

San Antonio Conservation Society THE PRESERVATION ADVOCATE



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New Partnerships and Sites for Heritage Education Tours

One of our favorite programs is our annual Heritage Education Tours (HET). Each year for this program we provide field trips to historic and cultural sites for local 4th graders at **ZERO** cost to the schools. We provide the buses, the tour guides, the admissions where necessary, and even a Teacher Training Workshop. Teachers that attend the workshop earn continuing education credits while learning about the sites they will visit and take with them prepared educational materials to use in their classes that conform to Texas State educational standards for social studies.

In the past our Heritage Education Tour Committee has recruited and scheduled the volunteer guides and greeters at each site in addition to arranging buses, site coordination and more. Many of our volunteers are professional tour guides certified through the Professional Tour Guide Association of San Antonio (PTGASA). This year, we have teamed up with the PTGASA in a big way. They will be coordinating all guides at each site, a big job to be sure!

This arrangement allows the tour guides that volunteer to earn continuing education credits and ensures the sites will have appropriate coverage every day, rain or shine. The strengthened partnership has allowed the HET Committee to reach out to new and former tour sites for the students to visit. We are excited to announce the addition of three new sites and one former that will be included in the tours this year: Brackenridge Park; the newly opened Bexar County Heritage Center, the Briscoe Western Art Museum; and Fort Sam Houston. Our thanks go to the Brackenridge Park Conservancy, the Preservation Fort Sam Board, and staff at the Briscoe Western Art Museum and Bexar County Heritage Center for working with us to make these tours happen. The HET Committee has also identified potential sites to add for next year!

As always, the students will visit one of our World Heritage Missions, and tours will continue at the Spanish Governor's Palace, Casa Navarro, the Steves Homestead, and the Yturri-Edmunds Historic Site.





From the President

Patti Zaiontz, President

It is quite humbling to be writing this article as president of this great organization. When I joined the Conservation Society in 1974, I would have never envisioned myself sitting in this chair. After years of serving in many capacities and on many committees, I find myself with the tremendous responsibility of leading this organization. My predecessor, Susan Beavin, left very large shoes to fill and I intend to carry on with her vision and enthusiasm. I am looking forward to working with a phenomenal staff, a committed and talented Board of Directors and a hardworking Executive Committee, along with the many dedicated volunteers that form the backbone of this organization.

Saving Places: Foremost on the Society's radar are the Woolworth Building along with the adjoining Crockett and Palace buildings. As you know, we have been advocating for the preservation of the Woolworth and Crockett buildings as part of the proposed museum associated with the development of Alamo Plaza by the Alamo Trust. The Woolworth building played a prominent role in the Civil Rights movement and should be showcased as such. The Society presented plans to repurpose the buildings for museum use as an alternative to demolition. We must continue our fight save these buildings, especially the Woolworth and its legacy.

Another property that remains front and center is the Nogalitos gas station. For now, the little building located at 901 Nogalitos has been spared by the withdrawal of the demolition request by its owner, but that doesn't mean it is out of danger. Negotiations continue to search for the best use to repurpose it for the future. So, stay tuned.

NIOSA®: In answer to a question that is being asked by many,

"No, NIOSA is not going away!"

Now you have heard it from the top. That's not to say it won't look a little different, or you might have to find your favorite food in another location, but we intend to continue to put on the **BEST NIOSA** ever. There are significant changes being made by the City of San Antonio to La Villita, and to Maverick Plaza in particular, in expectation of three new restaurants being built in the plaza. This construction will necessitate a new vision for Frontier Town and other potential changes in the future. Please know that we are hard

at work on alternative plans. A Night in Old San Antonio is a very important event to the community, as well as to the Conservation Society. It is a place where old friends connect and new friends are made, and we are working very hard to continue the Celebration of Preservation that everyone loves so much.

Engaging the membership: What would we do without our members? This organization is built on the members who have supported it throughout the last 95 years and continue to do so today. Many of our members also volunteer to serve on our many committees and support activities that we hold throughout the year. There are exciting membership opportunities, along with General Membership meetings, planned for the coming year. I hope you will take the time to follow our website at : www.saconservaion.org and see what you would like to attend and participate in. You might even want to serve on a committee to help plan and present our activities. If something appeals to you, please contact the committee chair to see how you can help. You can do that by accessing our website. Remember that we have a committee for Junior Associate members who meet and have a fun time together. We also have a Young Professionals group that provides a great opportunity for networking.

