passed and approved an enabling ordinance that created the Board of Review for historic districts. The ordinance also set forth the rules and guidelines for creating historic districts, regulations for exterior changes to historic structures and sites and the process concerning applications for permits.

Soon thereafter, in May 1968, the City created the first local historic district, King William, and appointed the first Board of Review members: James B. Keeter, S.B. Zisman, Margaret Gething, Rayford Dobie, Robert Billa, Brooks Martin, Paul Hesson, Larry Travis, and Richard Santos. The Board advised the Director of Housing and Inspections concerning all applications for permits in the Historic District. Today the Board is known as the Historic and Design Review Commission (HDRC) and consists of eleven (11) members. The HDRC now hears cases from over 25 historic districts, six River Improvement Overlay districts and many individually designated landmarks as well as all public projects.



Strategic Plan Adopted

The City Council, with a recommendation from the Historic and Design Review Commission, adopted the Strategic Historic Preservation Plan on Thursday, August 20th. The Strategic Preservation Plan is available online at www.sanantonio.gov/historic. The plan includes recommendations in six major categories: planning, zoning, economic development, historic resources, incentives and education/advocacy. The purpose of this initiative is to create broad-based community consensus about historic preservation issues so that we are better equipped to make sound decisions about the preservation of our historic buildings, sites, and districts. The Strategic Preservation Plan provides concrete strategies to enhance the preservation program and capitalize on our unique historic resources that have a proven positive impact on economic development, heritage tourism, and quality of life. Now that the plan is adopted, the real work of implementation begins! Please contact our office at OHP@sanantonio.gov or Elizabeth Porterfield at 207-3327 for additional information.

Congratulations to San Antonio's 25th Historic District!



On August 6th, 2009, City Council passed an ordinance designating the 1400 and 1500 blocks of W. Rosewood and W. Lynwood as the **Keystone Park Historic District**, the 25th local historic district within the city. The area is located slightly east of Fredericksburg Road and south of Hildebrand on the near northwest side. Originally known as Keystone Park Addition, the neighborhood was platted between 1908 and 1910 by Clifton George.

Little growth occurred, however, until the 1920s when developer L.E. Fite began construction of homes. Fite, the so called "Sub Division Man" of San Antonio, was a prolific developer in the early 20th century and was responsible for 29 subdivisions around the city. The Keystone Park Historic District is composed primarily of Tudor Revival style homes featuring dominant cross gables on the façades, steeply pitched roofs, large chimneys, and arched entryways. The district remains a cohesive reflection of early 20th century residential development unified by architectural style.

Preservation Success Story



People throughout San Antonio are working to rehabilitate historic properties (some in extreme disrepair due to a sudden act or from long-term deterioration) that have significance to the community. The Office of Historic Preservation plans to bring you those stories. For example, we would like to congratulate Elizabeth Llanas, the property owner of 421 Cedar, and Jose Garcia De Lara, the project architect, for their dedication to the tremendous success story at 421 Cedar Street. The home in the King William Historic District suffered extensive damage during a fire in 2008. Rather than demolish the house, many rallied together to protect it. The San Antonio Conservation Society immediately stepped in and paid a structural engineer to assess the structure. Neighbors and many others, including Councilwoman Cisneros and her staff, assisted the property owner with her efforts to restore the home. The completion of an extensive rehabilitation process is nearly finished, which shows that even homes that are considered by some to be “lost” can be saved and preserved for generations to come—contributing to the neighborhood once again.



Historic Homeowner Fair **Saturday, August 29th 9:00 am – 1:00 pm** **Municipal Auditorium**

Finally! Resources for historic preservation will be in one place at one time! If you have ever considered purchasing a historic home or you currently own a historic home and need ideas and advice for your historic property, attending this event is a must. The Fair will include many sessions of interest to historic property owners. The full schedule is included below. Also part of the event is an Exhibitors’ Fair with products and services of interest to historic homeowners. The purpose of the

Fair is to give citizens and professionals an opportunity to interact and discuss issues related to historic properties. This event is free and open to the public.

The Historic Homeowner Fair is being sponsored by several local partners: the Pearl Brewery, BeatyPalmer Architects, RVK Architects, Home Depot, Kuper Sotheby's, Urban Development Services and Seventh Generation Design. The Office of Historic Preservation is grateful for the generous support.



