

# *Annual Report*



## **Gray-Guilbeau House 515 Villita**

José Amador was given this property by the Spanish government in 1817. In 1847, James Gray bought the land and built this house. In 1853, French consul, Francois Guilbeau, purchased the house. Marie Biencourt owned the house and occupied it from 1880-1932. Vacant for 15 years, the house was then purchased by local artist Warren Hunter who completely renovated the two-room adobe structure. Hunter leased the house to San Antonio Symphony conductor, Dr. Victor Alessandro. Mr. & Mrs. Walter Henshaw purchased the house in 1958 and added a second story. They lived there until 1970 when it was sold to restaurant operator Frank Phelps. The Conservation Society purchased the property in 2020 and it continues to serve as a restaurant space.

**Annual Report**  
**The Conservation Society of San Antonio**  
**And San Antonio Conservation Society Foundation**

**Advocacy**

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**Woolworth and Crockett Buildings, Alamo Plaza**

The Society continued to work with the Coalition for the Woolworth Building together with the San Antonio Branch, NAACP, San Antonio African American Community Archive and Museum, Esperanza Peace and Justice Center, Westside Preservation Alliance, San Antonio for Growth on the East Side, and the Mexican American Civil Rights Institute. In May 2019 we successfully listed the Woolworth Building as a State Antiquities Landmark and released our compromise plan showing how the new museum could repurpose the Woolworth and Crockett Buildings. In October 2019 at Día de los Muertos we won second prize for our ofrenda honoring Mary Lilian Andrews, the young woman who started the segregation protest that led to the first peaceful and voluntary integration of lunch counters in the South on March 16, 1960. A few days later we learned that the San Antonio Woolworth Building was included on the World Monuments Watch list 2020, a two-year designation that includes only two dozen sites worldwide and only three in the United States. The San Antonio Woolworth joined Machu Picchu, Notre Dame de Paris, and Easter Island on the Watch List.

In January, 2020 we held a “Donut Day” at the building passing out donuts and advertising our February 1 symposium with five speakers describing the importance of Alamo Plaza in the Civil Rights History of Bexar County. Supported by the World Monuments Fund and Bexar County, the event was a remarkable success. We continued to provide information to Waite and Associates, who had been commissioned by the Alamo Trust in the Fall of 2018 to study the Crockett, Palace, and Woolworth Buildings to determine their suitability for rehabilitation. In the Fall of 2020, we secured grants to produce educational videos about the lunch counter integration from Humanities Texas and the World Monuments Fund, and these videos were completed in April, 2021. The Waite Report was released in September 2020 and verified the structural viability and re-use potential of the Crockett, Palace, and Woolworth Buildings. By early 2020 one of the most key members of the Coalition for the Woolworth Building, Aaronetta Pierce, was named one of the tri-chairs of the Alamo Citizens Advisory Committee, joining Sue Ann Pemberton and Rebecca Viagran. The Society also interviewed the famed sculptor Richard Hunt, who ate at the Woolworth lunch counter on the first day of the integration, March 16, 1960.

### **Nogalitos Gas Station, St. James AME Foundations**

The Power of Preservation Foundation assumed the lease for the 1935 Pure Oil gas station on Nogalitos and put a new roof on the structure thanks to a \$25,000 grant from the Capital Club. The Society visited and advocated for the preservation of the 1875 foundation of the St. James AME Church uncovered across from the Alameda Theatre during the San Pedro Creek project. It featured the site along with the Alazan-Apache Courts and Woolworth Building during its DreamWeek panel discussion in January 2020. The Society worked with the Brackenridge Park Conservancy on issues surrounding the new zoo parking garage and helped Lavaca residents secure a National Register eligibility letter for the Victoria Courts Administration Building.

The Society advocated for the designation of many City landmarks, including the Tassos House in Beacon Hill, the Guilbeau house on Leslie Road, and a charming Westside Victorian on Pinto Street. The Society also supported the designation of the Alazan-Apache Courts as one of the National Trust's Eleven Most Endangered sites for 2020. The Society fought demolitions like 212 Dewey in Tobin Hill and advocated for the preservation of many historic homes that provide affordable housing. The Society dealt with a huge uptick in cases before the Historic and Design Review Commission, Zoning, City Council and Board of Adjustment, topping out with one week in early 2020 that required 20 individual statements. A rash of work done without or in contradiction to building permits saw the Society advocate for fines against building owners who willfully violate the law in this manner.

