INVENTORY, ASSESSMENT AND EVALUATION OF HISTORIC RESOURCES IN HEMISFAIR PARK

PREPARED FOR
JOHNSON FAIN, CONSULTANT FOR “MASTER PLAN STUDY FOR HEMISFAIR PARK AND SURROUNDING AREA” REQUESTED BY THE HEMISFAIR PARK AREA REDEVELOPMENT CORPORATION

PREPARED BY
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EXECUTIVE SUMMARY

HemisFair Park is an area of the City of San Antonio, approximately 78 acres in size, which was heavily redeveloped for a 1968 World’s Fair with funds from the Federal Government’s “Urban Renewal Program.” The area was previously occupied by a neighborhood of over 1,000 structures. Today, there are 22 extant buildings, plus 2 stabilized ruins, which survive from the pre-1968 period. Of these 24, only 18 survive on their original sites. Additionally, the historic resources identified in the City’s HemisFair Historic District include surviving buildings constructed for HemisFair. The scale and features of the 1968 HemisFair structures is generally much larger than the surviving pre-1968 structures, and notably different in materials of construction as well as architectural style.

This report is a resource inventory, assessment and evaluation written to establish the character and quality of historic resources in HemisFair Park. The scope is limited to historic resources within the boundaries of HemisFair as established by HPARC. The team conducted a rapid visual assessment of designated historic, as well as the overall cultural landscape.

This report offers opinions on strengths and weaknesses of individual buildings and features, specifically with regard to potential for reuse and redevelopment; and evaluates the historic and architectural integrity of the historic structures and cultural landscape. The information is presented through graphic representations of the results including graphs, tables and maps.

Full condition assessments were beyond the requested scope and remain to be done. The Master Plan will be greatly informed by probable costs generated from condition assessments. The team advises that this work be pursued.

Today, HemisFair is a broken, confused place that is sadly underutilized and only sporadically enjoyed. The historic preservation strategies of the Master Plan need to enhance what is good and repair what is damaged. Six opportunities that should be incorporated include:

- Preserve the older buildings
- Reestablish former streets
- Utilize alleys
- Build infill structures in the western portion of HemisFair
- Respect the cultural landscape of San Antonio
- Follow the legacy of the Spanish acequia system.

This neglected area of the city can be a vibrant and vital neighborhood with a blend of new and old construction that respects the cultural heritage of San Antonio and engages with the surrounding context.
AUTHORS and ACKNOWLEDGMENTS

This report is part of a combined effort by a larger master plan consulting team. The HemisFair Park Area Redevelopment Corporation (HPARC) selected the consulting team from a highly competitive list of respondents. The team is led by Johnson Fain, with on-site participation from Bill Fain, David Alpaugh and Kersu Dalal. The whole team is composed of seven firms: Johnson Fain (urban planning/architecture), Poteet Architects (local architect), HR&A (economics and finance), Olin (landscape), ARUP (sustainability), Pape-Dawson (civil engineering), and UTSA Center for Cultural Sustainability (historic preservation). UTSA is proud to be a part of this extremely talented team.

When the project commenced in 2010, the Center for Cultural Sustainability (CCS) was in development. UTSA officially established the CCS within the College of Architecture in February 2011, and this project for HPARC, along with all existing endeavors of the CCS Director, Professor William Dupont, became CCS projects at that time. The Center for Cultural Sustainability explores the continuity of the cultural systems of human existence, recognizing that people and communities are essential for full sustainability. Cultural sustainability includes consideration, understanding and respect for heritage – identifies and values the bind people to places with local, national or ethnical relevance.

The HPARC preservation strategy team was led by Professor William A. Dupont, and also included UTSA Assistant Professors Dr. Saadet Beeson and Dr. Sedef Doganer, as well as UTSA graduate research assistants Adriana Muñoz and Laura Carrera.

Many thanks to the capable staff at the Institute of Texan Cultures, City Archives, University of Texas at San Antonio, and the City of San Antonio for assistance in finding the data we needed for this report.
The PROJECT SITE and HISTORIC RESOURCES

HemisFair Park is an area of the City of San Antonio, approximately 78 acres in size, which was heavily redeveloped for a 1968 World’s Fair with funds from the Federal Government’s “Urban Renewal Program.” The area was previously occupied by a neighborhood of over 1,000 structures, mostly residential and related outbuildings, but also including a church, synagogue, 2 schools, numerous shops of small scale, larger commercial buildings along the main streets, as well as some light industrial structures. Today, there are 22 extant buildings, plus 2 stabilized ruins, which survive from the pre-1968 period within the boundaries of the study area for this report (See Map 1). Of these 24, only 18 survive on their original sites. Additionally, the historic resources identified in the City’s HemisFair Historic District include 5 surviving buildings constructed for HemisFair, plus a mosaic, artwork and a plaza also from 1968. The scale of the 1968 HemisFair structures is generally much larger than the surviving pre-1968 structures, and notably different in materials of construction as well as architectural style.

Notably, the project site includes a visible remnant of the historic and highly significant acequia, or ditch irrigation system, that typifies and defines the development of San Antonio in the 18th and 19th centuries. This portion of the system was the Acequia Madre de Valero, first constructed in the 1720’s to serve the farmlands of Mission Valero, now known as The Alamo. Other remnants of the intricate acequia system may survive buried beneath the surface as archaeological remains.
SCOPE of the REPORT

This report is a resource inventory, assessment and evaluation written to establish the character and quality of historic resources in HemisFair Park, San Antonio, Texas. The scope is limited to historic resources within the boundaries of HemisFair as established in the HemisFair Park Area Redevelopment Corporation’s (HPARC) “Request for Qualifications for Master Plan Study for HemisFair Park and Surrounding Area” (the RFQ), issued 6 May 2010, and the subsequent Request for Proposal (RFP) issued 9 July 2010.

The HPARC RFQ provided seven “Guiding Principles” one of which is “Preservation: Protection of historic buildings is mandatory. However, the strategic removal of non-historic temporary buildings may be considered. Relating development to existing historic buildings is critical to creation of a unique and urban environment.”

