

Annual Report



Mission Espada Acequia 2015 UNESCO World Heritage Site

The Spanish first brought the acequia system of water transport to the San Antonio area in 1718 and in the ensuing years, mission settlers built eight acequias to divert water from the San Antonio River to mission farmlands. Today, the acequias that furnished Mission Espada and Mission San Juan have been restored and the two-span Espada acequia is the only Spanish-built aqueduct in the United States that has remained in continuous use. The Espada Acequia was designated a National Historic Landmark in 1966 while under the ownership of the Conservation Society, and in 1983, the Society deeded the acequia to the National Parks Service for inclusion in the San Antonio Missions National Historical Park.

2015-2016 Annual Report

SAN ANTONIO CONSERVATION SOCIETY
AND SAN ANTONIO CONSERVATION SOCIETY FOUNDATION

“The purpose for which it is formed is to preserve and to 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.”

Advocacy

Krause Property

In October, **Rose Collins**, owner of the **Krause Property at 8551 Pearsall Road**, approached the president and indicated that she wanted to donate the Krause property to the Society. That same month, the board adopted a motion authorizing the president to approach potential buyers for the Krause property and to allocate staff to assist the **Historic Farm & Ranch Complexes Committee**. The committee was charged with gathering information pertinent to the potential sale of the property to a third party willing to donate a historic preservation easement on the property to the Society. In May 2015, the president met with **Southwest Independent School District (SWISD)** officials about acquiring the property. Soon afterward, SWISD followed up with a formal letter of interest and also expressed interest in caring for the nearby **McCullough Cemetery**. The final transaction between the property owner, the Society, and SWISD is still pending, but the intent is for the sale of the property and the donation of the historic preservation easement to occur simultaneously.

Ellis Alley

As in years past, the Conservation Society has continued to support the maintenance and restoration of the historic buildings on Ellis Alley. **VIA** currently owns **four historic buildings on Ellis Alley** that the Society is helping to restore for lease to small businesses. With the help of a hired consultant, the Society is also arranging an **Ellis Alley history exhibit** to be housed in the **Beacon Light Lodge**.

In September, the Executive Committee approved the expenditure of \$73,000 to partially pay for the restoration effort. The Society also accepted responsibility for overseeing the rehabilitation work. On September 30, 2014, the Society Foundation’s **Capital Club** members participated in the

Ellis Alley Ribbon Cutting Ceremony.

Strauss-Medina Ranch

In October 2014, **Green Spaces Alliance (GSA)** contacted the Society regarding a **San Antonio Water Systems (SAWS)** property, the **Strauss-Medina Ranch**, consisting of multiple houses, barns, a cemetery, a creek, and heritage trees. SAWS was considering selling the property and looking for possible buyers. That same month, **Ron Bauml, San Antonio Conservation Society Properties Restoration Manager**, visited the property with representatives from GSA, SAWS, and **San Antonio River Authority (SARA)**.

SAWS is considering dividing the ranch property in order to sell the developable flatland while conserving the river-bed. The Society continues to monitor this property.

Book Building/Solo Serve

On April 15, the Society prepared a statement to deliver in support of protecting architectural integrity of the **Book Building** and **Solo Serve Building**. **Overland Partners** had submitted a plan to demolish Solo Serve and adjacent structures in order to construct a high-rise hotel. The project area also included the historic **Book Building**, adjoining the Houston Street Bridge and the River Walk. Although the conceptual design included a restoration of the **Book Building** façade, the architects planned to remove the dividing floor and leave the interior of the building open as a double-height ballroom. Not only did the Conservation Society's statement advocate preserving the buildings, it argued that if the rehabilitation of the **Book Building** met the Secretary of the Interior's Standards for Rehabilitation, the developers could earn a tax credit that would cover 45% of the rehab cost. Although the item was pulled from the Historic Design and Review Commission (HDRC) agenda and the statement was never given, the Director of the Office of Historic Preservation (OHP) received a letter from **Sharon Flemming, Director of the Division of Architecture at the Texas Historical Commission**, which reiterated the Society's argument.

The proposed project came to HDRC on May 6, and the Society repeated its concern regarding the protection of the **Book Building**. The commissioners approved the demolition of the **Solo Serve Building**, the construction of the hotel, and the alteration to the **Book Building**. However, they followed staff recommendations and ordered that the **Clegg Building** not be demolished, and that the city archaeologist examine the Clegg site before construction.

St. John's Seminary

In June 2014, **210 Developers** received HDRC approval to construct an apartment complex with as many as 200 units at the site of the old **St. John's Seminary** adjacent to **Mission Concepcion**. Although the Conservation Society did not express outright disapproval of the plan, the First Vice President read a statement advising that neighborhood concerns be addressed before granting final approval. Furthermore, the Society recommended that extensive research be completed on each building before any received demolition approval. The Commissioners agreed with this recommendation and asked the applicant to resubmit a more specific plan, making a detailed case for each demolition. In September 2015, **210 Developers** returned to HDRC and won approval for the demolition of five buildings on the site, plus conceptual approval for a design by Pasadena-based **architect Stefanos Polyzoides**. The project received approval from the zoning commission to construct 200 apartments and will come before city council later this year.

San Jose Apartments

On June 17, 2015, a plan to construct six, three-story apartment buildings on **131 Huizar**, which lies within the **Mission Overlay District**, received conceptual approval from HDRC. The applicant, **210 Development Group**, faced criticism for this and other planned complexes that are in similarly close proximity to the historic **San Antonio Missions**. Neighborhood advocates have protested that large-scale, multi-family residential developments like this one are inappropriate for this location. The Society is monitoring the project and awaits more detailed plans before deciding on a position.