Other prominent cases included advocacy for the original caliche and stone walls at the former El Mirador site now becoming Rosario's in King William and Lavaca, a series of ill-designed cellular node poles being placed in historic districts, and the ongoing battle to construct two dozen new homes on a vacant parcel in River Road. The Society successfully lobbied for a representative on the Office of Historic Preservation's Design Review Committee. During 2020 the Society offered over 190 statements to public bodies, compared to just over 100 in 2019.

The **Historic Preservation Awards** were presented on October 7, 2020 at the San Antonio Country Club. Honored Building Award recipients were: **Maverick Carter House**, 119 Taylor St. (MPL Limited Partnership); **Hot Wells of Bexar County**, 5503 S. Presa St. (Bexar County Commissioners Court; **Jefferson High School Fountain**, 702 Donaldson Ave, (San Antonio Independent School District); **St. John's Seminary**, 222 E Mitchell St. (Mission DG, Ltd); **The Courand House**, 1146 S. Alamo St. (Robert & Nancy Shivers); and **The Savoy Hotel**, 122 E. Houston. The Out-of-Area Building Award was presented to the **Karnes County Courthouse** in Karnes City.

Texas Preservation Heroes Awards were presented to: **Hector Cardenas**, who has spent his life saving buildings, working to preserve neighborhoods and his devotion to fundraising, programing and rehabilitation for the San Antonio Fire Museum; **Everett Fly** for his efforts to discover and restore cemeteries, ranches and other Bexar County sites central to African-American history; , **Amy Kastely** for her tireless work to save the Hays Street Bridge from private encroachment and make good on the City's original promise of a public park; **Jennifer Nottingham**, who led the 9-year effort to create the 13-mile long Scenic Loop (Boerne Stage historic corridor) and helped form "Save Scenic Loop"; and **Paul Ringenbach**, who has spent decades dedicating his time and talent to activities that embody the mission of the Conservation Society of San Antonio, including his work as author of the 344-page World Heritage Nomination.

A Special Recognition Award was bestowed on Joanna Parrish who for her over fifty years of dedication and work on behalf of the Conservation Society. Inspired by her mentor Ethel Wilson Harris, she adopted a "We Can Do That" attitude that thrust her from a NIOSA volunteer to NIOSA Chairman, to President of the Conservation Society. She continues to be an active and guiding force in the Society.

The Bruce McDougal Young Preservationist honoree was Anna Nau whose projects include restoration work at Missions Concepción, San José, and Espada and was a key part of the team that nominated the Missions for World Heritage. This award recognizes the accomplishments of an individual under 40 years of age.

The **2021 Publication Awards** were presented Friday, March 26, 2021 at the Sheraton Gunter Hotel. Honored Building Award recipients were *Roads to the Battle of Medina: A Search for the Lost Battlefield* by Bruce Moses and Mr. David L. Nickels; *Down the Acequia Madre* by Jessie N.M. Simpson; *First Families of Bexar County, Texas: Descendant Lineages of Residents of Bexar, San Antonio, and Bexar County Prior to 1850* by Larry W. Luckett; *Lust For Glory: An Epic Story of Early Texas and the Sacrifice That Defined a Nation* by Stephen L. Hardin; *Dr. Arthur Spohn: Surgeon, Inventor, and Texas Medical Pioneer* by Charles Monday, Jr., Jane Clements Monday, and Frances Brannen Vick; *Texas and World War I* by Gregory W. Ball; *Tejano Patriot: The Revolutionary Life of José Francisco Ruiz, 1783-1840* by Art Martinez de Vara; *Love Deeper Than A River: My Life in San Antonio* by Lila Banks Cockrell; *Big Wonderful Thing: A History of Texas* by Stephen Harrigan; and *O'Neil Ford on Architecture* by Kathryn O'Rourke.