Advocacy: The Neighborhood Liaison committee really became active last year. Led by June Kachtik, the Committee, in conjunction with the Office of Historic Preservation, held three very successful neighborhood meetings. The goal of this committee has been to educate and inform neighbors in historic districts and conservation districts how to navigate the system of city departments, boards, commissions and agencies. It also offers guidance on working with developers on development projects that are becoming more and more prevalent in San Antonio's historic neighborhoods.

If you live in a neighborhood affected by development or just want to know more about how the City works, please check our website for upcoming meetings. These meetings are also a great opportunity to network with other neighborhoods that share how they have met the challenges of growth in our city.

In closing, I'd like to take a moment to thank you for your membership and for your dedication to historic preservation. I look forward to seeing everyone at the General Membership Meeting in September. It is going to be great fun!

Demolition Daze of Summer

Vincent Michael, Executive Director



Summertime – and the demolition is easy. In our last Advocate, I wrote about the spike in demolition permits we have seen in San Antonio this year. Then in July, we witnessed the surprise demolition of the 1912 G.J. Sutton Building on East Crockett. No one saw it coming; there was no demolition permit, and no permit was required since it is owned by the State of Texas. Not even officials elected to represent the interests of the East Side knew in advance.

And it was utterly unnecessary – several developers had offered to repurpose the building 18 months ago when the State issued an RFP. Named for San Antonio's first black legislator – who SAVED the 1912 building in 1975 – the Texas Facilities Commission rejected the proposals to save the G.J. Sutton Building because they included residential uses, and the State can't own those.

What? So sell it! The State decided to do so in June, but inexplicably they also decided to spend a bunch of public money remediating and demolishing the building. Why? Makes no sense. What a waste! The private developers (more than one!) who bid on the site could have taken advantage of state and federal tax incentives totaling 45% of rehab costs.



G. J. Sutton Building, July 18, 2019

But wait, there's more...demolitions! In July the Historic and Design Review Commission approved demolition of the 1958 Almaguer Dance Studio near Woodlawn Lake. We met with the Parks Department about their demolition plan months ago and they claimed there were structural issues so we asked for proof and got...crickets. The decision ultimately turned on the desire for upgraded dance studios with sprung floors and a new community center. This desire was bizarrely translated into "unreasonable economic hardship" during the hearing.

By the end of July there were a half dozen major demolitions in progress, including the needless removal of two homes on Evergreen near Tobin Hill that are going to be replaced by nine units. I don't understand how you can have two buildings PLUS a vacant lot and can't manage nine units by rehabbing.

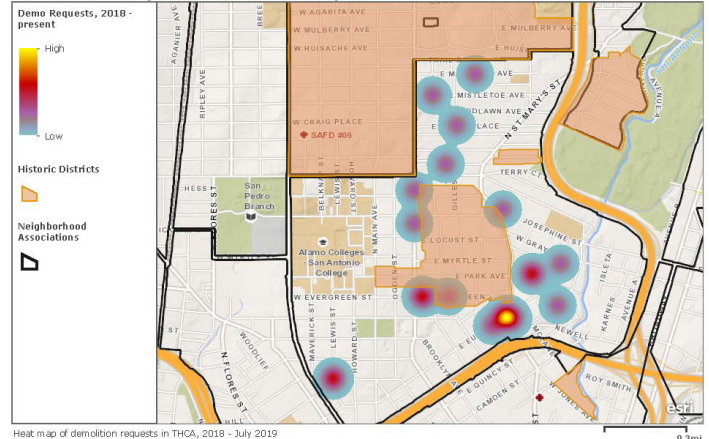
At the same time, schoolchildren in hard hats cheered the demolition of the 1915 Beacon Hill School as asbestos flew through the air. Sad. The School District promised to rehab the building three decades ago, let it rot that whole time, and then manipulated schoolchildren and their parents into calling for its demolition by pretending the building was a hazard to the nearby playground.



