

San Antonio's African American Heritage

An Initiative for Recognition of Historic Sites, Post-Civil War



The University of Texas at San Antonio
Center for Cultural Sustainability

2022

Contents

Executive Summary	3
Introduction	4
Methodology	4
How Other Cities Are Protecting Heritage	5
The Value of Heritage	6
Issues Impacting S.A.'s African American Heritage.....	7
Tools Available in S.A.....	11
Heritage Themes Deserving Further Exploration	14
Successful Previous Endeavors	24
Research and Initiatives Currently Under Way	28
Future Initiatives/Next Steps.....	30
References	32
Appendix A: Near East Side Fires	36
Appendix B: Tax Incentives, S.A. and Other TX Cities	41
Appendix C: How Other Cities Are Protecting Heritage	57

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On the Cover
The P.F. Roberts store
in the Baptist Settlement.
Source: UTSA Special Collections

Project Personnel
Dr. Charles Gentry—PI
Tracie Quinn—Lead Author
Professor William Dupont
Anthony Vannette
Kelsey Brown

Stakeholders

Stakeholders contacted by the UTSA research team include:

- Owners of private property in Denver Heights, Dignowity Hill, and what was once the Baptist Settlement
- UTSA (African American Studies Program, Institute of Texan Cultures)
- San Antonio African American Community Archive and Museum (SAAACAM)
- Bexar County, Precinct 4
- Bexar Heritage & Parks Department
- The Carver Community Cultural Center
- The Carver Branch of the San Antonio Public Library
- City of San Antonio Office of Historic Preservation
- Denver Heights Neighborhood Association
- Dignowity Hill Neighborhood Association
- Ella Austin Community Center
- San Antonio Chapter of the NAACP
- San Antonio City Council, District 2
- San Antonio Conservation Society
- San Antonio for Growth on the East Side (SAGE)
- St. Philip's College
- Texas Historical Commission



501 César E. Chávez Blvd.
San Antonio, TX 78207
ccs@utsa.edu

San Antonio Stats

- Site of historic 1960 lunch counter integration—the nation's first peaceful lunch counter desegregation
- Higher post-Civil War youth literacy rates for African Americans than Dallas, Fort Worth, Houston, and Galveston
- Among the first in the South to integrate public schools
- Highest early 20th-century African American home ownership rate in the state
- Local NAACP branch, within a year of its inception, was state's largest with 1,503 members

Possible Strategies

How to Honor the City's African American Heritage

- A National Register of Historic Places Historic District, noncontiguous, based on one or more of the following heritage themes:
 - Education
 - Entrepreneurship
 - Culture (music, religion)
 - Medical
 - Civil Rights
 - Transportation
 - Military
- National Register designations for individual listings
- State of Texas Cultural District
(a designation by the Texas Commission on the Arts)
- "Special use districts," perhaps funded by hotel tax revenues
(similar to San Francisco)
- Heritage tourism attractions (such as Oakland's Seventh Street Walk of Fame, a series of sidewalk markers commemorating jazz and blues artists)
- Public/private redevelopment ventures
(similar to Kansas City's 18th & Vine Historic District)
- Educational campaigns to make residents aware of tools that already exist
(e.g., TIRZ board funding, Conservation Society grants, tax incentives, etc.)

“The part of the Eastside that is closest to downtown is experiencing the most rapid changes.”

2021 report from San Antonio for Growth on the East Side (SAGE) and National Association for Community Asset Builders (NALCAB)

Introduction

Few historic designations currently exist for properties associated with San Antonio's post-Civil War African American history. This initiative by The University of Texas at San Antonio Center for Cultural Sustainability (UTSA-CCS), therefore, seeks to determine which previous endeavors have borne fruit and which options remain to be pursued for sites in the Denver Heights and Dignowity Hill Neighborhoods, as well as what was once the Baptist Settlement. Options include historic designation at the city, state, or national levels, for individual properties, multiple property listings, and potential historic districts.

Beyond UTSA, other efforts are under way to highlight San Antonio's African American heritage and preservation. The city's Office of Historic Preservation is in the early stages of crafting an African American Cultural Context Statement. Plus, with funding from the National Park Service's Underrepresented Communities Grant Program,

the City has undertaken a three-year survey of five historic black neighborhoods. The federally funded work is expected to end in at least one new National Register nomination.

Additionally, the city's SA Tomorrow plan for the East Side declares in its vision statement, “Places of historical and cultural heritage will be preserved and valued.”

UTSA's project is a separate endeavor, but seeks to inform efforts by city government and others. Our work builds on efforts to achieve recognition from the State of Texas for two properties—301 Victoria (now César E Chávez Blvd.) and 601 S. Pine.

UTSA seeks to be proactive rather than reactive, developing a strategy regarding which sites to recognize and protect.

Methodology

While working toward State of Texas recognition for 301 Victoria (now César E Chávez Blvd.) and 601 S. Pine, UTSA-CCS personnel began to identify Sites of Importance to San Antonio's post-Civil War African American Heritage. Sources of information we used to identify these sites include oral history, historic newspaper clippings, and early NAACP chapter correspondence acquired from the Library of Congress.

<https://storymaps.arcgis.com/stories/9f5e05c51234497ca9523a4319d8ca28>.

The approximately 50 sites have been divided into the following categories: educational, religious, medical, private residence, business, and early NAACP activity. We also identified 17 stakeholder organizations and invited their representatives to two public input sessions—held March 24 and 29 of this year. Discussion was shaped by a series of questions derived from the 2022 book *Reclaiming Your Community: You Don't Have to Move out of Your Neighborhood to Live in a Better One* by Majora Carter. Stakeholder comments spurred further research and are incorporated into this report.

How Other Cities Are Protecting Social Heritage

<i>City Name</i>	<i>District/Program</i>
<i>Austin</i>	<p><u>Six Square</u></p> <p>“Six Square is a 501(c)3 nonprofit organization that celebrates and preserves the great arts, culture and history of Central East Austin. Named for the six square miles of the former ‘negro’ district ... We are the only state designated black cultural district in Texas.”</p> <p>https://www.sixsquare.org/</p>
<i>Dallas</i>	<p><u>Tenth Street Historic District</u></p> <p>A City of Dallas and National Register district, Tenth Street is one of the nation’s only remaining intact Freedman’s towns.</p> <p>https://storymaps.arcgis.com/stories/b611140cf5cc46b7b894fc448c992291</p>
<i>San Francisco</i>	<p><u>Cultural Districts Program</u></p> <p>City Hotel Tax revenues, per ordinance approved by voters in 2018, fund nine “special use” districts throughout San Francisco. The goal is to prevent residential displacement and protect small businesses plus intangible heritage through promotion of tourism.</p> <p>https://sf.gov/information/cultural-districts-program</p>
<i>Oakland</i>	<p><u>Seventh Street</u></p> <p>After much advocacy from the nonprofit Bay Area Blues Society, the City of Oakland established the Seventh Street Walk of Fame. The series of sidewalk markers commemorates jazz and blues artists from the 1940s, when the area had been dubbed “Harlem of the West.”</p> <p>https://www.latimes.com/archives/la-xpm-2011-dec-07-la-me-oakland-blues-20111207-story.html</p>
<i>Kansas City</i>	<p><u>18th & Vine Historic District</u></p> <p>Public/private redevelopment venture funded through a combination of private investment, grants, bond, historic tax incentives and donations. The initiative has resulted in 15 projects—both new construction and redevelopment—that include almost 500 mixed-income housing units, educational facilities, a museum, tech incubator, office space, retail, restaurants, hotel, and winery.</p> <p>https://storymaps.arcgis.com/stories/25c83911784741b4a3d6ab44043e7788</p>
<i>Denver</i>	<p><u>La Alma Lincoln Park</u></p> <p>City of Denver Historic Cultural District whose period of significance encompasses 100-plus years—from ca. 1870 to 1980. Custom design guidelines address this broad period of significance. For example, although the district’s homes were constructed in the 19th century, changes that owners made in the mid-20th century (e.g., chain link fences, vinyl windows or stucco siding) are also considered historic and protected as such.</p> <p>https://forum.savingplaces.org/blogs/special-contributor/2021/09/28/four-key-strategies-to-designating-la-alma?_gl=1%2A13douyu%2A_ga%2AMTExNTMxOTkzMi4xNjQ3MzczMzc4%2A_ga_Z0Y4H4RFKN%2AMTY1MDk4NDxNS44LjEuMTY1MDk4NDExMi42MA..&_ga=2.45712740.172513961.1650984016-1115319932.1647373378&_gac=1.54216154.1650390770.CjwKCAjwu_mSBhAYEiwA5BBmf1Opad71K3S_LvtxBthQFPWJU6SN0RfP6tEoI5PoOUFG99F7Md-G_xoCnPIQAvD_BwE</p>

For further detail, see Appendix C

Over 35 years, the federal historic tax credit program generated more than \$2.4 billion in Texas' GDP and more than \$2 billion in added in-state wealth.

