

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



On June 24, 2010, City Council approved amendments to Chapter 35 of the City's Municipal Code, which is the Unified Development Code (UDC), in order to implement the City's Strategic Historic Preservation Plan (SHPP). The SHPP includes a variety of recommendations for amendments to the UDC to enhance the City's historic preservation program. On February 18, 2010, City Council passed a resolution directing the Office of Historic Preservation to draft amendments to the UDC for City Council consideration based on these recommendations.

The amendments adopted by City Council include but are not limited to enhancements to the existing historic preservation tax incentive in order to encourage additional reinvestment in historic properties; increasing the types and number of Certificate of Appropriateness applications that can be approved administratively by staff; changes to the River Improvement Overlay District made necessary by the opening of the Museum Reach of the River Extension last year and the future opening of the Mission Reach; the creation of a demolition permit fee for historic landmarks; changes to the process for the creation of a local historic district; and consolidation of the two current landmark designations into one Historic Landmark (HL) designation. A one-page summary of the significant changes is included toward the end of this newsletter. The complete text of the ordinance regarding the amendments is available [here](#).

San Antonio is one of the earliest preservation programs in the country and has always been seen as a leader in the field. These amendments keep us on the forefront!

### *Office of Historic Preservation launches new programs for rehabilitation*

The Office of Historic Preservation is pleased to announce two exciting new revolving loan programs for historic properties. The first is an Owner-Occupied Rehabilitation Loan Program, which will be offered in partnership with the Housing and Neighborhood Services Department, to help low to moderate-income historic property owners. The purpose of this program is to promote and encourage the retention, preservation and restoration of locally-designated historic homes. The program will assist property owners with their restoration and rehabilitation projects through a combination of loans and grants. Some requirements include:

- Property must be located within the City limits;
- Structure must be an owner-occupied, residential building;
- Property must be located within a local historic district, designated as a local landmark or eligible for historic designation; and
- Property owner's household annual income must be 80% of the Area Median Income or below.

#### **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.

The second program is an Acquisition and Rehabilitation Revolving Fund. The Office of Historic Preservation will be seeking a nonprofit partner to assist with this program. The purpose of the program is to purchase and rehabilitate locally-designated historic homes in order to combat the deterioration of historic housing stock and the erosion of neighborhood fabric that occurs when properties are demolished. Applications for the loan program, along with the complete list of eligibility requirements, will be available soon at [www.sanantonio.gov/historic/incentives.aspx](http://www.sanantonio.gov/historic/incentives.aspx) or may be picked up in person at 1901 S. Alamo.

### ***Houston Street Kiosks***

Houston Street, originally known as *El Paseo* or *Paseo Hondo*, was little more than a muddy lane in the mid 19th century until a bridge was constructed over the San Antonio River. The street was lined with small residences, lumber yards, corrals, and the site of a U.S. Military headquarters. Much of the property was owned by the Maverick family. After construction of the bridge, the name was changed to Houston Street in honor of Sam Houston. As San Antonio developed into the largest city in Texas by 1900, Houston Street was transformed into the city's major business corridor with numerous theaters, department stores, restaurants, and offices. In the period roughly between 1880 and World War II Houston Street experienced an unprecedented building boom which produced some of San Antonio's most beautiful commercial architecture.

Through a grant from the U.S. General Services Administration Good Neighbor Program, the City's Office of Historic Preservation and Downtown Operations Department will enhance the downtown visitor experience with interpretive signage in Alamo Plaza and along historic Houston Street.

Signage in Alamo Plaza will provide information regarding the Alamo as it existed in 1836.



Additional interpretive signage will provide a self-guided walking tour of historic Houston Street. This adaptive reuse project reutilizes former telephone kiosks along downtown Houston Street. The series of eight kiosks between N. Alamo and N. Santa Rosa Streets will be equipped with informative panels on each side highlighting the history and architecture of Houston Street. Historic photos and text will tell the story of Houston Street's development through the early 20th century. The tour extends from the imposing Federal Administration Building (former U.S. Post Office and Courthouse) at Alamo Plaza to the city's oldest hospital and burial ground (Santa Rosa Hospital and current Milam Park). Featured sites include the Gunter Hotel, Majestic and Empire Theaters, and more.

All signs will be installed by August 1. Take the Houston Street walking tour and learn about the buildings that make this one of the city's most historic corridors.