### ***Ethics & Protocol***

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Following a revision of the Conservation Society's Standing Rules in March, 2019, the Ethics Committee completed a comprehensive review of the Society's Conflicts of Interest Policy, Ethics Policy, Whistleblower Policy and Complaints process in 2020. This led to a substantial revision of the Ethics Policy's Complaint process and a clean-up of language and inconsistencies in the other policies, to insure a timely and fair process. The omnibus of amendments was adopted by the Board on January 20, 2021. It is hoped that the adopted documents help alleviate common misinterpretation, provide guidance to all members with equal treatment and use of governing documents, advocate high regard for the Society's rules and promote the fundamental principles of a sense of justice, fairness, equal treatment, and respect for all.

### ***Grants & Contributions***

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Proceeds from A Night In Old San Antonio® helped the Society continue to award annual community grants during the Fall of 2019 and Fall of 2020.

In 2019, Community grants totaling \$100,000 were awarded to the following properties: 101 Armour for the restoration of steel casement windows; 107 W Craig for roof restoration; 237 Claudia for a roof replacement; 120 King William for windows & attic vent restoration; 119 Dreiss for the installation of two windows and porch railing; 118 Florida for front porch restoration; 130 Carolina for window restoration; 126 Lavaca for foundation support and reinforcement & banding of upper floor; 247 Army for the repair

of 15 windows; 205 Mt Vernon for roof repair; 116 Camargo for restoration of caliche walls & stucco; 122 Furr for replacement of the roof; 502 E Nueva for two window replacements.

Six recipients received 2019-2020 Educational Grant funding from the San Antonio Conservation Society Foundation totaling \$40,000. UTSA - Center for Architectural Engagement was awarded funding for the laser scanning, film & printing expenses in the heritage documentation of the Berta Almaguer dance studio; El Camino de San Antonio Missions was awarded funding to assist in their development of a docent program; UTSA Dept of Architecture was awarded funding to support the study of the solar illumination of the Mission de la Purissima Concepción de Acuna in San Antonio; San Antonio Fire Museum to create a “San Antonio Fire Department History” video; City of San Antonio - Office of Historic Preservation to help fund the consultation services for the Scout SA Survey Project; and El Camino Real de los Tejas National Historic Trail Assoc for research & documentation of the evolution of Tejano Ranchos from the Spanish Mission Ranching Complex in the context of El Camino Real de los Tejas.

Despite the impact of COVID-19 in forcing the cancellation of the 2020 presentation of A Night in Old San Antonio, the Community Grants moved forward in providing support to the community in the preservation of their buildings. A total \$27,550 was awarded to the following properties: 801 Matagorda for a double munched standing seam metal roof to match existing roof; 101 E Agarita for column restoration; 132 Camargo for front porch carpentry work; 150 Crofton Ave for roof replacement; 310 W Cevallos for full restoration of the three-window set both east and west; and 221 Greenlawn to rebuild the wall damaged in a fire.

2020-2021 two recipients received Educational Grant funding from the San Antonio Conservation Society Foundation totaling almost \$12,000. The River Road Neighborhood Association to support its work in creating a Historic Design Guidelines for River Road Historic District and the Texas Archeological Society in support of its work in creating oral histories of 21 living TAS Fellows.

### ***Hemisfair Park***

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Hemisfair Park survived and, in some cases, thrived during the COVID-19 lockdown. They closed public facilities, but began outreach via Zoom and reached a greater audience for Reading Programs, etc. They also had the Drive-Thru events for Back to School and Christmas. Historic House repurposing and redevelopment of parks continue to be a focus.

## ***Heritage Education Tours***

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The annual Heritage Education Tours for fourth graders were held in November, 2019 with support from the Mirza Trust, the Edouard Foundation and H-E-B Tournament of Champions. Volunteers provided tours free of charge to fourth-grade classes with each tour including one of the San Antonio Missions and one other historic site, such as the Steves Homestead, Yturri-Edmunds Home and Mill, Spanish Governor's Palace, and José Antonio Navarro House. Some 2,000 students were bussed free of charge to the tour sites and their teachers participated in a Saturday training session in September.