Beacon Hill Elementary School, July 25, 2019

It is a good time to be in a historic district, because there you are safe from wanton, ill-advised and poorly-excused demolitions. Just look at this heat map of demolitions outside the borders of the Tobin Hill and Monte Vista historic districts.

Tobin Hill Community Association Demolition Requests



Heat map of demolition requests in THCA, 2018 - July 2019

Courtesy Tobin Hill Community Association

NIOSA® Update

Terry Schoenert, 4th Vice President

This year I am trading hats (and responsibilities) at NIOSA – and I am so pleased! For the past 19 years I volunteered as Chairman of NIOSA's Sauerkraut Bend area, but now I am whole-heartedly taking over as the 2020 NIOSA Chairman. I look forward to this exciting journey, and am so pleased to have my Vice Chairs (Dee Wright, Julie Terrell, Lisa Pierce and Deborah Lund) and NIOSA Treasurer Jana Foreman along for this tremendous ride. Plans are underway already for NIOSA 2020, and all of us are looking forward to the challenges that NIOSA brings.

NIOSA will be back in La Villita in 2020, using the same footprint as in years past. There may be some changes, but we will work hard to keep everything in the same place.

NIOSA is put on entirely by volunteers, so volunteers with any expertise are welcome, no matter your skill level, talent or interest. W. Office volunteers are always needed – whether you can volunteer 10 hours, or 30! There is a NIOSITA on October 16th, if you want to get in the NIOSA frame of mind early. It is never too early to start collecting clean eggshells for cascarones! If you would like to volunteer to help – or need to know where to drop off eggshells, please contact the NIOSA office at 210-226-5188.



I promise to work hard, keeping the purpose of NIOSA and the Conservation Society in mind with all that I do. The funds that are raised at NIOSA enable the San Antonio Conservation Society to preserve properties in San Antonio and the surrounding areas. The Society does so much, but two of my favorite programs – both funded with NIOSA proceeds – are the generous annual grants to homeowners working to preserve their homes in historic areas, and the annual Heritage Education Tours which give field trips to local 4th graders at no cost to the schools.

As I put away my German dirndl outfits and bring out colorful NIOSA work shirts, I look forward to a very successful NIOSA – with NO RAIN – every night of NIOSA 2020, April 21-24. Make plans now to join us.

VIVA NIOSA!



Two Membership Opportunities Coming Up!

Lecture:

“The Legacy of George Brackenridge: From Pump House to Prickly Pear”

Thursday, October 17, 2019

John S. Troy, Landscape Architect &
President of the San Antonio Botanical Society

5:30 – 6:00 pm Lite Bites, Lecture 6:00 -7:00 pm

Steves Homestead River House

509 King William Street

Registration Fee: \$10 members, \$15 non-members, **RSVP required**

Online registration: www.saconservaion.org/brackenridge

Tour to Victoria, Texas

Saturday, November 9, 2019, 8:00 am - 6:00 pm

Bus departs from Wulff House, 107 King William

Tentative Agenda:

- Tour of historic homes
- Lunch at Pump House Restaurant
- Visit to early site of Espiritu Santo Mission

Cost: \$50 members; \$55 non-members (limited seating-45)

Online registration: www.saconservaion.org/victoria

Deadline for registration: Friday, November 1, 2019

*Registration non-refundable after Friday, November 1, 2019

A new, ambitious branding campaign designed to take the organization into the next century was unveiled by President Patti Zaiontz, September 17. A name change and new logos were revealed along with bold initiatives strategically designed to continue the Society's legacy of success as stewards of our city's history and cultural heritage.

The new name is "The Conservation Society of San Antonio." Research found that many new San Antonio residents thought the Society was a city agency so while it doesn't look like much of a change, it will further define us as a non-city agency.

New logos for both the Society and NIOSA are timeless and sophisticated designs. Classic typeface is reversed out of a field of purple, a color that recalls Texas' native purple sage – ceniza –, which, like the Society, stands the test of time. It boldly announces that The Society is "Making History by Saving History."

