

932 N. Pine Street Restoration



The property at 932 N. Pine is located within the Dignowity Hill Historic District. The house is characterized by a beautiful wraparound porch with gingerbread scrolling. Unfortunately, in 2003 the house fell off its piers and while the structure remained intact, some of the floor boards were damaged when posts came through the flooring. According to the previous owners, the house was condemned by the city and was slated to be demolished. In 2004 the house was saved from demolition by business

partners Byron and Betty Sherouse and Bill Ross who purchased the property. In 2007 the property was sold to the current owners Juan and Barbara Garcia. The restoration project that brought back life to the Queen Anne/Folk Victorian style house built in 1909 involved restoring and keeping the exterior architectural details of the house intact while at the same time upgrading electrical, plumbing, and HVAC systems to current code.

Contact Us!

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All doors with transoms were saved and re-installed throughout the house. The original tongue and groove longleaf pine flooring was saved and restored. The wraparound porch on the front of the house was completely restored to its original design. This included restoring the “gingerbread” detail of the spindles as well as restoring the original porch posts.

Along with the restoration of the house the owners were mindful of energy efficiency issues. Blown-in insulation was added to the attic and exterior outside walls of the house. Insulation was also installed underneath the house to ensure additional thermal efficiency. All of the windows were re-glazed and the window screens were repaired or replaced with new screens.



The project took approximately a year and a half to complete and clearly demonstrates what a little (well, a lot) of TLC can do. Juan and Barb Garcia love to talk about their home in hopes that it may inspire others to do the same.

Proposed Knob Hill Historic District



The proposed designation for the Knob Hill Historic District will be heard by the Historic and Design Review Commission on June 16th, 2010. The four block area is located on the near southeast side of the city and a mile and a half from Alamo Plaza. It is bordered by Iowa Street to the north, Nelson Street to the south, and South Palmetto and New Braunfels Avenues to the west and east.

Originally part of the John Bowen tract purchased in 1853, Knob Hill Addition was platted in February

1910 as a residential neighborhood with homes reflecting the Classical Revival style interspersed with numerous Bungalows and later Minimal Traditionals.

Knob Hill was at its prime in the early 20th century. According to early real estate ads the developers W.T. Goode and R.H. and Harry Traylor spared no expense to make it an ideal place for nice homes. Knob Hill was advertised for its tremendous distant views of Mission Concepcion, Beacon Hill, and Fort Sam Houston, as well as a full vista of downtown San Antonio. Knob Hill is eligible for designation as a local historic district as an intact residential neighborhood indicative of early 20th century suburban development.



WORKING TOGETHER: A SUCCESSFUL CASE STUDY FOR DEVELOPERS AND ARCHAEOLOGISTS, SPRINGHILL SUITES/FAIRFIELD INN ARCHAEOLOGICAL PROJECT

In July 2007, the Office of Historic Preservation and the City Archaeologist reviewed a new development proposed at E. Houston, Bowie and Bonham Streets under platting requirements stated in the City of San Antonio Unified Development Code. The project, a new Springhill Suites/Fairfield Inn, was for the construction of a six story, 135,000-square foot hotel on a 1.25-acre tract located in downtown San Antonio.

The OHP review letter stated that significant archaeological sites had been previously recorded near the project area and that there was a high probability that sites associated with the Battle of the Alamo in 1836 may be within the project area. In particular, archival sources had placed at least one of the Mexican military fortifications during the Battle of the Alamo in this general area. In addition, Alamo historians noted that this area may have been the staging area for Mexican Colonel Romero's unit during the Battle of the Alamo. Thus, the OHP recommended that an archaeological investigation including background archival research and archaeological monitoring should be conducted. Although not a requirement of the UDC at the time, HGP Brownsville Corp, and Mr. Enrique Serna, Consort Inc., the developer for the project, understood the sensitive nature of the project area and agreed to conduct archaeological investigations and historical/archival research to ensure that significant history would not be lost. Austin based SWCA, an environmental consultant firm, was hired to conduct the work.