### ***Design Assistance for HDRC applicants***

A new pilot program connecting UTSA Professor Bill Dupont's graduate architecture students with historic property owners will begin this summer. The goal is to provide property owners with assistance in preparing Historic and Design Review Commission (HDRC) applications. Students will act as a consultant and provide various services related to the application process. Some of those services include meeting with the property owner, providing archival research, photographic documentation, and architectural drawings. Please pass along the word to homeowners or small commercial building owners who might be in need of assistance in your historic neighborhoods. Contact OHP for additional information.

### ***Atlee B. Ayers***

Zurich International Properties, Inc., in conjunction with the Urban Land Institute and the Institute of Texan Cultures, invites you to honor Atlee B. Ayers, Architect, and “The Grand Old Man of San Antonio” on his birthday, July 12<sup>th</sup>, for his accomplishments. The event will be held at the One Ten Broadway Building, designed by Ayers in 1904.

**When:** Monday, July 12<sup>th</sup>, 2010  
**Time:** 5 pm – 7 pm  
**Where:** One Ten Broadway Building  
110 Broadway (at Houston St.)  
San Antonio, TX 78205  
Light food and drinks will be available

Please RSVP by July 9<sup>th</sup>, 2010  
Tel: 210-225-5877 or Laurence@zurichproperties.com



### ***Hays Street Bridge Ceremony***

After more than two decades, Hays Street Bridge will once again serve the Eastside community. Please join us at **10 a.m. on Tuesday, July 20, 2010 at Hays Street and Cherry Street** for a ribbon-cutting ceremony in honor of Hays Street Bridge. The bridge will serve as a pedestrian and bicycle connector between downtown and the city’s Eastside and the Salado Creek Hike and Bike Trail.



### ***Historic Homeowner Fair 2010***

Make plans now to attend the second annual ***Office of Historic Preservation Historic Homeowner Fair*** on Saturday, August 28, 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.



Discover the best ways to care for your older home and preserve its value for future generations to enjoy. Learn why old is the new green. Get information on tax incentives and financial assistance available to owners of historic properties. Talk with professionals specializing in historic homes. Meet other San Antonians who understand the challenges and pleasures of owning an older home with historic character. Bring the kids! This family-friendly event will include fun activities for children of all ages.

Tell your neighbors, friends, and family about his great opportunity for anyone with an interest in older homes and neighborhoods, green 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).

### **Historic Homeowner Fair - Save the Date!**

If you are interested in becoming a Historic Homeowner Fair exhibitor or sponsor, please see the form included at the end of this newsletter or contact Amy Unger (207-1496) at the Office of Historic Preservation for space availability and reservations.

Sign up for "Ask an Architect" sessions for your real life historic home challenges or come listen to others' questions. Email [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) or call 207.1496 for scheduling as well.



### ***Federal Historic Preservation Issues Provided by Erik Hein, President, Preservation Action***

Note from OHP about this new newsletter feature: 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, July 2, 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.

#### **CLEAR Act Focus of House Natural Resources Committee Hearing**

Wednesday, June 30, the House Natural Resources Committee conducted a hearing on Chairman Nick Rahall's (D-WV) new [discussion draft](#) of H.R. 3534, the Consolidated Land Energy and Aquatic Resources Act of 2009 (CLEAR Act). The bill, which proposes sweeping changes to the administration of Federal mineral and energy resources, including the overhaul of the Minerals Management Service, has gained momentum as a result of the recent oil spill in the Gulf. Originally including full funding for the Land and Water Conservation Fund (LWCF), this new draft adds full funding for the Historic Preservation Fund (HPF). (Editorial note: Full funding of the HPF is a part of the City of San Antonio's current legislative agenda.)

The hearing, which was interrupted by votes on the House Floor, included several witnesses including Secretary of the Interior Ken Salazar. None of the testimony or the questions presented

included comments on the HPF. The record will be kept open for ten days to allow for the submission of written testimony. Preservation Action's testimony can be downloaded [here](#).

A full committee mark-up is scheduled for July 14th. Preservation Action is encouraging members with representatives on the [House Committee on Natural Resources](#) to send letters of support for full funding of the HPF. In the current budget climate, without a strong demonstration of interest from constituents, the HPF could be vulnerable to being cut from the bill.