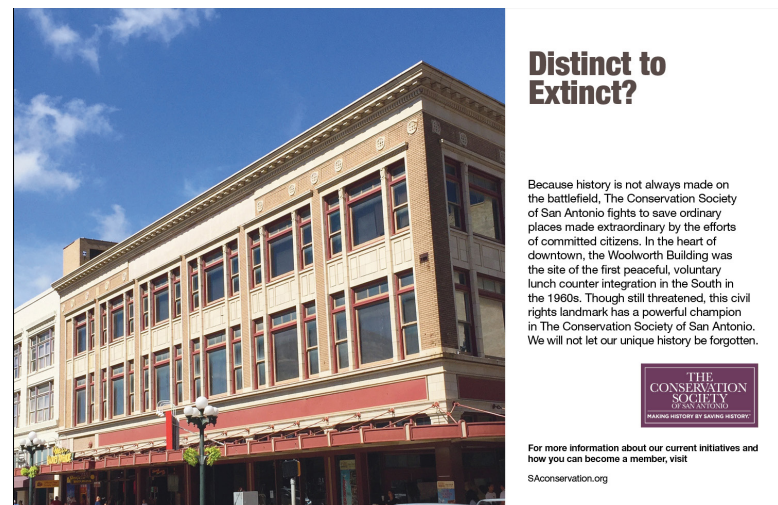


The new NIOSA logo, distinguished by a palette of Fiesta colors and a bit of creative license with the "O" as a cascarone waiting to be broken also designates the fundraiser as "A Celebration of Preservation," more accurately describing its impact on the community. It ties the "celebration for preservation" with the Society name.



Along with the new logos is a new marketing campaign which features a series of ads, both print and electronic, spotlighting the mission and success of the organization – from saving the Spanish missions to offering a compromise plan for Alamo Plaza that preserves the historic Woolworth Building. They draw the viewer into the story with provocative and clever headlines and bold, striking photos. The campaign is pointedly designed by the Wood Agency to increase brand awareness among the residents of San Antonio and Texas. They position The Society with a fresh new look and tone that speaks to the growth of the city and our changing historic preservation needs.

Each and every communication invites citizens and businesses to join and become involved.



Ad provided by the Wood Agency

"As San Antonio grows, The Conservation Society of San Antonio must be vigilant about reminding citizens about the value and protection we place on our cultural heritage," said President Patti Zaiontz. This series of ads is designed to reinforce The Conservation Society's role in the preservation of our city's historic fabric. Our organization is 1,700 members strong with an annual budget of more than \$2.5 million. This 95- year-old Society is celebrating our future...a future that began with a colorful past, one that is one of the first and most effective historic preservation groups in the country. Our new look emphasizes that we are committed to our core purpose of being the leading community advocate for preservation of history and culture and we think this new strategic marketing plan will help accomplish that goal.

Community Grants Update - Accepting Applications!

Using the proceeds from its 2019 presentation of “A Night In Old San Antonio® (NIOA®), the Conservation Society is offering our annual community grants to historic preservation and educational projects and programs that fulfill the Society’s purpose 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.”

Grants have been awarded by the Conservation Society since 1990. Since 2000, the Society’s grants program has awarded over \$2.4 million. Building Grants are awarded to individuals and organizations for the restoration or rehabilitation of historic structures in the San Antonio area (that are at least 50 years old). These grants are used to help with restoration or rehab of roofs, foundations, windows, plaster, facades, chimneys, front doors, porches and stonework. To access the application or for more information, visit: www.saconservation.org/building-grants

Historic Preservation Awards

The San Antonio Conservation Society is accepting nominations through Friday, November 1, 2019 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:

- | | | |
|--|--------------------------|---|
| • Hangar 9 | • Maverick Building | • VIA Centro Plaza/Washington Hotel |
| • Hotel Emma | • Malvina Nelson House | • 2340 S Presa - Commercial Building |
| • Hannah Landa Memorial Library Branch | • San Antonio River Walk | • Landmark Inn State Historic Site, Castroville |

Award winners will be honored at a ceremony on March 19, 2020.

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

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

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

Submission deadline for the Winter Newsletter is Friday, November 8, 2019.

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

Christina Forestier, *Chair*; Patti Zaiontz, *Ex Officio*; Dr. Paul Ringenbach; Brandi Hayes, *Staff Support*



Corinthian Level

Glazer's



Ionic Level

Alamo Architects



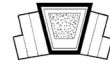
Doric Level

GLI, Inc.