Historic designation has been associated with a rise in property value between 5% and 20%.

The Value of Heritage

Social

History of places must be written. Designation is a formal process for noting heritage has been discovered and is worthy of protection. We need to acknowledge and educate regarding heritage. Otherwise, it gets erased.

As Paul Edmondson, president & CEO of the National Trust for Historic Preservation, notes in the organization's Winter 2022 magazine:

Historic districts support stability and economic vitality, giving local stakeholders the ability to **control inappropriate development, prevent demolition**, and even limit the use of cookie-cutter architectural design that has left so many places in America looking like any other place in America. At the same time, **preservation is about managing change, not preventing it completely** . . . Not every historic neighborhood or community needs to appear as though it has remained unchanged across the span of decades; in fact, in many thriving communities, the layers of change over time strengthen the fabric of our society. (Edmondson, 2022).

Economic

Preserving historic properties brings money into communities. A comprehensive 2015 study by the University of Texas' Center for Sustainable Development and Rutgers' Center for Urban Policy Research found that private and public institutions invested \$772 million in historic preservation projects across the state (UT & Rutgers, 2015a, p.

9). In 2013, preservation projects supported 79,000 jobs throughout Texas (p. 7). The 2015 study only examined historically designated properties, so the actual figures are higher.

Preservation programs foster reinvestment, with state and federal programs triggering 4 to 5 times the amount of public funding, including \$1.78 billion from the private sector in historic rehabilitation alone (p. 9). Over 35 years, the federal historic tax credit program alone generated more than \$2.4 billion in Texas' GDP and more than \$2 billion in added in-state wealth (p. 22).

Heritage tourism is also highly popular, accounting for 10 percent of travel in the state. The 2015 study found heritage tourism in Texas supported 54,000 jobs and generated \$2.26 billion in annual visitor spending (p. 9).

In San Antonio specifically, historic designation has been found to have a positive correlation with residential property values.

A 2001 study surveyed nine Texas cities, and statistical significance was found in San Antonio and six other cities. Of those seven cities, historic designation was associated with a rise in property value between 5% and 20% (UT & Rutgers, 2015b, p. 225). This effect has been found across most academic empirical literature on the subject.



Future site of Hemisfair in 1965, prior to demolition. Source: UTSA Special Collections

Issues Impacting S.A.'s African American Heritage

Demolition

The entirety of the Baptist Settlement—a late 19th-century concentration of newly emancipated African Americans, so named for all the Baptist churches in the ten-square-block area—was ultimately acquired and demolished as part of urban renewal projects between ca. 1930 and 1960. The Civic Center Project almost entirely razed 140 acres to make way for a new convention center and fairgrounds for Hemisfair '68. Some 1,300 structures were lost and 1,600 people forced to move (Marks, 2018).

Simultaneously, I-37 was being built along the east edge of the new Hemisfair site, further isolating San Antonio's East Side from downtown (Neighborhood Discovery Tour, 2001, p. 8).

Some 25 years later, construction of the Alamodome would result in the loss of 54 homes and 20 industrial/commercial structures in Denver Heights (Fox, Renner & Hard, 1997, pp. 65–67).

Despite these substantial losses, some high-profile successes have emerged in recent years.

Recent Success Stories*

The Woolworth Building

Among the sites of San Antonio's historic 1960 lunch counter integrations—the nation's first peaceful, voluntary lunch counter desegregation campaign—by 2020 the three-story structure on Alamo Plaza's northwest corner had been placed on the World Monuments Fund (WMF) World Monuments Watch. The Texas General Land Office has owned the building since 2015, and at one point had considered tearing it down (The Conservation Society of San Antonio, ca. 2021a & 2021b; World Monuments Fund, 2022).

Activism by the WMF, the Conservation Society of San Antonio, local NAACP branch and others proved successful (The Conservation Society of

* Not an exhaustive list

San Antonio, ca. 2021a). The Alamo Trust in May 2021 announced plans to transform the structure into a museum (Wang, 2021). Funding for the project includes \$25 million from Bexar County and \$50 million from the state. Tourist attractions operated by Phillips Entertainment, Inc. agreed to vacate the building by October 2022, and the museum is set to open in 2025 (Salinas, 2022).

St. James AME

During development of the San Pedro Creek linear park, crews discovered foundations of the original St. James African Methodist Episcopal Church. The house of worship dates to the 1860s and is among San Antonio's oldest African American churches. Not only will the historic foundations be integrated into the design of the new park (Rodriguez, 2022), but efforts are under way to include the site on the National Register (Huddleston, 2020).

The Grumbles House

The 19th-century structure at 1115 Wyoming St. was the home of John Grumbles, founder and first president of San Antonio's NAACP branch (Huddleston, 2021). By July 2021, the home's then-owners cited poor condition and threat of collapse in their efforts to have the building demolished. The city's Historic and Design Review Commission, however, supported keeping the home intact and giving it historic landmark status. The house was

then sold to new owners and is now a City of San Antonio local landmark (Historic esri, n.d.).

Series of Suspicious Fires

During a three-week window beginning 15 March, 2022, seven fires occurred within a 1-mile radius (Kless, 2022). The San Antonio Fire Department believes two of the seven fires may be related to new development in the area.

One of the fires struck 903 S. Pine St., a property identified by the UTSA-CCS team as contributing to San Antonio's African American heritage (Kless, 2022). Another of the buildings that burned is right across the street from the home of Myra Hemmings Davis, one of the city's three Founding Mothers. Davis, plus Artemisia Bowden and Hattie Ruth Elam Briscoe, have been given the moniker *Founding Mothers* in recognition of their contributions to the city's African American community (Viña, 2012).

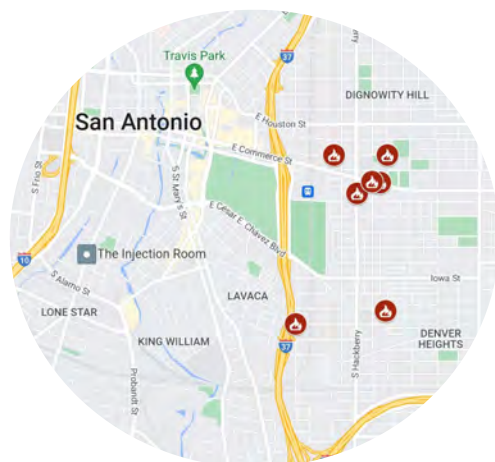
See Appendix A for details regarding the impacted structures.

Residential Displacement

During public-input events for SA Tomorrow's East Side plan, the top concerns of community members were lack of involvement in the planning process, increasing property taxes, and displacement.

A 2021 report from two San Antonio nonprofits details the following changes to the city's East Side:

- Median income is up (NALCAB & SAGE, ca. 2021, p. 8).
- Anglo and Hispanic populations rose by 48.99 and 29.67 percent, respectively, between 2000 and 2017 (p. 10).
- During that time period, African American population declined by 12.46 percent (p. 10).
- The number of high-income residents is dramatically up—an 800 percent jump between 2000 and 2017 in homeowners earning more than \$200,000 a year (p. 10).



Sites of suspicious fires, March/April 2022

Additionally, the report's authors note, "the part of the Eastside that is closest to downtown is experiencing the most rapid changes" (p. 8).

According to the *San Antonio Express-News*, median home values more than tripled in Denver Heights and more than quadrupled in Dignowity Hill between 2011 and 2021 (Iszler, 2022).

The *Washington Post* calls it, "gentrification that has made the historically Black east side unrecognizable" (Hernandez, 2022).

Participants during UTSA's two stakeholder engagement sessions pondered the nature of displacement, possible solutions, and the role historic designations might play.

D.L. Grant of the Carver Library noted:

You see the decay . . . and you wonder, What would it take to bring these properties, and in some cases historic spaces, back to some sort of vibrancy . . . What if people had grants in order to upgrade the properties they're inhabiting . . . It's a poor community. You can't afford to do that. Only a gentrifier can.

Mario Salas of UTSA's African American Studies Program cited the role property flippers play. In Denver Heights, Salas has observed, investors from outside of the community are buying properties, rehabbing them, and then selling them for three times the price they paid. Salas expressed concern that some of the demolished houses could have held cultural and historic significance not taken into consideration.

Prices of empty lots are also rising, Salas noted. **"Land that was once \$20,000 is now \$250,000."**

Gregory Hudspeth, president of San Antonio's NAACP chapter, noted one challenge of gentrification: As a neighborhood changes, some neighbors will make more economic progress than others, he said. **Property values and taxes rise for all, but ability for all to afford differs.**

Median home values more than tripled in Denver Heights and more than quadrupled in Dignowity Hill between 2011 and 2021.