Due to the pandemic, the Heritage Education Tours were not held in November, 2020. The City hired Executive Director Vince Michael to script and perform a virtual tour of the Spanish Governor's Palace. This became the model for other virtual tours, beginning with a virtual tour of the Yturri-Edmunds House and Mill completed in early 2020 for the Junior Associates. In early 2021 the Heritage Education Tour Committee under Jacqueline Epstein worked with Rudd Productions, the National Park Service, the Archdiocese, and the City's World Heritage Office to complete virtual tours of Missions San José and Concepción, as well as the Steves Homestead. These were then distributed free of charge to some 2,000 schools in Bexar County.

## ***Historic Farm and Ranch Complexes***

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In January 2021, Everett Fly was a guest speaker at the Steves Homestead River House. Everett spoke about the African American Farm and Ranches located around Bexar County. He spoke about his upcoming Dream Week event featuring the Hockley Family Cemetery site that was discovered in Northeast San Antonio.

The meeting scheduled for February 2020 was cancelled to encourage all to attend the Conservation Society's Symposium held at the Bexar County Courthouse.

In March, the committee visited the Schott Farm and Clifden properties and had a wonderful time visiting both properties. The outing concluded with a lunch at the Chaparral Restaurant in Helotes.

In April and May, the committee planned to visit the Korbel Farm in La Coste and the Land Heritage Institute. Both trips were cancelled due to the COVID-19 pandemic.

In September 2020, the Farm & Ranch Committee made arrangements to meet via Zoom. We discussed going forward with in person meetings and field trips, but the majority vote was No, we should avoid any contact outside our Households (No Vaccinations available).

Oct 2020- No Committee meeting, but Pat Ezell, Ernest Gerlach, and Rick Hernandez met with Garnet Stuebing regarding the preservation of the 6439 De Zavala/Dairy Barn property that once belonged to his family. He shared many stories and pictures of the former farm and ranch. We had a Zoom meeting with the District City Councilman and Developer. The City and the Developer did not seem interested in saving the Structures on the Historic property.

Nov 2020 – No meeting was held due to the Pandemic.

Dec 2020- No committee meeting due to the Pandemic, but we had a Zoom Meeting with Cynthia Massey and Linda Henderson, Historic Preservationist Specialist with TX DOT to discuss the City's growth

### ***Historic Preservation Month***

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Happy Hour at Hot Wells, a virtual celebration of National Preservation Month, was presented on Tuesday, May 11, 2021. Guest speakers included Betty Bueché, Bexar Heritage & Parks Director; Ken McGlamery, Bexar County Parks Manager, and James Lifshutz, Property Owner/ Developer. The history of Hot Wells, its current use as a Bexar County Park and future developments of the adjoining land resulted in a fascinating discussion.

Dr. David Carlson, Archivist for the County Clerk with the Bexar County Spanish Archives filmed three virtual demonstrations on the preparation of cocktails served at the late 19th and early 20th century Hot Wells Resort and spoke about prohibition and the resort's colorful history.

### ***Junior Associates***

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It has been an active, interesting, exciting year for the Junior Associates! Lots of 'firsts' faced us this year. From pandemics, to masks, to not meeting in person, to finding different ways of stimulating and igniting the creative spirits of the Junior Associate membership in conservation.

The Junior Associates held the first meeting of the year on December 6, 2020. The agenda was to elect new officers, review Jr Associate Bylaws, and present a virtual gingerbread house decorating



competition. The gingerbread houses were picked up and decorated in advance and the meeting was held via Zoom. Members from the Conservation Society went on Facebook to place their vote; the top three received Chick-fil-A gift cards.

Officers elected for the 2020-2021 year were Kyle Dorsey, President; Kevin Dorsey, Vice President; William Van Cleave, Secretary; and Kaiden Dorsey, Historian. The Junior Associates also reviewed their Bylaws and unanimously approved the changes made to better align with the Society's bylaws which included the membership cycle to begin April 1st - March 31st. The Society's Preservation Specialist/ Properties Manager, Brandi Hayes, presented an engaging program on "Conserving San Antonio."