The HPARC RFP requested the consultant to conduct a visual assessment of historic structures within the boundaries of HemisFair to “become familiar with them and develop an opinion of their strengths and weaknesses, including potential for reuse and redevelopment.” The RFP goes on to say that “this must include consideration of the general historic and architectural integrity of each building and zone as it may relate to the potential for continued use or redevelopment.”

Notes on Report Content:

Preparation of this report has included review of reports, databases and generally available information prepared or written by others about the significance and condition of historic buildings. The team conducted a rapid visual assessment of designated historic resources, this included careful observations of 24 pre-1968 structures, 2 HemisFair 1968 buildings and the Acequia Madre, as well as the overall cultural landscape. Three additional HemisFair 1968 buildings were graded, though not fully surveyed.

This report offers opinions on strengths and weaknesses of individual buildings and features, specifically with regard to potential for reuse and redevelopment; and evaluates the historic and architectural integrity of the historic structures and cultural landscape. Findings and opinions of the Resource Inventory, Assessment and Evaluation are written below and in the attached survey forms for each historic resource. The raw data of the survey forms must be understood in the context of the methodology explained below.

Data is also presented in maps, a spreadsheet, spider graphs of the individual resources and 3 “topic maps” that show relative grades for integrity and reuse potential.

Grading and Scoring the Historic Resources:

To the best of our knowledge, no historic preservation planning effort yet completed has incorporated a grading or scoring system for the historic resources. The system is utilized here as a method to quantify and compare. The results, though somewhat subjective, are informed by the expert opinions of qualified professionals, and give the
reader a guide that works within the bounds of the study area, meaning it is useful for comparison of one resource to another within HemisFair. The system will need further development if it were to be applied to a wider sample group on other master planning efforts in the future.

A benefit of grading and scoring is the ability to make graphic representations of the historic resources on a map, sized or coded according to their respective values. The purpose of this mapping method is to enhance the planning process by allowing all to read maps, rather than text, to see relationships, possibilities and opportunities at a glance.

Historical Significance:

There is no grade or comparative map for the historical significance of the resources, nor was this requested by HPARC. All the historic resources within HemisFair Park are considered equally significant. The State designations are all of the same relative value. The National Register designations follow the State’s and are of identical content. There are no National Historic Landmarks (an honorific designation conferred on approximately 2,500 resources nationwide through a special selection process), nor are there any National Monuments (conferred by Presidential proclamation per the Antiquities Act of 1914) in HemisFair Park. San Antonio contains 7 National Historic Landmarks and one of these, The Alamo, is near the Hemisfair Park area. Although not a National Historic Landmark, the remnant of the Acequia Madre de Valero in HemisFair Park was part of the Mission Valero (The Alamo) colonial development.

The City of San Antonio recently revised the Uniform Development Code (UDC) to eliminate the historic exceptional (HE) and historic significant (HS) distinctions that previously existed. Consistent with this change to the UDC, this report does not make relative distinctions with regard to historical significance. In recognition of the City’s historical record, though, the HE and HS distinctions from the 1987 creation of the HemisFair Park Historic District are shown on an attached chart elsewhere in this report.
The Three Grading Categories:

The three categories used in the Survey Forms are consistent with the terms of evaluation for the historic resources as requested in the RFP issued by HPARC. For the purposes of this report, the UTSA CCS preservation strategy team defines them as follows:

Architectural Integrity concerns the material, building, or built feature without regard for the context or setting. In other words, this is object integrity not place integrity. The grade for this type of integrity considers intactness of physical form, current condition of materials and systems, clarity or strength of feeling that conveys the historic character, quality of evident workmanship, and authenticity measured as a percent of surviving material from the period of initial use.

Historical Integrity considers the concept of place and specifically concerns the relationship of the particular resource to its own historical period of significance. Thus, buildings that have been moved, or are now in a context dramatically altered from the time of initial use, will get a lower grade.

Potential for Reuse considers the past and current use, as well as the success of nearby and comparable buildings, in consideration of future potential. The cost of rehabilitation is not weighed in this grade because there is insufficient data to generate probable costs. Nonetheless, where it is obvious that high costs per square foot would be required for a new or ongoing use, this is noted in the comments box and the grade is commensurately lower than an otherwise comparable property.

Grading rubric for above categories:

A. Excellent, standard of excellence.
B. Good, exceeds acceptable standard.
C. Fair, acceptable standard.
D. Sufficient, below acceptable standard.
F. Poor, deficient.

Numerical Scoring:

The numerical scores given for the three categories listed below are provided as an alternate method for comparison and qualification of historic resource value. This point system focuses on the physical condition of materials and building systems and the potential for reuse (as in recycling) of the building. The points do not measure any historical integrity or significance. Physical integrity is a factor in this numerical scoring, though, and thus does have a relationship to the architectural
integrity and potential reuse grades described above. Simply stated, this means that buildings in poor condition receive commensurately lower grades for architectural integrity and reuse potential.

Numerical scoring spread:
- structural system and materials 0 – 150
- non-structural members and construction: 0 - 50
- infrastructure: 0 – 100
Thus, total score is 0 – 300.

Disclaimer Note and Recommendation for Condition Assessment:

Please note that the scope of this report does not include a “condition assessment” and thus does not contain analysis of material deterioration with recommendations for treatment. The HPARC instructed the master planning team not to do this. The HPARC RFP stated that a “Historic Structure Report” for properties located within the boundaries of HemisFair would be provided by HPARC to the consultants. The expectation, consistent with the definition of a Historic Structure Report, was for condition assessment and analysis of material deterioration, along with some recommendations for treatment of materials, to inform the Master Plan. The document that was prepared, titled “Historical and Architectural Conditions Inventory,” was made available to the consultants in November 2010. Though an excellent report that advances the scholarship on the historic resources and includes drawings and condition photographs of previously undocumented structures, it does not have the anticipated condition assessment analysis.

The UTSA CCS preservation strategy team proceeded on the work, anyway, and utilized a rapid assessment methodology to gauge magnitude of need in order to complete the requested scope of the historic preservation component. As the master planning process advances, it would be greatly improved with more complete information on actual conditions.

