

A Message from the Historic Preservation Officer

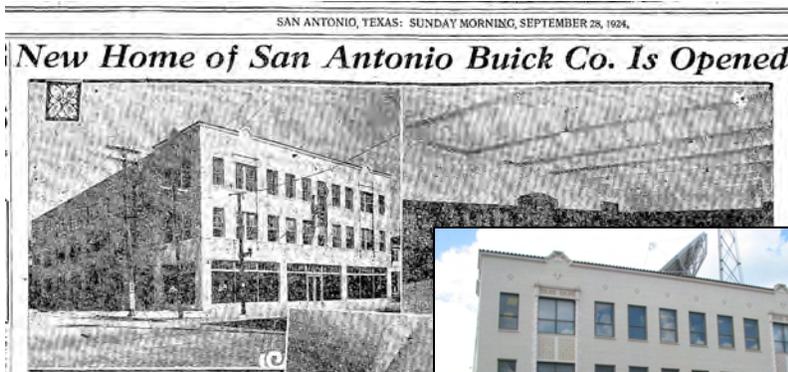


Last month, the Office of Historic Preservation issued its first Strategic Historic Preservation Plan (SHPP) Implementation Report. The report highlights the major recommendations, priorities, and first-year accomplishments in each of plan’s six categories—Planning, Zoning, Economic Development, Historic Resources, Incentives, and Education and Advocacy. I am very excited to report that great strides have been made over the past year toward reaching the goals outlined in the plan. To read the full report and learn more, click [here](#).

An important goal of the strategic plan is to develop a more proactive historic designation process that will result in a greater level of predictability for property owners. To help accomplish that goal, staff is updating existing surveys and conducting new inventories of historic resources throughout the City. The data gathered is then used to identify and designate additional historic districts and landmarks throughout the city. As a result of recent efforts in this area, new historic districts have been established and a number of potential local historic landmarks identified. Earlier this year, the River Road Historic District was established, and on September 2nd, the Knob Hill neighborhood became San Antonio’s 27th historic district.

On September 15th, the Historic and Design Review Commission recommended the designation of 36 local historic landmarks in the River North area of the city’s near north side. Many of the proposed landmarks, such as the San Antonio Buick Building designed by Adams & Adams (see below), line Broadway and speak to the street’s rich history as San Antonio’s “Automobile Row.” It is our hope that City Council will support the findings of the HDRC and protect the majority of these landmark historic resources through designation.

Historic designation status brings with it a variety of advantages including significant tax incentives for rehabilitation, protection against hasty demolition and declines in property value due to incompatible development, and increased neighborhood pride and awareness. Designation encourages neighborhood revitalization in historic areas of the city—efforts that can help curb urban sprawl and promote economic development.



The 1924 San Antonio Buick Co. Building, designed by noted local architects Adams & Adams, is now home to KLRN public television.

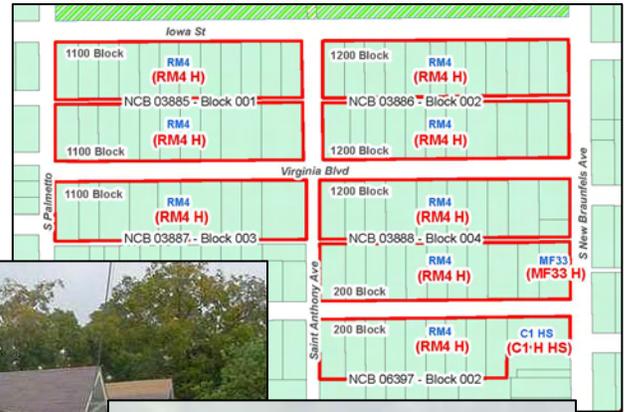


Historic district and landmark designation is a public process and we encourage citizens to attend public meetings and voice their opinions. Check our website for more information on opportunities to participate.

**Knob Hill—
San Antonio's Newest Historic District**

We are pleased to announce that City Council approved the designation of the Knob Hill Historic District on Thursday, September 2, 2010. The Eastside district adjoins Pittman-Sullivan Park and is the 27th local historic district to be recognized in San Antonio.

Established on land originally owned by John Bowen, San Antonio's first postmaster, the Knob Hill Addition was platted in February 1910. The earliest homes built in the neighborhood reflected the popularity of the Classical Revival style during the early 1900s. In the following decades, Craftsman-influenced bungalows and Minimal Traditional cottages were constructed within the neighborhood. During its early development, 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.