 <p>"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.</p> <p>To preserve our national heritage, historic preservation <b>IS and MUST BE</b> an integral part of the OGA initiative. Our national heritage is defined by a continuum of both natural and cultural resources.</p>	<p>What Can You Do To Make Sure Preservation Is An Integral Part of the America's Great Outdoors Initiative?</p> <ol style="list-style-type: none"><li>1. Attend a listening session in your area. A complete schedule has not been released as of yet, but visit the <a href="#">AGO website</a> regularly for more information. You can also visit our AGO <a href="#">web page</a>.</li><li>2. <a href="#">Register and provide your input directly online</a>. Fast and painless, this is something all of us can do!</li></ol> <p><a href="http://www.preservationaction.org/ago.htm">www.preservationaction.org/ago.htm</a></p>
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#### Bill Monitor

- H.R. 3715/S.1743, Revised Community Restoration and Revitalization Act...[Text, Co-Sponsors](#)  
Sponsors: Rep. Allyson Schwartz (D-PA), Sen. Blanche Lincoln (D-AR)  
Enhancements to the existing commercial rehabilitation tax credit, including provisions to encourage energy efficiency.  
Status: **Introduced 10/1/2009, referred to House Ways and Means Committee.**
- H.R. 3670, Historic Homeowners Revitalization Act of 2009...[Text, Co-Sponsors](#)  
Sponsor: Rep. Russ Carnahan (D-MO)  
Establishes a homeowner rehabilitation tax credit for historic properties.  
Status: **Introduced 9/29/2009, referred to House Ways and Means Committee.**
- H.R. 3534, Consolidated Land Energy and Aquatic Resources Act of 2009...[Text, Co-Sponsors](#)  
Sponsor: Rep. Nick Rahall (D-WV)  
Proposes several changes in energy leasing and royalty programs, and calls for fully funding the Land Water Conservation Fund. PA is seeking an amendment to include full permanent Historic Preservation Fund appropriations.  
Status: **Introduced 9/8/2009, referred to House Natural Resources Committee. PA has submitted [testimony](#). 6/22/2010 - AMENDED TO INCLUDE FULL FUNDING FOR HPF!!!**
- S. 2747, Land and Water Conservation Authorization and Funding Act of 2009...[Text, Co-Sponsors](#)  
Sponsor: Sen. Jeff Bingaman (D-NM)

Amends the Land and Water Conservation Fund Act of 1965 to provide consistent and reliable authority for, and for the funding of, the land and water conservation fund.

Status: **Introduced 11/6/2009, referred to Senate Committee on Energy and Natural Resources.**

- H.R. 5019/S. 3434, Home Star Energy Retrofit Act of 2010...[Text, Co-sponsors](#)  
Sponsor: Rep. Peter Welch (D-VT)  
Sponsor: Sen. Jeff Bingaman (D-NM)  
Known as "Cash for Caulkers", creates energy efficiency rebate incentive program for a variety of actions including storm window and door installation. The House version is designed for any home, new or replacement storm windows or doors. The Senate version has been introduced only for new storm windows on National Register or eligible homes.  
Status: **Passed House 5/6/2010. Referred to Senate Committee on Finance.**

The full calendar for the House of Representatives can be found [here](#).

The full calendar for the Senate can be found [here](#).

### ***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 19<sup>th</sup>, 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.