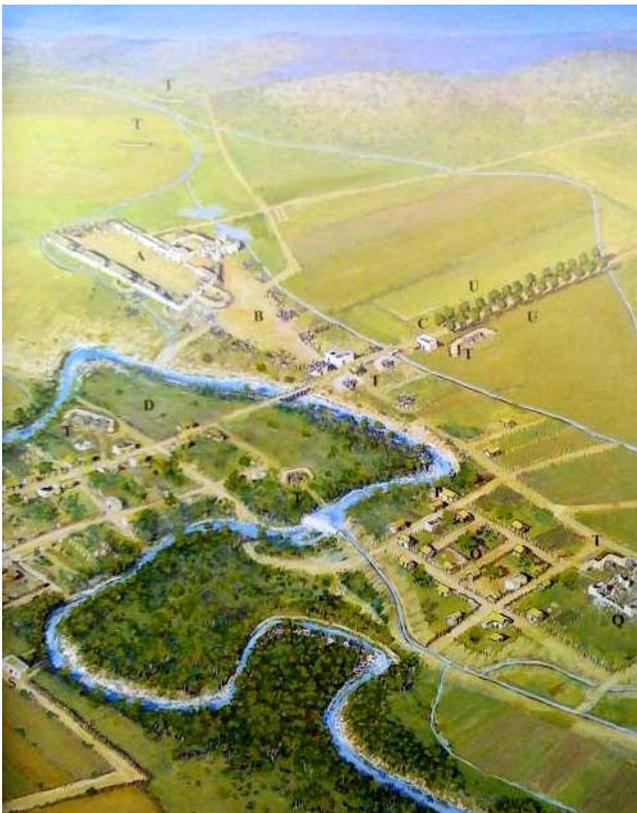


Illustration by George Nelson. *The Alamo: An Illustrated History*, 3rd revised ed. 2009.

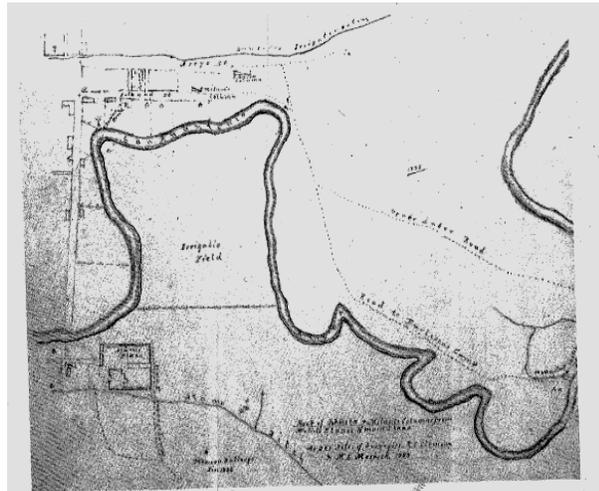


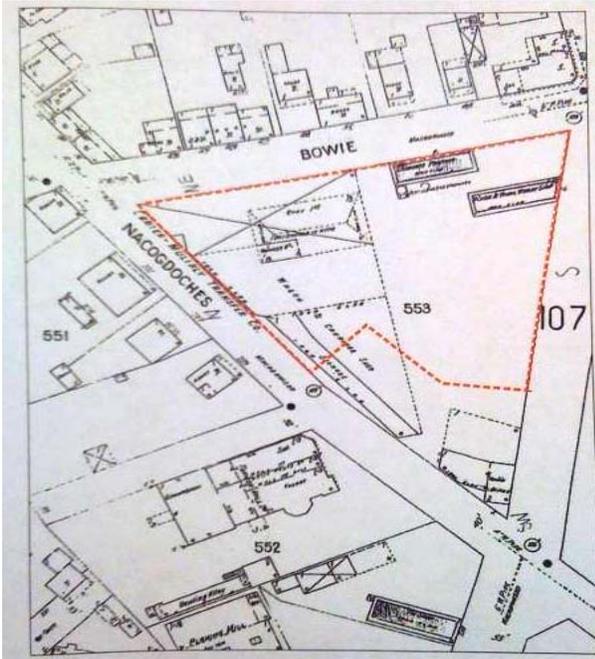
Figure 15. Part of a Manuscript Map by Dr. Morgan M. Merrick (1853), Entitled "Route of Johnson + Milam's Columns from Molino Blanco to Main Plaza." While intended chiefly to show the disposition of forces in the 1835 battle, the map also bears inked battery symbols, with a key designating them as "Mexican Batteries in 1835"; note that the battery shown on the La Bastida map is also shown near the Alamo Ditch. Batteries from the 1835 battle are shown in pencil. View is to the west. Reproduced by permission of the Daughters of the Republic of Texas.

Center for Archaeological Research, The University of Texas at San Antonio Archaeological Survey Report, No. 159, 186

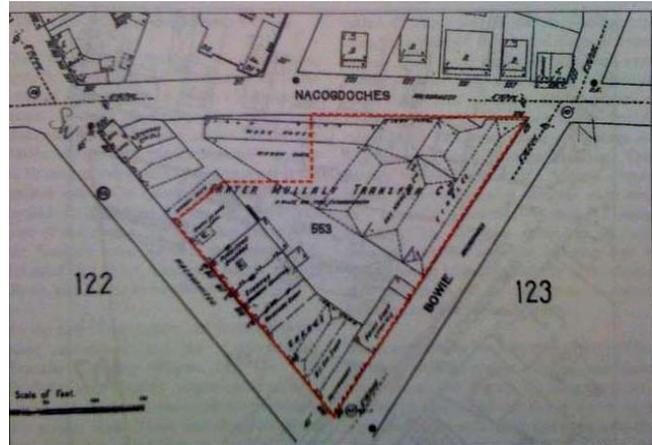
During the preliminary pre-development phase SWCA conducted extensive historical research through available historic maps, records, and archives to establish the history of the site, particularly the Texas Revolutionary period, including the Battle of the Alamo. The history began with the Spanish colonial period to present. The research focused on past ownership and occupation of the area so that a general history and significant landmarks and sites could be identified or considered as the project progressed. The research verified that significant episodes of building and construction had occurred in the project area through time and that the chances of finding intact features dating to the Battle of the Alamo were slim.