Awards

The Society presented its **2015 Publication Awards** at a luncheon on March 20 at the Argyle Club. Located on Patterson Avenue in Alamo Heights, the Argyle was built in 1854 as the headquarters of a prominent horse ranch and entertained such notables as Robert E. Lee in the antebellum period. The award recipients were: **Buildings of Texas: Central, South, and Gulf Coast** edited by Gerald Moorhead, FAIA; **Chili Queens, Hay Wagons and Fandangos: The Spanish Plazas in Frontier San Antonio** by Lewis F. Fisher; **Death of a Texas Ranger, A True Story of Murder & Vengeance on The Texas Frontier** by Cynthia Leal Massey; **Fair Park Deco** by Jim Parsons and David Bush; **The Harness Maker's Dream: Nathan Kallison and the Rise of South Texas** by Nick Kotz; **John H. Kampmann, Master Builder: San Antonio's German Influence in the 19th Century** by Maggie Valentine; **Laredito: The Forgotten Neighborhood West of San Pedro Creek** by Rueben M. Perez; **Painters in Prehistory:**

Archaeology & Art of the Lower Pecos Canyon Lands edited by Harry J. Shafer; *Texas Legation Papers, 1836-1845* edited by Ken Stevens; and *Texas State Parks and the CCC: The Legacy of the Civilian Conservation Corps* by Cynthia A. Brandimarte and Angela Reed. One hundred people attended the event this year. Guests had the opportunity to meet the authors while purchasing copies of the winning books at the book signing held before the luncheon.

Endowment & Resource Development

This year the Endowment & Resource Development Committee provided momentum for the fundraising programs of the Foundation. The Capital Club continued building a donor base to support the San Antonio Conservation Society's community outreach efforts. Membership in the Capital Club grew again in FY 2014-2015, reaching **56 members** and **raising just under \$130,000**. These increases made it possible for the San Antonio Conservation Society Foundation to provide funding for its **Educational Grants program**. It also supports intern positions to develop an **online resource** for the **Historic Gas Station Survey** and continue the **digitization project in the library** including producing a **virtual Alamo Plaza exhibit**. The Board dedicated Capital Club funds to several other projects, including meeting a continued commitment to the **Mission San Juan Spanish Colonial Demonstration Farm exhibit** installation at the new Bexar County History Center, a **bust of famed River Walk designer Robert H. H. Hugman**, and an **update to the Conservation Society's history recorded in *Saving San Antonio***. During the year, Capital Club members gathered at several events, including a reception celebrating the **opening of the Ellis Alley Enclave**, a **Holiday River Cruise**, and numerous events during Fiesta. Donations to the Foundation generated during the **membership renewal drive topped \$13,000**. The **Heritage Education Tours** received **\$12,000** in contributions from the **H-E-B Tournament of Champions** and the **Edouard Foundation**. The **Mirza Trust** granted **\$6,000** for the **first-of-its-kind Texas State Historic Tax Credit Workshop** in October, which brought together 140 real estate developers, investors, historic property owners, students, and preservationists to learn about the new state level tax incentive for restoration of historic structures. Another first this year was the Society's participation in **The Big Give S.A.**, a 24 hour community-wide fundraising drive. This digital event brought in **over \$5,600** in donations and cultivated **ten first-time donors**.

Grants & Contributions

Proceeds from A Night In Old San Antonio® allowed the Society to award **\$88,000** during the 2014 annual fall round of community grants.

Building Grants from the Community Grants Program were awarded to: 459 CR 120 (the **Francisco Flores House**) in Floresville, TX for the stabilization of interior and exterior walls; 526 CR 120 (the **Ruckman House**) in Helena, TX for restoration of the small porch on the west side of the house; **128 Galm Rd.** (the Zizelmann House) for rebuilding a collapsed north wall in Room 3 using the original materials; **209 Washington** (the Oge House) for replacement of the original 1881 gutters on the main house; **1120 E. Crockett St.** for the rebuilding of east and west front porches and center “step-out”; **103 Callaghan Ave.** for the restoration of the front parlor chimney, which was removed by a previous owner when the house was re-roofed, using the original chimney bricks found in the backyard; **207 E. Carson** for roof replacement; **215 Beauregard St.** for front porch restoration; **606 Dawson St.** for rehabilitation and restoration of the front porch and façade; **1033 Lamar** for front porch restoration; and **442 Vine St.** for a new standing seam metal roof.

In December 2014, the San Antonio Conservation Society Board pledged **\$15,000** from the **Eleanor Bennett Fund** to support the restoration of **La Gloria**, the hand-carved wooden statue depicting heavenly ephemera behind the altar in the **Basilica of the Little Flower** in San Antonio.

Heritage Education Tours

The San Antonio Conservation Society Foundation conducted its **54th annual Heritage Education Tours** for 4th grade students on October 27–31 and November 3–7, 2014. Over **2,400 students**, representing **25 elementary schools** in Bexar County, received the opportunity to learn about the history of the Alamo, Casa Navarro State Historic Site, Mission Concepción, Mission San José, the Spanish Governor’s Palace, Steves Homestead, and the South Texas Heritage Experience at the Witte Museum. A tour guide from either the Conservation Society or the San Antonio Professional Tour Guides Association accompanied each bus and provided students with educational information regarding the sites before and during the site visits. The Society paid tour expenses through funds raised during “**A Night in Old San Antonio[®]**” (NIOA[®]) as well as with a grant received from **the H-E-B Tournament of Champions Charitable Foundation**. Education consultant **Bill Perryman** led a mandatory teacher’s workshop in preparation for the tour.

Historic Building Survey

In July, committee members attended a training session conducted by **Elizabeth Porterfield**, Architectural Historian for the City’s Office of Historic Preservation (OHP). She instructed the class on survey techniques and historic property research. Committee members interested in

researching properties on the **Westside** also received a list of potential landmarks within that area. This year, the committee completed a two-year survey of 950 homes in the **Alta Vista area**. Committee members photographed and completed survey sheets for the remaining **455** of the total homes surveyed. The Office of Historic Preservation received all the completed survey information for entry into their database.