The second meeting was also held by Zoom on Sunday, February 7, 2021. The program featured a delightfully interactive and educational series of video tours detailing life at the Yturri-Edmunds Homestead with guest speakers Executive Director Dr. Vince Michael, Society Parliamentarian Mrs. Mary Rogers, Alberto Alambar, Junior Associate Chair and Vice Chair Elaine and Lewis Vetter. Questions were asked of the Junior Associates during the presentation and prizes (t-shirts, fiesta medals, ice cream certificates, etc.) were awarded to those who answered first with the correct answer.

To give the Junior Associates a goal and to help keep the older members interested, the Junior Associate Committee introduced a plan for an annual \$1,000 scholarship to be awarded to one graduating senior. The application and guidelines for applying for the scholarship are on the Society's website under Educational Scholarships. The scholarship is funded by the Eleanor Freeborn Bennett Education Fund. Requirements to apply include: applicant must serve as an officer, present a program on preservation/conservation at a Junior Associate meeting, write an essay detailing what their Junior Associate experience meant to them, be active in the program, and be a graduating senior. Also added to the program, graduating Junior Associate seniors are to be awarded a one-year associate membership with the Society. The Society Board of Directors approved motions for both the annual scholarship and the one-year associate membership.

On Sunday, March 21, 2021, the Junior Associate meeting was again held by Zoom. As previously mentioned, one of the prerequisites to apply for the scholarship is that the applicant must present a program related to conservation to the Junior Associate group at a meeting. Two of the Junior Associates presented programs.

The President of the Junior Associates, Kyle Dorsey, presented a wonderful program called “What is a lunch counter?” It was an interesting program about the history of the Woolworth lunch counter and Society efforts to save the property. The second program was by JA Secretary William Van Cleave on “Trabajo Rustico.” His video included interviews of author Patsy Pittman Light, artist Carlos Cortes, collector Virginia Van Cleave and Mary Jane Verette, CEO and President of San Antonio Parks Foundation. In preparation for the March meeting, maps were sent to parents of the various Trabajo Rustico sites so that family field trips could be made prior to the March meeting. Many of the Junior Associate members visited Trabajo Rustico sites around San Antonio and submitted photos of their families with the artwork. Each member who submitted photos received a gift card by mail.

On May 2, 2021, the final meeting of the year was held again by Zoom. Guest speaker was Mr. Hector Cardenas, who presented a program on the “History of the San Antonio Fire Stations.” Mr. Cardenas’ program made for a lively conversation with the Junior Associates asking several thoughtful questions. An election was held for 2021-2022 Junior Associate officers. The following officers were elected: Kevin Dorsey, President; William Van Cleave, Vice President; Kaiden Dorsey, Secretary; and Sophia Van Cleave, Historian.

At the Society’s June 30th General Membership meeting, outgoing and incoming officers were recognized. The first Junior Associate Scholarship was presented to Joseph Kyle Dorsey for his contributions to the Junior Associate program over the years. We wish him great success at UTSA! Graduating seniors, Kyle Dorsey and Ryan Barry, were presented their one-year complimentary associate membership.

## **Library**

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The library continued supporting the Coalition for the Woolworth Building’s advocacy efforts, while coordinating with the Society’s Watch Site partners at World Monuments Fund. The library made new contributions through grant writing, outreach projects, and by adapting research services during the COVID-19 pandemic.

**Grants:** Grant applications for the Foundation produced \$38,798 in COVID relief funding, including \$25,000 from the Summerlee Foundation and Humanities Texas for the librarian’s salary. The library also helped secure \$5,420 from Humanities Texas for the “Woolworth and Civil Rights: A First in the South” video project.

**Outreach:** The library helped plan, or design and fabricate pieces for, public events including: the Mary Lillian Andrews ofrenda at Muertos Fest 2019, the 2020 Woolworth Watch Day Symposium, the March 16th anniversary celebration of lunch counter integration on Alamo Plaza, the “Places of Color” Dream Week 2021 virtual panel discussion, plus City and County proclamations recognizing the Woolworth Building’s 100-year anniversary on June 3, 2021.

When outreach became virtual, the library played a key role in creating website and video content. Web posts included “Countdown to Juneteenth” testimonials (2020), Mary Lillian Andrews virtual ofrenda (2020), a visual chronology for the 61st anniversary of lunch counter integration, and the “Woolworth Building Centennial” exhibit (2021).