Source: San Antonio Express-News

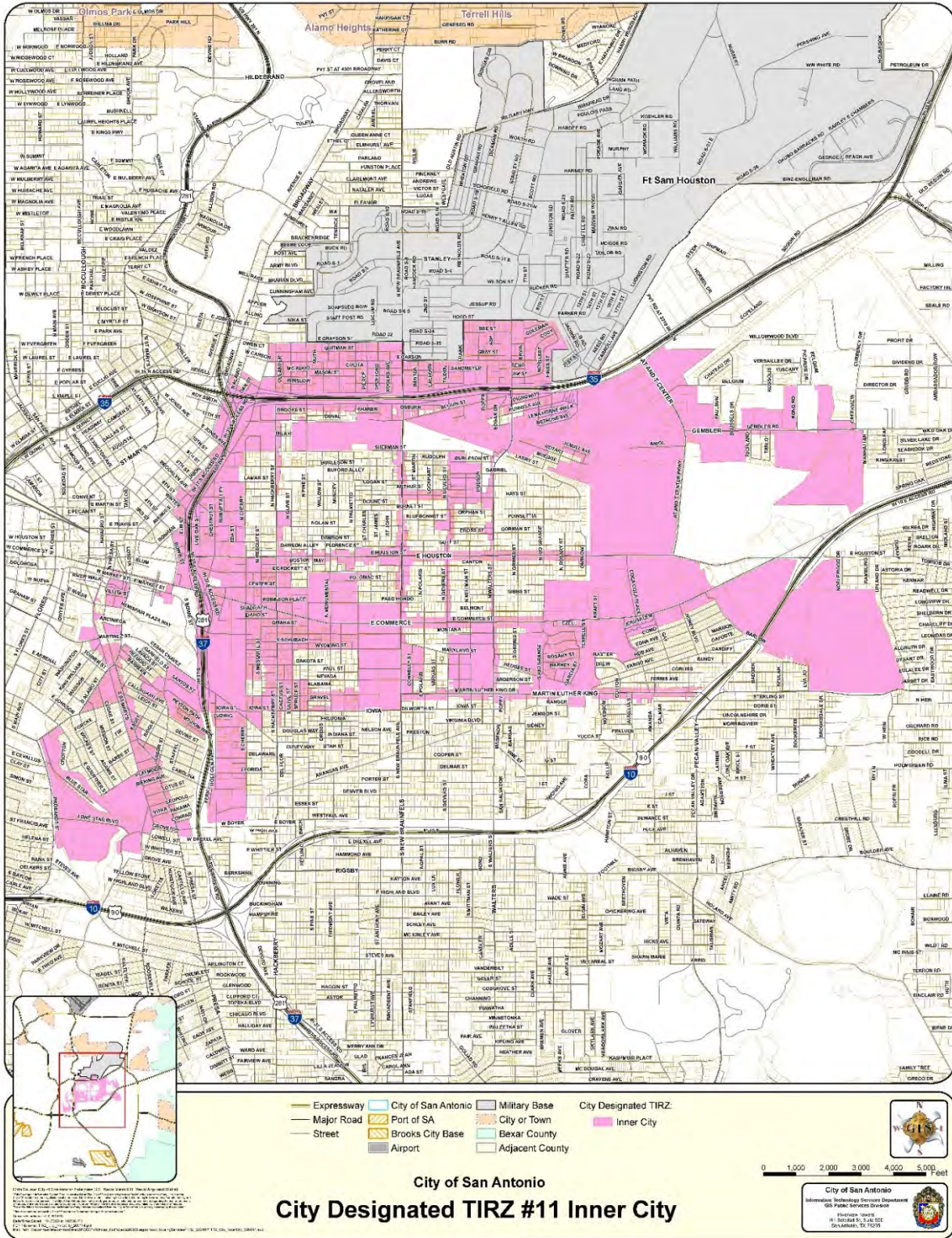
Generational turnover and predatory developers are a problem too, Salas noted. After the older homeowners pass away, he said, "The house is in such disarray, the children don't want to live there anymore, so they move."

"You've got developers," Salas continued, "sitting on the fence like vultures looking to see who's gonna die next. And then buy up that property and sell it for a price that no one who lives there could actually afford."

The Carver's Grant added:

We know what happens when people can no longer afford to be here, and gentrifiers can. Too many new people come in, and longtime residents feel 'displacement pressure,' where the community no longer feels like it's yours and then there's a self-imposed exile.

Claudia Guerra from the City of San Antonio's Office of Historic Preservation noted community apprehension toward historic designations, "based on the idea of regulation and maybe some myths about what living in a historic district means. I think one of those is gentrification." She continued, "I'm not as swayed by the idea that historic district designation brings gentrification."



Map of TIRZ #11. Large areas of residential properties are not within the current boundaries. Source: City of San Antonio.

<https://www.sanantonio.gov/Portals/0/Files/NHSD/TIF/TIRZ/TIRZInnerCity20200114.pdf>

Tools Available in S.A.

Local

Reimbursable Grants

The San Antonio Conservation Society has an annual competitive grant program that reimburses costs to restore or rehab buildings that are 50 years old or older. Average award size is no more than \$10,000, and work to a structure's interior doesn't qualify. Preference is given to buildings eligible for the National Register or local landmark status.

Tax Increment Reinvestment Zone (TIRZ)

Through the Tax Increment Financing Act of the Texas Tax Code, San Antonio has established Tax Increment Reinvestment Zones (TIRZ). TIRZ #11 Inner City covers much of the Denver Heights and Dignowity Hill neighborhoods, but large areas of residential properties are not within the current boundaries. One significant recent project of the TIRZ #11 board was restoring the Hays Street Bridge that linked the neighborhoods with downtown.

Salas noted his work on the TIRZ #11 board and how the board can be a tool in protecting the area's historic housing stock. He cited as a success story a church at the corner of Montana and Hackberry that leveraged \$80,000 in TIRZ funding to be transformed into a museum, thus preventing its demolition. Another success was the Good Samaritan Hospital. It is now a veteran outreach center at St. Philip's College.

"If we can identify places . . . there needs to be some sort of effort from the community to come before our [TIRZ] board to say, 'We need to save this building, save that building' . . . the board's not going to say no."

"

"Come to the [East Side] TIRZ board. We've got more money than any other TIRZ board in this city. We've got millions ... but we have to have people making the applications."

Mario Salas,
member of East Side Tax Increment Reinvestment
Zone (TIRZ) board
24 March 2022

"

Salas also mentioned **one of the Pine Street buildings once owned by P.F. Roberts as a good candidate for TIRZ funding**. "We need to try to save that building, because I know what's going to happen next . . . They'd knock a building down like that in about 10 minutes."

If community members are looking to save properties, "Come to the [East Side] TIRZ board. We've got more money than any other TIRZ board in this city. We've got millions . . . but we have to have people making the applications."

"If we're talking about trying to change the tax structure," Salas noted, "it would involve working with the East Side TIRZ. It would involve, ultimately, approval by the City Council."

"I don't think it's impossible to do it," Salas continued, "but it's a long process that would have to be worked on very diligently."

<https://www.sanantonio.gov/NHSD/TIF/cityinitiated#22866823-inner-city-11>

The programs that might be most useful to low-income owners are those that offer 100% relief annually, available in Plano, Brownsville, and McAllen but not San Antonio.

Tax Exemptions

The City of San Antonio's Office of Historic Preservation has a few programs that provide tax relief for city property taxes on designated local landmarks or properties within local historic districts.

One program provides exemptions for properties that undergo a substantial rehabilitation. There are different criteria and benefits for commercial and residential properties. Commercial properties must spend 30% of the current appraised improvement value to qualify, but receive a 100% exemption for 5 years followed by a 50% exemption for another 5 years. For residential properties, the owner has a choice between the 5 Zero/5 Fifty plan that is available to commercial structures, or freezing their City property taxes for 10 years at the pre-rehab value. Also, it's important to note that this program is transferable to new owners for the full 10 years.

Another program provides exemptions for owner-occupied residential properties in newly designated historic districts. The abatement is only 20%, but it applies for 10 years and can be renewed for another 5 years so long as the owner is still living at that address.

See Appendix B for a comparison of San Antonio's local tax exemption program with those of other Texas cities. **Many are rehabilitation-based, which may not be financially viable for many owners.** The programs that might be most useful to low-income owners are those that offer 100% relief annually, available in Plano, Brownsville, and McAllen but not San Antonio. Some of the strongest and most comprehensive incentives are offered by Dallas and Austin (which is the only city that has

coordinated tax relief with its county and school district to maximize benefit).

<https://www.sanantonio.gov/historic/About-Us/WhyPreserve/incentives>

State

Texas Historic Preservation Tax Credit Program

The Texas Historical Commission offers tax credits for many historic projects, which can be a significant source of funds. The state tax credit program is a 25% income tax credit on qualified expenditures (anything historically appropriate that makes the building more useful) for rehabilitation of income-producing or non-profit buildings. Tax credits act as vouchers, issued upon completion of the approved historic preservation project, that can be used towards owed income tax. The credits are transferrable, so even properties that may not have to pay income tax (such as churches and non-profits) can receive and utilize the credits by selling them. Eligibility requires the building(s) to be listed on the National Register of Historic Places or as a State Antiquities Landmark before work is performed.