Be One of the First Property Owners in San Antonio to Receive an Official City of San Antonio Historic Plaque!



The Office of Historic Preservation has begun taking applications for our Historic Plaque Program. Historic plaques are available for individual local landmarks and contributing properties within local historic districts. The plaques will visually identify those properties and districts that have been officially recognized by the City of San Antonio for their architectural and historical significance. San Antonio currently has 27 local historic districts and more than 2,000 individual local landmarks.

The plaques, available for purchase for \$95, are of cast aluminum with raised silver letters on a dark grey background. The plaque is approximately 7-1/2 inches in diameter and 1/4 inch thick.

When we reach a threshold of 75 approved applications, we will process our first plaque order. We are encouraging owners of historic structures to apply now to receive their plaques as soon as possible. Staff will review your application to verify the historic status of your property before collecting payment and issuing a historic plaque.

Fill out an [application form](#) and submit it to the Office of Historic Preservation today to be a part of the initial order. For further information, please contact Amy Unger at 207-1496.

Learn How to Research the History of Your Home

Have you ever wanted to find out about the history of your house but weren't sure how to start? Local author and historical research expert Edna Campos Gravenhorst will give a free presentation on how to research your home's history on Saturday, October 2nd, at the San Antonio Central Library. Learn how to use public records, historical maps, and other resources to uncover information about the unique history of your home. For more information, contact the San Antonio Central Library at 207-2500.

When: Saturday, October 2nd, 2:00 p.m. - 3:30 p.m.

Where: San Antonio Central Library Auditorium

Free and open to the public!



Texas Archaeology Month Activities co-sponsored by the Office of Historic Preservation

The City of San Antonio Office of Historic Preservation will be co-sponsoring two events in October in celebration of Texas Archaeology Month.

Archaeology Day at Mission San Jose October 9th from 10am to 3pm

Don't miss out on the opportunity to experience Mission San Jose in a new way. This free event will offer hands-on activities, exhibits, and crafts for the whole family at historic Mission San Jose. Activities include atlatl spear throwing, flintknapping demonstrations, interactive excavation demonstration, rock art wall painting, painted pebbles, and hands-on arch building. There also will be a poster session on current archaeological research and commemorative patches for kids.



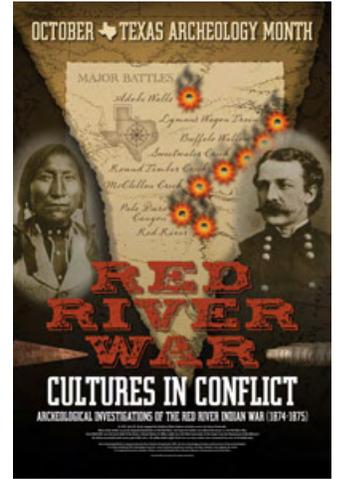
Lecture: "Exploring Ancient Water Systems in a Modern City: San Antonio and the Acequias" October 12th from 7pm to 9pm Mission San Jose Visitor Center, 6701 San Jose Dr.

Learn how the historic acequia system shaped modern development in San Antonio. City Archaeologist Kay Hinds will be a featured speaker at this San Antonio Archaeology Month Lecture Series event. Hinds and National Park Service Landscape Architect James Oliver will speak about the history and long-lasting impact of the acequias, the complex system of irrigation ditches constructed by the Spanish colonists in the 1700s.

To view the full calendar of Texas Archaeology Month events [click here](#).

HPTV to Debut in October

HPTV, the new OHP half hour cable show, will debut in early October. Our first show will provide a preview of the Texas Archaeology Month events to be held here in San Antonio. Guests from the Casa Navarro State Historic Site, Texas Historical Commission, Southern Texas Archaeological Association, UTSA’s Institute of Texan Cultures, Center for Archaeological Research, UTSA, Southwest Texas Archaeological Society, AIA, San Antonio Museum of Art, and the National Park Service will join Historic Preservation Officer Shanon Peterson Wasielewski and City Archaeologist Kay Hindes to provide a sneak peek at the wide variety of fun events and activities planned to increase awareness of San Antonio’s and Texas’ unique and highly significant archaeological resources.



Update on Lermas Nite Club

Last month, we told you about Lermas Nite Club, the storied Westside dance hall that is facing potential demolition due to code violations. The City’s Dangerous Structure Determination Board (DSDB) has given owner Gilbert Garcia until the end of this month to provide a plan to bring the building up to code and prove that he has the funds to make the necessary repairs.