The SURVEY FORMS

The individual HemisFair survey forms are included as attachments within the full printed versions of this report, and are available as separate files digitally. The forms contain a photo of each subject property, basic data, notes and scoring on the rapid assessment, and additional notes, including the grades on Historical Integrity, Architectural Integrity and Reuse Potential. (See explanations in preceding section).

The facts and figures on the survey forms were acquired primarily from two sources: 1.) A spreadsheet provided in the HPARC RFP, the site inventory of “HemisFair Park Area Master Plan, Appendix A,” and 2.) “Historical and Architectural Conditions Inventory, HEMISFAIR PARK AREA,” November 2010 by Pemberton-Haugh, et al.

Modification history comes largely from the report by Pemberton-Haugh, et al, and was occasionally supplemented with information provided by tenants during site inspections. New construction was easily verified by field observation. The accuracy of
dates and costs, where noted, should not be considered definitive. Data entry regarding recent capital improvements indicates that the building has a tenant/use and is code compliant as well as functional.

The field for “Immediate Action Request” is used when field surveyors observed a significant problem that appears to need immediate attention. We added this as a courtesy to the building owners, because it didn’t seem right to remain silent on potentially significant problems.

Condition data on structural systems, non-structural elements, and infrastructure are simple field observations on the condition of the material or system that team members could observe by walking in and around the building. The data entered represents findings of a reconnaissance survey, and is not a full condition assessment. The purpose was to get a “snapshot” of conditions. Issues of historical integrity were not considered in the numerical scoring, just physical facts that could be readily observed. For the grading of the architectural integrity, though, the physical facts were considered in setting the letter grade.

Under “site conditions,” there are two data fields – “parking proximity” and “accessibility.” These concern facts of the building’s current potential for reuse.

Opinions on code compliance do not constitute a code review, merely the observation of the survey team that the building appears to be in compliance (or not) as noted.

HISTORIC DESIGNATIONS

Refer to the spreadsheet chart of historic designations, integrity and reuse potential. (See Table 1)

City of San Antonio Historic Designations:

HemisFair was designated as a historic district by the San Antonio City Council under Ordinance No. 64539 and 64540 on 12 February 1987. Within historic districts, the city has a review process. Exterior changes to properties within the HemisFair Historic District, must go before the Historic and Design Review Commission (HDRC). “In considering whether to recommend approval or disapproval of an application for a Certificate of Appropriateness, the HDRC is guided by the Secretary of the Interior’s Standards for Rehabilitation, the City of San Antonio’s Unified Development Code, and any additional design guidelines adopted by City Council.” (http://www.sanantonio.gov/historic/hdrc.aspx, retrieved 22 April 2011) In addition, all demolitions anywhere in the City must go to the Office of Historic Preservation and HDRC.

The listed properties and features include public plazas and artworks no longer extant on the site. Apparently, the historic plazas, save one at the former U.S. Pavilion, were modified or reshaped by various public improvement projects since 1987. The disposition of the missing artwork items is not known to the authors of this report.
Fig. 5 Overall Map of Historic Resources. See larger map at attached at the end of this report.
Table 1. Historic Designations, Survey Scoring and Grading Results

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<tr>
<th>#</th>
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<th>National</th>
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<th>Non Structural</th>
<th>Infra- Structure</th>
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<th>His. Integrity</th>
<th>Potential Reuse</th>
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<td>C+</td>
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<td>900</td>
<td>HS</td>
<td>SAL</td>
<td>delisted</td>
<td>extant</td>
<td>140</td>
<td>40</td>
<td>98</td>
<td>278</td>
<td>B+</td>
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<tr>
<td>25</td>
<td>250</td>
<td>Woman's Pavilion</td>
<td>12,000</td>
<td>HS</td>
<td>SAL</td>
<td>NR</td>
<td>extant</td>
<td>149</td>
<td>40</td>
<td>94</td>
<td>277</td>
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<td>John H. Wood Federal Courthouse</td>
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<td>HS</td>
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<td>28</td>
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<td>-</td>
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<td>C</td>
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<td>29</td>
<td>114</td>
<td>Adam Speaks Training Center</td>
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<td>HS</td>
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<td>-</td>
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<td>-</td>
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<td>A</td>
<td>B+</td>
<td>C</td>
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<td>114</td>
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<td>Completed</td>
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<td>32</td>
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<td>35</td>
<td>114</td>
<td>Mural, HemisFair Arena</td>
<td>artwork HS</td>
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<td>-</td>
<td>modified†</td>
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<td>A</td>
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<td>114</td>
<td>Sunburst Fountain</td>
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<td>-</td>
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<td>artwork</td>
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<td>-</td>
<td>demolished</td>
<td>-</td>
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<td>-</td>
<td>A</td>
<td>A-</td>
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</tbody>
</table>

SAL: State Archeological Landmark (review by Texas Historical Commission)
RTHL: Recorded Texas Historic Landmark (review by Texas Historical Commission)
HS, Historic Significant, and HE, Historic Exceptional, per 1987 Ordinance 64540 (HS and HE distinctions abolished 2010)
Texas Historical Commission (THC) Historic Designations:

The Texas Historical Commission (THC) has nearly 300,000 site records, including data on Official Texas Historical Markers and National Register of Historic Places properties in Texas. There are two types of designations concerning historic resources in HemisFair, “Recorded Texas Historic Landmarks” and “State Archeological Landmarks.”

Per the THC web site (http://www.thc.state.tx.us/), Recorded Texas Historic Landmarks (RTHLs) are “…properties judged to be historically and architecturally significant. The Texas Historical Commission awards RTHL designation to buildings at least 50 years old that are judged worthy of preservation for their architectural and historical associations. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure…. Owners of RTHL-designated structures must give the THC 60 days notice before any alterations are made to the exterior of the structure. Unsympathetic changes to these properties may result in removal of the designation and historical marker.” There are two RTHLs in HemisFair, the Mayer/ Halff House (5), and the Acequia Madre de Valero (35), designated in 1966 and 1968 respectively.