The Texas Historical Commission also offers a 25% income tax credit in certain disaster relief scenarios. Like the normal tax credit program, it applies to qualified expenditures for items that were not covered under an insurance claim.

<https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/texas-historic-preservation-tax-credit>

Texas Homeowner Assistance Fund Program (TXHAF)

Assistance for Texas homeowners at or below median income who experienced financial hardship during the COVID 19 pandemic. Qualified households can receive as much as \$40,000 for mortgage assistance and \$25,000 for property taxes, insurance, HOAs.

<https://www.texashomeownerassistance.com/>

Residence Homestead Exemption Program

Texas homeowners can qualify for a school tax exemption on their primary residence. Homeowners who are disabled and/or over age 65 can qualify for an additional exemption. City of San Antonio exemptions are also available for homeowners, with larger amounts for disabled homeowners as well as those 65 and older.

Sales Tax

The state exempts sales tax on labor on buildings listed on the National Register of Historic Places. Although a small benefit, this brings down costs for their rehabilitation.

National

Federal Rehabilitation Tax Credit Program

Like the state program, a federal program for preservation tax credits is offered by the National Park Service, but applies to fewer types of buildings.

The federal program is a 20% income tax credit on qualified expenditures for the rehabilitation of income-producing buildings. Eligibility requires the

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“You’ve got developers sitting on the fence like vultures looking to see who’s gonna die next. And then buy up that property and sell it for a price that no one who lives there could actually afford.”

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Reinvestment Zone (TIRZ) board
24 March 2022

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building(s) to be listed on the National Register of Historic Places before work is performed.






<https://www.thc.texas.gov/preserve/projects-and-programs/preservation-tax-incentives/federal-rehabilitation-tax-credit-program>

African American Cultural Heritage Action Fund Grants

The National Trust for Historic Preservation provides grants to support preservation efforts at historic sites that represent African American cultural heritage. Amounts range from \$50,000 to \$150,000 and can apply to capital projects, organizational capacity, project planning, and programming and interpretation.

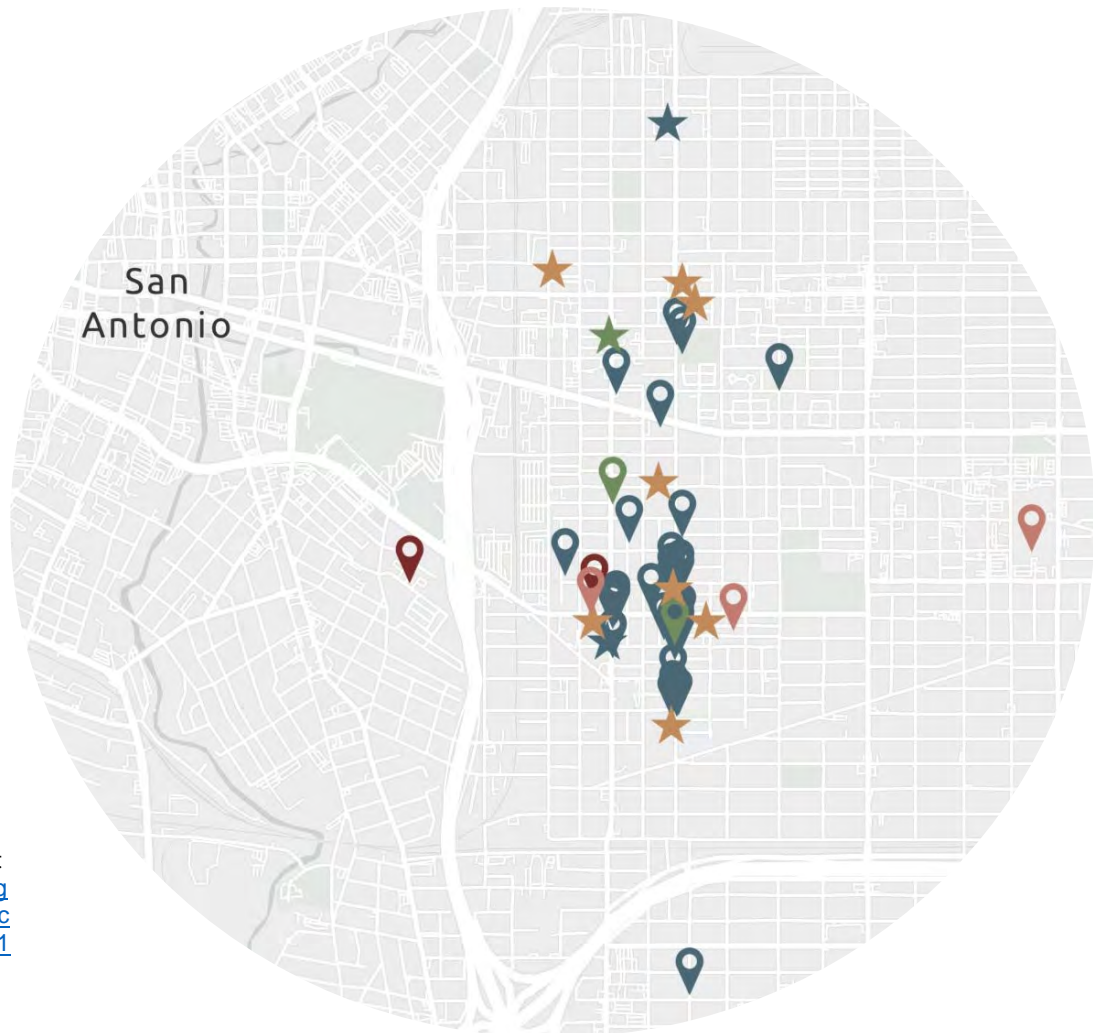
<https://savingplaces.org/action-fund-grants>

Sites of Importance

-  Education
-  Religious
-  Private Residence
-  Medical
-  Business

The star symbol denotes properties associated with early NAACP activity.

For further detail, visit <https://storymaps.arcgis.com/stories/9f5e05c51234497ca9523a4319d8ca28>



Heritage Themes Deserving Further Exploration

A complete cultural context statement is in progress by the City of San Antonio. Independent of that effort, the UTSA-CCS has identified a number of topics in need of further research.

Also, the UTSA-CCS has discovered, many of the buildings, districts, and cultural landscapes germane to San Antonio's African American history remain intact and deserve greater recognition.

Education

Educational opportunities for African Americans in post-Civil War San Antonio exceeded those

elsewhere in the state. So much so, the city boasted higher youth literacy rates by 1900 than Dallas, Fort Worth, Houston, and Galveston (Mason, p. 142).

This was despite disproportionate funding at the state level between schools for Anglo children and schools for African American children (Mason, p. 131).

A viable option for San Antonio's African American students was St. Philip's College, established in

1898. Within its first three decades, St. Philip's transitioned to become a private junior college. The school became part of the public Alamo Community Colleges District in the 1940s, and began racial integration in 1955 (St. Philip's College, n.d.).

In general, San Antonio schools were among the first in the South to integrate (Olsen, 2007, p.3). However, prior to 1954's *Brown, v. Board* Supreme Court decision, none of San Antonio's four-year colleges would admit African American students. "This reality forced black students who wanted to attend a four year college or university to leave the city" (Latimore, 2020, p. 22).

Many of the founding leaders of San Antonio's NAACP chapter were teachers. Among them: P.F. Roberts, B.K. Maynard, Harold Tarver, and Samuel Johnson "S.J." Sutton (*San Antonio Express* 1911, p. 7).

Tarver, the local branch's second president, had studied at the University of Chicago and was a school principal (Sherfield & Greene 2020, p. 11).

P.F. Roberts, proprietor of one of the city's first African American owned businesses, began teaching in 1895 at the Norris Wright Cuney School in the Baptist Settlement. Later, Roberts would teach at Frederick Douglass School, a mere handful of blocks from his home at 601 S. Pine.

Roberts' wife, Ira Kilpatrick Roberts, also pursued an education career, earning a bachelor's degree in 1930 from the Prairie View Normal and Industrial College (now Prairie View A&M University). Their daughter, Henrietta, attended St. Philip's College and then the University of Michigan, where she earned a bachelor's degree with honors in 1935 and two master's degrees in 1936. At the time, she was the only African American woman enrolled at the University of Michigan (*San Antonio Register*, January 27, 1978, p. 9).

Just down the street from 601 S. Pine St. is the home of Hattie Ruth Elam Briscoe, the first African American woman to graduate from St. Mary's University School of Law. Despite graduating top of

San Antonio schools were among the first to integrate in the wake of Brown v. Board. However, before 1954, none of the city's four-year colleges would admit African American students.

her class in 1956, racial discrimination kept Briscoe out of the top law firms. In response, she opened her own practice at 1416 E. Commerce St. For close to 30 years, Briscoe was the only African American woman to practice law in San Antonio (Walters, 2021).

