

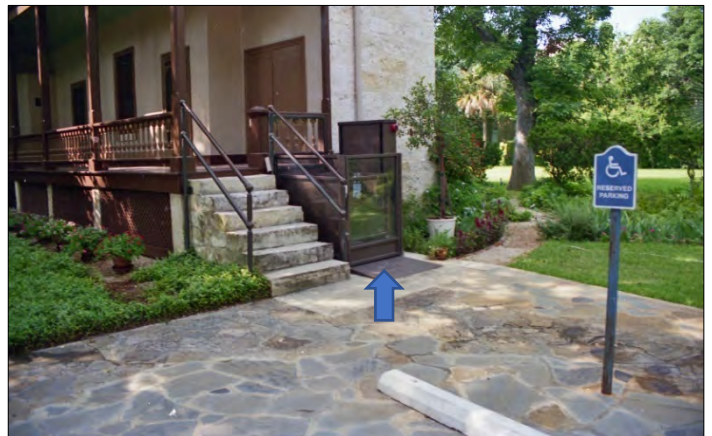
## RESTORATION MANAGEMENT: LEADING BY EXAMPLE

For 33 years, Ron Bauml has protected the architectural integrity, and enhanced the functionality, of the Society's 15 historic properties, most of which are open to the public. In addition, he annually monitored 14 façade easements on some of San Antonio's most iconic landmarks. His meticulous oversight set a positive example to the community, demonstrating the power of preservation to enhance our shared built environment.

**Gresser Foutrel Complex (1940s)** – Ron managed the 2006 renovation of this Art Deco commercial building, which included retaining some interior walls left from an earlier 1850s structure. His innovative plan for the Society's reuse of the former Alaskan Palace bar combined finished out rental space with a separate commercial kitchen for NIOSA.



**Edward Steves Homestead (1876)** – Ron has tirelessly directed interior and exterior restorations to keep this Alfred Giles-designed mansion functioning for the Society as a period house museum. Early in his tenure, he made the house more accessible by designing ADA compliant walkways and incorporating an unobtrusive wheelchair lift onto the porch.



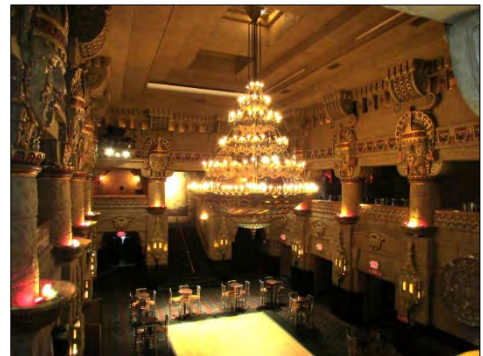
"Ron Bauml has been a tremendous asset to our organization and to the community. San Antonio's historic neighborhoods are far better places because of his efforts. I don't know another person with such passion and love for their job." – Patti Zaiantz, President of The Conservation Society of San Antonio, 2020.

## RESTORATION MANAGEMENT: LEADING BY EXAMPLE

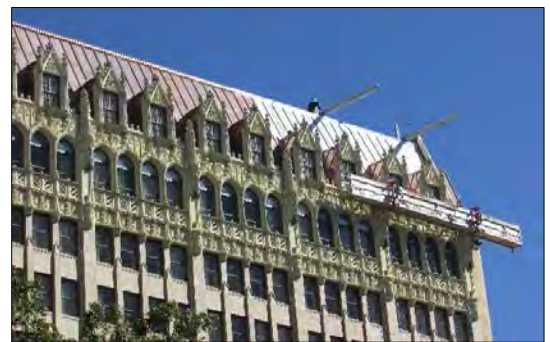
**Yturri-Edmunds House (1850s)** – The Society owns one of the few remaining adobe houses in San Antonio. The “Y-E” presents recurring challenges to operate as a house museum, hosting hundreds of fourth grade students during the Society’s annual Heritage Education Tours. The whitewash and plaster that coat both the interior and exterior must be formulated according to traditional methods to prevent damaging the adobe blocks.



**Aztec Theater (1926)** – Ron had been on the job for one year when the Society purchased this still-operating movie theater in 1988. The Society later sold it with preservation easements on both the exterior and the remarkable Mayan-Revival interior. The theater underwent a \$20 M restoration in 2006, which Ron monitored. He also weighed-in on 2019 plans to add a rooftop event space.



**Emily Morgan Hotel (1926)** – Designed by Ralph Cameron, this Gothic detailed skyscraper served as the Medical Arts Building before its conversion to office use. When It became a hotel in 1985, the Society received its façade easement. Work on the tower (1994) and the copper cladding of the roof (2017) proceeded under Ron’s watchful eye.





## RESTORATION MANAGEMENT: PRODUCTIVE PARTNERSHIPS

**PROJECT RENEW** – Between 1999 and 2001, Ron assisted the Society in a collaborative effort with governmental organizations to revitalize a neighborhood south of the Five Points Area. The renovation of 509 Marshall for its 81-year-old owner remained the high-point of the program.



