

San Antonio Conservation Society
**THE PRESERVATION
 ADVOCATE**



The Mission: To Attain Recognition For The Missions

Written By: Nancy Avellar, Former San Antonio Conservation Society President

At 6:00 AM (CST) on Sunday, July 5, 2015, bleary-eyed supporters of the San Antonio Missions nomination for World Heritage received their reward when a diverse group of 21 United Nations Educational, Scientific and Cultural Organization (UNESCO) member nations, meeting in Bonn, Germany, voted unanimously to inscribe the missions as Texas' first World Heritage Site. This international recognition of the missions' outstanding universal value represents a nine year effort that relied on the collaboration between individuals, non-profit and religious organizations, and governmental entities, all of whom can share in its overwhelming success.

The San Antonio Conservation Society proudly claims to have laid the cornerstone which led to the missions taking their place alongside such phenomena as the Grand Canyon, the Taj Mahal, and over 1,000 other natural and cultural heritage sites worldwide that are considered to be of outstanding value to humanity.

The Society has played an instrumental role in the protection of the missions since its founding in 1924. Given that history, it was only natural that Society President Virginia Nicholas responded to the urging of the International Council on Monuments and Sites (ICOMOS) President Gustavo Araoz to move forward with the application process for the five Spanish colonial missions in 2006. ICOMOS serves as an official advisory body to UNESCO's World Heritage Convention and is responsible for the evaluation of all World Heritage Site nominations.

Nicholas, who also serves as the chairman of the Bexar County Historical Commission, formed a small, volunteer working group to undertake the arduous process. Joining Nicholas in the beginning were Paula Piper (former San Antonio Conservation Society president), Susan Chandoha (executive director of Los Compadres de San Antonio Missions), Paul Ringenbach, Ph.D. (author and historian), and Felix Almaraz, Ph.D. (UTSA professor of

Borderland Studies). Susan Snow (archaeologist for San Antonio Missions National Historical Park) became assigned to the working group as a liaison, but the National Park Service was initially unable to participate due to budget constraints. The San Antonio Missions National Historical Park superintendent, Steve Whitesell, soon resolved this issue.

The volunteers met regularly at the Wulff House throughout fall 2006, with the first orders of business being a draft statement of universal value and signatures from all property owners within the boundaries of the mission lands. Paula Piper, member of the Society, described these meetings as "hair-raising" due to constantly changing deadlines and difficulty in obtaining the required signatures. The instruction manual alone contained over 150 pages! According to Piper, a staffer in the Texas governor's office claimed that the State of Texas did not own the Alamo. An intervention with the governor by the Texas Historical Commission finally produced a signed document. Likewise, the holiday season interfered with contacting the appropriate authority at the Catholic Archdiocese of San Antonio. Permission finally arrived just two days before Christmas, and all required paperwork was submitted to the National Parks Service Office of International Affairs by the end-of-the-year deadline.

For the next several months, research continued. A glossary of Spanish words was prepared, bibliographies compiled, charts and maps obtained, and numerous local politicians and legislators contacted for their support.

The National Parks Service finally submitted the nomination in summer 2007, and in 2008 the Department of the Interior placed the missions, along with 13 other sites in the United States, on a tentative list for recommendation to UNESCO.

Then everything came to a standstill. The working committee continued to research and revise the nomination, adjusting for constant changes in the preparation guidelines and

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Sue Ann Pemberton, FAIA

Protecting The Past For Our Future

Written By: Sue Ann Pemberton, FAIA, San Antonio Conservation Society President 2014-2015

When a property has been in your family for well over 100 years and has played a major role in the growth and history of the community, how can you “protect” it from demolition or development and ensure its continued impact on future generations? The answer might be a preservation or conservation easement that will be held by a qualified preservation organization. That easement can bring peace of mind to the property owner that a very important and cherished property will continue to contribute to the community for future generations.

An easement is a legal agreement that binds both current and future owners to protect the historic integrity of a property. This legal agreement transfers some rights or interest, such as the right to protect the property from demolition, to the easement-holding organization, while the property owner retains the right to live in, sell, or give the property away.