Finally, the Suttons—a family that produced the Texas Legislature's first African American representative and is "legendary on San Antonio's East Side"—was led by patriarch S.J. Sutton, who in the early 20th century served as principal of the Wheatley and Douglass schools (Neighborhood Discovery Tour, 2001, p. 5).

Given the extraordinary accomplishments of so many talented people living in such close proximity to one another, the heritage theme of education deserves further research.

Entrepreneurship

P.F. Roberts and Samuel Johnson "S.J." Sutton were educators and civic leaders in San Antonio's early 20th-century Black community. They also owned small businesses.

Common in the community at that time, extra income was earned by operating multiple enterprises, sometimes including speakeasies, for East Side residents who worked for companies centered around the railroad industry, such as Alamo Iron Works and Steves Lumberyard, or by travelers and those who worked along the railways (porters, waiters, mail clerks, repairmen, etc.) (Neighborhood Discovery Tour, p. 8).

"A bustling primarily black owned business district



Iowa & Pine—“The Corner”

Entrepreneurial sites included the Peacock Inn, which provided lodging for the Brotherhood of Sleeping Car Porters; St. Clair Beauty Shop and St. Clair School of Beauty; the Keyhole Club; W.H. Leonard’s Pharmacy; Oasis Café and Grill Room; Rainbow Tavern/Greater Oasis Grill; Harris Filling Station; San Antonio Health Clinic; Ike’s Place (nightclub); The Leon Theatre/The Ritz Theatre; Fitzgerald’s Garage; and The Old New Orleans, La. Bar-B-Q Garden.

developed during the years of legislated racial segregation” (p. 2).

S. Pine Street was a major commercial strip in the 1930s, and **many businesses were operated out of residences**. Key addresses include:

- Bellinger Clinic on Hackberry (Dr. Ruth Bellinger, daughter of Charles Bellinger)
- W.H. Leonard’s Pharmacy (Iowa & Pine—“The Corner”)
- Leon Theater (movies)
- Keyhole Club (728 Iowa, 1944–1948)
- Han Lee Grocery (“Pershing’s Chinese”)
- Frederick Douglass school (est. 1914)
- Whittier Clinic (Hackberry & Crockett)
Dr. Charles Austin Whittier
- John Inman’s Barber Shop (827 Hackberry)
- Alamo Iron Works
- Friedrich Refrigeration (Commerce & Pine)

Regarding Leonard’s Pharmacy and The Corner:
Owned by W.H Leonard and his wife Belle, the Pharmacy was connected to a movie theater and the old Keyhole Club, a

gathering place for political rallies, parties and dancing.

Whether for a soda in the pharmacy or something stronger at the Keyhole, nearly every older Eastsider has a story about the elaborately tiled building at Iowa and Pine. (Neighborhood Discovery Tour, 2001, p. 14).

Culture *Music*

Not only was the Keyhole a place for “something stronger” than a soda, it also served as a live music venue where artists touring on the chitlin’ circuit would perform.

Chitlin’ circuit musicians included such notable acts as Louis Armstrong, Nat “King” Cole, Dizzy Gillespie, B.B. King, Della Reese, Muddy Waters, and more (Olsen, 2007, p. 4).

What’s most interesting about San Antonio’s chitlin’ circuit venues is the fact that they were racially integrated more than a decade before other cities

would follow suit (Olsen, 2007, p. 3). San Antonio's vast military presence and influence was among the reasons why:

When President Harry Truman desegregated the Armed Forces in 1948, it had a ripple effect throughout the town's large military population that reached into the general civilian population, as well. By the 1950s, San Antonio was well ahead of other large southern cities, in terms of racial integration. (Olsen, 2007, p. 3)

In fact, the Keyhole Club was integrated from the day of its opening in 1944 (p. 7). And not only did they integrate faster, but San Antonio venues like the Keyhole had a reputation for compensating musicians at a higher rate than other stops along the chitlin' circuit (Olsen, 2007, p. 4).

Plus, "Tasty, home-cooked food was another feature that attracted musicians and patrons to the [Keyhole] . . . the musicians also contributed to the cuisine . . . 'I remember Della Reese making the best spaghetti you ever tasted'" (p.4).

San Antonio's chitlin' circuit music venues were racially integrated more than a decade before other cities would follow suit.

In addition to the Keyhole, the properties at 533 and 535 S. Pine include in their oral histories a venue on the chitlin' circuit.

Religion

One of the first concentrations of newly emancipated African Americans was the Baptist Settlement, so named for all the Baptist churches in the ten-square-block area. These include Mt. Zion First Baptist Church, which was founded in 1871 by neighborhood residents; New Light Free Mission Baptist; and Second Baptist Church (Neighborhood Discovery Tour, 2001, p. 4–5). Pastor S.H. James Jr. of Second Baptist later became the first African American to serve on San Antonio City Council and



Mount Zion First Baptist Church's original location on Santos Street in the Baptist Settlement. Source: UTSA Special Collections.



The hospital owned and operated by Jemima Elizabeth Lee focused on maternal care and dentistry. Source: UTSA Special Collections.

was, “instrumental in negotiating the city's desegregation ordinance in 1965” (p. 5).

In the early 1920s, landmarks of the Baptist Settlement that relocated included Mount Zion First Baptist Church to a location on Nebraska. It was from Mount Zion that civil rights leader the Rev. Claude William Black Jr. preached.

Another important house of worship was St. Paul United Methodist Church, where some of the first meetings of the local NAACP chapter were held before they were relocated to 601 S. Pine Street out of fears the church would become a target for arson (E. Qadimasil, personal communication, 2021).

Medical

Addressing the paucity of African American physicians that existed in the early 20th century, Dr. Charles Austin Whittier trained medical interns and ran a clinic from his home at 928 E. Crockett St.

The clinic was a mini-hospital of sorts—services included some surgeries and overnight recovery stays (Neighborhood Discovery Tour, p. 15).

At least two medical facilities on San Antonio's East Side were operated by women. One, established by Mrs. Jemima Elizabeth Lee, focused on maternal care and dentistry (Fox, Renner & Hard, pp. 92–93). The clinic's address, 716 Sherman Street, appears to have a residential structure today. The other practice was owned and operated in the 1950s by OB-GYN Dr. Ruth Bellinger, “the daughter of East Side kingpin Charles Bellinger” (Clack, 2009, p. 1G). Her home/clinic at 812 S. Hackberry Street (Texas, S. M. A., 2015) still stands.

Civil Rights

In addition to practicing medicine, Dr. Charles Whittier served as the seventh president of San Antonio's NAACP chapter (Sherfield & Greene, 2020, p. 6). Conducting chapter business out of his

home/clinic, his activism “brought an end to the exclusion of Negroes from voting in the Texas Democratic Primaries” (Neighborhood Discovery Tour, p. 15).

Another early president of San Antonio's NAACP chapter was John Inman. At his barber shop at 827 Hackberry, he engaged in civil rights activities that included organizing voters and aiding Emma Tenayuca in her push for improved labor conditions and wages (Neighborhood Discovery Tour, 2001, p. 16).

“On any given day, two of the East Side's most powerful figures, G.J. Sutton and Valmo Bellinger . . . could be found arguing politics and strategy at Inman's” (Clack, 2009, p. 1G).

Less than half a mile from the barber shop stands what was once the Peacock Inn at 622 S. Pine, which provided lodging for members of the Brotherhood of Sleeping Car Porters (BSCP). The BSCP was a labor union active 1925–1978 and very significant in the history of civil rights.

Half a block from the Peacock Inn is the Roberts home at 601 S. Pine, where Mrs. Roberts would provide “on short notice . . . home-cooked meals and sleeping accommodations for NAACP dignitaries coming to San Antonio for meetings and unable to stay in segregated downtown San Antonio Hotels” (Sherfield & Greene, 2020, p. 6).

The oral history for this address identifies a number of civil rights figures as visitors to the home. Perhaps the strongest connection is Sue Cowan Williams, plaintiff in *Morris v. Williams*, who was known as “Flossie” to P.F. Roberts and was his niece.

