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**San Antonio Conservation Society  
To Salute Winners of Building and Preservation Awards**

The [San Antonio Conservation Society](http://www.saconservation.org) will honor the ten winners of its Historic Preservation Awards for the Built Environment and ten special awards for individuals or organizations at a Dinner and Awards Ceremony on Wednesday, March 28 at San Antonio Country Club, 4100 N. New Braunfels Avenue. Buildings receiving honors range from well-known properties such as the Landa Library to a former feed store; people receiving honors range from a renowned architect to an unsung hero.

Cocktails begin at 6:30 p.m.; the dinner and presentation of awards begin at 7:30 p.m. The celebration includes cocktails and dinner; the cost is \$94 per person. Reservations and payment for the awards dinner are required by Friday, March 16, 2018, and can be made by registering online at [www.saconservation.org/awards](http://www.saconservation.org/awards), or contacting the Conservation Society at (210) 224-6163 or [conserve@saconservation.org](mailto:conserve@saconservation.org). The public is invited; seating is limited.

“The Conservation Society is pleased to recognize superlative accomplishments in historic restoration and rehabilitation in our community through our awards program. These properties and people embody the purpose of the Society to keep the history of Texas intact in order to educate the public about our inherited regional and cultural values,” says Susan Beavin, president of the Conservation Society. March 22, 2018 marks the 94th anniversary of the Society’s founding; it is one of the nation’s oldest and most active historic preservation organizations.

Applications for the built environment projects—which are awarded biannually—are accepted from the public, then vetted by a Society committee before winners are chosen by a jury of preservation experts. Jurists for 2018 were Josh Lasserre, Realtor; Charles Peveto, Architectural Historian, Texas Historical Commission; and Kelly Little, FEMA Liaison to Texas Historical Commission—all from Austin, Texas.

**The 2018 Historic Preservation Awards for the Built Environment are:**

- **2340 S. Presa – 1923 – current owner is Kathryn H. Ruckman:** The building was originally built in 1923 with seven lease spaces housed in the blocks from 2332 to 2342 S. Presa. Early tenants included a feed store, café, barber shop, shoe repair, drug store, auto repair shop and a filling station; it has been occupied by artists, carpenters, tax office, karate studio, clothing shop, and more. Restoration included a restored metal roof, historic crenelation replacement, parapet and crenelation caps, and building standard signage.
- **Hangar 9, Brooks Air Force Base – 8081 Inner Circle – 1918 – current owner is Brooks:** Hangar 9 is the only wooden WW I hangar in the U.S. still standing in its original location. Noted industrial architect Albert Kahn’s open design allowed eight Curtiss JN-4 “Jenny” aircrafts to be housed in the hangar at one time. It is a San Antonio Historic Landmark and National Historic Civil Engineering Landmark, and is listed in the Texas State Historical Survey and the National Register of Historic Places. In 2016, Brooks—in cooperation with the Conservation Society—restored the hangar, ensuring its historical integrity while accommodating new programs and functions that would reactivate the iconic space. The hangar is now an event space and site redevelopment includes a pocket park and Sidney Brooks’ gravesite.