The library also engaged in five months of intense, collaborative work to help the Society produce two grant-funded videos in partnership with the San Antonio African American Community Archive and Museum. “The Texas Sit-Ins, 1960” and “San Antonio, 1960: A Quiet Revolution,” tell the story of young African Americans re-energizing the Civil Rights Movement by challenging racial segregation at store lunch counters, including Woolworth’s.

**Research:** The library provided remote assistance during the COVID-19 shut down and was one of the first in the city to implement health protocols allowing in-person visits once restrictions ended. In-house projects included completing applications for a finding of historic significance on the Bacon-Steubing Farm at 6439 De Zavala and the Dashiell House/Carmelite Sisters Day Nursery at 503 Urban Loop.

### **Meetings, Conferences, Seminars and Workshops**

President Patti Zaiontz and seven other Board members traveled to Denver, Colorado for the National Trust’s PastForward Conference in October, 2019. Executive Director Vincent Michael presented at the Texas Historical Commission’s Real Places Conference in January, 2020, delivering a keynote address and presented a session with the City and Tier One Neighborhoods on the Neighborhood Initiative. Michael traveled to Advocacy Week in Washington, D.C. in March, 2020 just prior to the official outbreak of the pandemic. Michael also moderated a very successful “Deep Dive Into Integrity” panel discussion with some 500 attendees during the virtual 2020 PastForward Conference in November, 2020. President Patti Zaiontz, Third Vice President Torrey Carleton and Michael conducted six Zoom meetings with Senatorial and Congressional Staff during the March, 2021 virtual Advocacy Week. Executive Director Vince Michael presented virtually at the 8th National Forum on Preservation Policy and Practice and the National Preservation Partners Network Spring Meeting in April, 2021.

## Membership Activities

The Conservation Society hosted regular General Membership meetings with guest speakers and timely topics.

**September 23, 2020:** The guest speaker joining the meeting was Annalisa Peace, Executive Director of the Greater Edwards Aquifer. She spoke to the Society's members about the Edwards Aquifer Protections and Next Steps. This meeting was held via Zoom.

**December 9, 2020:** The Conservation Society was unable to host its regular Weihnachtsfeier, so this too went Virtual through a series of holiday songs and recipes. Guest appearance by the Beethoven Maennerchor.

**January 27, 2021:** Guest speaker Hector Cardenas, Archivist for the San Antonio Fire Museum, joined the Society's membership meeting. He shared the results of the Fire Museums video which was funded by the Conservation Society Foundation. Active members also reviewed Bylaws changes which were up for consideration. The Bylaws changes passed, and the new version of the Bylaws is available online.

**February 24, 2021:** Guest speaker of the month was the Executive Director for the Conservation Society, Vincent Michael, Ph.D.. His topic for presentation was "Historic Districts" of San Antonio. This was also a virtual meeting.

**May 26, 2021:** This meeting was the first meeting of the Conservation Society which was held in person. The Society hosted this membership meeting at the San Antonio Garden Center. A total of 20 new directors were elected to serve three years beginning July 1, 2021. The Society also shared the Heritage Education Tours videos: Mission San José and Mission Concepción.

**June 30, 2021:** This meeting was also held in person at St. John's Lutheran Church. The Society gave thanks to the outgoing officers and directors and welcome the new directors and officers. This was the first meeting where the Junior officers were also installed. The Society presented its First Junior Associate Scholarship and two gifts of Associate Memberships to the 2021 graduating seniors.

## Neighborhood Liaison

The Neighborhood Liaison Committee monitored and participated in numerous neighborhood association meetings and the all-day virtual 12th annual Historic Homeowner Fair and Exhibit Hall, sponsored by the San Antonio Office of Historic Preservation.

Due to the restrictions imposed by the Covid-19 pandemic, the committee met throughout the year in a virtual setting, using Zoom. We established the theme of “Neighborhood Design Guideline”, what they are, how they might be applied and how neighborhoods might be impacted by them.