At the September 15th meeting of the HDRC, the owner requested that the City of San Antonio designate Lermas a Local Historic Landmark based on its important contribution to the City’s cultural heritage and to the history of conjunto music in Texas. We are pleased to report that the Commission found Lermas to be a cultural significant building worthy of landmark status.

Although the finding of the HDRC will help efforts to save the building, Lermas is still in serious danger of demolition. A group of community members has banded together and

formed the SAVE LERMA’S coalition. The group is currently organizing community fundraisers and conducting a general clean-up of the property. The group has received in-kind architectural services from Community Design Studio. They have also just received a \$1500 grant from the National Trust for a more detailed structural engineers report. Visit their website at www.savelermas.org to learn more about Lermas and how you can help save this important piece of San Antonio’s cultural history.

Conjunto Club is Labeled Historic - San Antonio Express-News

Safety Dance - SA Current

West Side Conjunto Club Spared from Demolition — For Now - San Antonio Express-News

Save the Date!

Preservation Networking Event on October 13th



Our next preservation networking event will celebrate mid-century modern architecture in San Antonio. Lissa Martinez and Brian Hughes have generously offered to open their modernist home designed by acclaimed architect Harwell Hamilton Harris for a brief tour prior to our gathering at the Olmos Bharmacy. Look for more information on our website and in next month’s newsletter.

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 for more information or to subscribe or unsubscribe to this newsletter.

Conservation Society Preservation Grant Deadline is September 24th

The San Antonio Conservation Society (SACS) offers grants for the restoration or preservation of historic residential or commercial structures at least 50 years of age. Special consideration is given to structures that are architecturally significant and endangered, and all work must be done according to the *Secretary of the Interior's Standards*.

The Society also offers educational grants for projects other than restoration of historic buildings. Eligible preservation-related activities include research, video production, publication printing, and document conservation, among others.

Grant application deadline: Friday, September 24, 2010 (by 4:30pm)

Please note that these forms cannot be submitted online at this time.

Click [here](#) for Criteria and Printable Historic Preservation Grant Application Form.

Click [here](#) for Criteria and Printable Education Grant Application Form.



New Office of Historic Preservation Programs for Rehabilitation

The Office of Historic Preservation is accepting applications for two new revolving loan programs for historic properties. The **Owner-Occupied Rehabilitation Loan Program**, which is offered in partnership with the City's Housing and Neighborhood Services Department, assists low to moderate-income historic property owners with their restoration and rehabilitation projects through a combination of loans and grants. The purpose of this program is to promote and encourage the retention, preservation and restoration of locally-designated historic homes. Some requirements include:

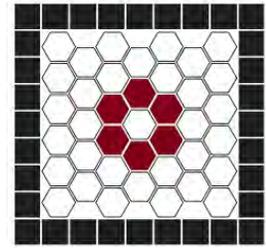
- Property must be located within the City limits;
- Structure must be an owner-occupied, residential building;
- Property must be located within a local historic district, designated as a local landmark, or eligible for historic designation; and
- Program income limits apply.

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, are available at <http://www.sanantonio.gov/historic/default.aspx> or may be picked up in person at 1901 S. Alamo.

Second Annual Historic Homeowner Fair a Big Success!

The second annual Office of Historic Preservation Historic Homeowner Fair held on Saturday, August 28th, at Municipal Auditorium was a great success. Educational sessions for historic homeowners were offered covering such topics as historic window restoration, financing and incentives for historic preservation, choosing historically appropriate materials, sustainable building, landscaping in historic areas, and rehabbing historic interiors just to name a few. Exhibitors with a variety of historic preservation expertise were on hand to answer questions. Historic neighborhood associations, the Texas Historical Commission, San Antonio Conservation Society, Preservation Texas, and a number of City departments and other organizations were also present to provide material to historic homeowners. Children's activities were sponsored by students from Jefferson High School Architecture Program and staff members from The San Antonio Children's Museum.



**HISTORIC
HOMEOWNER
FAIR**

If you couldn't attend the fair and missed out on receiving your copy of the **HISTORIC HOME HANDBOOK** produced by the Office of Historic Preservation, stop by our offices at 1901 S. Alamo to pick up a free booklet.



View sessions presented at the fair by the OHP staff:

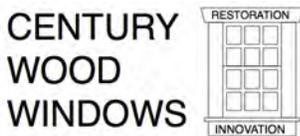
[Opening Plenary by Historic Preservation Officer](#)

[Office of Historic Preservation Purview and Process](#)

[Tax Incentives for Substantial Rehabilitation](#)

A big thank you to all of our sponsors, exhibitors, and volunteers for making the event possible!