Historic Farm & Ranch Complexes

The Historic Farm and Ranch Complexes Committee works to locate, identify, photograph and document mid-19th century and early 20th century farms and ranches in Bexar and surrounding counties. This year the committee's theme has been the beginnings of the farms and ranches of Bexar County. The committee continued to meet on the first Saturday of the month with two exceptions. The first fieldtrip was to the "**ranchito and kitchen house of Mission Concepción**". The site of an early Tejano skirmish, the primary caliche block building was constructed between 1790 and 1810. Current owner Robert Washington entertained the group with fascinating stories of the many previous owners and tenants, including former owner (Judge) Roy Bean. Members participated in the numerous archaeological events and seminars during October, including **Archaeology Month, Archaeology Day at Mission San Jose**, and the **Archaeology Symposium at the Witte**. **Charles Porter**, St. Edward's professor and water expert, spoke to the committee about the importance of the acequias in the development of San Antonio, its missions, and the farms and ranches in Bexar County. Porter is the author of *Spanish Water, Anglo Water* and his newest book on water is *Sharing the Common Pool*. On a glorious fall Saturday in December, the Farm & Ranch Committee visited the **farm and acequia at Mission San Juan Capistrano**. **James Oliver**, National Park Service landscape architect on staff at the San Antonio Missions National Historic Park, was the guide for the morning. He discussed the importance of the acequia system to the success of the missions, and included a demonstration of the acequia irrigating one of the mission fields. The Conservation Society has pledged \$100,000 to Los Compadres de San Antonio Missions for the operation of the Mission San Juan Spanish Colonial Farm. January's meeting was held in the **Beckmann Family Hilltop Cottage** at the **Senator Frank L. Madia, Jr. Natural Area**, owned by the city of Grey Forest. **Susan Beavin** gave the PowerPoint presentation on the **Scenic Loop - Boerne Stage Corridor** that received its historic designation in 2011. The San Antonio Conservation Society contributed funds toward the **Texas Historical Commission marker** that will be installed this summer.

In February, **John Koepke**, the Texas Parks and Wildlife Department representative at **Government Canyon State Natural Park**, scheduled

the visit to the **Kallison Ranch Complex**, located at Government Canyon and not available to the public. The **Madla Ranch Complex** off of Bandera Road was the site of the March fieldtrip. There are multiple historic buildings, barns, out-buildings and faux bois structures. The rich history of all family members has been well documented, particularly by **Janie Madla**, who tends the family cemetery near the ranch. The Senator's son, **Frank Madla III**, served as tour guide. The April fieldtrip took us to the **Miguel Menchaca Complex**. Owners **Mike and Susan Sloan** hosted the committee and provided a detailed PowerPoint presentation on the complex history of the property, followed by a tour of the grounds and multiple historic buildings. **Marlene Richardson**, co-author of *The Settlement of Leon Springs, Texas: From Prussia to Persia*, delighted the committee with her presentation on this very special and important settlement in northwestern Bexar County.

Historic Gas Station Survey

The Historic Gas Station Survey committee trained new members and completed surveys for **216** mid-century gas stations. In addition, the committee approved hiring Texas A&M - San Antonio student **Jessica Gonzales** on a contract basis to design a website making information and photos from the survey accessible to the public.

The launch of the **survey site** at <http://gasstationsurvey.omeka.net/> offers a self-service guide to nearly 1,500 gas stations built in San Antonio from the early to the mid-twentieth century, including those from an earlier 1983 survey. This website can be used to identify gas stations that are eligible for historic designation, in need of preservation, or already examples of successful adaptive use. The site also serves as a model that other survey committees can adapt to share their findings with the public.

Historic Preservation Month

On October 17, 2014, the San Antonio Conservation Society, along with the Texas Historical Commission and the City of San Antonio Office of Historic Preservation, sponsored the **first-ever Texas State Historic Tax Credit Workshop**. This comprehensive seminar took place at the St. Anthony Hotel, which is a state and federal tax credit project, and covered the new rehabilitation tax credit that went into effect on January 1, 2015. The **140 participants** far exceeded expectations and included developers, nonprofit leaders, real estate professionals, and a host of others interested in preservation. Presenters included representatives from the **Texas Historical Commission** and a panel composed of representatives from **BC Lynd, Stonehenge Capital Company, LLC**, and **HRI Properties**. **Historic Preservation Month** in 2015

began with a city-sponsored kick-off event at the **Spanish Governor's Palace**, featuring local leaders addressing the State of Preservation in San Antonio. The Conservation Society's **2015 Historic Preservation Month pin**, designed by **Ron Bauml**, was well-received. The design was influenced by the tower at Mission San José. Conservation Society staff and volunteers participated in several events throughout the month sponsored by the Office of Historic Preservation, including the **Amazing Preservation Race** and the **Amazing Preservation Race for Kids**. The latter returned this year to the King William Historic District, and the **Steves Homestead House Museum** served as the starting point for racers. The **Power of Preservation Foundation's 3rd Annual Mini-golfathon**, postponed until June due to inclement weather, was held at the historic **Cool Crest Miniature Golf Course** on Fredericksburg Road. On May 29, 2015, the Conservation Society participated in the planning and presentation of **Office of Historic Preservation's Historic Tax Credit Workshop** that further expanded on the application process and presented in-depth case studies of the financial application of the state rehabilitation tax credit. Fifty percent of the participants in this second workshop had also attended the first workshop in October, demonstrating the ongoing need for additional educational opportunities related to the new tax credit program.

Library

The library successfully built on its digitization program, whose goals are to preserve irreplaceable items in the collection, while making scanned images of those items accessible to a wider audience. Continued **Capital Club** funding of the intern position, filled by **Elizabeth Pople**, allowed for the addition of **582 more photos** to the digitized collections for a **total of 1,057 photos** in the online catalog. New images included the **Rosemary Son Collection** of 142 photos (c. 1895 - c. 1947), the **Charles Heuermann Papers** (1904 -1916), and 242 photos (with survey sheets) from the **1981-82 San Antonio Downtown Historic Resources Survey**. In addition, 132 images from the **Ernst Raba Collection** were made accessible on the University of North Texas' **Portal to Texas History**, which provides online access to the digitized collections of well-known historical institutions throughout the state. The **newsletter digitization project** resulted in 17 issues of the Society's newsletter (Winter 2008 to Spring 2012) online, with additional newsletters dating back to 1989 scanned and pending upload.