Our first meeting was held in December of 2020. Sue Ann Pemberton, past president of the Conservation Society and principal at Mainstreet Architects, gave an interesting and informative presentation on historical neighborhood design guidelines. She discussed the wide range of elements that are considered when establishing design guidelines, whether for a community or specific neighborhood. Sue Ann Also provided examples of how they can serve neighborhoods and communities in protecting the style and character of the area.

In February of 2021, Irby Hightower, Senior Principal at Alamo Architects, delivered an excellent program on neighborhood design guidelines from a builder and homeowner’s perspective. The committee enjoyed a great discussion on the topic, as members added their own experience and perspective as well.

At our third meeting in April, Monica Savino, principal at Savino Architecture presented an engaging program on “How to save ‘your neighborhood’”. The program brought forward several perspectives of the topic which the committee enjoyed discussing.

### ***A Night In Old San Antonio® (NIOA®)***

NIOA, the premier event during Fiesta, draws thousands of guests to historic La Villita and surrounding area for the four-night event. 2020 plans were moving along smoothly until the COVID-19 pandemic hit. Fiesta 2020 was cancelled, all activity stopped and the NIOA office closed. The team began planning for NIOA 2021. As April 2021 approached, NIOA was once again rescheduled for June 2021. The team had to rethink how NIOA would look including how food and drinks would be served. A new cashless system was put into place for food, drinks and tickets through BlastPass. There were approximately 36,000 in attendance, plus all of our dedicated volunteers (from the Decoration Committees, Flower and Cascarones Committees to the staggers, the warehouse crew, the area chairmen, the booth chairs, and the area volunteers) who helped make this a successful event with proceeds around \$1.8 million.

Please mark your calendar for NIOA 2022 which will be held April 5-8, 2022. VIVA NIOA – “Celebration for Preservation”!

## ***NIOSITAs***

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NIOSITAs, a small version of NIOSA, are presented to private groups. We held one NIOSITA in November 2019 for about 300 people in the La Villita Assembly Building and the patio. Due to COVID, there were none in 2020 or 2021.

## ***Parades***

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The Parade Activities Committee is charged with coordinating the activities related to the Conservation Society's entries into the Texas Cavaliers River, Battle of Flowers, Flambeau, and King William Fair parades. After the 2019 Fiesta Parades were cancelled, we began planning for the 2020 Fiesta Parades. This included confirming that fees paid for 2019 would be applied to the 2020 parades, resubmitting applications, and confirming that the reservation for the horse-drawn carriage used for the Battle of Flowers and Flambeau parades was still valid. We also began planning and procuring the decorations for the Flambeau and Battle of Flowers parades. There was also some coordination with the Junior Associate Chair on our entry in the King William Fair parade.

This year, due to the pandemic, the Battle of Flowers, Flambeau and King William Fair parades were canceled. The Texas Cavaliers River Parade was held with its theme "20/20 Vision." The Conservation Society's float was "Vision of Home" depicting the state of Texas surrounded by blue bonnets, roses, and oil wells. Participants included our president, Patti Zaiantz, and members of the Executive Committee dressed in Fiesta attire.

## ***Properties Restoration and Repair***

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In 2019, the Properties Restoration Committee completed inspections of Easements with Property Restoration Manager Ron Bauml. Other projects include installation of a new fire alarm system at the Steves Homestead; repaving of the flagstone walkway around the well at Yturri-Edmunds and refinishing of the wood floors in the main house; repairs to the front door and rear stone stairs at the Bombach House; and repairs to the rear entrance doors at 511 Villita. The Wulff house chiller water lines were replaced and insulated. All four tires on the Society van were replaced. Two new toilets were installed in the downstairs bathrooms at the Wulff House.

Despite the Covid-19 pandemic, in 2020, bringing many things to a halt, restoration and maintenance of the Society properties continued. The committee completed inspections of Easements with Property Restoration Manager Ron Bauml, who retired this year

after 33 amazing years with The Conservation Society. He will be greatly missed by all and remembered always for his dedication and protection of our historic buildings.

Other projects include installation of a new fire alarm system at the Wulff House; resealing of the bedroom chimney at the Yturri-Edmunds main house; replacement of the gas water heater at the Wulff House; and the removal of a dead magnolia tree in the parking lot of the Wulff House. A new A/C unit was installed at the Gresser House and the interior repainted. The interior of the Steves apartment was replastered and repainted.