In 1935, Cowan began teaching at Paul Laurence Dunbar High School in Little Rock, Arkansas (now on the National Register of Historic Places), where she became chair of the English Department, married, and changed her last name to Morris. In the 1940s, as “Susie Morris,” she became the lead plaintiff in the landmark *Morris v. Williams* class action lawsuit seeking to equalize pay between

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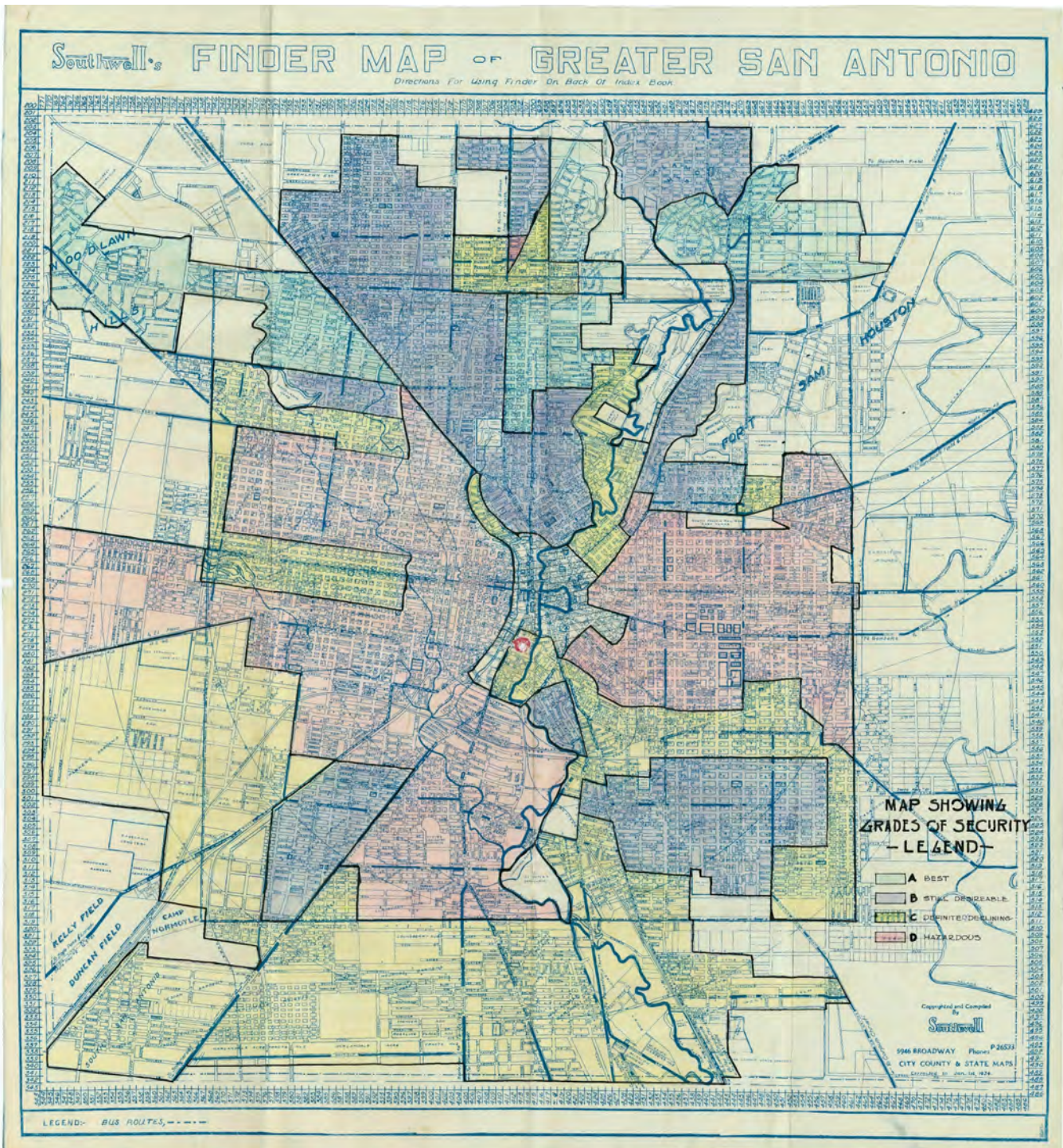
“Not Selma, not Montgomery, not Birmingham, not Atlanta. Those hot spots were too dangerous. It was San Antonio—little, quiet San Antonio—that had all these people creating all the infrastructure for the civil rights movement long before it became visible” to the rest of the country.

Ernest Qadimasil,
Owner of 601 S. Pine
in Denver Heights
29 March 2022

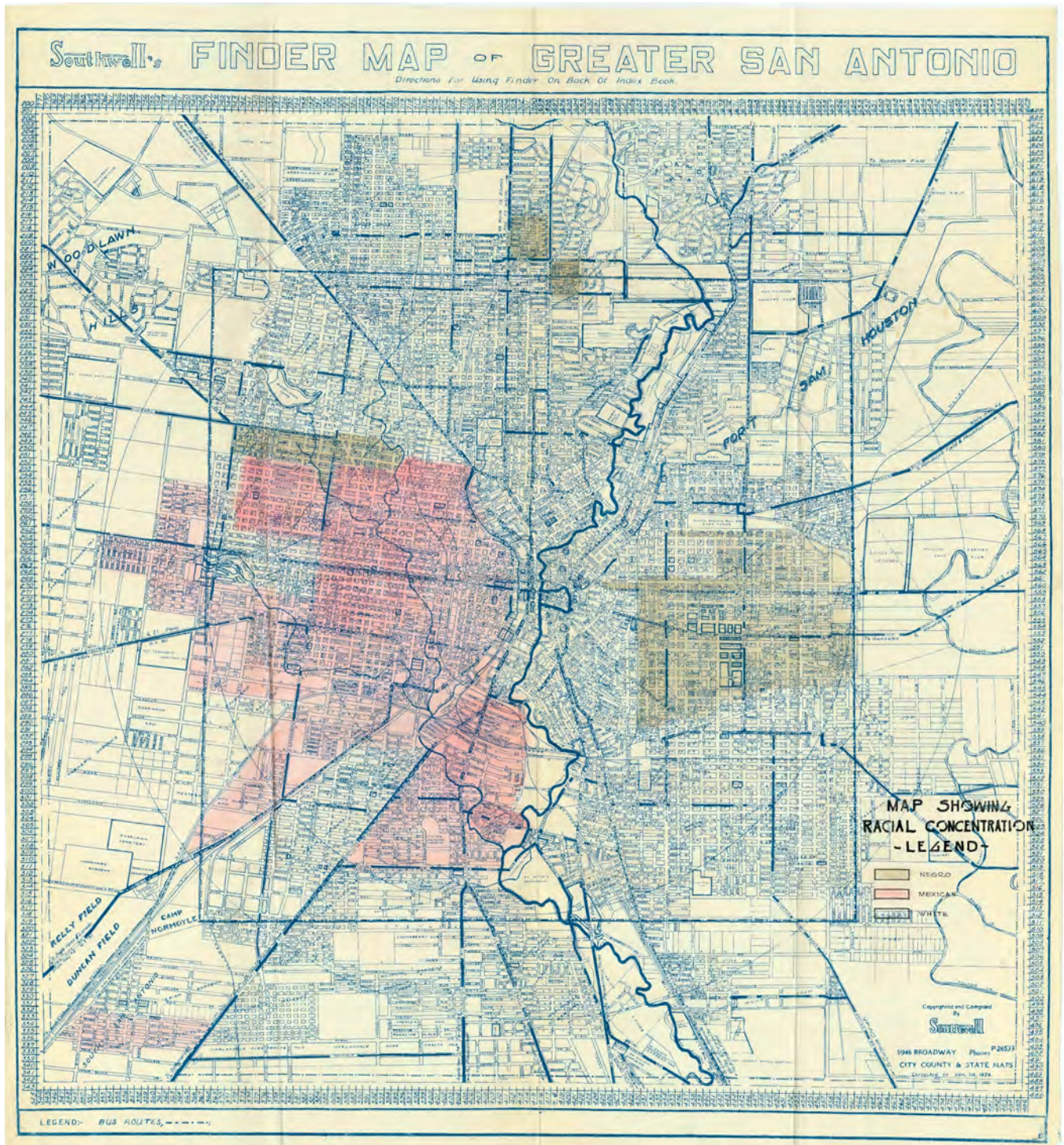
”

black and white teachers in Little Rock, in which she was represented by Thurgood Marshall of the NAACP. The case was successfully appealed to the Eighth Circuit Court of Appeals in St. Louis in 1945, but Sue Cowan Morris became the target of retribution by segregationists. After her teaching contract was not renewed at the end of the 1942–43 school year, she regularly returned to San Antonio to take refuge from Arkansas, until her reinstatement by the Little Rock School District in 1952 (Kirk, 2009).

“Flossie Cowans” appears as the niece of educator and business owner P.F. Roberts in the 1910 U.S. Census. In the late 1910s and 1920s, while Cowan was a student at Spelman in Atlanta, she would spend the summer months with her relatives at 601 S. Pine Street, according to Mr. Qadimasil (personal communication, 2021).



Redlining in the 1930s. Denial of federally backed mortgages through the Home Owners Loan Coalition pushed many African Americans into high-interest, predatory loans. Source: UTSA Special Collections



1930s map indicating concentrations of San Antonio's Hispanic and African American residents.
Source: UTSA Special Collections

Transportation

Railroad's Arrival in S.A.

The arrival of the railroad in 1877 and the nascent tourism industry that resulted in San Antonio led to, at first, increased employment opportunities for the city's African Americans (Mason, p. 54).

It was also the arrival of the railroad that resulted in 'white flight' to outlying areas connected by streetcar to the city's core. The author Kenneth Mason notes, as white San Antonians moved farther out, "their vacant structures became homes for blacks, many of whom worked for the railroads and nearby industries" (pp. 30–31).

Within 50 years of the railroad's arrival, African American home ownership in San Antonio was the highest in the state (Mason, 1998, p. 34).