Back to our example: a cherished historic property which was built in phases starting around 1876. It was constructed with logs hewn from elm trees and sandstone harvested nearby. It served as a post office for the community, was home to an immigrant family, and was used by the Texas Rangers and federal agents at various times through history. When reading the Texas historical marker, one begins to understand the importance of such a property in the development of the community and the teaching of its history.

This is the case with the Krause House, also known as the Mann’s Crossing Post Office, on Old Pearsall Road. It is a Recorded Texas Historic Landmark and serves as a lesson on life in South Central Texas in the 1880s. The owner, Rose Collins Krause, has made her legal request that the property be transferred to the Society for safekeeping. The Society Foundation wants to make sure the property is protected and will act as that qualified preservation organization mentioned earlier.

While the Society has no immediate use for the property, there is someone else who has a great vision for it. That someone is Southwest Independent School District, which was established in 1951, and shares 64 years of history with the Krause property next door. The school district teaches community history through various undertakings. For

example, the cemetery nearby provides the names of people who helped build the community and those names become research projects for students.

In meeting with the superintendent, the school board president, and other assistant superintendents, they were excited about the development opportunities for the property. Not development of the land, rather they expressed the importance of keeping the Krause House and the opportunity for using it as a teaching tool. Some schools bring in “teaching trucks” loaded with artifacts as an educational tool to teach history. Southwest Independent School District is excited about the idea of taking students out the front door to learn from the real thing. They understand what a preservation easement would mean for the protection of the property.

The San Antonio Conservation Society Foundation currently holds numerous easements on a variety of properties, such as the Albert Maverick Building at 513-515 E. Houston Street, the Rand Building, the old Bexar County Jail, the Emily Morgan Hotel at 705 E. Houston Street, the rural Trueheart-De La Garza Complex, the Aztec Theater, including the interior lobby spaces, and the Mobil Oil Pegasus at the corner of Broadway and Austin Highway. The Foundation watches over these, and many other, historic landmarks to ensure their preservation.

Planning is now underway for the Foundation to add another easement placed on the Krause property. The first step is the transfer of the property to the school district with the easement in place. The school is currently in the due diligence phase, which includes a land survey, level one environmental study, and an appraisal so all parties know more about the condition and the value of the property. When those tasks are complete and the particulars are negotiated, good things can happen.

If all goes as planned, the current owner will get the assurance that her family property will be cherished, cared for and safeguarded for generations to come. Southwest Independent School District will have an “in-house” history lesson. The Society Foundation will be the keeper and protector of another historic property. Let’s hope all goes well. It looks like it might be a win-win situation.

For more information about San Antonio Conservation Society easements, go online to www.saconservation.org/PreservationPrograms/Easements



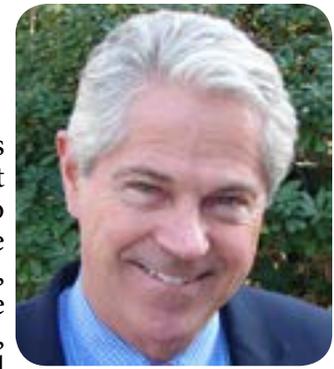
Krause Property - San Antonio Conservation Society Photo



Krause Property - San Antonio Conservation Society Photo

Rehabilitation Tax Incentives Mysteries Revealed

Written By: Bruce MacDougal, Executive Director

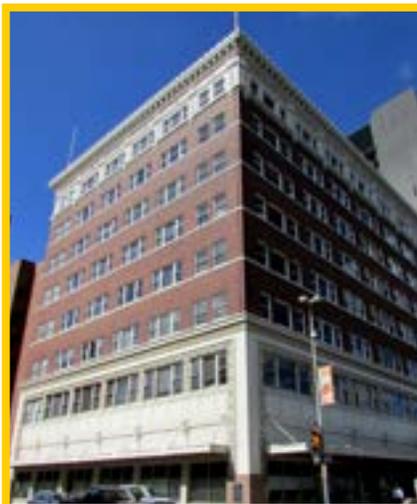


Bruce MacDougal

The second time is the charm. On May 29, 2015, a second Texas historic rehabilitation tax credit workshop, co-sponsored by the Conservation Society, was held. With a more in-depth view of the use of the federal and state credits, the workshop left no questions unanswered about the processes, the risks, and the benefits. A key component was a heavy dose of experience from tax credit investment advisors who have used all the financial tools available to make historic rehabilitation projects work.