The Properties Committee became the Properties Restoration, Easements and Real Estate Committee to contend with the offer to purchase the Gray-Guilbeau House (former Fig Tree restaurant) and the proposal by Sam Panchevre to master-lease the Conservation Corner properties of Bombach House (former Little Rhein Steakhouse) and Dashiell House as well as the Gray-Guilbeau, acquired in December, 2020. The Committee also reviewed all the Society and Foundation properties in the preparation for offering one or more for sale. Discussions regarding improved space for the library and offices were also held by the Committee.

Despite the pandemic, maintenance and restoration projects continued in 2021. The roof over the porch in front of the Wulff House was repaired to allow for proper drainage. The gutters at both the Wulff House and the Riverhouse were cleaned and repaired. Other projects included asphalt repairs to the driveway at the Warehouse; repair and repainting of the front porch of the Gresser House; installation of a new washer/dryer unit in the Carriage House apartment at the Yturri-Edmunds; and a new toilet installed in the porch restroom at the Steves Homestead.

Winter Storm Uri wreaked havoc in February, though most damage sustained to Society properties was limited to problems caused by the electrical power surges. The surges damaged the CPU panel for the HVAC unit at the Wulff House, which required replacement and reprogramming, as well as the CPU for the fire alarm panel at the Warehouse. One pipe was found to have busted at the Steves Homestead; luckily the leak was discovered quickly and no damage to the building was sustained.

### **Public Relations and Publicity**

The Conservation Society and NIOSA revealed their new logos and brand name at a press conference at the Dashiell House in September, 2019. A picture book describing the Society's history since 1924 was published and distributed to potential business and Capital Club members in early 2021.

## ***Scholarships***

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The San Antonio Conservation Society Foundation, courtesy of the Eleanor Freeborn Bennett Educational Fund Scholarship Fund wrote a check in the amount of \$5,000 to The University of Texas at San Antonio – College of Architecture for grant students pursuing a graduate certificate in Historic Preservation during the 2019-2020 academic year. Andrea Poore and Alejandra Guajardo each received a \$2,500 scholarship. For the 2020-2021 academic year, Bao Nguyen and Layla Iskandar each received a \$2,500 scholarship. And finally for the 2021-2022 academic year, Melissa Santos Romo and Michael Broyles each received a \$2,500 scholarship.

Once a year, the San Antonio Conservation Society Foundation also provides funds to the Texas Architectural Foundation for the Brooks Martin Educational Scholarship Fund. This scholarship is awarded to outstanding students, in accredited departments; or schools, of architecture in Texas who show an interest in historical architecture, preservation, and adaptive reuse. Barbara Cortizo de Aguiar (University of Texas at Austin) and Irina Ness (University of Texas at San Antonio) each received a \$2,500 scholarship for the 2019-2020 academic year. Mrs. Layla Iskandar-Akle (University of Texas at San Antonio) and Ms. Kathleen Conti (University of Texas at Austin) each received a \$2,500 scholarship for the 2020-2021 academic year. And finally, Ms. Manogna Kavaru (Texas A&M University) and Ms. Kathleen Conti (University of Texas at Austin) each received a \$2,500 scholarship for the 2021-2022 academic year.

## ***Steves Homestead/ Yturri-Edmunds House Museums***

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The Steves Homestead came back under the operations of the San Antonio Conservation Society Foundation. The committee continued to provide assistance in scheduling tours and seasonal decorations at both the Yturri-Edmunds Homestead and the Steves Homestead. One special project included working with the City of San Antonio as they decorated the Steves for Halloween to create a video for how to safely trick-or-treat during the COVID-19 pandemic.

## ***Strategic Planning***

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The Board of Directors adopted an updated Strategic Plan document in May, 2019. The Strategic Planning Committee under Lewis Vetter then met virtually throughout 2020 to review and update the document in the wake of the Society's logo and public relations name change in the Fall of 2019. This revised and expanded Strategic Plan was adopted by the Board of Directors in February, 2020.