This may, however, be the result of the city's overall African American population declining by more than half from 1870 to 1930, as the initial influx of jobs began to dry up. This exodus "served to concentrate the remaining number of blacks in more segregated sections of the city. One of the possible reasons housing opportunities improved was because there were fewer black home seekers in the expanding city" (Mason, 1998, p. 35).

Latimore also notes, "Rapid industrial improvements to the city also necessitated heavy construction and industrial sites. It was often in these polluted spaces that black people purchased land" (2020, p.10).

In 1903, the Southern Pacific railroad depot was built on Commerce Street, and when sewer and water became available, residential and industrial development shifted south of Commerce to the neighborhood originally known as South Heights.

With the arrival of the new station, the surrounding area became a busy commercial district . . . Most of the buildings in the area were constructed between 1900 and 1920. The structures housed hotels, saloons, night clubs, retail

stores and boarding houses . . . The train brought a wide range of visitors who used these services . . . President Calvin Coolidge and his wife arrived at the station on February 16, 1930 and Judy Garland came on January 30, 1937. (Neighborhood Discovery Tour, 2001, p. 9).

By 1916, the neighborhood was known as Denver Heights, and was home to a mixture of African American, German, Jewish, Irish, Polish, Mexican, Native American, and Chinese families. After the Great Depression, Anglo families continued the pattern of moving north, selling their homes to African Americans.

Redlining during the 1930s exacerbated this trend, "making it basically impossible for the people who lived there [neighborhoods labeled in red, "high risk," by the federal Home Owners Loan Coalition] to have access to loans," Latimore writes. As a result, African Americans were pushed into high-interest loans, and wealth disparity between black and white communities increased (Latimore, 2020, p. 13).

But despite policies that weren't in residents' best interest, Denver Heights' proximity to railway and street car lines made the neighborhood appealing. After the Second World War, a large middle class developed between the 1940s and 1960s (Neighborhood Discovery Tour, p. 14).

U.S. Military (Post-Civil War)

Proximity to Fort Sam Houston

The United States' 1917 entry into World War I resulted in expansion of Fort Sam Houston and, with it, opportunities for San Antonians. Sheffield & Greene note, "The number of Negroes in the military and in San Antonio [*sic*] increased in response to the war effort" (p. 10).

The post's General Depot more than tripled in size (Manguso, 2014, p. 29). Plus, at Fort Sam's 800-acre Camp Travis, almost a quarter-million troops trained and more than 1,200 buildings were



The Ellison family—Loil, wife Estella Mae, and daughter Annie Mae—in front of two shotgun homes in the 500 block of Callaghan Avenue, Baptist Settlement, ca. 1933. The houses were later razed and replaced with the Victoria Courts public housing project. Source: UTSA Special Collections.

erected, employing some 7,000 people (Manguso, 2014, p. 8; Handy, 1951, p. 74).

John Grumbles, inaugural president of San Antonio's NAACP chapter, viewed proximity to Fort Sam as an opportunity. Among those invited to speak at local NAACP meetings was Gen. John Pershing, head of American Expeditionary Forces in Europe. Plus, "ties Grumbles had to civic and military officials translated into jobs for those who joined [the local NAACP]" (Mason, 1998, p. 214). Thus, by the end of its first year in existence, the San Antonio NAACP's 1,228 members made it the largest chapter in Texas. An additional 275 people joined in 1919, bringing the local branch's membership to 1,503 (Mason, 1998, p. 215).

Despite this early success, the war's end resulted in "closure of the federal Reclamation Station, causing a mass layoff of black workers" (Mason, 1998, p. 215).

NAACP and KKK

It was also at Fort Sam that courts-martial were held in the aftermath of the 1917 Houston Riot. Although close to 20 African American soldiers were hanged and more than 5 dozen sent to federal prison, not one Anglo—civilian or military—faced punishment (Haynes, n.d.).

The disparity is said to have galvanized inception of San Antonio's local NAACP chapter (Huddleston, 2021).

But the rise of the Ku Klux Klan in the 1920s made participation in NAACP activities highly dangerous. By 1921, the local branch had less than one-fifth of the members it had had just two years before. Interestingly, at a mere 276 people, San Antonio branch membership still outpaced that of Houston, El Paso, and Dallas—which had 96, 103, and 236 members, respectively (Mason, 1998, p. 215).

As Sherfield & Greene note, by the 1930s, "NAACP membership could be a death sentence" (p. 6).

Successful Previous Endeavors

The San Antonio Freedom Trail Guide First published in 1988, the 20th anniversary of Martin Luther King's assassination, the guide includes 46 San Antonio sites noting, "significant contributions toward achieving the dream of Martin Luther King, Jr." (UTSA, 1988, p. 7).

Among them:

- The Alamo
- La Villita
- St. Philip's College
- Rincon School
- Carver Community Cultural Center
- Mt. Zion First Baptist Church
- NAACP Headquarters
- Second Baptist Church
- Healy Murphy Center

Ellis Alley

Rehabilitation of six buildings dating to the late 19th century for reuse by small businesses and nonprofits, including San Antonio for Growth on the Eastside [SAGE]. Ellis Alley includes a mural depicting San Antonio's three Founding Mothers: Artemisia Bowden of St. Philip's College, legal trailblazer Hattie Briscoe, and celebrated teacher and activist Myra Davis Hemmings. The project—a collaboration between the Conservation Society of San Antonio and VIA Metropolitan Transit, with architects Ford, Powell & Carson—was awarded in 2016 by Preservation Texas (Garcia, 2016; The Cultural Landscape Foundation, n.d.; Preservation Texas, n.d.).

“**Thurgood Marshall was not a lawyer at the time [ca. 1920s]. He was an undergrad tagging along with his future law school mentor, Charles Houston, who was also a tag along with his father, LePre Houston, who was one of the few black barristers in America. They were coming back and forth with Booker T. Washington and with Eugene V. Debs ... all at this address [601 S. Pine].**”

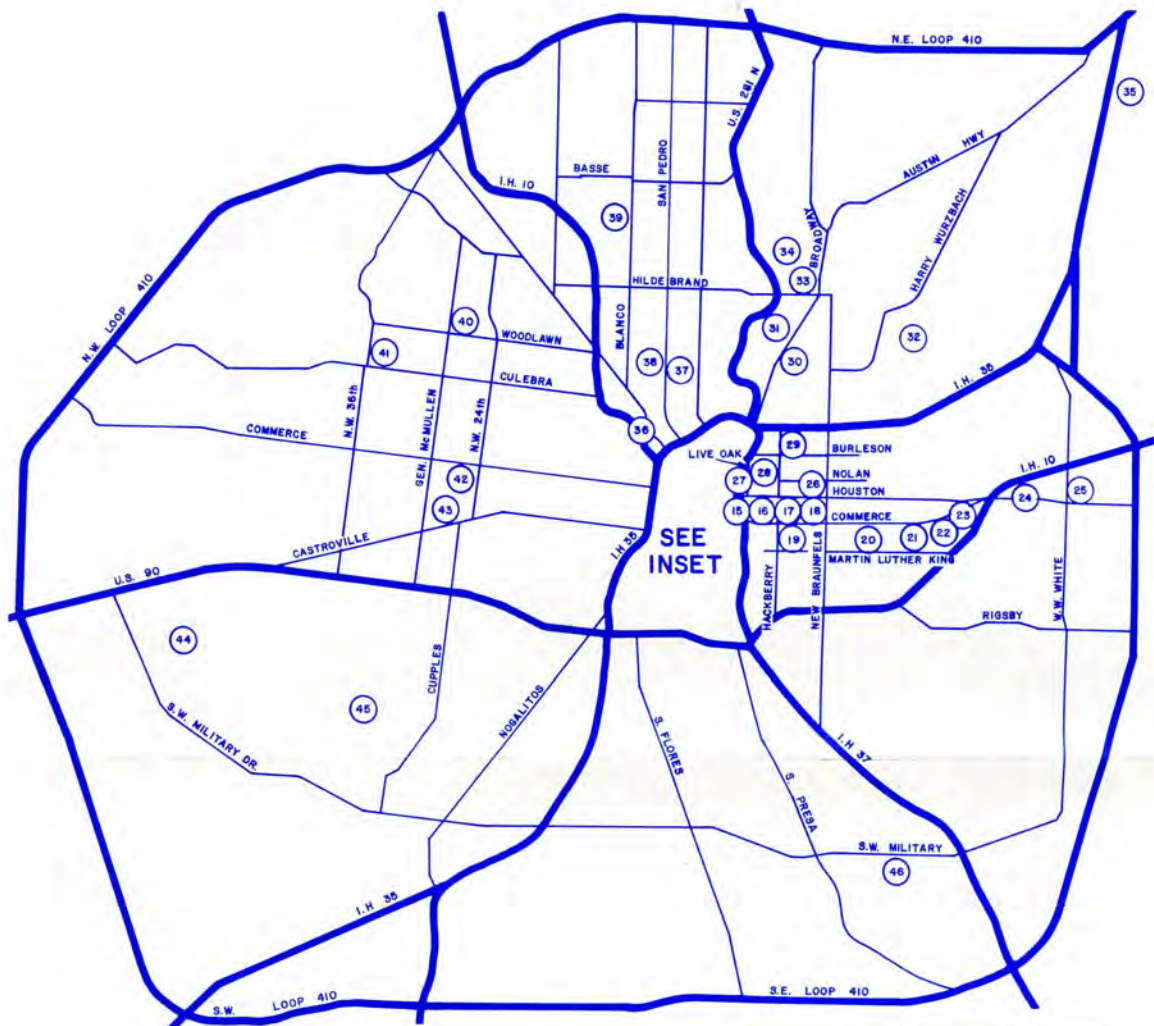
Ernest Qadimasil,
Owner of 601 S. Pine
in Denver Heights
29 March 2022