Notable public use of images from the library's collection this year included: publication in multiple **Express-News articles** in the newspaper's 150-year anniversary series on San Antonio history, publication in **San Antonio Magazine's article** on the Society's role in preserving the

missions, and **Randy Beamer's** "truth about the puppet show" piece that aired **on News 4 WOAI TV**. Two middle school students from Abilene, Texas used several of the collection's images in their **Texas History Day display** on Adina de Zavala that won three special awards: Regional Excellence Award, Hispanic Heritage Award, and the C.M. Caldwell Award for Excellence in History. In June, the library posted its first two **Virtual Exhibits**: "**Texas Peace Officers Association**", focusing on the Texas Negro Peace Officers' 1945 convention in San Antonio, and "**Alamo Plaza History: A Guide to the Many Faces of Alamo Plaza**," illustrating the plaza's evolution from the 1850s to the 1980s.

Library staff and volunteers completed **976 requests** this year. The library also provided supporting research or resources for several of the Society's key preservation issues, including the **Reus-Sterling Building** at 1423 E. Commerce, the **SAMSCO property** (321 Center Street), the **Grand Central Hotel/Vermont Café** (928 W. Commerce), **130 Davis Court** in Mahncke Park, and **825 E. Grayson**, outside the Government Hill Historic District. Outreach efforts included a research presentation given to members of the **King William Association** and staffing the "Ask a Historian" table at the **Historic Homeowner Fair** in September, assisting with the **Publication Awards** in March, and helping staff a table at the **San Antonio Book Festival** for the first time in April.

The library also undertook several major changes to the website, including overseeing the upgrade of the online catalog; creating an **Online Resources page** that provides access to all the library's digital resources in one location; and creating a **Surveys page** for the **Gas Station Survey portal**, for which the library provided project management.

Meetings, Conferences, Seminars, & Workshops

Summer 2014

On Tuesday, July 22, 2014, President Sue Ann Pemberton and Preservation Outreach Manager Jenny Hay attended a **San Antonio Tomorrow LOOP Event** at the AIA office. On August 11, the president attended the **San Antonio River Foundation Bench Unveiling**. Later that day, she participated in the **Modern Streetcar Advisory Meeting** with Executive Director Bruce MacDougal. The president and executive director participated in the **Friedrich Complex Task Force** meeting with Office of Historic Preservation (OHP) Director, Shanon Miller, on August 15. The president attended the **Fort Sam Houston Barracks Dedication** on August 19. On August 25, the president and the executive director attended the **World Heritage Committee** meeting with **Pam Breaux, Assistant Secretary of Louisiana Department of Culture, Recreation, and Tourism**.

September 2014

On September 2, the president, the executive director, and Properties Restoration Manager Ron Bauml attended the **La Villita Fund Meeting**. The president, first vice president, and executive director attended a **breakfast meeting with Don Rypkema of Place Economics** on September 5. On September 11, the president and executive director attended the **UTSA College of Architecture Scholarship Banquet**. The president and executive director attended the **Trinity Exhibit of Ford Powell Carson Drawings 1939-1970** on September 18. On September 19, the president attended the **San Antonio Parks Foundation Gala Celebrating Lila Cockrell** at the St. Anthony Hotel. When Los Compadres and Las Misiones hosted a dinner for **World Heritage Inspector Angela Rojas** on September 23, the president, past president Nancy Avellar, and the executive director were in attendance. On September 26, the president and executive director hosted a **World Heritage Reception** at the Steves Homestead. The next day the executive director participated in the **Office of Historic Preservation's Historic Homeowner Fair**. On September 30, the president and preservation outreach manager attended the **Ellis Alley Ribbon Cutting Ceremony**.

October 2014

The president attended the **HemisFair Signage and Wayfinding Proposal Review** on October 6. The next day she took part in the **Huebner-Onion Porch Reconstruction Dedication**. The president, executive director, preservation outreach manager and first vice president Janet Dietel were all in attendance at the **Double Height Courtroom Reception at the Bexar County Courthouse** on October 14. Later that day the president and second vice president Stella de la Garza took part in the **Green Spaces Alliance Gala** at The Veranda. The president, first vice president, and executive director all participated in the **Rose Window Award Gala** at Mission San José on October 14. The president was in attendance at the **Tourism Unity Night** at the Henry B. Gonzales Convention Center on October 15. On October 16, the president went to the **10th Anniversary of the Designation of El Camino Real Sign Unveiling** at La Quintana Inn & Suites. The president, executive director, and preservation outreach manager participated the **Tax Credit Workshop** at the St. Anthony Hotel on October 17. On October 20, the president attended the **44th Annual Witte Game Dinner** on the Witte Museum Grounds.

November 2014

On November 7, the president, executive director, and preservation outreach manager attended **Centro San Antonio's Urban Renaissance Luncheon** at the St. Anthony Hotel. The president was in attendance at

the **National Trust Conference** on November 11, in Savannah, Georgia.

December 2014

On December 10, the executive director and the president attended **Lewis Fischer's book signing**, featuring his book *American Venice: The Epic Story of San Antonio's River*.

January 2015

On January 7, 2015, the Urban Land Institute lead the president, executive director, and preservation outreach coordinator on a **tour of the Maverick Building** before it was rehabilitated. The Urban Land Institute hosted the **Annual Real Estate Outlook Luncheon** on January 20. The president, executive director, and preservation outreach manager all attended.