- **Hannah Landa Memorial Branch Library – 233 Bushnell – 1929 – current owner is City of San Antonio/San Antonio Public Library:** Noteworthy architect Robert B. Kelly, who was responsible for other architectural masterpieces in San Antonio including the Aztec Theater, designed the home of Hannah and Harry Landa, which was bequeathed in 1946 to the City of San Antonio to be used as a free public library and a children’s playground. Project restoration included historic window rehabilitation; exterior stucco repair; paint color palette more faithful to the original colors; cleaning of cast stone columns and entry elements; reconstructed wood balcony baluster and metal light sconces; and stabilization and repair of historic ceilings and ceiling mural.
- **Landmark Inn State Historic Site – 402 E. Florence Street, Castroville – 1850s – current owner is The Texas Historical Commission:** César Monod, a Swiss merchant, built the large one-story home and dry goods store. In 1853, Irish merchant John Vance added a second story gallery to create the Vance Hotel with a two-story bathhouse—the only manmade bath between San Antonio and Eagle Pass. Donated to the state of Texas in 1974, the inn, gristmill, bathhouse, kitchen and grounds opened as a historic site in 1981. A two-year restoration returned the historical hotel to its former glory after the exterior was completely refinished, including the removal of all the existing plaster and lath down to the stone walls, which were then repointed and structurally stabilized. All windows were stripped and repainted and new wood flooring was installed at the main level.
- **Maverick Building Apartments – 400 E. Houston – 1922 – current owner is AREA Real Estate:** The Maverick Building was built in 1922 by the estate of George M. Maverick, on the site of the old Maverick Hotel which was demolished in 1921. This Maverick Building was among the first completed during the building boom that changed San Antonio’s downtown in the 1920s, prior. It is the only known local example of a high-rise by L. Harrington Company. The recent rehabilitation repaired the damaged exterior and rehabbed historic windows while restoring architectural features that had been removed in previous decades to closely align with the original 1922 office building. Other features restored included historic floor tile, marble wall finishes, plaster cornice, a glass marquee in the resident lobby, and the MAVERICK sign on the rooftop.
- **Hotel Emma/Pearl Brewhouse Engine Rooms and Cellars – 136 East Grayson - 1894 – current owner is Pearl Brewhouse Hospitality LLC:** Built in the Second Empire style, the Pearl Brewhouse has been an iconic structure in San Antonio for more than 120 years. Hotel Emma is the seamless integration of six buildings into a cohesive 146-room boutique hotel which celebrates the historic structures, enhanced by new additions. Additions include an Engine Room (1895) and storage cellars (1896, 1939 and 1948). Doors, transoms and windows were replicated; decorative sheet metal cupolas and cornices were restored; and all painted elements, including doors, transoms, windows and frames as well as decorative sheet metal, were painted with the historic colors identified by microscopic examination.
- **Malvina Nelson House – 202 King William – 1889 – current owners are Juan M. Fernandez and Regina Moya:** Constructed originally with a delicately curved porch in the popular Neoclassical Style, the house was enlarged around 1904 to include a rear wing. The new restoration restored the front façade to the 1904 appearance, including dismantling the existing dilapidated porch and building a new front porch; restored the exterior brick; rehabilitated the non-historic addition to differentiate it from the historic portion; and repaired the original windows to operable condition.
- **San Antonio River Walk – River Walk Bend – 1941 – current owner is City of San Antonio:** The original development of the horseshoe-shaped River Bend was completed in 1941, using designs of architect Robert H.H. Hugman. By the early 2000s, the sheer volume of pedestrian traffic and 70 years of growth in vegetation had created life safety, accessibility and aesthetic challenges, including cracked and uneven walks, failing retaining walls, worn surfaces, outdated electrical systems, and deteriorating stairways. The most recent work—to make the entire downtown River Walk loop fully accessible –is notable because it is nearly invisible. Ramps, elevators and consistent grades have been seamlessly integrated into the original design.

- **VIA Centro Plaza/Washington Hotel Rehabilitation – 909 W. Houston, Bldg. 3 – 1905 – current owner is VIA Metropolitan Transit:** The former Washington Hotel is a two-story 4,600 sq. ft. brick building which served the historic International & Great Northern Railroad depot one block south. The hotel primarily occupied the second floor, with the first floor containing a foundry. In later years the building contained a flower shop, residences, and offices for local news periodical La Prensa de San Antonio. VIA purchased the entire site for a new multi-modal transit facility and transformed the building into new offices for its transit police division. Exterior improvements included stripping paint off all original brick and clay masonry, replacing retrofitted vinyl windows with new wood windows to match the original, reconstruction of wood storefronts, replacement of the canopy and installation of a new modified bitumen roof.
- **Herff-Rozelle Farm – 33 Herff Road, Boerne – 1854 – current owner is Cibolo Nature Center & Farm:** Listed on the National Register of Historic Place, this farm is part of the original 320-acre tract purchased by pioneer physician Ferdinand Herff in 1852. The farm and outbuildings are an excellent example of depression era farming. It was purchased by the Cibolo Nature Center in 2007 to be used as a community farm to teach about growing healthy food and living lightly in the Hill Country. The homestead has changed little since the early twentieth century; the house, farm and domestic structures and fields remain remarkably intact in spite the rapid urbanization of Kendall County. All restoration of the house and outbuildings (including barn, outhouse, icehouse, windmill, concrete vat, aviary and caretaker's house) used original materials where possible; materials found on the property were utilized for any replacements. If not available, period materials were purchased and repurposed. Original windows, sills and glass were retained; if needed, old glass was used for replacements. Original wood floors were simply cleaned.