State Archeological Landmarks, also per the THC website, are “…designated by the Texas Historical Commission and receive legal protection under the Antiquities Code of Texas. Listing in the National Register of Historic Places is a prerequisite for State Archeological Landmark designation of a building. State Archeological Landmark designation stipulates that the property cannot be removed, altered, damaged, salvaged or excavated without a permit from the THC. This designation encourages preservation and ensures that resources that cannot be preserved are at least properly documented.”

The list of State Archaeological Landmarks within HemisFair includes 25 structures, all designated in 1983. One of the THC’s 25 State Archeological Landmarks is not assessed in this report because it was not on any of the lists provided by HPARC, though it still stands at 1040 E Commerce Street – the Schroeder-Yturri House, built in 1868. The house, prominently visible as one drives south down the exit 141A ramp from I-37, is now...
completely detached from its historical context, surrounded by parking lots, modern buildings and the elevated highway.

Federal designations:

The 25 State Archaeological Landmarks in HemisFair are also listed on the National Register of Historic Places. In addition, there are two National Register Districts nearby – Lavaca and King William – plus additional historic resources listed on the National Register across S Alamo Street to the west of HemisFair.

Section 106 of the National Historic Preservation Act of 1966 will be relevant to development in HemisFair if any Federal funds are to be used for work that might impact anything listed on the National Register of Historic Places, or that may be eligible for listing. This situation might arise if, for example, Federal money was used on transportation enhancements in HemisFair. Section 106 requires Federal agencies to consider the effects of projects they execute, approve or fund. These must be
reviewed for “adverse effect” on the historic resources. The process ensures that preservation values are included in the planning process, but does not mandate preservation. More details are readily available from the Advisory Council on Historic Preservation and the THC.

REPORT NARRATIVE

What is “Historic” at HemisFair?

When buildings, sites, or districts, collectively called “historic resources,” are labeled historic, people are saying that these resources have cultural value and should be accorded appropriate respect commensurate with their significance. A declaration of historical significance is a subjective process. There is no uniformly accepted metric to be applied that definitively informs us that something is, or is not, historic. Anything can be considered historic because people make the decision, albeit in adherence to a sanctioned designation process, using pre-approved criteria for evaluation. Buildings as young as 5 years old have been designated part of National Historic Landmarks. At HemisFair, for example, the City’s historic district includes buildings that were just 21 years old at the time of designation in 1987. The State and Federal authorities, however, have not designated these newer structures as historic.

Heritage is more than buildings. Heritage includes tangible and intangible aspects, plus the cultural landscape. Traditions, such as annual Fiesta events, are part of intangible heritage. All that encompasses landscape design as well as the cultural patterns of land use are part of heritage, too. The manifestations of the cultural landscape -- built features, plantings, trees, roads, lighting, fences, signposts, utilities, viewsheds, etc. – can be considered and treated as historic, too. There is a lot of heritage evident within the Hemisfair Park Area, though the layers of this heritage have been swirled into a jumble that is mostly incomprehensible to any person lacking expertise in the heritage conservation field.

Relocated Buildings at HemisFair:

A total of 6 buildings in HemisFair are not on their original sites. Three structures were relocated as part of the 1968 HemisFair work, the Herman Schultze House (4), Hermann Carriage House (9), and the Solis House (17). The Schulze House was in the path of the now widened South Alamo Street. To say the Schulze House was relocated is charitable. In actuality, very little of the house was saved except façade features. The Schulze House is now of concrete masonry unit construction, though the overall dimensions seem to have been faithfully reproduced. The Hermann Carriage House was an outbuilding at the rear of the Acosta/ Halff House property until it was moved approximately 100’ south to make way for new 1968 HemisFair construction at the rear of Beethoven Hall. Architectural plans located at the Institute of Texas Cultures, confirm that Solis House was dismantled and reassembled from its original site at 232 Wyoming to its current location in the middle of the former Water Street right of way.

In 1996, as part of an expansion plan for the Convention Center, the City of San Antonio, in collaboration with the Center for Archeological Research (CAR) at the
**Fig. 9 Relocated Structures in HemisFair. Dark color shows original location, lighter color shows current location.**

