

San Antonio Conservation Society
**THE PRESERVATION
 ADVOCATE**



Does IDZ mean "Infinite Density Zoning?"

Vincent Michael

One of the major issues that President Susan Beavin has discussed while meeting with City Council members has been IDZ, a zoning classification that has taken over the city like kudzu. IDZ, or Infill Development Zoning, was added to the zoning code in 2001 to address vacant lots in blighted inner-city neighborhoods. It eased parking, setback and site plan requirements, and required the buildings to be compatible with those around them, which was helpful in historic areas.

Now, however, IDZ has become the default zoning application even in upscale neighborhoods, and many are using the site plan, setback and parking giveaways to create dense projects that disrupt neighborhood scale and rhythm. Does IDZ mean "Infinite Density Zoning?" It seems every new project within Loop 410 is coming in as IDZ rather than regular zoning. And why not? The restrictions are looser and therefore you can make more money.

This is similar to what happened in various American cities with Planned Unit Developments in the 1980s. Again, the idea was to stimulate

growth by allowing developers to come up with a project that would benefit the community even if it didn't exactly conform to the underlying zoning. PUDs or PDs soon took over zoning maps. As with IDZ, when an exception becomes the rule, it undermines the whole concept of comprehensive zoning. Every project comes in and makes up its own rules. There are no zones any longer, only sites.



Fortunately, the City Council passed a resolution to review and redo IDZ now that it has strayed so far and wide from its original purpose. The City has created an Infill Task Force that had the first of five meetings in September and will recommend changes. Workshops on Infill were held at the Historic Homeowner Fair September 30, by the Urban Land Institute October 12, and monthly by the City starting in October. Together with our partners, the San Antonio Conservation Society will continue to press for reform so that our historic neighborhoods



are developed in a compatible, equitable and predictable pattern.

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From the President

Susan Beavin, President



Susan Beavin

It is both a great privilege to serve as president of the San Antonio Conservation Society and a challenge to carry forward the prestigious reputation of our organization. This undertaking is only made possible with the support of a most conscientious and patient staff, encouragement and advice from former leaders of the Society, a very talented board of directors, and a committed executive board. It truly takes a village.

My goals are to keep our membership informed about, and engaged in, activities that further the Society's mission to promote historic preservation and heritage education. This year, we are sending out a weekly e-blast each Tuesday afternoon. These e-mails list: local events in which members can participate, ways to advocate at the local and state level, and volunteer opportunities within the Society. Our website will have a fresh look with more emphasis on communicating through social media to maximize our public exposure. I hope the redesigned site will become a convenient way for members to keep up with the outreach efforts undertaken by our various committees.

Some of these committees have changed this year and a few new ones have been introduced, expanding the ways members can get involved. Here are just a few examples:

Preserving and Encouraging Preservation

Our Neighborhood Liaison Committee continues to link with neighborhood associations in historic districts to discuss areas of mutual concern. However, a single Historic Survey Committee now oversees the identification and documentation of historic gas stations, Mid-Century Modern architecture, and neighbor-

hoods. This committee will provide ongoing training in survey work and continue to work with the City's Office of Historic Preservation towards the designation of historic properties. The Historic Farm and Ranch Complexes Committee, a Society favorite, continues to add histories of rural properties to its wonderful [website](#).

Educating the Public

Once again, the Steves Homestead and Yturri-Edmunds Historic Site house museums will have committee chairs. We are introducing several new committees: Steves Homestead Events; Marketing; Membership Opportunities; and Young Professionals. We hope these committees will provide novel experiences, not only for our membership, but for the community at large. Our Membership Committees will be busy attending community events, like the annual Historic Homeowner Fair at the Pearl, further exposing the public to who we are and what we do. The Society's Community Grants, Educational Scholarship and Grants, Teacher Education Seminar and Heritage Education Tours will continue as before.

Funding our Mission

Although NIOSA, our annual party for preservation, is our major funding source, we encourage everyone to consider becoming a [Capital Club member](#). The Capital Club has funded many of our most notable preservation projects, including a generous contribution towards the Mission San Juan Spanish Colonial Farm.

For a complete list of committees, Society advocacy statements, and membership details, please go to our website: www.sacon-servation.org.