**The Society will also honor these individuals or associations for their preservation efforts:**

- **Lynn Ford Craftsman Award recipient is master carpenter Joe Ramos.** During the 1970s, Joe Ramos framed and constructed many of the new homes built around San Antonio. Formerly with Alan Lee Copeland Construction and Southtown Builders. Ramos now has his own company, Ramos Carpentry, which concentrates on historic restoration work, mainly in the inner city of San Antonio. Ramos also donates his time to mentoring UTSA and SAC students; and assisted in building two shade structures for Green Space Alliance and for the San Antonio Office of Historic Preservation. Ramos has restored, repaired and remodeled over 100 houses in Southtown and King William areas.
- **Amanda Cartwright Taylor Award recipients are Lewis S. Fisher, AIA and Lewis F. Fisher, author/journalist.** **Lewis S. Fisher, AIA**, president of Fisher Heck Architects, oversees the firm's historic architecture projects. His preservation projects include Villa Finale, San Fernando Cathedral, Bexar County Commissioners' Courtroom, Atascosa County Courthouse, Karnes County Courthouse and the Chisholm Heritage Trail Museum in Cuero. His efforts resulted in the revitalization of the Southtown commercial district. Lewis served as president of the King William Association and has led tours and lectured for the Conservation Society. He serves as the local architect on Alamo World Heritage Site Master Plan team. **Lewis F. Fisher**, owner of Maverick Publishing Company that was acquired by Trinity University in 2015, has published 45 books on subjects ranging from San Antonio's heritage to its urban development. Lewis has written numerous books, including "Saving San Antonio: The Precarious Preservation of a Heritage" that recounts the people behind the projects that celebrate San Antonio. In 2017, he was presented with one of the Society's Publication Awards for his book "American Venice: The Epic Story of San Antonio's River". Lewis relies on meticulous research and employs engaging story-telling to memorialize the successes and challenges of life in the city and state.

- **Bruce MacDougal Young Preservationist Award recipient is Allison Chambers, AIA.** Chambers graduated from Texas Tech University with bachelor's and master's degrees in Architecture; and received her Master of Science in Historic Preservation from Columbia University. Chambers is the historic preservation architect at Ford, Powell & Carson, and has managed numerous projects, including the restoration and addition to the South Texas Heritage Center at the Witte Museum and the restoration of Austin Hall at Sam Houston State University. She also worked tirelessly on the restoration of the Texas Governor's Mansion following its 2008 fire, and Galveston's historic Strand District following Hurricane Ike. Chamber's other projects include Plaza de Armas Building; Huebner-Onion Homestead; San Antonio Missions; Alamo; 314 East Commerce Street; Cameron County Courthouse; Watts Schoolhouse; Koehler House; and 114 East Main Plaza. Her LEED projects include the restoration of the U.S. Post Office and Federal Courts Building in San Antonio, and the Texas Governor's Mansion.