*We're on the web:*

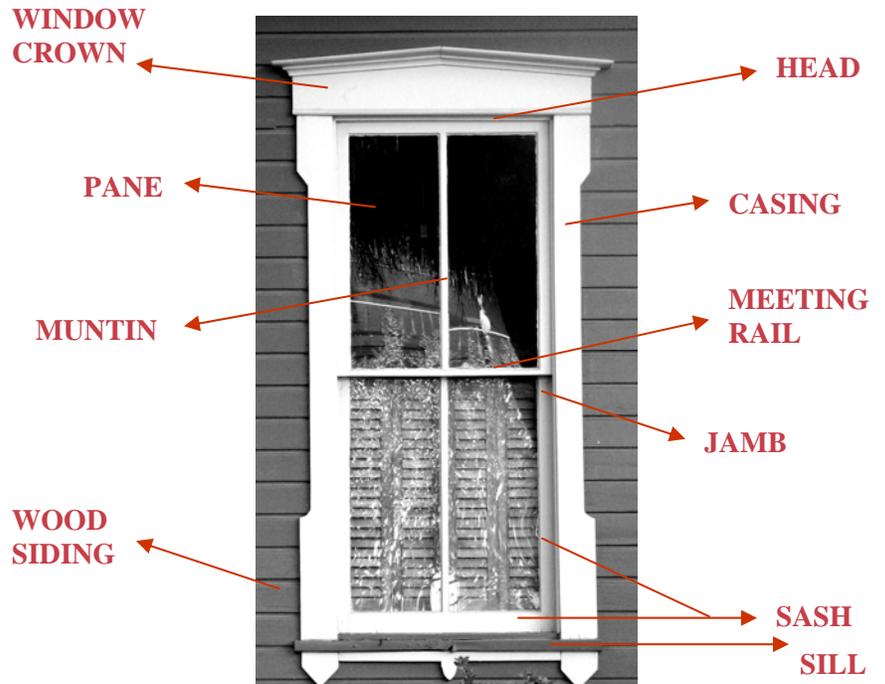


Check out the historic preservation blog on the San Antonio Express-News website at <http://voices.mysanantonio.com/swasielewski/>



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".

**Window Restoration Workshop**



Make sure to sign up for our next Hands-On Window Restoration Workshop on **August 20<sup>th</sup> and 21<sup>st</sup>**. This is a great opportunity for small business development (small contractors can learn a marketable skill) or do-it-yourself homeowners. Please visit <http://www.sanantonio.gov/historic/events.aspx> for more details.

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 dilapidated and 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 by email at [larry.gutierrez@sanantonio.gov](mailto:larry.gutierrez@sanantonio.gov).





## CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION



Historic Preservation UDC Amendments  
Adopted June 24, 2010

The City of San Antonio currently has twenty-six local historic districts, six River Improvement Overlay (RIO) districts, approximately 2000 individual local landmarks, and over 1900 recorded archaeological sites. In addition, the city boasts numerous state and nationally designated historic resources. On June 24, 2010, City Council unanimously approved 40 amendments to the historic preservation sections of the Unified Development Code as recommended by the Office of Historic Preservation, the Historic and Design Review Commission and the Zoning Commission. The significant amendments are summarized below. Please visit [www.sanantonio.gov/historic](http://www.sanantonio.gov/historic) for the full text of the amendment ordinance.

### ***SIGNIFICANT ENHANCEMENTS:***

#### **Tax Incentive Enhancements**

- The historic rehabilitation tax incentive *remains with the property* for the 10 year period following verification of the rehabilitation rather than being tied to the owner
- Greater incentive for rehabilitation by investors

#### **Landmark Designation**

- Consolidates landmark designation into one type of landmark
- Consolidates criteria and defines how a property qualifies for designation

#### **Contributing versus Non-Contributing**

- Helps determine the appropriate level of review
- Demolition restrictions are less stringent for non-contributing properties

#### **Demolition Review Criteria**

- Maintains and clarifies economic hardship requirements
- Creates a provision for "Loss of Significance"

#### **Initiation of Historic Districts**

- Requires a public meeting followed by 90 day waiting period
- If at end of 90 days, OHP does not receive 51% opposition the proposed district designation public hearing process begins

#### **Demolition Permit Fees**

- Mitigates the overall negative impact to the historic fabric of the City from demolition of designated historic properties
- Fees allocated to acquisition and rehabilitation of other historic properties

#### **Administrative Certificate of Appropriateness**

- Increases the number of types of applications eligible for administrative approval

#### **River Improvement Overlay (RIO) Changes**

- Extends specific design regulations to all RIO districts
- Defines setback on riverside of properties within RIO

#### **Other Changes**

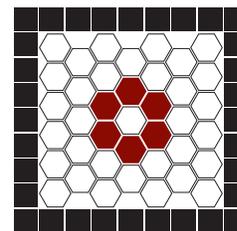
- Allows some additional flexibility in reviewing proposed signage
- Provides for archaeological education
- Enhances penalties for illegal demolition of designated historic properties

For additional information or questions, please contact [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) or 210.215.9274.