The Texas rehabilitation tax credit went into effect in January 2015. As of the date of the workshop, the first two projects achieved certification with 47 more projects working their way through the system. There is more certainty about the process now that the program is underway. The two completed projects, both in San Antonio, illustrate key distinctions between the state and the federal credits. The Texas 25% credit can apply to smaller projects. The minimum investment is \$5,000, allowing for multi-year project phases, as long as that threshold is met. In the case of the rehabilitation of the local historic Rand Building to house Geekdom and other tenants, the projects will be completed floor by floor. On the other hand, the 20% federal credit requires a much larger investment and is tied to the purchase price of the building minus the value of the property. For the federal credit, financing is more complex because the credits are often sold to investors at an average of 85 cents on the dollar.

Companies represented on the workshop program are in business to make the transactions profitable. Their job is to assist clients through the process, acknowledging the potential profit and the risks. Due to experience with the federal credits in place since 1976, these firms have ample precedent to rely upon. The rehabilitation standards, by which state and federal credits are evaluated, are also time tested by nearly 40 years of interpretation.



The Rand Building is a perfect example of the use of the Texas Tax Credit-floor by floor.

During the workshop, speakers provided clarification about requirements for a property to qualify for the state credit or the federal credit. For both tax credits, the property must be either be individually designated as historic, or contributing to a designated historic district. If the idea of which buildings qualify as contributing is confusing, one speaker used an analogy of the difference between a soloist and a member of the chorus. The soloist and the individually significant historic building stand alone for their excellence, while a member of the chorus just needs to carry a tune and, similarly to the contributing building, not detract from the rest of the group.

Another speaker said that some potential users of either the state or federal tax credit are scared away because of the notion that a total restoration of the building required. That is not the case. Instead, an adherence to a rehabilitation standard is all that is required. For example, missing historic features of a building do not have to be replicated if they are now missing. The current condition is the starting point. Incompatible non-historic changes may remain, if that is the owner's wish.

The tax workshop at the end of May was timely and well attended. Half of the participants attended the first workshop in the fall, a good indication that further clarity about the tax programs was needed. The case studies presented in May not only were sufficiently in depth to illustrate the main components of financing projects, but also provided examples of different ways the credits could be used to achieve a successful project. It became clear that, with the right architect and with the right financial advisors, projects that might seem infeasible at first glance could be worked another way and become feasible. The case studies were very well chosen and the experts did a superb job of teaching about the credits. To learn more about the credits and the program, go online to ...

www.saconservation.org/EventsCalendar/Seminars

Celebrating 25 Years with the San Antonio Conservation Society!

- | | | | | |
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The Preservation Advocate is published by the San Antonio Conservation Society.

Submission Deadline for the Fall Newsletter is Monday, August 31st - Send letters, articles or comments to: membership@saconservation.org
107 King William St, San Antonio, TX 78204 - Phone: 210.224.6163 - Fax: 210.224.6168

The purpose for which the San Antonio Conservation Society was formed is to preserve and encourage the preservation of historic buildings, objects, places and customs relating to the history of Texas, its natural beauty and all that is admirably distinctive to our State; and by such physical and cultural preservation to keep the history of Texas legible and intact to educate the public, especially the youth of today and tomorrow with knowledge of our inherited regional values.

2014-2015 Publications Committee: Isabel Garcia, Chair; Loretta Huddleston, Vice Chair; Sue Ann Pemberton, Ex Officio; Allison Chambers; Kathy DeWaal; Georgia Henley-Grubb; June Kachtik; Dorothy Schulze; Christine Turner; and Tammy Dorsey, Staff Support.