Pillar Level

Mr. James Lifshutz
Mr. William R. Crow, Jr.



Keystone Level

Mr. James R. Garner
Mr. & Mrs. Raymond Ince
Ms. Roxana McGregor

Mr. & Mrs. Larry Schulze
Ms. Mary Jane Verette
Mr. Lewis S. Fisher

Fall 2019 Donations

Preservation Cornerstones

Mrs. Marline Lawson
Mrs. Lisa Ort-Castro

Bricks & Mortar Friends

Mrs. Jonnie Watson
Mr. Dennis McDaniel
Ms. Carole Ross Weir
Ms. Susan Beavin

Foundation Builders

Ms. Madeline McCloskey

Donors

Mrs. Gloria Morales
Mr. Thomas Michael
Mrs. Dolores Michael
Mr. John Kuba
Ms. Lynn Graham

Welcome New Associate Members

Ms. Pam Armstrong
Mr. Ira Babb
Mr. Jonathan Breeden
Mrs. Mona Dickens
Mrs. Marti Ewing
Mrs. Stephanie Gonzalez

Ms. Susan Hines
Mr. James Hrissikopoulos
Mrs. Beverly Kuykendall
Mr. Mark Kuykendall
Mr. David Luschen
Mr. Will Maney

Mr. Nickey McCasland
Mr. Tom Messer
Mrs. Monica Sharp
Mrs. Mary Jane Verette
Ms. Shirley Wills

Mr. Luciano Guerra, III*
**Member since April 2019*

Welcome New Organization/Corporation Members

Organization Members

San Antonio Riverwalk Association
King William Association

Corporation Members

Honorariums

In Honor of Mrs. Patti Zaiontz
Dr. John M. Sanchez

In Honor of Kathy Rhoads
Martha Avant
Friends of Kathy Rhoads

The annual Yearbook is coming! If you have changed your address or contact info since renewing this year, please email your updated information to: membership@saconservation.org or call us at 210-224-6163!

'Here it is, I helped to save it' - Miss Anna Ellis (1927)



Preservation of the Spanish Colonial Missions has always been a prime objective of the Conservation Society. In 1926, the Society purchased two doors from the San José Mission granary in order to keep the bronze nail head medallions from being sold to tourists. Built c. 1726, the barrel-

vaulted granary with flying buttresses had fallen into disrepair in the 1890s. The Society finalized the purchase the granary and all other private land surrounding Mission San José in 1931, securing the future for some of the oldest buildings in Texas.

Restoration of the granary began in 1933 utilizing WPA workers and materials furnished by the Society. The Society's successful purchase and restoration of the granary sparked the subsequent restoration of the partially ruined church at Mission San José and the reconstruction of the walls surrounding the mission compound.

In 1941, the Society deeded its property at Mission San José to the State of Texas, and the San José Mission complex was officially named a National Historic Site; the first in Texas. The state transferred ownership of Mission San José to the National Park Service for inclusion in the San Antonio Missions National Historical Park in 1983. In 2015, Mission San José, together with San Antonio's four other Spanish colonial missions, achieved designation as a World Heritage Site.

Upcoming Events

Saturday, September 21, 9:00 am - 2:00 pm

Historic Homeowners Fair, *Pearl Stable*

Wednesday, September 25, 5:30 pm-7:00 pm

General Membership Meeting, *Beethoven Maennerchor Hall & Biergarten*

Sunday, September 29, 10:00 am - 3:00 pm

Síclovia, *Broadway Street*

Sunday, October 13, 12:00 pm - 4:00 pm

Archaeology Day, *Institute of Texan Cultures*

Monday, November 4 - Friday, November 15

Heritage Education Tours

Thursday, October 10 - Saturday, October 12

PastForward: National Trust Conference *Denver, CO*

Monday, October 17, 6:00 pm

Lecture: The Legacy of George Brackenridge: From Pump House to Prickly Pear, *River House*

Saturday, November 9, 8:00 am - 6:00 pm

Tour to Victoria, Texas, *Departs from Wulff House*

Thursday, November 21 - Friday, November 22

Thanksgiving Holiday, Society Offices Closed

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

Annual Weihnachtsfeier Party & General Membership Meeting, *Steves Homestead*