<table>
<thead>
<tr>
<th>Map 9</th>
<th>Current Name</th>
<th>Other Names</th>
<th>Original Site</th>
<th>Pre-HemisFair Address</th>
<th>Date of Construction</th>
<th>Building Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Schultze</td>
<td>Schultze Home and Hardware</td>
<td>Yes</td>
<td>115-118 Guadalupe St.</td>
<td>ca. 1889-1897</td>
<td>3,200 sq. ft.</td>
</tr>
<tr>
<td>2</td>
<td>James Sweeney House</td>
<td>Sweeney-Tyman House</td>
<td>Yes</td>
<td>117 Guadalupe St.</td>
<td>ca. 1884-1893</td>
<td>1,000 sq. ft.</td>
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<tr>
<td>3</td>
<td>Hermann Schultze House</td>
<td>Schultze House</td>
<td>N/A</td>
<td>114 South St.</td>
<td>ca. 1894-1980</td>
<td>1,140 sq. ft.</td>
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<td>4</td>
<td>Mayer Half House</td>
<td>Mayer Half House</td>
<td>Yes</td>
<td>131 Guadalupe St.</td>
<td>ca. 1874-1894</td>
<td>4,180 sq. ft.</td>
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<td>5</td>
<td>Kampmann/Solomon Hall</td>
<td>Solomon Hall/Kampmann House</td>
<td>Yes</td>
<td>142 Guadalupe St.</td>
<td>ca. 1886-1896</td>
<td>4,300 sq. ft.</td>
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<tr>
<td>6</td>
<td>Locsin House</td>
<td>Hermann, Langen</td>
<td>Yes</td>
<td>126 Guadalupe St.</td>
<td>ca. 1893</td>
<td>3,000 sq. ft.</td>
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<tr>
<td>7</td>
<td>Beethoven Hall</td>
<td>Beethoven Klavierhaus</td>
<td>Yes</td>
<td>18 S. Alamo</td>
<td>1913</td>
<td>20,800 sq. ft.</td>
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<tr>
<td>8</td>
<td>Hermann-Carnage House</td>
<td>N/A</td>
<td>No</td>
<td>138 Guadalupe St.</td>
<td>ca. 1870-1925</td>
<td>1,350 sq. ft.</td>
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<tr>
<td>9</td>
<td>Dodge House</td>
<td>N/A</td>
<td>Yes</td>
<td>434 South Alamo St.</td>
<td>ca. 1870</td>
<td>1,400 sq. ft.</td>
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<td>10</td>
<td>Dodge Dependency</td>
<td>N/A</td>
<td>Yes</td>
<td>434 South Alamo St.</td>
<td>ca. 1870</td>
<td>500 sq. ft.</td>
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<tr>
<td>11</td>
<td>Herrero House</td>
<td>N/A</td>
<td>Yes</td>
<td>202 South Alamo St.</td>
<td>1893</td>
<td>1,120 sq. ft.</td>
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<tr>
<td>12</td>
<td>OK Bar</td>
<td>N/A</td>
<td>No</td>
<td>202 Mahogony St.</td>
<td>ca. 1890</td>
<td>1,240 sq. ft.</td>
</tr>
<tr>
<td>13</td>
<td>Dakota House</td>
<td>Quarter House</td>
<td>Yes</td>
<td>232 Water St.</td>
<td>1891</td>
<td>1,300 sq. ft.</td>
</tr>
<tr>
<td>14</td>
<td>umpt House</td>
<td>N/A</td>
<td>Yes</td>
<td>229 Water St.</td>
<td>ca. 1890</td>
<td>1,300 sq. ft.</td>
</tr>
<tr>
<td>15</td>
<td>Arriaga House</td>
<td>N/A</td>
<td>No</td>
<td>220 Mahogany St.</td>
<td>ca. 1890</td>
<td>480 sq. ft.</td>
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<td>16</td>
<td>Smith House</td>
<td>N/A</td>
<td>Yes</td>
<td>220 Water St.</td>
<td>ca. 1892-1897</td>
<td>270 sq. ft.</td>
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<td>17</td>
<td>Coke House</td>
<td>N/A</td>
<td>Yes</td>
<td>223 Water St.</td>
<td>ca. 1890-1897</td>
<td>360 sq. ft.</td>
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<td>18</td>
<td>South House</td>
<td>N/A</td>
<td>Yes</td>
<td>201 Guadalupe St.</td>
<td>ca. 1886-1890</td>
<td>350 sq. ft.</td>
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<tr>
<td>19</td>
<td>Hastedt House</td>
<td>N/A</td>
<td>Yes</td>
<td>201 Guadalupe St.</td>
<td>ca. 1886-1890</td>
<td>255 sq. ft.</td>
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<td>20</td>
<td>McDonald Schultze House</td>
<td>Longworth House</td>
<td>Yes</td>
<td>201 Guadalupe St.</td>
<td>ca. 1893-1900</td>
<td>1,600 sq. ft.</td>
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<td>21</td>
<td>Dugnoll House</td>
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<td>144 Mahogony St.</td>
<td>ca. 1890-1897</td>
<td>350 sq. ft.</td>
</tr>
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<td>22</td>
<td>Dugnoll House</td>
<td>N/A</td>
<td>Yes</td>
<td>144 Mahogony St.</td>
<td>ca. 1890-1897</td>
<td>350 sq. ft.</td>
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<td>23</td>
<td>Richet House</td>
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<td>Yes</td>
<td>401 Guadalupe St.</td>
<td>ca. 1890-1897</td>
<td>350 sq. ft.</td>
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<td>24</td>
<td>Conant, Ten &amp; Dugnoll House</td>
<td>N/A</td>
<td>Yes</td>
<td>401 Guadalupe St.</td>
<td>ca. 1890-1897</td>
<td>350 sq. ft.</td>
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<td>25</td>
<td>Tyman Dependency</td>
<td>N/A</td>
<td>Yes</td>
<td>403 Guadalupe St.</td>
<td>ca. 1897</td>
<td>350 sq. ft.</td>
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University of Texas at San Antonio, conducted an archival study and archaeological assessment of the area that would be affected. CAR’s archaeological reports are available in the UTSA library. The resulting 2002 expansion included relocation of the three historic structures located in the footprint of the new structure: OK Bar (12), Amaya House (15) and Wietzel House (20). The Amaya and Wietzel Houses were placed along the former Goliad Street in an apparent effort to increase the density of historic houses in this area. The Weitzel House may be the former home of the Toudouze family at 123 Wyoming (or maybe it came from 127 Wyoming), notable in HemisFair history because they were forcibly removed from their home to make way for the HemisFair. The OK Bar was sent to the corner of Durango and S Alamo. (See Fig. 9)

Temporary vs. Permanent Construction in 1968:

The issue of temporary vs. permanent construction sometimes comes up in discussions about the historic resources in HemisFair, so it is addressed here. The matter can be argued, but ultimately, the issue is not particularly relevant to the historic preservation concerns. The veracity of the temporary vs. permanent argument is plausible because all World’s Fairs of this type included temporary constructions that were built rapidly and not meant to last. However, it is not valid as the sole rationale for removal of any remaining buildings at HemisFair. There are two reasons why this is so. First, the City designated 5 HemisFair structures as historic, and identified artwork on, or in, 2 more as
historically significant. Without debating the 1987 designations or the 1968 construction intentions (Urban Renewal funds did require construction of some permanent buildings, though the archival records may lack clarity), these 7 surviving structures are all made of durable materials and in service. Second, the field of historic preservation includes numerous examples of poorly built as well as intentionally temporary buildings that are subsequently preserved. From the perspective of the UTSA CCS preservation strategy team, the issue does not inform the Master Plan.

The Acequia Madre:

The Acequia Madre de Valero, often called the Alamo Acequia or the Alamo Ditch, was constructed in the years following 1718 and runs through the HemisFair site. Fed by the San Antonio River, this acequia section once served as a primary channel of the Mission Valero’s irrigation system and also provided drinking water until the early 1900’s.