NIOSA® 2015 At A Glance

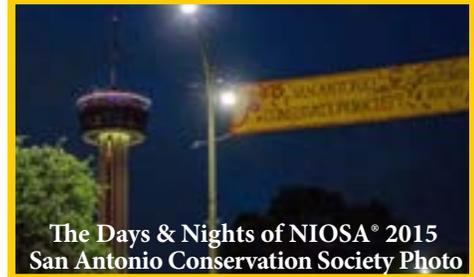
Written by: Barb Machado, 4th Vice President - NIOSA® Chair

Another successful NIOSA® has been added to our 91 years of Conservation Society history! We enjoyed two record-breaking nights and escaped the rains that plagued many Fiesta events by mere hours! Wednesday's early hours storm took its toll on a number of our booths and gave our lovely flowers a "wilted" look, but our ever faithful volunteers rebuilt, "repluffed," and were ready to go when the gates opened that night.

Speaking of our volunteers, the results of our new **Volunteer Gate** procedure worked like a charm! It will probably be more streamlined by the 68th event, but it worked well and provided the results we needed to be in compliance with our insurance carrier, Lloyds of London. 10,484 volunteers completed their required Hold Harmless Waiver Form

online, plus another 800 completed it as they entered the gate. Now - and for the first time - (thinking we reached at least 97% of our workers) - we really do know how many volunteers it takes to do the event, who they are, what they do, and where they do it!

As my term to serve as the Chairman of A Night In Old San Antonio® comes to a close, I would like to take this opportunity to personally express my sincere appreciation to each of you (members and volunteers) who worked so very hard during my two year watch to keep us moving ever forward. It has not always been an easy job, but I loved every minute of it. The friendships gained through this experience, I will treasure for a lifetime. I thank you for giving me the opportunity to lead and your willingness to follow!



Historic Building Survey Committee

Written By: Linda Segesman, Historic Building Survey Chair
Photos Courtesy of the City of San Antonio Office of Historic Preservation

The purpose of this committee, formed in 2001, is to assist the City of San Antonio's Office of Historic Preservation (OHP) with the survey of historic structures or those which could be potential landmarks. The survey covers the original city limits as defined in 1856 and encompasses a land area of 36 square miles. The boundaries are roughly Hildebrand Avenue to the north, Rio Grande to the east, Division and Morrill Avenues to the south, and 24th and 19th streets to the west.

In 2015, the committee completed a two-year survey of Alta Vista, documenting the architecture of 950 homes with digital camera and comprehensive data sheets, noting the architectural integrity and modifications where present, of each structure. This data was given to the OHP, which downloaded the information into its database.

Development in Alta Vista, which is located between historic Monte Vista and Beacon Hill, began in the early 1900s. Between 1905 and 1914, many homes were built with large classical

style columns and porches. After World War I, the predominant styles were bungalows and stucco-sided frame houses. In addition to these, there are folk, Victorian, classical revival, Tudor revival, Spanish eclectic, craftsman, and minimal traditional homes, along with homes that reflect these architectural influences. The neighborhood has a wealth of historically contributing structures that, if maintained and preserved, will be a major asset to the historical character of San Antonio.

July 2014, the OHP held a training class on survey techniques and research instructions for historic properties in San Antonio. Interested members of this committee received a list of properties in need of historic research.

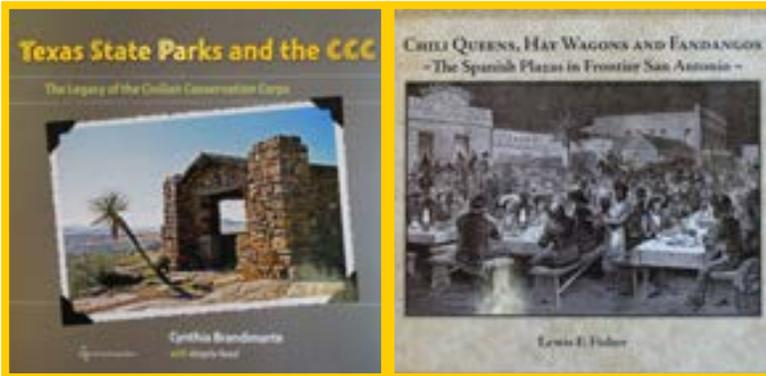
As is true of all successful committees, the dedication of its members and their willingness to give their time to the project made it possible for us to complete our task. As the Historic Building Committee chairman, I extend my sincere appreciation to my committee members.