February 2015

On February 4, the president, executive director, and properties restoration manager met with Matt Driffill at the **Trueheart Property** to discuss its future protection. On February 10, the president attended the **Express-News and UTSA Town Hall Meeting on Gentrification**. The executive director met with Ann Pritzlaff of the Center of the American West and Anna Martinez Amos of the San Antonio Missions National Historical Park on February 12 at El Mirador to **discuss the World Heritage Youth Summit**. That same day, the president also participated in the **THC Meridian Highway Survey Project Public Meeting** at the River House. On February 18, the president, executive director, and the preservation outreach manager attended the **Urban Renaissance Luncheon featuring Don Rypkema**, hosted by Centro San Antonio at the Wyndham San Antonio Riverwalk. Afterward, they attended **OHP's reception for Don Rypkema** at the Milam Building Penthouse. The president spoke at the **Office of Historic Preservation's Realtors Workshop** on February 20. The next day, the president participated in the **Texas A&M Historic Preservation Symposium on the Alamo**.

April 2015

On April 7, the president and executive director attended the **State of the Center City Luncheon** at the Westin Riverwalk. On April 14, the president and past president Loretta Huddleston participated in the **Hill Country Retreat Luncheon**. On April 15, the president was in attendance at the **Mayoral Forum Breakfast** at the Aztec Theatre. The president attended the **San Antonio Council for International Visitors** on April 28.

May 2015

The president and executive director attended the **Robert H. H. Hugman**

Statue Tribute on May 7 at the Hyatt Regency San Antonio Riverwalk. On May 18, the president and executive director attended a **preview of the new History Channel miniseries, Texas Rising** at the Alamo. The president and executive director attended the **Westside Development Corporation Outdoor Gala** at Rosedale Park on May 21.

Membership Activities

As of June 30, 2015, there were **502** Active Resident Members, **15** Active Non-Resident Members, **1,028** Associate Resident Members, and **56** Associate Non-Resident Members for a **total of 1,601 members**. At the June General Membership Meeting, **45** new Active Members received with Active Member pins.

On October 5, the Membership/Volunteer Coordinator Committee held a **Committee Fair** at the Steves Homestead River House. This event gave Conservation Society members the chance to learn more about committees and volunteer opportunities.

Mid-Century Modern

The Mid-Century Modern Committee was formed in August 2013 to identify structures worthy of preservation built between the 1940s and the 1970s. This year, the committee surveyed 10 of 12 areas in **downtown San Antonio** and began surveying downtown commercial corridors. These corridors included South Alamo, South Presa, McCullough, Fredericksburg, San Pedro, Main Avenue, St. Mary's, and Broadway. The committee completed surveys for four **Southtown** areas, one of two areas on **McCullough**, one of two **Broadway** areas, and one of six areas on **San Pedro**. The Main, Fredericksburg, and St. Mary's corridors remain to be surveyed. The committee **completed a total of 17 survey areas** this year and turned all materials over to the Office of Historic Preservation.

Neighborhood Liaison

The committee represented the Society at several local events, including **Founder's Day** at the Alamo and the annual **Neighborhood Conference** hosted by the Neighborhood Resource Center. Additionally, the chairman attended all three "**Conversations in Historic Preservation**" **workshops** conducted by the Office of Historic Preservation. It was through these workshops that the chairman developed relationships with participants who were interested in being on the committee as representatives for their neighborhoods. The committee also monitored and reported on association meetings for the following neighborhoods: **Alta Vista, King William, Lavaca, Mahncke Park, Tobin Hill, and Woodlawn Lake**.

When NIOSA guests walked into historic La Villita on opening night, the transformation back to yesteryear was apparent. But what the guests didn't necessarily know was that it took a full year of preparation. NIOSA chairman **Barb Machado** and her committee (Treasurer **Jackie Fellers** and Vice Chairs **Margie Arnold, Cindy Smith, and Rose Moran**), and office and warehouse staff worked closely to orchestrate every detail for the 67th presentation of “A Night In Old San Antonio”.

The **Decorations and Cascarones Committees** met year-round on Thursday mornings to hand make thousands of paper flowers and streamers used to decorate booths and to fill and hand paint thousands of cascarones to add to the festivities.

The NIOSA chairman designed the **2015 NIOSA medal**, which featured an original drawing by longtime Conservation Society member **Adriel “Squeaky” McGill**, now deceased. “Squeaky”, known for her adorable and whimsical characters, volunteered for many years as an artist in the Bolsa Booth and created 1991 NIOSA poster.

Entertainment was booked, maps drawn, cleaning contractors selected, and generators ordered. Souvenirs, beverages and food were ordered. Just to name a few items on NIOSA's shopping list:

- 18,000 lbs. of beef; 14,000 lbs. of fresh chicken; 9,500 lbs. of sausage; and 3,000 turkey legs
- 20,000 buns, rolls and bolillos; 1,500 lbs. of masa; 36,000 tortillas; and 2,400 lbs. of cheese
- 1,500 lbs. fresh mushrooms; 400 lbs. of fresh pico de gallo; 4,000 lbs. of guacamole; 14,000 lbs. of fresh fruits and vegetables; 50 gallons of salad dressing; and 16,000 oz. of picante
- 12,000 escargot; and 3,000 lbs. of flour and batter mix

Ten days before NIOSA opened, the millions of components that makeup “NIOA” were loaded and delivered to La Villita. And millions there are—housed in 200,000 square feet of warehouse space over 4 miles away:

- Flats; covers; sawhorses; and nuts and bolts to construct more than 240 food, beverage, and atmosphere booths; and stages for 13 bands
- Booths for selling food coupons and gate tickets and miles of fence
- Carts; popcorn machines; and signs
- 167 roasters; 120 fryers; 28 electric skillets; 27 griddles; 22 convection ovens; 45 blenders; 18 hot plates; 19 crock pots; 118 fans; a pizza oven; shaved ice machine; coffeepots; mixers; microwaves; cooking utensils; ice chests; and water jugs
- Eight+ miles of electrical wiring; 3,000 special shatter-proof light

- bulbs; 155 electrical panels; and 250 fire extinguishers
- 54 refrigerators; 18 freezers; and hundreds of braizers used to grill foods
- 1,500 buckets for coupon collection and handwashing
- Miles of brightly colored skirting for booths
- Pushcarts; ladders; and power tools
- A wooden windmill for Frontier Town and a German castle façade for Sauerkraut Bend

Unseen and unknown to the general public, the **Staging Coordinators**, led by a foursome of long time volunteers, worked with hundreds of volunteers and began putting all the pieces together that transformed La Villita into a mosaic of San Antonio’s past. This same group worked continually throughout the event to ensure the “wheels were greased” and NIOSA went off without a hitch.