The key to understanding the form and development of San Antonio is the acequia system laid out by the Spanish missionaries. Upon arrival, in this region the Spanish had dams built to divert water from the river into irrigation canals (acequias) for crops, drinking water and to power small mills. Ultimately, the systems stretched across nearly 20 miles of land and irrigated over 1,000 acres. Visible remnants of the historic and highly significant acequias dot the landscape of the modern City. Other remnants of the intricate acequia system survive buried beneath the surface as archaeological remains, often containing significant deposits of cultural artifacts.

Though the acequias are practically invisible to contemporary residents, they remain the primary and defining characteristic of the cultural landscape in San Antonio. In this relatively flat region, the acequias are deceptively simple yet quite remarkable feats of engineering. Each acequia begins with a dam to maintain a constant level of water for the ditch. All who keep land along the ditch share the water, and excess water is returned to the river for others to use. Individual plots of land are set perpendicular to the water flow. Gravity dictates the flow, so the acequias closely follow the gentle contours of the land across miles of terrain. Road placement and property divisions are all oriented about the acequia, hence the reason why many streets in San Antonio do
not adhere to a grid. Where parallel, the roads are on the uphill side (away from the river), of the acequia, with small bridges crossing over the acequia to access each property. See the attached Bibliography for additional sources of information on acequias.

Two intact acequia systems remain in San Antonio, the Espada Acequia and the San Juan Acequia. The Espada Acequia has been continuously operational since first established in the 1740’s, and this acequia’s aqueduct structure is a National Historic Landmark. The National Park Service has plans to re-establish the San Juan Acequia for educational demonstrations in the near future.

The Acequia Madre historic resource is designated by the City of San Antonio as part of the HemisFair Historic District, and by the THC as a Recorded Texas Historic Landmark. In addition, the entire, extant acequia system in San Antonio is on the U.S. “tentative list,” along with all the Missions, for World Heritage Site designation by UNESCO for its outstanding universal significance.

Despite the overwhelming significance to the region, only two of the seven acequia systems built in San Antonio have been properly mapped -- Espada and San Juan. The others are not yet mapped with sufficient precision to state exactly where they were in relation to the contemporary streets, infrastructure and buildings. Visible and identified remnants of the acequia, are, of course, easily mapped. The assumed locations of the former acequia components on the HemisFair site are shown on Map 2.

The Cultural Landscape at Water Street:

The historic Water Street right of way, still somewhat legible today due the orientation of the Kusch (18) Kohler (13) and Espinoza (14) Houses, is a significant divide in the cultural landscape. Property to the west of Water Street is characteristic of historic development along the acequia irrigation ditches, dictated by the subtle topographic contours of the land. The historic transportation routes play a role in the property forms

Fig. 13 Cultural Landscape at Water St., showing Acequia path and irregular property alignments (1896)
and uses, too. The result is that property boundaries west of Water Street appear haphazard, with many of the surviving structures in irregular orientations to the streets. In contrast, property to the east of Water Street is more regular. The buildings are generally square to the streets. Also of note, the street grid east of Water Street includes the alleys that are so characteristic of 19th and early 20th century San Antonio residential neighborhoods.

Integrity of Historic Resources:

As indicated by the 1983 designations of the Texas Historical Commission (THC) and National Register of Historic Places, there are 25 specific historic resources of concern to this report: 22 buildings, 2 stabilized ruins, and a stabilized acequia remnant. The integrity of these resources is not all the same, and not uniformly high. This report distinguishes two types of integrity, architectural and historic, per the HPARC RFP instructions.

The historical integrity (defined for this report as the context of place in relation to each individual resource’s time period of significance) of all the pre-1968 buildings has been greatly diminished since the time of their construction (See Map 3). Because the changes wrought for the creation of the 1968 HemisFair caused the demolition of approximately 1,000 structures, it’s fairly simple to understand why the historical integrity is generally quite low. The few buildings that were retained were treated as objects in the development of HemisFair, and the design of HemisFair did very little to respect the historic context of the place as a residential neighborhood with a commercial edge along S Alamo. Respect of the neighborhood context was obviously not an objective for the HemisFair planners, whose primary mission was to pull together a great World’s Fair on an extremely tight deadline. The historic buildings that got spared from demolition were dotted here and there, without much cohesiveness. This was probably not so noticeable at the time of the Fair, because the crowds of activity, numerous steel frame shed structures that filled every available space, elevated walkways and an elevated train would have filled the Park and the senses of those attending the event.

With the numerous, non-descript, simple frame structures of HemisFair now removed, the walkways, elevated tram and gondola gone, and the former street grid erased, the overall shortage of historical integrity is painfully apparent. Also of note, the Herman Schultze House (4), Hermann Carriage House (9), and the Solis House (17) were moved in 1968 to new sites. In two of these three cases the move appears to have been done to improve the context (as in sense of place) in relation to the other historic buildings, just as much as to save the two buildings. While this does help, it also hurts the individual historical integrity of each of the moved structures because they are forever divorced from their original and naturally developed surroundings (such as adjacent buildings and landscape features, solar orientation, and relationship to the street). The third case is the Hermann Carriage House that was in the way of an expansion to the rear of the Beethoven Hall (Magik Theater), and thus got moved a short distance south to a position at the rear of the Eager House, thereby creating a false sense of the neighborhood’s historical development and hurting the historical integrity of both buildings.
Then in 2002, the OK Bar (12), Amaya House (15) and Wietzel House (20) were moved, and each of these has suffered a corresponding loss of historical integrity. As before in 1968, the relocated structures were brought to places of better proximity to their pre-1968 brethren. The case can be made that all three are now better off where they are, at least in terms of making the area more legible to passerby. Yet the damage to the historic neighborhood caused by HemisFair is so vast that bringing 3 more old buildings into the proximity of the others does little to repair things. The historic objects on the “chessboard” are too few, and worse, the chessboard itself is woefully inconsistent with the neighborhood that once was there.