Award-Winning Authors Take You Behind The Scenes In Texas History

Written by: Beth Standifird with Cynthia Brandimarte, Lewis Fisher, Cynthia Leal Massey, and Gerald Moorhead

On March 21st, the Society hosted its 2015 Publication Awards at The Argyle. President Sue Ann Pemberton and Awards Chair Cecie Frost presented framed certificates to the authors of the top ten recently published books on Texas history, following the well-attended book signing and luncheon. The highlight of the event came after dessert, when the authors came forward to receive their awards and to say a few words about their books. Like all good storytellers, these talented men and women fired the imaginations of their listeners, but left them wanting more.

Now, several of the winning authors have agreed to satisfy that lingering, literary craving by elaborating on the creative process behind *Texas Parks and the CCC*; *Chili Queens, Hay Wagons and Fandangos*; *Death of a Texas Ranger*; and *Buildings of Texas*. Each author had the opportunity to respond to any or all of four questions, put to the group. Cynthia Brandimarte, Lewis Fisher, Cynthia Leal Massey, and Gerald Moorhead graciously made time to share some of their thoughts and experiences, excerpted here.



CYNTHIA BRANDIMARTE (*Texas Parks and the CCC: The Legacy of the Civilian Conservation Corps*):

Q: What inspired you to write about the subject you chose?

C: [*Texas Parks and the CCC*] lets people know about the history of places where they just camp, cook out, and boat – so it adds dimension to their experience at the parks; and it tells people who already know the story that the parks are threatened and need assistance.

Q: What is the most important message that you want your readers to take away after reading your book?

C: Most books about the Great Depression and the beginning of the CCC usually end with a thud: “... and then World War II began, the Great Depression ended, and the men went off to war.” But for the many completed projects--all the buildings, roads, and bridges erected by the CCC and related federal agencies--the story had only begun. I wanted to describe and document how, after the late 1940s, Texans in large numbers motored to these new places to swim, golf, fish, camp and picnic, usually with young postwar families in tow. Visitors from outside Texas also flocked to these recreational destinations and it continues to this day.

I hope that Texas’s CCC parks will become beloved by even more people and that readers will invest in the legacy of the parks by advocating for their preservation for future visitors to enjoy.

LEWIS FISHER (*Chili Queens, Hay Wagons and Fandangos: The Spanish Plazas in Frontier San Antonio*):

Q: What inspired you to write about the subject you chose?

L: San Antonio’s three Spanish plazas—Military, Main and Alamo—are the historic focal points of the city. However, the depth of their roles at any given time is often blurred by surveys that start at the beginning and continue to the present. I chose to end as the frontier period did, about 1890, just as San Antonio became a modern city. The last decades were a particularly colorful era, remembered to this day by A Night in Old San Antonio.

Q: Did you have to overcome a particular challenge to writing your book?

L: My challenge was to supplement an account of this early evolution with contemporary illustrations. The search yielded a host of previously unpublished images from the 1870s and 1880s in particular. Given the uneven quality of photography in those years, the images needed to be properly cropped, identified and organized with text in a professionally-designed format to best present the story.

CYNTHIA LEAL MASSEY (*Death of a Texas Ranger: A True Story of Murder and Vengeance on the Texas Frontier*):

Q: What inspired you to write about the subject you chose?

C: I initially heard the story about the killing of John Green, a Texas Ranger who lived in the Helotes settlement, from the great-grandson of his killer. Mr. Lorenzo Morales told me that his ancestor, Cesario Menchaca, a private in the Texas Ranger troop, escaped to Mexico after the killing, [but] there was a third person—a frontier naturalist—involved in the instigation of the murder, and the son of the victim tried to have Menchaca extradited years later. This story had intriguing characters and a plot of mystery and suspense essential for compelling reading, and it happened in 19th century Texas, one of my favorite periods to write about.

Q: What is the most important message that you want your readers to take away after reading your book?

C: Life is not black and white, and people, while unique to their times, are not unique in their humanity.

Q: Did you have to overcome a particular challenge to writing your book?