Be sure to join us at our General Membership meetings. Our members *are* the San Antonio Conservation Society! We always look forward to hearing from you.



Isabel Pruneda, Rose Moran, and Susan Beavin at the Conservation Society Membership table during the World Heritage Festival



Susan with the Programs Committee at the September General Membership Meeting

From the Executive Director

Vincent Michael, Executive Director



Vincent Michael

When President Susan Beavin welcomed participants to the Living Heritage Symposium on September 7, she talked of how San Antonio remains on the cutting edge of heritage conservation, and the events of the next day and a half proved her point. Organized by the City of San Antonio's Office of Historic Preservation, the Living Heritage Symposium came out of a year of discussions I had participated in as part of the Cultural Heritage Working Group led by OHP Director Shanon Miller and Cultural Historian Claudia Guerra. Following on the loss of the Malt House, a cultural landmark with limited architectural value, our group investigated cities that had begun to address saving cultural heritage in a way not dependent on the traditional tools of zoning and design review.

We brought in experts from San Francisco, including Mike Buhler, Director of San Francisco Heritage, which did a citywide Living Heritage Survey, Tim Frye of the City's preservation office, which began a Legacy Business registry in 2015, and Donna Graves, a heritage consultant who urged participants to value stories, and more importantly, places that can tell multiple stories from multiple points of view. Frye, a onetime student of mine, stressed the importance of understanding that data collection is itself a form of preservation and more importantly, a potent tool of engaging community. Carlton Eley of the EPA discussed how social impact assessments not only engage community, but provide more equitable development patterns than those that come from outside.

There were international experts as well, including Sharon Veal of Australia, who discussed the type of data collection that have emerged since the World Heritage Convention addressed Intangible Heritage in 2003. These include Social Impact Assessments that follow the **Burra Charter**, which calls for community input throughout the data collection process. Bringing community in at the beginning insures that assessments and treatments include local cultural values and are not imposed from above. Ege Yldirim from Turkey discussed the final step in the heritage process, treatment. How do you keep living heritage alive? Her range of strategies went well beyond legislative measures to place-based cultural measures that bring together community champions, tangible and intangible resources. The process helps build stewardship within the community.

The most important element to me is that using the community-based model of the Burra Charter reinforces the greatest virtue of heritage conservation: it is individualized. Zoning and

building codes treat every property the same, and like law, rely on precedent and the idea that every place is equivalent to every other place. Heritage conservation treats resources individually, with their own reasons for being, their own significance, and their conservation must be individualized as well.

In San Francisco, new non-architectural criteria have been developed for cultural heritage, concerned with whether a resource is "Significant" and whether it is "Long-Standing." These criteria parallel Value and Integrity in our traditional models, but they also acknowledge that culture is constantly changing and that "long-standing" traditions can be "active" or "inactive." I think good examples would be the Los Pastores festival the San Antonio Conservation Society rekindled decades ago, or the Matachines celebrations of the Festival of the Virgin, reestablished in recent years.



Andrew Potts speaking at LHS

Other presenters included former US/ICOMOS Director Andrew Potts, who moderated the symposium and has a knack for neatly summarizing points made. Donovan Rypkema, the Crowninshield Award winning preservationist who focuses on economic value, led off the second day by asking participants to focus on how cultural heritage can be an economic development tool, something we have recognized in San Antonio since the 1920s. He focused on issues of resilience and sustainability, critical to future growth. He also addressed affordability, noting simply: "You can't build new and rent cheap." Ester van Steekelenburg provided insight from East Asia, where all cities are starting to look the same due to a lack of heritage efforts. She works with local communities who fear the loss of identity and help design and steward events, storytelling, crafts and businesses to help brand places through heritage.

The event was "World Cafe" style, where participants broke up into roundtables after every two or three presenters and discussed concepts and implementation, switching tables every 20 minutes to ensure fresh ideas. Some of the potential outcomes are Cultural Heritage Districts on the lines of Japantown in San Francisco; Entrepreneurship Programs, and a Legacy Business Registry. Colleen Swain of the City's World Heritage Office is beginning a World Heritage Registry for Businesses this year.

San Antonio has the opportunity to maintain its role at the forefront of heritage conservation as it explores new tools that conserve heritage, not just buildings.