The real orchestration began on opening day as **over 13,000 dedicated volunteers** came together for four nights to prepare and cook thousands of items, serving **80,000 guests**.

After all the dust had settled, the confetti washed away, and everything taken apart, the daunting task of moving every item back to storage began. Appliances were cleaned and inspected and inventories performed. NIOSA continued to be a leader in recycling with over **15.8 tons of recycled materials** and **9.2 tons of recycled glass**.

The chairman and the NIOSA Committee presented the San Antonio Conservation Society with **over \$1.2 million** to help continue the Society’s mission, after paying expenses. In addition, NIOSA’s **community impact totaled over \$1.3 million**; with **\$168,781** paid for **use of City property** which goes directly into the **preservation of La Villita**; and another **\$342,000** paid for **SAPD, permits, fees and taxes**. An additional **\$800,000** was paid to **local suppliers and entertainers**.

The funds generated during the 20 hours of operation could not have been raised without the thousands of dedicated volunteers who worked endless hours year round!!

NIOSA® 2015 truly was a “Celebration for Preservation”.

NIOSITAS®

The NIOSA Committee hosted NIOSITAS for the **Federation of Genealogical Societies** (395 guests); the **American General Contractors** (150 guests); and the **American Academy of Audiology**

(975 guests); generating **gross revenues of \$90,536**. After expenses, the Society received **\$64,266**.

Parade Activities

The committee, staff, and a variety of Society members participated in four parades during Fiesta: **Texas Cavaliers' River Parade, Battle of Flowers, King William Fair Parade, and Fiesta Flambeau**. The Theme of the Cavaliers' Parade float was "**Believe ... Preservation**" and decorations featured works of art and historic buildings. The **Ashlee Rose Band** provided musical accompaniment on the float. The Conservation Society's shining accomplishment was winning **first place in the antique car category** at the **Battle of Flowers Parade** in a 1928 Ford Model A with their entry "**I've Been Everywhere,**" in accordance with the parade theme, "**This Land is Your Land.**" The Junior Associates rode in a 1944 Willy's MB for the **King William Fair Parade**, and representatives from NIOSA® participated in the **Fiesta Flambeau Parade**. The theme of the parade was "**Television - Then and Now.**" Each parade provided an opportunity to show the public the multiple facets of Society membership.

Preserve America Youth Summit

In **June 2015**, the Preserve America Youth Summit Program held a week-long event in San Antonio. The mission of the Preserve America Youth Summits is to provide engaging, on-site, interactive learning experiences for students and educators that engage them in study of historic preservation, conservation, and heritage tourism issues with the primary goal of motivating them to become future stewards of historic communities, sites and land, shape policy at the local state and national level, and provide lasting impact on communities for generations to come. Based on a competitive application process, **75 middle and high school students** from the Central Texas region received invitations to participate in this intensive experience highlighting the San Antonio Missions. **Interactive educational sessions and service learning opportunities** were capped by a **public town hall meeting** at the end of the week in which students presented recommendations for new engagement strategies and heritage conservation projects. The San Antonio Preservation Youth Summit brought together partners such as the **National Park Service, the City's Office of Historic Preservation, and the Texas Historical Commission** in developing the programming for the students. The San Antonio Conservation Society hosted an **afternoon session on June 11, 2015** at Alamo Hall, coordinated by the **Preservation Outreach Manager**, where students explored how to preserve and interpreting layers of history in the Alamo Plaza Historic District while engaging visitors and residents in a more meaningful experience of the

site. Students investigated challenges in heritage tourism, interpretation, and preservation planning at rotating stations led by experts from the **Convention & Visitors Bureau**, consultant **Mimi Quintanilla**, and the **General Land Office respectively**. At the conclusion of the session, the Conservation Society president joined with **Professor Bob Warden**, Director of the Center for Heritage Conservation at Texas A&M University, to demonstrate the technologies used to study decay and deterioration of materials at the Alamo. Other sessions included activities like collecting oral histories of the descendants of Mission Indians and Spanish colonists, working in the field at the Demonstration Farm at Mission San Juan, and brainstorming exercises at Rancho de las Cabras. On the final day of the Summit, the president and executive director participated in the panel of the town hall summit at UTSA. The students' ideas ranged from organized tours connecting the Alamo with the more distant Missions and Rancho de las Cabras, engaging contests and activities on social media, virtual galleries highlighting the undertold stories of the Missions, and teen councils coordinating events to engage young people throughout the year at local historic sites.

Programs

The Society held six general membership meetings to discuss the following topics: The September 24th meeting featured District 1 City Councilman **Diego Bernal** discussing **Gentrification in the Inner City**; the **Weihnachtsfeier-German Christmas Party** was held at the **Steves Homestead** on December 3rd featuring the **Beethoven Maennerchor**; **Dr. Patrick Cox** and **Charles Porter** spoke at the January 28th program on **Water and Community in South Texas: Untold History of the Wild Horse Desert**; the February 25th meeting was held at the Westside Multimodal Transit Center with **Jeffrey Arndt**, the President and CEO of VIA Metropolitan Transit, speaking on **VIA: Connecting the Community**; the newly restored courtroom at the Bexar County Courthouse was the subject of architect **Lewis S. Fisher's** presentation on **Revealing J. Riely Gordon's Interior Design of the Bexar County Courthouse**; on June 24th **Steven Land Tillotson, FAIA**, updated the membership on the exciting **San Pedro Creek Culture Park**.

Properties Maintenance & Repair

Maintenance and restoration work continues on the Society's properties.