C: Trying to make sense of conflicting family stories, newspaper accounts, and legal documents. I believe, after careful study, I was able to incorporate the material in a way that made sense. Finding the paperwork to verify the family story of the request by Texas to extradite Cesario Menchaca was a challenge, but I was finally able to get the extradition papers to prove the story.

Q: Why is Texas history important to you?

C: Texas has such a rich and varied history in frontier lore, that our state exemplifies the quintessential “western experience.” I was born and raised in Texas and have a great admiration for those who settled this wild and beautiful country. Our history is essentially who we are. (Continued on Page 7)

Junior Associates: Continuing Traditions & Promoting Goals

Written by: Dorothy Schulze

Capping another great year, the San Antonio Conservation Society Junior Associates held their final meeting of 2014-2015 on Saturday, May 9th at the River House. Special guest Lloyd Jary, long time San Antonio Conservation Society member, historian, and architect, spoke about the importance of natural resources in the development of architectural style and how this is reflected in San Antonio architecture. His wife, Cisi, a San Antonio Conservation Society member and rancher's daughter, spoke about cattle ranching and 19th and 20th century cattle working. Junior Associates sampled typical foods cowboys carried with them on the range – pan de compañía and beef jerky, courtesy of Mr. and Mrs. Jary.

Officers for 2015-2016 were also elected: Claudia Gonzales, president; Leslie Fuentes, vice-president; Jacob Lopez, secretary; and Sofia Cook, Riley McDaniel, and Kevin Dorsey share the office of historian.

All children between the ages of 2-18 are invited to join Junior Associates. The dues are only five dollars per year. Many, varied opportunities are presented for their enjoyment and education. For example, in March, there was an informative presentation on the unique art of trabajo rustico. Hopes of actually visiting some of the examples in Brackenridge Park were squelched by a particularly cold and rainy day. Nevertheless, the Associates enjoyed a colorful slide show and discussion of trabajo rustico provided by Dorothy Schulze and Tammy Dorsey. Following the meeting, Virginia Van

Cleave led several Junior Associates by the studio of Carlos Cortez, a protégé of Dionicio Rodriguez, the master creator of so much of San Antonio and the United States' trabajo rustico art. Mr. Cortez chatted with the children and had his photo taken with them. Junior Associates also participated in the San Antonio Conservation Society annual Christmas gingerbread decorating activity, Steves Homestead Easter Egg Hunt, and represented the San Antonio Conservation Society in Fiesta's Pilgrimage to the Alamo and the King William Parade. Information on other historical events around the San Antonio area are shared with the Associates, encouraging them to develop interest in preserving the art, architecture and culture of our unique city. Please join our Junior Associates in promoting the traditions and pursuing the goals of the San Antonio Conservation Society. The Junior Associate membership renewal deadline is August 31st.



May Junior Associate Meeting/ Election - San Antonio Conservation Society Photo

Missions Win World Heritage Status (Continued from page 1)

directions, but the Department of the Interior did not recommend that the missions move forward on the list.

In 2011, the Office of International Affairs suggested hiring Gordon Fulton, former Director of Historical Services for Parks Canada, as a consultant to assist Dr. Paul Ringenbach, lead writer. The Society provided funding to the nonprofit Los Compadres for Fulton's services. In June 2011, United States Secretary of the Interior Ken Salazar attended the opening of the first section of the Mission Reach improvements project and made a surprise announcement of his support for the San Antonio Missions' nomination.

A flurry of activity followed: experts from the United States, Spain and Mexico gathered in San Antonio to assess and offer suggestions for the nomination; Bexar County commissioned an economic impact study to assess the potential impact to San Antonio's economy if the missions received designation;

the Spanish ambassador to the United States, the Spanish Deputy General for World Heritage, and the Spanish cultural attaché all visited San Antonio and expressed their support of the nomination efforts; and an official World Heritage Advisory Committee, including

the San Antonio Conservation Society, was created.

With funding from the National Parks Service, Los Compadres, the San Antonio River Authority, the San Antonio Conservation Society and others, and the addition of technical and creative members to the original group, a final nomination document was delivered to the World Heritage Committee, in Paris, France in January 2014.