Historic Farm & Ranch Complexes Committee Update

Sandy Sands

The Historic Farm and Ranch Complexes Committee was established in 2006 by the San Antonio Conservation Society after the Society recognized that many local vernacular and non-vernacular historic farm and ranch complexes were highly endangered by encroaching development and lack of preservation. The committee began working with the City Archaeologist of the City of San Antonio Office of Historic Preservation to begin surveying the rural areas surrounding San Antonio. The committee used the 1973 Alamo Area Council of Governments survey that identified 56 historic properties in the area as a starting point. Of the 56 properties originally documented, 41 properties have been located. Fifteen of the original properties have been lost and an additional 44 historic farm complexes have been identified.



historic properties and to provide inspiration and examples for others looking to do the same with their properties.

The viewer will find many different architectural styles used in construction of these historic farm and ranch complexes. Common in many of the older buildings is vernacular style architecture which is based on local needs, customs and traditions, and utilizes indigenous construction materials found in this region such as limestone blocks, occasionally brick, and/or logs cut from trees felled in the vicinity. These complexes are rarely designed or built by formally trained architects and builders but rather by methods and materials in a similar style handed down over generations, the Jacal and Dogtrot come to mind. There are also considerable formal architectural and building styles stemming directly from

German, Spanish, American, and other influences. All will be identified.

Individual properties will feature historical summaries, stories told by family members, research studies, photographs, and other related documents, as well as links to associated websites. If available, before and after photographs will be shown for the properties that have been stabilized or restored.

This website is a work in progress. Results of ongoing research will be posted as it becomes available.

The Historic Farm and Ranch Complexes Committee is in the process of building a website. The site is linked to the home page of the San Antonio Conservation Society website, and may also be viewed at: <http://farmandranch.omeka.net>

The purpose of this website is to showcase late 18th century through early 20th century historic farm and ranch complexes located in Bexar county and adjacent counties in Texas. The goal is to celebrate and to promote conservation and preservation of

NIOSA® Update

Margie Arnold, 4th Vice President

"Celebration for Preservation" was created when five San Antonio Conservation Society members needed money to save our city's history and culture. They cooked dishes in their own homes for a one night fair. Over time, the festival grew to four nights, with multiple cultural areas of food and entertainment. In 1948, the Fiesta Commission asked the Society to hold the annual event in April and the Society adopted the official name "A Night In Old San Antonio®." NIOSA® will celebrate its 70th year in 2018—and is the top fundraiser in the nation for historic preservation. How appropriate that our 70th anniversary coincides with the San Antonio Tri-Centennial, considering how integral the Conservation Society has been in the city's history!



I am honored to lead many dedicated volunteers as we prepare for NIOSA 2018. The team works year-round to ensure the best event and to raise funds through private NIOSITAS throughout the year. The proceeds of these events provide resources to the Society for restoration of historic properties and education programs. NIOSA Treasurer Jackie Fellers and NIOSA Vice Chairmen Glenda Duffin, Jana Foreman, Sharon Hearn, and Dolores Wright are on board, as is the NIOSA staff led by Director of Operations Audrey Haake, bookkeeper Lisa Schneider, and Administrative Assistant Mandy Rodriguez. I thank them all for their hard work.

"Stay tuned" for special plans, which include new and old traditions.

Viva NIOSA!

Latest Landmark News in San Antonio

New Historic District! On September 21, the City Council approved San Antonio's newest historic district, East French Place. Known for its intact Craftsman bungalows, the near north side district lies near North St. Mary's between Tobin Hill and River Road. This is the 29th historic district in San Antonio.

New National Register property! Thanks to the San Antonio Conservation Society, the Joseph and Salome Ball-Farmstead was approved for listing on the National Register of Historic Places at the Texas Historic Commission's September meeting. The Society's Farm and Ranch Committee hired Dr. Nesta Anderson to complete the nomination for the Ball Farmstead, also known as the Ball-O'Banion ranch. Located near Lytle in Bexar County, the property is a very intact example of a German Alsatian farmstead from the late 19th century, with the oldest extant buildings from the 1890s.



