



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 9: 1038 Dawson

HDRC Case No.: 2020-478

Historic District: Dignowity Hill

The Conservation Society of San Antonio concurs with the OHP staff recommendations to deny conceptual approval. This proposed development of six (6) new residential units on three lots is too dense and out of character with the neighborhood. Throughout the historic district, Dawson Street is characterized by single-family residential buildings, including new construction. Moreover, the site plan suggests that more than 50% of the lots will have impervious cover.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 18: 6439 De Zavala/Bacon-Steubing Farm

HDRC Case No.: 2020-516

City Council District 8

The Conservation Society of San Antonio supports a finding of historic significance for the remaining structures at 6439 DeZavala. The barn, feed room, and milk house are the last structures left to form a visible connection between the historic and economic contributions of the Bacon-Steubing dairy farm and the greater Bexar County community it served. Although the remaining structures stand within an altered setting, they satisfy the following criteria for historic significance:

Criteria 1: These farm buildings, which lie further west of the preserved Voelcker Farmstead on Buttermilk Hill, are valuable as a visible reminder of the cultural heritage of the dairy farming that once predominated in northwestern Bexar County, and which author Gayle Brennan Spencer describes as, “a part of San Antonio’s heritage almost erased”. The Bacon-Steubing farm took advantage of early 20th century developments in roads, vehicles, refrigeration and dairy equipment and expanded operations between 1917 and 1954. The improved barn and outbuildings coincided with the post WWII period of growth in the Texas dairy industry.

Criteria 3: This site is associated with both the Joseph V. Bacon and the Raymond Steubing families. The Steubing family helped to settle and advance the Helotes/Leon Valley community, including the establishment of one of the area’s first farms near Eckert Road, several area schools, and construction of the first Zion Lutheran Church Building in 1906. Due to the rigorous demands of dairy farming, the Bacons and the Raymond Steubing family had less time to become involved in civic and social activities. Nevertheless, the two families contributed through their labor to making Bexar County a “major player in the Texas dairy industry” in the years between 1920 and 1950.

Criteria 7: Of the remaining three buildings, the long, low masonry building is recognizable as a cattle barn, similar in basic form to the Voelcker dairy barn preserved at Phil Hardberger Park. Located at the northern end of a diamond shaped piece of land bounded on the east by J.V. Bacon Parkway and on the west by an unnamed road, these buildings are an established visual feature that can be seen from both roads, and by more people, as development increases in this area.

Criteria 11: The surviving barn, feed room, and milk house are of distinctive interest and value for exemplifying dairy farming as an important part of San Antonio’s economic and historical heritage. The barn retains distinctive interior features like built-in cattle troughs. Together, the buildings represent the mid-twentieth century phase of the Bacon-Steubing dairy farm’s evolution, exemplifying the expansion of operations made possible by product demand and innovations in technology and transportation. These



improvements increased production and opened markets at greater distances for the dairy farmers operating in northwestern Bexar County.

Until the 1950s, Bexar, Harris, Dallas, and Tarrant counties led the state in milk production, but little evidence of the local dairy farms that contributed to that effort remains visible in the built environment. The extant buildings at 6439 DeZavala provide a vital link to the last major period of prosperity and the first dawning days of decline for dairy farmers in Bexar County. We find they meet the criteria for historic significance and are worthy of retaining in any future development on the site.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 12: 701 E. Evergreen Ct.

HDRC Case No.: 2020-477

Historic District: Tobin Hill

The Conservation Society of San Antonio concurs with the OHP staff for denial of the proposed porch enclosure and reorientation of the front entrance at 701 E. Evergreen Ct. These changes alter character-defining features of this contributing Craftsman structure and would be incompatible with the porch patterns found on other historic Craftsman homes along this portion of the street.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic & Design Review Commission

RE: Agenda Item #6: 726 Fredericksburg Road/Liz Davies Greenspace
HDRC Case No.: 2020-466