“I knew it was going to be better than what I had, but this, this is beautiful.” – Luisa Montemayor, owner, 2000.



**NEIGHBORHOOD RESTORATION FUND** – Ron oversaw an investment of over \$98,000 into the restoration of historic structures in partnership with the City of San Antonio between 2002 and 2007. Just two examples are shown below.



San Pedro Library – Fountain Basin Tiles



San Pedro Library – New Roof Tiles



Lake Ave. Street Markers - Restored

**LA VILLITA & HEMISFAIR** - The Conservation Society's A Night In Old San Antonio® festival has worked to restore dozens of sites in these popular historic districts. Ron had the responsibility of selecting and approving the projects while ensuring that the City of San Antonio carried out the work using appropriate preservation technologies. Between 2000 and 2019, he oversaw nearly \$2M in renovations that preserved structures and made sites safer for visitors.



Cos House - Adobe Repair



Bolivar Hall – Railing Replacement



Dugosh House - Stabilization



## ARCHITECTURAL EXPERTISE: EMPOWERING ADVOCACY

**421 CEDAR STREET** - In 2008, a devastating fire broke out in this 100+ year old family home in the King William Historic District. When the City threatened to demolish it without the owner's permission, Ron came to the rescue. He helped find a structural engineer who raced against time to certify the house as structurally sound with the bulldozers standing by. The owner later received restoration funds through the Community Grant program that Ron manages.



After the Fire – Roof Collapsed

"The Society is so pleased to have had the resources to respond and assist during a time of crisis." – Marcie Ince, President of The Conservation Society of San Antonio, 2009.



After Restoration

**PEREZ STREET JACAL** - Ron played a key role in preserving one of only six surviving *jacales* in Bexar County. By 2001, he had directed more than \$32,000 towards rehabilitating an adjacent two-story structure and constructing a temporary roof over the jacal owned by the University Health Care System. When the roof collapsed on the *jacal* in 2017, the UHCS Foundation agreed to stabilization, completed under Ron's direction in 2018 using funds from a National Trust grant.



Before



During



After

**WOOLWORTH BUILDING** - Ron's stellar photography helped get this endangered Civil Rights landmark listed on the World Monuments Fund's 2020 Watch List. He also played a critical role in advising on Alamo Architects' massing study for an Alamo Museum comprise plan that preserves both the Woolworth and the Alfred Giles-designed Crockett Block.





## COMMUNITY GRANTS: LENDING A HELPING HAND

Ron has been a part of the Society's Community Grants program since its inception in 1990. Awarded annually, these grants help owners restore architectural features and make repairs to the exteriors of historic buildings throughout San Antonio. The success of this program rests largely on Ron's unflagging willingness to assist owners throughout the entire process from application through inspection of work, which must meet the Secretary of the Interior's Standards. To date, Ron has facilitated the distribution of over \$2.5 M, resulting in the revitalization of hundreds of local homes and commercial buildings.



146 Jacobs Before



After



515 Hays Street Before



After



114 Cedar Street - Alfred Giles-designed home moved



Relocated to 311 Pereida.



## COMMUNITY ENGAGEMENT: SHARING THE KNOWLEDGE

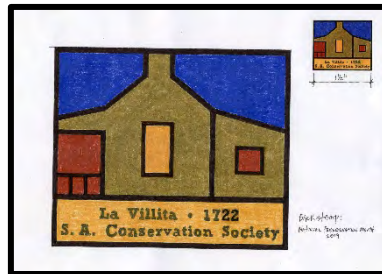
**HISTORIC HOMEOWNER FAIR** – Hosted by the City’s Office of Historic Preservation, this annual event brings owners of historic homes together with professionals who can help them better care for their aging homes. Ron became a popular fixture at the Society’s booth each year, dispensing expert advice and answering questions about the Society’s Community Grants.

“Ron has been the go-to guy on restoration solutions in San Antonio. Have a question on repairing rotted porch boards or where to get historic screens made? Ron’s the man.” – Ann McGlone, Post Oak Preservation Solutions and former City of San Antonio Historic Preservation Officer.

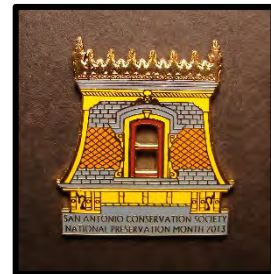


Ron at the Society’s HHF booth, 2016.

**HISTORIC PRESERVATION MONTH** – Ron also employed his design skills to create the pins that the Society gives out each year for its public celebration of Historic Preservation Month.



2019 - WPA Theme



2013 – Steves Homestead Dormer

**“HISTORY HUNT”** – To help the Society increase its online engagement during the recent pandemic, Ron created this popular recurring feature on the Society’s Facebook page. Drawing on his extensive knowledge of local architecture, he turned architectural details into clues and challenged viewers to identify various buildings he had photographed around the city. Buildings ranged from high style to vernacular, and from 19<sup>th</sup> century to Mid-Century Modern. Ron’s answers rewarded participants with a concise architectural history to deepen their appreciation for the built environment.