2010 Historic Homeowner Fair sponsors:



Alamo Hardwoods



Institute of Classical Architecture
&
Classical America
Texas Chapter



SEVENTH
GENERATION
DESIGN, INC.



Bank of America



American Homecraft



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 28th, 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.

Preservation Action Federal Historic Preservation Task Force Listening Session

As part of the 2010 National Preservation Conference in Austin, Preservation Action will host an open forum and introduction to the Federal Historic Preservation Program Task Force. Take this opportunity to provide your input and help shape the future of our federal preservation program.

Session Time: Thursday, Oct 28, 2010, 1:00 p.m.-3:30 p.m.

Location: Hilton Austin, Room 404

“Mad about Mod” Preservation Action Foundation Auction and Gala

Join Preservation Action for “Mad about Mod,” the 26th annual live auction and gala from Preservation Action Foundation (PAF). For 26 years, Preservation Action has hosted a silent and live auction/gala at the National Trust for Historic Preservation Conference. This annual event serves as the major fundraising effort each year for PAF (formerly the Center for Preservation Initiatives). The conference is in a different city each year and Austin, Texas is playing host this year. The auction has become a cherished and anticipated event. Our variety of auction items have wide appeal but often speak particularly well to those with an interest or background in historic preservation, travel, architecture, and design history.

October 29th, 7:30 pm

The Belmont Restaurant
305 W. 6th Street
Austin, Texas

www.thebelmontaustin.com

Tickets are \$75 and may be purchased in advance from Preservation Action Foundation. Call 202-637-7873 or e-mail csmiley@preservationaction.org. If you are attending the National Trust for Historic Preservation conference you can buy tickets with your registration. Tickets may be purchased at the door.



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 or contact Shanon Peterson Wasielewski at shanon.wasielewski@sanantonio.gov.

Preservation Action Launches Federal Historic Preservation Program Task Force



Federal Historic
 Preservation Program Task Force

The organizational effectiveness of the federal government's core historic preservation programs has been the subject of study for years. Created by the National Historic Preservation Act of 1966 and funded in part via the Historic Preservation Fund, the management and implementation of these programs was entrusted to the Department of the Interior (DOI) under the auspices of the National Park Service (NPS).

Dubbed as “External Programs” by the NPS, a sense of neglect in comparison to other programs has been observed by many, reflected in budget cuts, key management posts being left unfilled for months or years, the shifting of staff and resources to other programs, a lack of coordination with other federal initiatives and a general lack of positive visibility.

Many believe these issues may be the result of a fundamental misalignment in the structure of these External Programs. This misalignment hampers the ability of the dedicated federal preservation professionals on the front lines to achieve greater results. This view seems to have been echoed by the Administration and Secretary Salazar when they announced earlier this year that key External Programs were not a "core function" of the NPS (see our February 5th [Legislative Update](#).)

To address this situation, Preservation Action has established a Task Force that will undertake an examination of these issues to document the condition and trajectory of the External Programs, generate metrics to examine the problem, identify the causes, and deliver strategies to correct the situation. Unlike other attempts to solve these challenges, this effort is designed with a grassroots advocacy component in-place, to help assure a positive outcome. (Past studies and reports can be found on the PA website [here](#).)

The Task Force is creating an interactive process that should result in a consensus plan for improving the functionality of the federal preservation platform. The ultimate goal is an organizational structure for External Programs marked by (1) dynamisms in leadership, and (2) the ability to sustain funding, (3) foster programmatic and policy innovation, (4) increase accountability, and (5) raise program visibility.

Co-chaired by Andrew Potts (PA Executive Committee Member and Attorney with Nixon Peabody specializing in tax credit projects) and David Morgan (former Kentucky State Historic Preservation Officer and Vice-Chair of the Preserve America Expert Panel studying the federal historic preservation program), several national organizations are also members: The **Preservation Action Foundation**, The **National Conference of State Historic Preservation Officers** (NCSHPO), the **National Trust for Historic Preservation**, the **National Trust Community Investment Corporation** (NTCIC), the **Historic Tax Credit Coalition**, the **National Alliance of Preservation Commissions** (NAPC), the **Alliance of National Heritage Areas** and **US National Committee of the International Council on Monuments and Sites** (US/ICOMOS).



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

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

We're on the web:



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 and search for "City of San Antonio Office of Historic Preservation".



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

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.

Featured property:



902 Quincy