The Conservation Society of San Antonio supports the finding of historic significance for the Liz Davies Greenspace at 726 Fredericksburg Road. We believe that the site meets five of the criteria for designation as a landmark, the first as a reminder of the Good Roads movement. It meets the third criterion because the parklet was named for Liz Davies, a former President of the Conservation Society and first president of the Beacon Hill Neighborhood Association. It meets the sixth criterion as an example of the utilitarian structures developed as part of the Old Spanish Trail in the 1920s. It meets the seventh criterion as an established familiar feature along Fredericksburg Road and in Beacon Hill. It meets the thirteenth criterion due to its location and setting, flanked by historic commercial buildings executed in the Spanish Colonial Revival style with stuccoed wall finishes and tile roofs. These buildings were designed to take advantage of the green space, which had been dedicated as a park by the City about 1920. It was named for Liz Davies by ordinance in 2004 and there is a plaque and a Danville Chadbourne sculpture. Recognition as an Individual landmark will help focus attention on the park, which is in need of maintenance and has suffered intrusions of utility boxes.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

A handwritten signature in black ink that reads 'Patti Zaiontz'. The signature is written in a cursive, flowing style.

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 17: 522 N. Hackberry Street

HDRC Case No.: 2020-449

Historic District Name: Dignowity Hill Historic District

The Conservation Society of San Antonio concurs with the staff of the Office of Historic Preservation and encourages you not to approve the design for 522 Hackberry. The projecting garage is especially disrespectful to the historic district as it has no historic precedent. The other elements of the design make no reference to the historic structures in the area in form or material. This design needs to be reconceived with its location in mind.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

A handwritten signature in black ink, reading 'Patti Zaiontz' in a cursive script.

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 14: 819 Lamar Street

HDRC Case No.: 2020-499

Historic District Name: Dignowity Hill

The Conservation Society of San Antonio concurs with staff recommendations for denial of conceptual approval. We appreciate the applicant's willingness to incorporate suggestions into the design; however, the proposed scale of the rear roof form, fenestration pattern, and front porch detailing are not compatible with this historic neighborhood.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio
RE: Agenda Item #21, 20-2074: 253 Lotus Ave
HDRC Case No.: 2020-417
Historic District: Lavaca

The Conservation Society of San Antonio agrees with the staff recommendations for 253 Lotus Avenue. The historic siding and windows should never have been damaged and/or destroyed. When an owner willfully violates the letter and spirit of municipal law by doing work without permits, it points to the need for stricter penalties and stiffer fines for violators.

Respectfully Submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 8: 722 S. St. Mary's Street

HDRC Case No.: 2020-507

Lavaca Historic District, City Council District 1

The Conservation Society of San Antonio appreciates the applicant reaching out to the community and to our organization regarding the proposed demolition, relocation, and redevelopment of structures at 722 S. St. Mary's. One positive result of this community conversation is that the majority of the historic stone and caliche walls will be preserved in place, although we are concerned that the contractor - Fabian's - is not guaranteeing this. A clear plan for the relocation and conservation of the other original wall should be in this application.

The Conservation Society remains concerned that the massing of the new building includes a second story canopy and fins that are out of scale in the neighborhood. The same square footage for the second story could be achieved without overwhelming the generally contextual first story, simply by pulling back the fins and canopy.

The Lavaca and King William neighborhoods, including commercial frontages, are defined by modest structures and a pedestrian-oriented rhythm of open spaces and building fronts. The long continuous façade proposed here challenges this setback and massing pattern, which could still be achieved by varying the setback. Flipping the flex dining and dining court areas is one solution of many.

While we understand that this is the conceptual approval stage, our experience is that key decisions about massing, setback, materials and design elements must be worked out in this stage rather than waiting for the final design approval process.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President



December 2, 2020

STATEMENT:

TO: Historic and Design Review Commission, City of San Antonio

RE: Item 20: 245 W. Wildwood

HDRC Case No.: 2020-436

Historic District: Olmos Park Terrace

The Conservation Society of San Antonio concurs with the OHP staff recommendations to deny conceptual approval of this project. The majority of the proposed work is either incompatible with, or alters, the character defining features of the original 1930s house.

Respectfully submitted,

THE CONSERVATION SOCIETY OF SAN ANTONIO

Patti Zaiontz, President