The **Steves River House** had the **kitchen** and **restrooms** remodeled. The **Steves Historic Site** had new **signage** installed. The **Steves House** had the **decorative ceiling paint** restored in the dining room and had a **new air conditioning air handler** installed in the attic. The **Wulff**

House received a new, less bumpy **driveway approach** and replaced the entire **exterior air conditioning system**, due to a major break down. At the **Yturri-Edmunds site**, the main house **exterior walls** were re-whitewashed. The **Gresser House** had some **roof repairs** made to the front porch. At **Casa Villita**, the **steps to the river** were rebuilt to connect properly to the new River Walk sidewalk. New colorful **sidewalk awnings** were added and the **exterior neon** was restored to **102 Navarro** in preparation for the new tenant.

Public Affairs

In November 2014, the President, First Vice-President, Second Vice-President, Third Vice-President, Executive Director, Preservation Outreach Manager, and House Museum Manager attended the **National Trust for Historic Preservation Conference** in Savannah, Georgia. This year marked a new direction for the conference with enhanced programming and branding featuring the conference's new title: **PastForward**. Several programs, titled "**TrustLive**", introduced compelling stories of preservationists across the country overcoming challenges through innovative solutions, bringing together new audiences, funding strategies, and technologies. Educational sessions attended by the Society's contingent included topics like **inclusive leadership**, **mid-century architecture**, **historic tax credit advocacy**, and **cultural landscapes**. The **Texas Hospitality Reception**, held at the River Street Inn, brought in a lively crowd that enjoyed the views from the historic waterfront to the scenic Savannah River and grew the Conservation Society's national network of preservation advocates.

Preservation Action's annual **Preservation Week** in Washington, DC took place March 2-4, 2015. The President, Third Vice-President, and Executive Director attended the conference events which included advocacy training, briefings on current legislation, and a congressional reception. The Society's contingent visited the offices of **Congressmen Henry Cuellar, Lloyd Doggett, Lamar Smith, Will Hurd**, and **Joaquin Castro** as well as **Senator John Cornyn**. The Conservation Society's legislative agenda included **federal tax incentives** for historic preservation, **funding for the state historic preservation office** through the historic preservation fund, the **San Antonio Missions World Heritage site nomination**, and **conservation easement tax incentives**. The meetings strengthened the Conservation Society's relationships with these elected officials and underscored the Society's commitment to advocating for its mission.

Preservation Texas held their annual **Preservation Day Summit** in Austin on March 19, 2015 and the President, First Vice-President, Second

Vice-President, Third Vice-President, Executive Director, Preservation Outreach Manager, and Intern attended this event. The morning began with advocacy training sessions after which the Society's large contingent broke into groups to meet with the Bexar County delegation. The Texas legislature was in session this year. The Conservation Society's legislative agenda included the **Historic Courthouse Preservation Program**, the **State Historic Tax Credit**, and the **Sporting Goods Sales Tax**. The Conservation Society's attendees also spoke with lawmakers about pending legislation, including **Senate Bill 343** and other **local control restriction proposals**, and **House Bill 1255**, which funded the restoration of the **G.J. Sutton State Office Complex**.

Publicity

On July 31, 2014, a **Rivard Report** journalist wrote an article about the possible tenant changes at La Villita in which they mentioned the Conservation Society. Also published in the Rivard Report was a spoof historical article on the River Walks construction. The August 10 article "quotes" a Conservation Society spokesperson who claimed that the River Walk was a conspiracy of the city elite to benefit a few businesses. On the 21st of August **KTSA radio** presenter CJ spoke with President Sue Ann Pemberton about the Conservation Society. Later, on August 28, the president had another radio interview on **WOAI** with Chrissie Murnin. Ben Olivo of the San Antonio Express-News interviewed the president on September 5.

On October 17, the Conservation Society, Office of Historic Preservation, and Texas Historical Commission hosted the first public historic tax credit workshop. In the weeks leading up to this event, there was a sizeable publicity effort. On October 8, the president was interviewed on **TPR**, and the **Express-News** published an article written by Society executive director, Bruce MacDougal. On the 13th, the **Rivard Report** published an article publicizing the event and then on October 14, the president was interviewed on **KSAT** in the St. Anthony Hotel, where the event would take place.

On November 4, Eddie Romero of the Rivard Report interviewed Society preservation outreach manager Jenny Hay on the **Windows to our Future campaign** and the upcoming visit of preservationist Vince Michael. On November 8, the Rivard Report mentioned the Society in its coverage of the three events in which Vince Michael presented. The Rivard Report published an article on November 23 that discussed the Society's role in preserving and managing what is now the Southwest School of Art campus. On December 1, the Rivard Report published an article advertising the **King William Home Tour** in which the Steves Homestead was

mentioned. WOAI aired a story on the Conservation Society's **Texas Star Trail** on December 19.

On January 10, 2015 the Rivard Report's Iris Dimmick published an article that summarized the argument given by Donovan Rypkema at City Council Session B. In it she quotes Society president Sue Ann Pemberton. Also on January 10, the Rivard Report published an article on various community service campaigns organized through UTSA, including **STAR**, which is led by Sue Ann Pemberton. On January 30, the **San Antonio Business Journal** published an article that quoted the Society president on involvement in La Villita and on Senator Campbell's bill concerning the Alamo.

On February 5, the Rivard Report published an article that advocated La Villita's cultural importance and mentioned the Society's role in preserving the area and organizing NIOSA. WOAI aired an interview with Sue Ann Pemberton covering the **Meridian Highway public outreach meeting** on February 10. On February 13, the Express-News published an article on possible **tenant changes at La Villita**. The Rivard Report published an article on February 15, in which the Society's Texas Star Trail mobile tour was explained. The Express-News publicized the **2015 Conservation Publication Award** and its winner, **Death of a Texas Ranger, by Cynthia Leal Massey**. On March 18, the Rivard Report continued the coverage of La Villita's tenant changes.