The news on architectural integrity is much better, though not uniformly (See Map 4). The architectural integrity (intactness of materials and physical form, workmanship, and surviving authenticity) of many buildings has survived fairly well. Bright spots are those buildings that have remained in continuous use or been recently rehabilitated, such as Beethoven Hall (#8), the Schultze Store (#1) and the Kampmann-Solomon House (#6). Those that have been physically neglected score lower, because they have suffered losses. And one of the six structures categorized as moved, the Herman Schultze House (#4), must be called out here for its very low level of surviving authenticity. The 1968 “move” was not kind to historic material, and little remains from pre-1968.

Potential for Reuse:

The individual forms contain notes on potential for reuse of each historic resource. All the buildings at HemisFair have some potential for reuse, except for Tynan dependency (#27a), which is just a low wall outline of the former building (See Map 5). In consideration of reuse potential, there are a variety of factors that can be reasonably measured, such as ceiling height, square footage, availability and condition of utility infrastructure, proximity to parking, visibility from street, lack of code compliance (including barrier-free access), and overall need for repairs to building and site. These factors can be addressed, and limitations overcome, with sufficient investment of capital. Other factors are less tangible, such as appropriateness and fit of a new use in an older building.

The ideal use for most historic buildings will be a continuation of the existing use, or something closely related to a former use from the historic period. Most of the older structures in HemisFair were residential use. Given the current, overall nature of HemisFair, one must conclude that a return to single-family residential use for structures such as the Mayer-Halff (#5) or Acosta-Halff (#7) houses would not be a good or appropriate fit. Apartments on the upper floors might be plausible, though, depending on use of lower floors and surrounding area. The former one-story houses, such as Kusch (#18), Pereida (#11), Eager (#10), Kohler (#13) and Espinoza (#14), really wouldn't function well as residences in the future, either. The HemisFair Historic District has lost the single-family residential characteristics and credentials of its pre-1968 times. All the pre-1968 structures are now best used as small office buildings or possibly retail shops if foot traffic is high enough to support. The recently renovated offices and the Amaya Deli inside the Coyne-Tynan-Dugosh house (#27) are good examples of what is feasible.

The very small buildings at HemisFair, approximately 6 – 7 structures, are not suitable for
many uses beyond storage or small retail shop. They certainly can’t be residences or
apartments, and would be difficult as restaurants except if all seating could be
outdoors.

Consideration of return on financial investment in the older properties is impossible to
calculate at this time, plus the calculation would be beyond the scope of this report.
Yet this consideration could impact the future uses. Thus, the scoring of potential use in
this report does consider the financial investment that would be needed to attain
viable uses.

The end analysis of the Master Plan will conclude, most likely, that some buildings will be
financially viable and others will be preserved and used because they contribute to the
overall character and feel of the place. If considered as a group, the proposed
preservation will make sense in the overall context of the master plan objectives.
Observe that there is no direct financial gain to be had from planting and nurturing a
single tree, but the shade it casts when mature can improve all surrounding uses in the
future. Likewise, the ensemble of pre-1968 buildings can be “used” to augment the
quality of the whole area.

SUMMARY

Today, HemisFair is a broken, confused place that is sadly underutilized and only
sporadically enjoyed. The historic preservation strategies of the Master Plan need to
enhance what is good and repair what is damaged. Below are six opportunities that
come to us from the cultural heritage of San Antonio.

1. Preserve the older buildings.
   All the older buildings deserve to be preserved. Ideally, the buildings should not
to be moved, even to consolidate them into a tighter formation, as this may
further falsify the sense of historical development already damaged by previous
demolitions and moves. If moving is deemed necessary to infill a particular spot,
consider one of the six buildings previously moved. The Solis House that was
moved into the middle of the former Water Street right-of-way is an exception to
this recommendation against moving the buildings. The Solis should be moved.

2. Reestablish former streets.
   Reestablishment of the former street grid will enhance the character and quality
of the place. The City will become legible again, knitted back together so
people can move through naturally on foot, bicycle, car, and in public
transportation. The current feeling is more akin to the controlled entry of a
theme park. With the former streets, the older buildings will become anchored to
their former context, no longer adrift on the foreign sea of the HemisFair
landscape, and their historical integrity will increase. Proper quality of landscape
design (plantings, trees, edges, surfaces, street furniture, etc.) will be essential to
success. Inspiration and design tips can be found in the historic photos of the old
neighborhood. Thoughtful attention to potential dead end streets created by
the Convention Center and elevated highway will be necessary.
3. Utilize alleys.
San Antonio has alleys running through many blocks. These can be seen on the old maps from the late 19th century. They are a characteristic of the place that helps retain a good pedestrian scale, and are useful for service functions like pick-up of trash and recycling.

4. Build infill structures in the western portion of HemisFair.
The density of buildings in the key area around the acequia remnant, in the vicinity of S Alamo below former South St and including the former Goliad and Water Streets, is too low. A greater number of buildings are needed to enhance the older ones and make a viable place for people to live. The legacy of the place calls for this. Before 1968, this particular area had a mix of building types visible on the Sanborn Atlases and historic photos that display a range of uses and residential income levels. With appropriate scale and massing of infill, the area can be successfully revitalized.

5. Respect the cultural landscape of San Antonio
Some useful building traditions are evident in former and surrounding neighborhoods, and readily understood from historic photos plus extant examples. These building traditions can be deployed to effectively engender a continuity with the rest of the City. New development can respect cultural and regional characteristics of form. Here are a few obvious ones:
- Clear definition of street edges with fences or zero lot line buildings
- Canopies or overhangs that span the public sidewalks at places of commerce or retail.
- Retail at corner intersections and with entry designed for pedestrians
- Larger retail tightly oriented close to edge of (not set back from) major streets
- Along the river, buildings with two entrances – river and street.
- Bridges, numerous and attractive, vehicular and pedestrian, spanning the river.
- Large trees.
- Use of alleys.
- Respect for intense western solar exposure in late afternoons, with places of human interaction (such as ice house seating areas) in the shade.
- Utilization of the prevailing and frequently strong breeze from the southeast.

6. Follow the legacy of the Spanish acequia system.
   The legacy of the acequias can be respected and perpetuated in several ways. The acequia is an ancient system for the management of water as a precious resource. Because acequias were visible and defining features in the cultural
landscape, new methods of water management can also be visible and character defining in ways that respect the legacy of the past. However, this does not mean that the master plan should call for restoration of additional acequia remnants. The one that survives is appropriate. Because the acequia system is no longer operational, more remnants would be pointless “afakias,” and would not contribute to the continuity of San Antonio cultural heritage.