HISTORIC HOMEOWNER FAIR

August 29th 9:00 am – 1:00 pm

Municipal Auditorium

	TIME	WEST WING	EAST WING	LOWER LEVEL (DEMONSTRATION SPACE)
SESSIONS	9:00 AM	<p><u>Preservation Advocacy: Local, State, & Federal</u></p> <p>Krista Gebbia <i>Preservation Texas</i></p> <p>Barbara Johnson SACS</p> <p>Shanon Wasielewski <i>Preservation Action</i></p>	<p><u>Graffiti Wipeout</u> Lisa McKenzie</p> <p><u>Neighborhood Commercial Revitalization</u> Vanessa McMahan</p>	<p><u>Choosing appropriate materials</u></p> <p>J.R. Huebinger <i>Alamo Hardwood</i></p>
	9:50 AM	BREAK	BREAK	BREAK
	10:00 AM	<p><u>Landscaping & Irrigation</u></p> <p>Larry Clark, ASLA <i>Bender Wells Clark Design</i></p> <p>Mark Peterson SAWS</p>	<p><u>Office of Historic Preservation Overview</u> Anna Glover <i>Office of Historic Preservation</i></p> <p><u>Researching Historic Properties</u> Ricki Kushner SACS</p>	<p><u>Window restoration demonstration</u> Victor Salas <i>ARTchitectural Interiors</i></p>
	10:50 AM	BREAK	BREAK	BREAK
	11:00 AM	<p><u>Green Preservation: Resources for your Home</u></p> <p>Stephen Colley <i>Build SA Green</i></p> <p>Bill Barker <i>Office of Environmental Policy</i></p>	<p><u>Design Review & Character Defining Features</u></p> <p>Xavier Gonzalez <i>RVK Architects</i></p> <p>Scott Carpenter, AIA <i>Seventh Generation Design</i></p>	<p><u>Choosing appropriate materials</u></p> <p>J.R. Huebinger <i>Alamo Hardwood</i></p>
	11:50 AM	BREAK	BREAK	BREAK
	12:00 PM	<p><u>Case Study: Green Retrofit-The Nix House</u></p> <p>Roy Pachecano <i>Portico Residential</i></p>	<p><u>Outcomes of Strategic Historic Preservation Plan</u></p> <p>Shanon Wasielewski, AICP <i>Office of Historic Preservation</i></p>	<p><u>Window Restoration Demonstration</u></p> <p>Victor Salas <i>ARTchitectural Interiors</i></p>



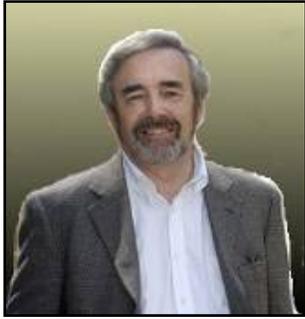
Urban Development Services
Changing the way America Looks at Urban Spaces


SEVENTH GENERATION DESIGN, INC.







Rise and Shine for Preservation!

Community Symposium August 31, 2009

7:30 am – 9:00 am *Coffee and refreshments will be served*

1901 S. Alamo, Training Rooms A & B

This class is approved for 1.5 CM credits for AICP Professionals

Join us for a **free** community symposium on preservation featuring renowned preservation expert, Donovan Rypkema. The purpose of this symposium is to provide citizens with valuable information about historic preservation, the economics of preservation, and sustainability. Donovan Rypkema is recognized as a leader in the economics of preservation and will speak about how sustainability and preservation are one and the same. Please be sure to take advantage of this excellent opportunity and tell friends and neighbors! For more information about our speaker and his publications please visit www.placeeconomics.com.



Luncheon August 31, 2009

Hyatt Regency San Antonio

Donovan Rypkema will also be the keynote at the Urban Renaissance Luncheon on August 31st. His presentation is titled “Historic Preservation is Sustainable Development.” The Downtown Alliance and the Office of Historic Preservation are co-presenting the Urban Renaissance Luncheon on August 31st. Registration for the luncheon begins at 11:30 am. The luncheon and presentation is from noon to 1:30 pm. Attendance is by reservation only. For additional information and registration information, contact the Downtown Alliance at (210) 225-3862.



Realtor Training - Historic House Specialist

****DATE CHANGE****

Tuesday, September 22nd 8:00 am – 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 renovations 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



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