Hays Street Bridge vanishes. Once planned as a public park, the northeast block adjacent to the Hays Street Bridge will be filled by a 4-story residential development that will block views of the bridge, despite its status as a Texas Historic Civil Engineering Landmark, a National Register property and a City of San Antonio landmark. The 1881 trusses were moved to San Antonio in 1910 and became the link between downtown and the East Side for over 70 years. In 2001 the San Antonio Conservation Society granted \$50,000 for the restoration of the bridge, completed in 2010. The Society is pressing for a viewshed protection, a category in the development code that so far applies only to the Missions.



Left to right: (1) Ball-Farmstead, newly listed National Register of Historic Places. (2) Northeast block adjacent to Hays Street Bridge. (3) Hays Street Bridge.



The Yturri-Edmunds Historic Site is open once again for tours on Fridays only! Visit one of the few adobe-block houses remaining in San Antonio. Tours are by appointment only and reservations must be made at least one week in advance with payment of \$10 per person. Call 210.224.6163 or email conserve@saconservation.org for questions or to reserve your tour today.



Members of the Executive Committee presented San Antonio Police Department Chief McManus with a thank you for all the support the San Antonio Police Department offers to the Society throughout the year and especially during NIOSA.

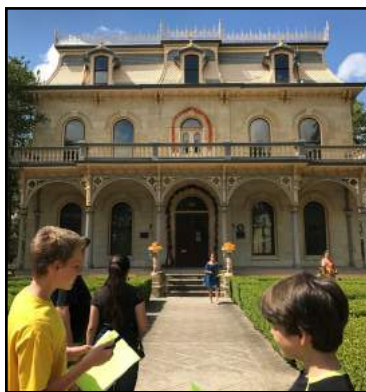
Hidalgo Award Bestowed to Dr. Paul Ringenbach



Judge Nelson Wolff presented the prestigious Hidalgo Award, the highest honor that can be bestowed by the Bexar County Commissioners Court, to San Antonio Conservation Society board member, Dr. Paul Ringenbach on Tuesday, August 8, 2017. Dr. Ringenbach was recognized for his instrumental role in designating the San Antonio Missions as a UNESCO World Heritage Site.

Junior Associates Upcoming Events

The Junior Associates have a full year of activities planned. The Junior Associates were created in 1955 to assure continuity of the aims and purposes of the San Antonio Conservation Society and to inspire and teach the values of local history and preservation to younger generations. Renew your membership or sign up today at www.saconservation.org/join.



Junior Associates enjoying a scavenger hunt during their first meeting of the year

October 21, 2017: Archaeology Day at Mission San Jose ^

October 22, 2017: Siclovía ^

November 12, 2017: Show Our Thanks *

December 3, 2017: Annual Gingerbread House Decorating Party **

January 14, 2018: Briscoe Western Art Museum tour #

February 11, 2018: History, Can You Dig It? *

March 11, 2018: Gardening Like a Local *

April 15, 2018: Cascarones 101*

April 23, 2018: Pilgrimage to the Alamo #

April 28, 2018: King William Fair Parade #

May 20, 2018: 2018-2019 Elections *

*Meetings will be held at the Steves Homestead River House from 2:00 pm to 4:00 pm

^Junior Associates can attend these events on their own or volunteer at our membership table

**A reservation for the Annual Gingerbread House Decorating Party is required

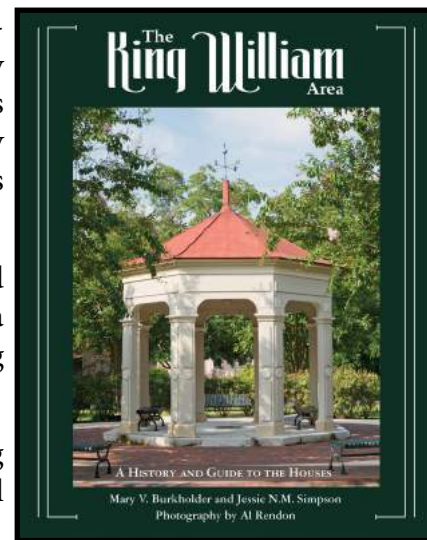
More information to come

New Edition of *The King William Area* available 1 Nov 2017

For over forty years scholars, historians, tourists, and especially King William neighbors have relied on the 1970s edition of *The King William Area* by Mary Burkholder for reference, guidance, and entertainment. In 1977 Miss Burkholder's book was recognized by the San Antonio Conservation Society as a "significant accomplishment in the field of historic preservation." In this edition, Jessie N. M. Simpson updates, corrects, and expands the original.