Based on questions from the World Heritage Committee, nominating team members made final adjustments to the document and an ICOMOS technical evaluator visited the mission sites in September 2014. In March 2015, ICOMOS recommended that the World Heritage Committee approve the San Antonio Missions and, in May 2015, State Department officials visited the sites in preparation for the conference in Bonn, Germany.

At last, on July 5, 2015, the proposal of the San Antonio Missions as a World Heritage Site was presented to the UNESCO committee for a vote, and the result was MISSIONS ACCOMPLISHED!!

The San Antonio Conservation Society is pleased beyond measure that the legacy of our Spanish colonial missions has now been recognized on a worldwide stage. However, our advocacy to preserve, protect, and interpret these treasures will continue unabated, as it has for the past 91 years.



Award Winning Authors

(Continued from page 5)

GERALD MOOREHEAD (editor, *Buildings of Texas: Central, South and Gulf Coast*):

Q: What inspired you to write about the subject you chose?

G: The series *Buildings of the United States* by the Society of Architectural Historians was well underway by 2000, but still without a Texas volume. Compadre Stephen Fox convinced me to take on the mammoth project, with vol. 1 coming out in 2013 and vol. 2 planned for 2016-17.

Q: What is the most important message that you want your readers to take away after reading your book?

G: The buildings of Texas, grand and humble, are worthy of worldwide recognition, of equal architectural and historical merit to those of any state in the union.

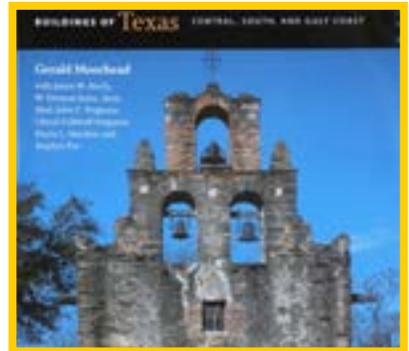
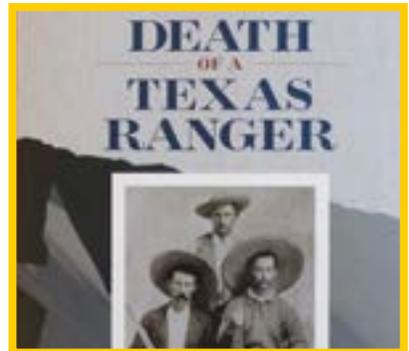
Q: Did you have to overcome a particular challenge to writing your book?

G: The physical vastness of Texas and the density and richness of its built environment, making the work to select and condense [it] into a given book size extremely difficult. We originally started with one book allocated, which changed to two, but still not enough.

Q: Why is Texas history important to you?

G: I cannot imagine any other state having the intensity and drama of history and its built responses as those of Texas.

Our 2017 Publication Awards will honor the best Texas history books published between 2014 and 2016. The deadline for 2017 nominations will be announced in March of 2016, so keep our awards in mind during your summer reading. New vistas of history, as vast as our state, still wait to be explored.



Summer Donations

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City, State Zip

Battle of Flowers Parade 2015 - San Antonio Conservation Society Wins 1st Place



Pilgrimage to the Alamo
Junior Associates Pay Their Respect



Battle of Flowers Parade
"I've Been Everywhere"



King William Fair
Junior Associates Go Old World

Upcoming Events

Historic Homeowners Fair - September 19, 2015

Pearl Full Goods Studio & Breezeway- 303 Pearl Parkway, SAT 78215

General Membership Meeting - September 23, 2015

Mission San José Visitors Center - 6701 San José Drive, SAT 78214

Official World Heritage Celebration Weekend - October 16 - 18, 2015

October 16th - Laser Show at Mission Concepcion

October 17th - Official Ceremony

October 17th, 11am -3pm - Archaeology Day at Mission San José

October 17th, Concert at Mission San José (in collaboration with NPS Archaeology Day)

October 18th - Masses at Mission churches

Power of Preservation Foundation's PROM & Gala - October 22, 2015

Stinson Municipal Airport- 8535 Mission Rd, SAT 78214