On April 2, the president was interviewed on both **KONO** and **WOAI** about the **World Heritage nomination**. On April 8, the Express-News publicized the full list of **Conservation Society Publication Award winners**. The Rivard Report published an article on April 14 that covered the history of the Conservation Society in anticipation of NIOSA. The president was interviewed at La Villita for a piece on KSAT ON April 16. The president was again interviewed on **Travelscope** concerning the history of Fiesta and the Conservation Society. On April 22, the Rivard Report covered the Conservation Society Kings Party. The Express-News featured an interview with the president in the April 30 issue. After the installation of the **Hugman bust** on the River Walk, the Rivard Report posted a story on May 5 highlighting his role and the role of the Conservation Society in the creation of the River Walk. On May 8, Randy Beamer of WOAI visited the Conservation Society to learn the story of the **Goose and the Golden Egg**.

The Rivard Report has continued to cover most HDRC and City Council meetings. In 2015, the Society's advocacy were mentioned in several articles. These publish dates included January 23 (**Fish Market Building**), January 29 (**Aquifer Protection**), April 16 (**Solo Serve**),

May 7 (**Solo Serve**), May 21 (**Blue Star**), June 18 (**Cattleman's Square**), and June 24 (**GJ Sutton Building**).

Scholarships

Scholarship funds in the amount of **\$5,000** were transmitted in the spring of 2014 to **The University of Texas at San Antonio College of Architecture** for two **\$2,500 Eleanor Freeborn Bennett Educational Fund Scholarships** for the 2014-2015 academic year. The recipients of these scholarship were **Lance Lanoux** and **Mary Minor**. Two additional students of architecture, **Daniel Budke** at **Texas Tech University** and **Soheil Hamideh** at **Texas A&M University**, received the **San Antonio Conservation Society Foundation Scholarship honoring Brooks Martin, FAIA**, administered by the **Texas Architectural Foundation** for the 2014-2015 academic year.

Steves Homestead House Museum

The Steves Homestead saw **7,024** visitors this year plus an additional **401** people as part of the biennial "**King William Holiday Home Tour**."

Joint tours with neighboring **Villa Finale** remain a popular option and the "**Root Cellar to Rafters**" tour has drawn in serious historic home visitors who want a peek at the behind-the-scenes areas of the museum.

The society's annual **Heritage Education Tour** drew raves from parents and educators as Homestead staff adapted **Mimi Quintanilla's** design to create a **customized tour** that aligned with the Texas Essential Knowledge and Skills central to **fourth grade history curriculum**. In total, **609 students** toured the Homestead during the two week tour period.

2014 saw the continuation of joint programs created by the Steves Homestead and Villa Finale. "**I Spy...A Scavenger Hunt!**" in its **second year**, gave local children the opportunity to find clues using neighborhood landmarks and architectural elements and answer questions pertaining to architecture and preservation.

"**A Spooktacular Halloween in King William**," also in its **second year**, continued the tradition of family fun in the historic King William neighborhood. Spread over both the Homestead and Villa Finale, this Halloween extravaganza featured costume contests, face painting, piñatas, and more.

In the first half of 2015, the **fourth annual Homestead Easter Egg**

Hunt was a success with the largest turnout yet, introducing yet another generation to the Homestead property. The **fifth annual “Amazing Preservation Race for Kids,”** in conjunction with the City of San Antonio **Office of Historic Preservation** and **Villa Finale** was back in King William this year and, despite a slightly lower turnout than previous years, offered local children a chance to learn more about neighborhood architecture, preservation, and history.

The Homestead continued in 2014-2015 to be a popular site for Conservation Society receptions and outside group functions alike. Using the property usage guidelines created in 2013, the Homestead hosted a **World Heritage Nomination reception**, the **Live Oak Garden Club Flower Show**, a family event for the **Edward Steves family**, a **Capital Club reception** and **parade viewing party**, and a reception for **The Association of Preservation Technology International**.

The Homestead also took part in the biennial **“King William Holiday Home Tour”** and served as a rest stop for the annual **Walk to Action**. The Homestead hosted private tours for **The San Antonio Council for International Visitors**, **The American Friends of Attingham**, and a **Japanese delegation** organized by the City of San Antonio’s Chief of Protocol.

Strategic Planning

Building on the success of the previous year, the Strategic Planning & Implementation Committee proceeded with the work set out for them by the Board of Directors. Approved in February of 2014, the Strategic Plan set goals and objectives in three directions: **Restructuring Organizational Leadership**, **Evaluating and Managing Assets**, and **Promoting Membership and Community Engagement**. The **Bylaws Committee** led the charge for the first of these directives, Restructuring Organizational Leadership, through proposals for amendments which were considered in February 2015. The second directive, Evaluating and Managing Assets, saw progress through the efforts of the **Endowment & Resource Development**, **Properties Usage**, and **Yturri-Edmunds Historic Site Master Plan Committees**. From growing the Conservation Society’s major donors program to marketing properties to increase rental profits, these committees worked to diversify funding sources and develop creative new approaches to financing the work of the Society. Finally, the chairman of the **Strategic Planning Committee** met with the **Third Vice-President** as well as the chairmen of the **Endowment & Resource Development**, **Membership Development**, and **Membership & Volunteer Coordinator** committees. The purpose of this meeting was to clarify roles, improve communication channels, and

provide training on recruitment and cultivation of engaged volunteers, members, and donors.

Teacher Education Seminar

The annual Teacher Education Seminar was held on Saturday, February 21, 2015 at the River House. The seminar, “**History, Hijinks & Haunts: the Treasures of Alamo Plaza,**” was presented by **Bill Perryman**, M.Ed., an education consultant and founder of History in Person Theater. Participants included **18 fourth and seventh grade Social Studies teachers** from the San Antonio region (including public and private schools) and **4 committee members**. This intriguing interactive workshop included a trolley ride to Alamo Plaza for hands-on learning activities to reinforce the morning’s lessons. Teachers received a certificate for six hours of **Continuing Professional Education Credits** at the conclusion of the seminar.

Compiled from officer and committee reports with staff input under the direction of executive director, Bruce MacDougal.