Exquisite color photographs of each house in the neighborhood are supplemented with short histories and architectural descriptions. The book serves equally well as a coffee table decoration, a guide to the King William area houses, or as an interesting historical reading.

Included are the stories of the houses, their beginnings, their builders, and something of the people who lived there throughout the years - for a house is but an empty shell without some tale of those who made it a home.



The King William Area, A History and Guide to the Houses

By Mary Burkholder and Jessie N.M. Simpson

Photography by Al Rendon

Price \$24.95 plus tax. Available at the King William Association Office 122 Madison on 1 Nov 2017

Upcoming Society Volunteer Opportunities

2017 Heritage Education Tours Volunteers Needed

This is our 57th annual Heritage Education Tours. Sign up and help fourth graders learn about historical sites in San Antonio!

- **Choose the historical site at which you will host students & teachers**
- **Greet students, share information of how the San Antonio Conservation Society is linked to site (information provided)**
- **Professional Tour Guides will be with you conducting tours of each site**
- **Time commitment is only 3 hours a day! (8:30 am to 11:30 am)**

The tours are November 6 - 10, 2017 & November 13 - 17, 2017

For Questions or to Volunteer, Contact:

Dorothy Schulze: 210.415.3825 or dorothy-schulze@sbcglobal.net
Elaine Vetter: 210.241.4190, 210.408.6666, or elainevetter@gmail.com

Heritage Education Tours Co-Chairs

Rosanna Luke: 210.224.6163 or conserve@saconservation.org
Staff Support



The Membership Committees are hitting the road!

We need volunteers to work our membership table at upcoming events.

Are you passionate about preservation? Do you enjoy telling others about our wonderful organization? If this sounds like you, sign up today. It does not matter if you have been a member for 1 year or 25 years, we need your help!

Upcoming Events:

Saturday, October 21, 2017: Archaeology Day at Mission San José

Sunday, October 22, 2017: Síclovía

If you are interested in helping at one of these events, please call the Society office at 210.224.6163 or email us at conserve@saconservation.org

The NIOSA® Crafters' Store Needs Help

Are you looking for an exciting and different way to help the San Antonio Conservation Society? Volunteer at the Crafters Store! You don't need to be crafty, most projects require very little crafting ability. We're also looking for people who are passionate about the Society and want to talk to visitors about our cause. If that sounds like you, come be a sales person at the store.

The store is open 7 days a week

Monday - Saturday, 10:00 am to 6:00 pm

Sunday, 12:00 pm to 5:00 pm

Contact Linda Skop at 210.269.0407 or lindaskop@hotmail.com or the NIOSA® office at 210.226.5188 to volunteer or if you have questions.

Historic Preservation Awards Nominations

The San Antonio Conservation Society is accepting nominations through Friday, November 3, 2017 for its Historic Preservation Awards. The purpose of the awards is to honor those who have reached the highest level of accomplishment in historic preservation and to recognize the quality of restoration and rehabilitation projects in the built environment (both residential and non-residential).



Up to nine (9) in-town projects, plus one outside of Bexar and contiguous counties, are recognized every other year by the Society. Previous winners include:

- Bexar County Courthouse/Double Height Courtroom
- Donkey Barn
- H-E-B Storehouse & Visitors Center
- Heidemann Ranch
- Mission Drive-In Theater Marquee
- Plaza de Armas Buildings (Fest Block)
- Old Alamo National Bank
- Pearl Brewery Administration Building
- Mission San Juan Capistrano
- Chisholm Trail Heritage Museum, Cuero, Texas

Award winners will be honored at a ceremony on March 28, 2018.

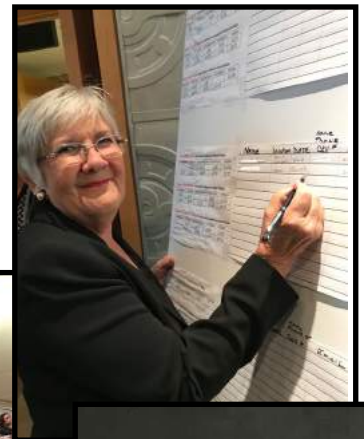
For nomination forms and complete criteria please visit the Society's website: www.saconservation.org, or contact the office at: (210) 224-6163; fax (210)224-6168; or conserve@saconservation.org

September General Membership Meeting



President Susan Beavin, Jody Williams, Terry Schoenert, Gerry Young, and Membership Volunteer Committee Chair Melinda Tomerlin at the September General Membership Meeting. Jody, Terry, and Gerry are showing off their raffle winnings from the meeting. Come to the December meeting for the next raffle give away!