#### **2018 Texas Heroes of Historic Preservation Award recipients are:**

- **King William Association** – In July 1967, several King William residents founded the King William Association (KWA) to preserve, enhance and promote the area. One of the first steps was historic designation under the newly created historic district zoning process, making King William the first residential historic district in Texas. In 1972, King William was listed on the National Register of Historic Places. Over the years the KWA has started and supported organizations which contribute to the livability of the neighborhood including SAY Sí, the Canolli Fund, Bonham Elementary, Brackenridge High School and Page Middle School. KWA received recognition as San Antonio's first Cultural Arts District in 2011. In the past decade, KWA created three new walking tour brochures; updated and expanded the Mark Burkholder book; completed two windshield surveys; authored and advocated for Noise Restriction; and received local designation for the Nathan Historic District.
- **Bob Comeaux** – In late 2014, a demolition permit was issued to demolish Miguel and Guadalupe Calzada's home at 1123 West French Place in Beacon Hill. Neighbor Mary Lou Miller asked Bob Comeaux to help the couple – facing big medical bills. Comeaux's campaign to save the Calzada's home began with a 90-day extension from Councilman Roberto Treviño and then a coalition of including architect David Bogle, structural engineer Patrick Sparks, Rev. Tom Heger and Maria Berriozabal, San Antonio Alternative Housing, Haven for Hope Ambassadors, Merced Housing, local union training programs, San Antonio Conservation Society came together to repair the house. The drive to save Miguel's home inspired Councilman Treviño to propose a new city ordinance giving additional time for homeowners over 65, military veterans, people with serious chronic health conditions and those who have lived in a house for at least 20 years. Comeaux and his wife have held numerous fundraisers at their home, which led to Texas Senator Jose Menendez acquiring a grant from the Greehey Family Foundation.
- **Carolyn Chipman Evans** - As founding Executive Director of the Cibolo Nature Center & Farm, Carolyn Chipman Evans has been involved in preservation efforts in Boerne and Kendall County since 1988. Her 30-year odyssey has culminated in the 160-acre Cibolo Nature Center & Farm, with a mission of environmental conservation through education and stewardship. It welcomes over 100,000 visitors who learn about agrarian history, native plants and animals, water quality, natural resource protection and sustainable farming practices. The organization restored Herff Farm homestead and grounds as a demonstration venue showcasing best practices in sustainability while learning from the past. The farmland embodies Hill Country history from an Indian raid and Civil War Prison camp to Depression era farming. Evans is a descendant of the farm's namesake, Dr. Ferdinand Herff.

- **Harold Kempfer** (deceased) - The ornamental work of the Majestic Theatre, San Antonio Playhouse, lobby of the Gunter Hotel, Sunset Station and the Municipal Auditorium were all touched by Kempfer's artistic work. He learned plaster casting from Italian artisans in Milwaukee and Chicago. Using decorative plaster casting, molds and paint, Kempfer returned beauty and grace to historic buildings and homes in San Antonio, including the restoration of St. Paul's Square in 1990. He also worked on the ornamentation of many local churches in the community, including the restoration of the altar at the Church of Devine Providence on Pearsall Road.
- **Jean Heide** – In 1999, Jean Heide uncovered the history of John S. Harrison and William McCulloch and their limecrete building hidden for 150 years in trees in Selma. This Harrison & McCulloch Stage Stop served as a link along the stage road that ran down the El Camino Real from Austin through San Antonio to Port Lavaca. Heide got the stage stop declared a state archeological landmark in October 2000; it received a \$1 million grant from the Texas Department of Transportation in 2002. Recognized as one of the "Most Endangered Historic Places" in 2006 by Preservation Texas, the City of Selma received a Preservation Texas recognition award for its restoration of the house in 2017. Heide received an award from Preservation Texas for her 10-year advocacy and is the author of several history publications.
- **Professor William Dupont** – Best known for leading preservation efforts at Ernest Hemingway's estate in Cuba since 2005, UTSA's William Dupont established the Research Center for Cultural Sustainability at UTSA in 2011. Dupont and his colleagues helped plan the future of Hemisfair and he participated in a feasibility plan for Lerma's Nite Club on San Antonio's West Side. Dupont's most significant work in San Antonio involves the city's Spanish Missions, including research that contributed to the Missions achieving UNESCO World Heritage status. Currently, Dupont is spearheading efforts to unify and coordinate missions-related research. His international work in Cuba was honored with an award from the Cuban government and in 2014 he traveled to Iraq to provide training in standards of heritage conservation.

For more information, contact the San Antonio Conservation Society at (210) 224-6163 or [conserve@saconservation.org](mailto:conserve@saconservation.org).

NOTE: Complete information about every award winner is available upon request, as well as present and historic photos, by contacting Jeanne Albrecht at 210-392-9047 or

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