The remnant of the Acequia Madre needs proper respect and care. This surviving feature should not be enhanced in a way that would romanticize or falsify its history as an irrigation ditch.

A second method to respect the acequias would be to reinstate the street grid and some sense of the complex property configurations, especially prevalent to the west of the former Water Street, as described in a previous of this report.

This neglected area of the city can be a vibrant and vital neighborhood with a blend of new and old construction that respects the cultural heritage of San Antonio and engages with the surrounding context.
Graph 1. Survey Scoring Results for Pre-1968 Historic Resources
Survey Scoring Results for Pre-1968 Historic Resources (cont.)

10a. Eager Dependency
11. Pereida House
12. OK Bar
13. Koehler House
14. Espinoza House
15. Amaya House
16. Smith House
17. Solis House
18. Kusch House

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UTSA Center for Cultural Sustainability
Produced by Adriana Munoz, Graduate Research Assistant
Survey Scoring Results for Pre-1968 Historic Resources (cont.)
1. Overall Map of Historic Resources

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William A. Dupont, Principal Investigator
Produced by: Adriana Munoz, Graduate Research Assistant

1. Schultze Store
2. Sweeney House
3. Gazebo
4. Hermann Schultze House
5. Mayer/Halff House
6. Kampmann/Solomon Halff House
7. Acosta/Halff House
8. Beethoven Hall
9. Hermann Carriage House
10. Eager House
10a. Eager Dependency
11. Pereida House
12. OK Bar
13. Kohler House
14. Espinoza House
15. Amaya House
16. Smith House
17. Solis House
18. Kusch House
19. Park Police Headquarters
20. Wietzel House
21. Instituto Cultural de Mexico
22. Universidad Autonoma Nacional de Mexico
23. Texas A&M Building
24. Maximillian Schultze House
25. Dugosh House
26. Richter House
27. Coyne/Tynan/Dugosh House
27a. Tynan Dependency
28. Woman’s Pavilion
29. Gulf Insurance Building
30. Institute of Texan Cultures
31. Kodak Pavilion
32. John Woods Federal Courthouse
33. Adrian Spears Training Center
34. Tower of the Americas
35. Acequia Madre

San Antonio River
Acequia
Pre-HemisFair Structures
Relocated Structures
2. Map of Acequias in HemisFair

- San Antonio River
- Acequias
- Pre-HemisFair Structures
- HemisFair'68 Structures
- 1912 Street Grid

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Sources:
1912 Sanborns Insurance Maps
John D. Rullman Map: Names of City Officials 1837-1912
1890 John D. Rullman Map of the City of San Antonio
Wayne Cox Map of the Acequias
3. Historical Integrity of Pre-1968 Historic Resources

1. Schultze Store
2. Sweeney House
3. Hermann Schultze House
4. Mayer/Halff House
5. Kampmann/Solomon Halff House
6. Acosta/Halff House
7. Beethoven Hall
8. Hermann Carriage House
9. Eager House
10. Eager Dependency
11. Pereida House
12. OK Bar
13. Kohler House
14. Espinoza House
15. Amaya House
16. Smith House
17. Solis House
18. Kusch House
19. Wietzel House
20. Maximilian Schultze House
21. Dugosh House
22. Richter House
23. Coyne/Tynan/Dugosh House
24. Acequia Madre
4. Architectural Integrity of Pre-1968 Historic Resources

HemisFair Master Plan 2010-2011
UTSA College of Architecture
William A. Dupont, Principal Investigator
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1. Schultze Store
2. Sweeney House
4. Hermann Schultze House
5. Mayer/Halff House
6. Kampmann/Solomon Halff House
7. Acosta/Halff House
8. Beethoven Hall
9. Hermann Carriage House
10. Eager House
10a. Eager Dependency
11. Pereida House
12. OK Bar
13. Kohler House
14. Espinoza House
15. Amaya House
16. Smith House
17. Solis House
18. Kusch House
20. Wietzel House
24. Maximillian Schultze House
25. Dugosh House
26. Richter House
27. Coyne/Tynan/Dugosh House
27a. Tynan Dependency
35. Acequia Madre
5. Potential Re-Use of Pre-1968 Historic Resources

1. Schultze Store
2. Sweney House
4. Hermann Schultze House
5. Mayer/Halff House
6. Kampmann/Solomon Halff House
7. Acosta/Halff House
8. Beethoven Hall
9. Hermann Carriage House
10. Eager House
10a. Eager Dependency
11. Pereida House
12. OK Bar
13. Kohler House
14. Espinosa House
15. Amaya House
16. Smith House
17. Solis House
18. Kusch House
20. Wietzel House
21. Maximillian Schultze House
24. Dugosh House
25. Dugosh House
26. Richter House
27. Coyne/Man/Tynan/Dugosh House
27a. Tynan Dependency
35. Acequia Madre
LIST OF ILLUSTRATIONS


4. Spider Graphs. Survey Scoring Results for Pre-1968 Historic Resources.


10. Toudouze House. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.

11. Temporary buildings in HemisFair. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.


14. 608 South St. at Santa Clara. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.

15. Dugosh House. 401-403 Goliad at Matagorda. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.

16. 401-403 Goliad at Matagorda. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.

17. 601 Matagorda at Victoria. Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.

Table 1. Historic Designations, Survey Scoring and Grading Results for Pre-1968 Historic Resources

Graph 1. Survey Scoring Results for Pre-1968 Historic Resources
Map 1. Overall Map of Historic Resources
Map 2. Map of Acequias in HemisFair
Map 3. Historical Integrity of Pre-1968 Historic Resources
Map 4. Architectural Integrity of Pre-1968 Historic Resources
Map 5. Potential for Reuse of Pre-1968 Historic Resources
BIBLIOGRAPHY


Photo Archives, Institute of Texan Cultures Library. San Antonio, TX.


**BIBLIOGRAPHY ON ACEQUIAS**