# Second Annual Historic Homeowner Fair

Saturday, August 28  
9am to 2pm  
Municipal Auditorium



HISTORIC  
HOMEOWNER  
▪ FAIR ▪

## REQUEST FOR SPONSORS



The City of San Antonio Office of Historic Preservation is pleased to announce its Second Annual Historic Homeowner Fair. Over 300 participants and more than 40 vendors/exhibitors joined us for last year's event and we expect an even larger crowd this year. The fair will include sessions on improving energy efficiency, repairing wood windows, "green" living in older homes and appropriate repairs and additions to historic properties—just to name a few. The Exhibitors' Hall will feature products and services of interest to owners of older homes. The purpose of the fair is to provide citizens and professionals with a unique opportunity to interact and discuss issues related to caring for homes more than 50 years old. Parents are encouraged to bring their children—educational activities will be available for kids of all ages. **This event is free and open to the public.**



**The benefits of sponsorship** include recognition in all promotional material and public acknowledgement of your contribution at the event. The fair will be advertised regionally and represents a great opportunity to reach a highly targeted audience. Your participation in the Historic Homeowner Fair will further preservation education and awareness in San Antonio and help protect the unique character of the city we are all proud to call home.

### Sponsorship Levels:

#### Rehabilitation Level: \$200

Your company will be recognized in all our print material and on our website. Your participation will be verbally recognized during the Historic Homeowner Fair and you will enjoy a premium booth location in the Exhibitors' Hall.

#### Restoration Level: \$400

Enjoy all the benefits available at the Rehabilitation Level plus a half-page advertisement space in the Historic Homeowner Handbook. Distributed to all fair attendees, this useful reference provides valuable information on preservation practices, financial incentives for historic homeowners, guidelines for working with the city when rehabilitating a home, historical architectural styles and much more.

### Presenting Partner:

Contact Anna Glover to discuss the advantages of sponsorship at this premium level. Opportunities exist to underwrite promotional efforts such as Texas Public Radio spots or the printing of the Historic Homeowner Handbook.

### Other ways to show your support:

We are requesting donations of door prizes and event supplies. Volunteers are also welcome.

### Yes! I will become a Historic Homeowner Fair sponsor

\_\_\_\_\_ Rehabilitation Level (\$200)

\_\_\_\_\_ Restoration Level (\$400)

\_\_\_\_\_ Contact me to discuss other sponsorship opportunities

Phone/Email: \_\_\_\_\_

**For more information contact  
Anna Glover at (210) 207-7925 or  
email OHP@sanantonio.gov**

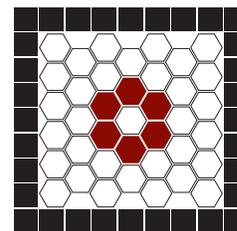
Return this form to:  
Office of Historic Preservation  
1901 S. Alamo St.  
San Antonio, TX 78204

Please make checks payable to: City of San Antonio



# Second Annual Historic Homeowner Fair

Saturday, August 28  
9am to 2pm  
Municipal Auditorium



HISTORIC  
HOMEOWNER  
▪ FAIR ▪

## Register for a Booth Today Space Is Limited!

The Second Annual City of San Antonio Office of Historic Preservation Historic Homeowner Fair is a unique opportunity for businesses and organizations to market their products, services and expertise to owners of historic homes. Over 300 attendees and more than 40 vendors/exhibitors joined us for last year's event and we expect an even larger crowd this year. The fair will feature informative presentations throughout the morning on a variety of preservation-related issues.

If you would like to register for a booth in the Exhibitor's Hall, please complete the form below and return it to the Office of Historic Preservation by August 16th, 2010. Booth registration is \$75 for exhibitors and \$15 for neighborhood organizations. Premium booth locations are available for sponsors beginning at the \$200 level. Please arrive at Municipal Auditorium between 8:00 am and 8:30 am on August 28th to set up your booth. Tables will be provided.

### EXHIBITOR'S HALL BOOTH REGISTRATION FORM

*Please Type or Print*

Name \_\_\_\_\_

Organization/Company \_\_\_\_\_

Product or Service \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

Booth Selection (circle one)

Exhibitor Booth

Neighborhood Association

I will require electricity at my booth:  yes  no

Do you have your own tablecloth?  yes  no

I would like to become a sponsor:  Rehabilitation Level (\$200)

Restoration Level (\$400)

Please make checks payable to The City of San Antonio. Mail form and payment to:

Office of Historic Preservation  
1901 S. Alamo St.  
San Antonio, TX 78204

To pay with cash or a credit card, or to register in person, visit the Historic Preservation counter at the City of San Antonio Development Services One Stop Center, 1901 S. Alamo St.

**Contact Amy Unger at [OHP@sanantonio.gov](mailto:OHP@sanantonio.gov) or (210) 207-1496 for additional information.**