Susan volunteering for Heritage Education Tours. Don't forget to sign up today!



The crowd enjoying the meeting



Guest speaker Anna Mod

Welcome New Board of Directors Members

Jody Williams - Chaplain
Bob Buchanan - Chair Educational Scholarships and Grants
Allison Chambers - Chair Young Professionals
Lynn Bobbitt - Chair Military Liaison

June Kachtik - Chair Membership Opportunities: Travel/ Lecture Series
Elaine Vetter - Chair Heritage Education Training
Fernando Villarreal - Chair Junior Associates

Fall 2017 Memorials & Honorariums

In memory of Kathleen Dietel
Art & Janet Dietel

In memory of Dan Hillsman
Art & Janet Dietel

In memory of Elizabeth Ann Zaiantz Jennings
Art & Janet Dietel

In memory of Earl Rabke, Jr.
Art & Janet Dietel

In honor of Art & Janet Dietel
Bill Crow

Fall 2017 Donations

Supporters \$100 - \$249

Ms. Laura Butterfield	Mr. Charles Porter, Ph D.
Ms. Concepcion T. Fitzgerald	Mrs. Martita Seeligson
Mrs. Diane M. Harvey	Mrs. Elaine Sharp
Ms. Patricia A. Jonietz	

Donors \$5 - \$99

Ms. Sandra Anderson
Mr. Christopher Biasioli
Mrs. Erica Hurtak
Mrs. Linda Murray
Mr. Hall Hammond

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

Send letters, articles, or comments to:
conserve@saconservation.org.

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Submission deadline for the
Winter Newsletter is
Friday, November 10, 2017.

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 admirable and 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.

Publications Committee

Terry Schoenert, *Chair*
Susan Beavin, *Ex Officio*
Rosanna Luke, *Staff Support*

Welcome New Associate Members

Ms. Sandra Anderson	Ms. Kerrie Hillyer	Mr. David Ramirez
Ms. Rebecca Baugh	Ms. Emily Koenig	Mrs. Mary Katherine Ramirez
Mr. Christopher Biasioli	Ms. Becky Kosub	Mr. Robert E. Schenk
Mr. Joseph Casseb	Ms. Amanda Kraus	Ms. Meredith Sheeder
Ms. Letty Chacon	Mr. Christopher Mammen	Mrs. Crystal Sperber
Mrs. Victoria Crookshank	Ms. Laura Medina	Mr. Stephen Sperber
Ms. Pamela Crosier	Mr. Andrew McBurney	Mrs. Phyllis Southwell
Ms. Christina Frasier	Mr. Jim McKissick	Mrs. Tookie Walthall
Mrs. Jean French	Mrs. Ann Morales	Mr. Paul Zaldivar
Mr. Joe Gardner	Mrs. Krista Nichols	
Mr. Hall Hammond	Ms. Margaret Pahl	



Upcoming Events

Saturday, October 14th 9:00 am - 12:00 pm

Heritage Education Tours Tour Guide & Volunteer Training

Saturday, October 21st 10:00 am - 3:00 pm

Archaeology Day at Mission San Jose

Sunday, October 22nd

Siclovía

Monday, November 6th - Friday, November 10th & Monday, November 13th - Friday, November 17th:

Heritage Education Tours

Sunday, November 12th 2:00 - 4:00 pm

Junior Associates Meeting
River House

Tuesday, November 14th - Friday, November 17th:

PastForward Conference
Chicago, IL

Thursday, November 23 & Friday, November 24, 2017:

Thanksgiving Holiday
Offices Closed

Sunday, December 3th 2:00 - 4:00 pm:

Annual Junior Associates Gingerbread House Decorating Party
River House

Wednesday, December 6, 2017 4:00 - 6:00 pm:

Annual Weihnachtsfeier Party &
General Membership Meeting
Steves Homestead