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Construction monitoring occurred between July and November 2009 and identified abundant, heavily mixed and disturbed cultural debris spanning the mid-19th to 20th centuries. Many of the cultural features observed during monitoring dated from the mid-to late 20th century and could be correlated to buildings and structures identified on Sanborn Fire Insurance maps. Eighteen cultural features were documented during the work. These included a cistern, numerous concrete piers and footings, a well, and concrete floor remnants.



1904 Sanborn Map with area outlined



1912 Sanborn map with area outlined

The pre-twentieth century artifacts were scarce, highly fragmented, and in poor contexts. Due to the close proximity to the Alamo, hopes were high in finding Battle of the Alamo related artifacts. The only recovered artifact that could possibly date to the event was a solitary round metal ball. This artifact is similar in appearance to a cannon grape shot. Since the artifact was found in a ball of mud attached to the pump used to drain other construction sites that same week, the original provenience was questionable. A decorated whiteware ceramic sherd was also found. The hand-painted green leaf design and red lip border of this ceramic bowl fragment is similar to those found at other sites in San Antonio and the region. Hand-painted whitewares were imported from England into Texas and can be dated to the early to mid-19th centuries.



Close-up of metal ball



Hand painted English whiteware

SWCA worked extensively to identify and record any cultural resources and historic properties throughout the project. Overall, no unquestionable definitive evidence suggested by artifacts or features were observed in the project area that could be associated with the Battle of the Alamo or the Republic of Texas era. However, the presence of one possible grape shot may support the hypothesis that the project

area was possibly utilized by Romero's unit during his attack on the Alamo. Please visit our website at www.sanantonio.gov/historic to view the full report.

Historic Homeowner Fair 2010

We're gearing up for our 2nd Annual Historic Homeowner Fair to be held on ***Saturday, August 28th, 2010***. We are looking for sponsors and vendors interested in displaying their products and services. The event is free and property owners will have the opportunity to learn more about maintaining historic properties. Last year over 300 people attended and sessions included researching historic properties, choosing appropriate materials and landscaping. Please stay tuned for more details!!!



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 19th, 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.

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/>

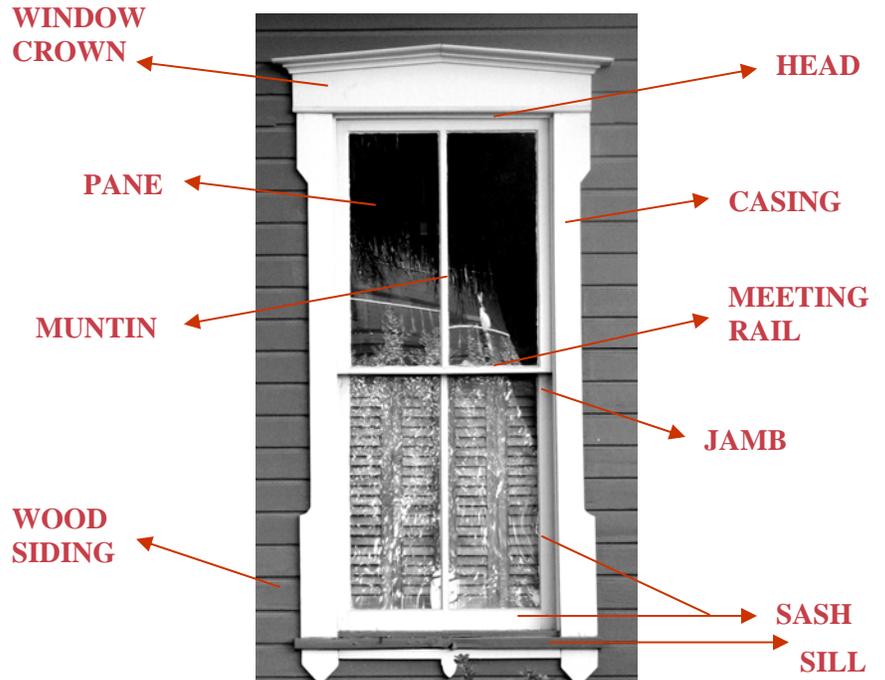


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Please visit our new website at www.sanantonio.gov/historic. Updates and improvements are being made continuously.



Anatomy of a Window



Stay tuned for information about our next Hands-On Window Restoration Workshop on **August 20th and 21st**. This is a great opportunity for small business development (small contractors can learn a marketable skill) or do-it-yourself homeowners.

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.