The National Register of Historic Places
*National Register Sites
in Denver Heights and Dignowity Hill*

- **Hays Street Bridge**
Added to Register, 2012
- **George Washington Carver Library and Auditorium**
Added to Register, 2003
- **William J. Morrison Jr. House**
Added to Register, 1990
- **Southern Pacific Railroad Passenger Station**
Added to Register, 1975
<https://atlas.thc.texas.gov/Map>

*National Register Districts
in Denver Heights and Dignowity Hill*

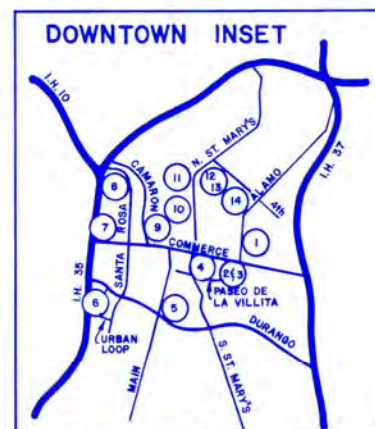
- **Merchants Ice and Cold Storage Company**
Added to the Register, 2002
- **Friedrich Complex**
Added to the Register, 2002



FREEDOM TRAIL SITE LOCATIONS



NOTE: MAPS ARE NOT TO SCALE.
SITE LOCATIONS ARE APPROXIMATE



PREPARED BY: CITY OF SAN ANTONIO
DEPT. OF PLANNING, GRAPHICS SECTION
DEC. 1988

Excerpt from 1988's San Antonio Freedom Trail. Source: UTSA Special Collections

- **Old San Antonio City Cemeteries Historic District**

Added to the Register, 2000

- **Southern Pacific Depot Historic District**

Added to the Register, 1979

<https://atlas.thc.texas.gov/Map>

State of Texas Historical Markers
in Denver Heights and Dignowity Hill

- **G.J. Sutton**

Marker Year, 2020

(awaiting manufacture and installation)

- **Myra Davis Hemmings Resource Center**

Marker Year, 2012

- **St. Paul United Methodist Church**

Marker Year, 2010

- **Adina Emilia de Zavala grave marker**

Marker Year, 2008

- **John Lang Sinclair grave marker**

Marker Year, 2000

- **Saint Philip's College**

Marker Year, 1998

- **Southern Pacific Depot**

(State Antiquities Landmark)

Marker Year, 1991

- **Confederate Cemetery marker**

Marker Year, 1989

- **Emil Elmendorf House**

(A Recorded Texas Historical Landmark)

Marker Year, 1982

- **Clara Driscoll grave marker**

Marker Year, 1978

- **Captain Lee Hall grave marker**

Marker Year, 1970

- **Colonel Edward Miles grave marker**

Marker Year, 1964

- **John Salmon "Rip" Ford grave marker**

Marker Year, 1963

- **Simona Smith Fisk grave marker**

Marker Year, 1936

- **Samuel S. Smith grave marker**

Marker Year, 1936

- **Col. George Wythe Baylor grave marker**

Marker Year, 1936

<https://atlas.thc.texas.gov/Map>

Local Designation

City of San Antonio Landmarks

- **Emil Elmendorf House**

- **William J. Morrison Jr. House**

- **928 E. Crockett & 926 E. Crockett**

(The Whittier Clinic)

- **St. Paul United Methodist Church**

- **Mt. Zion First Baptist Church**

- **East Side Churches**

- 1639 Dawson

- 1802 Hays (New Union Baptist)

- 201 Fredonia (Denver Heights Church of God in Christ)

- 322 Ferguson (Church of the Living Christ)

- 401 Porter (Empowering Grace Christian Center)

- 551 Canton (Tried Stone Baptist)

- 607 Piedmont (New Light Baptist)

- 1516 Burnet (Pleasant Grove Missionary Baptist)

- 107 S. Pine (Redeemer Praise Church)

- 118 Hardeman

- 508 S. New Braunfels (Greater Corinth Baptist)

- 616 S. Hackberry (Christ Temple Apostolic)

- 831 Poinsettia (Mr. Calvary Baptist)

- 1001 N. Walters (Antioch Missionary Baptist)

- 1502 E. Crockett (New Life Bible)

- 139 Denver (Genesis Church of San Antonio)

- 210 Vargas (King Solomon Baptist)

- **Carver Community Cultural Center**

- **Friedrich Complex**

- **Myra Davis Hemmings Resource Center**

- **Tinsley Home**

(828 Nevada)

- **John Grumbles House**

(1115 Wyoming)

- **Delgado-Harris House**

(305 E. Euclid, burned in 2019)

- **Healy-Murphy Center**

(211 Nolan)

- **East Side Cemetery Historic District**

- Alamo Masonic Cemetery

- City Cemetery #1
 - City Cemetery #6
 - Confederate Cemetery
 - City Cemetery #4
 - Independent Order of Odd Fellows Cemetery
 - San Antonio National Cemetery
 - City Cemetery #5
 - Harmonia Lodge #1
 - St. Michael's Polish Catholic Cemetery
 - Dullnig Family Plot
 - St. Joseph's Catholic Cemetery
 - Old German Lutheran Cemetery
 - Dignowity Cemetery
 - Temple Beth El Cemetery
 - Agudas Achim Cemetery
 - City Cemetery #2
 - Anchor Masonic Cemetery
 - Knights of Pythias Cemetery
 - St. Joseph's Society Cemetery
 - City Cemetery #3
 - St. Peter Claver Catholic Cemetery
 - Beacon Light Masonic Lodge #50 Cemetery
 - St. Elmo Lodge #25, Knights of Pythias Cemetery
 - United Brothers of Friendship Cemetery
 - Grand United Order of Odd Fellows Cemetery
 - San Antonio Lodge #1 Cemetery
 - St. Mary's Catholic Cemetery
 - St. John's Lutheran/Emmanuel Cemeteries
 - Hermann Sons Lodge Cemetery
 - o **Douglass Academy**
 - o **Southern Pacific Railroad Station**
- <https://gis.sanantonio.gov/OHP/explorer/index.html>

City of San Antonio Districts

- o **St. Paul Square**
 - o **Dignowity Hill**
 - o **Knob Hill**
 - o **Healy-Murphy**
 - o **Jefferson Heights Cultural Heights District**
- <https://gis.sanantonio.gov/OHP/explorer/index.html>

Research and Initiatives Currently Under Way

Bexar County/SAGE Collaboration

Bexar County Historical Commission is working with SAGE to erect a series of historical markers. SAGE's goal is 13.

Bexar County and UTSA Collaboration

The African American Experience in Bexar, ends at the conclusion of the 19th century. Topics include San Antonio's Spanish Colonial period; arrival of Anglo Americans and, with them, enslaved people of African descent; profiles of Bexar County slaveholders; emancipation; and post-emancipation housing, schooling, and religious institutions.

<https://storymaps.arcgis.com/stories/4c657a72ae2a4464a4011edc2fcec58f>

UTSA-CCS's Storymap

UTSA-CCS has identified more than 50 sites relevant to San Antonio's late 19th- and 20th-century African American history. Properties are labeled by categories that include educational, religious, private residence, early NAACP activity, medical, and business.

<https://storymaps.arcgis.com/stories/9f5e05c51234497ca9523a4319d8ca28>

Non-UTSA University Researchers

Prominent examples are listed below:

- *The Texas Freedom Colonies Project*
Coordinated by Texas A&M University's Dr. Andrea Roberts, the initiative seeks to map historic African American communities that emerged in Texas following emancipation.
<https://www.thetexasfreedomcoloniesproject.com/>

- *Civil Rights in San Antonio: WWII to Mid-1960s*
Commissioned by the Alamo Trust with funding from the City of San Antonio, the late Dr. Carey H. Latimore of Trinity University detailed the March 16, 1960, voluntary desegregation of seven downtown San Antonio lunch counters. Other topics include housing, education, and the push for citywide nondiscrimination laws.

[civil-rights-in-sa-wwii-to-1960s.pdf](https://thealamo.org/civil-rights-in-sa-wwii-to-1960s.pdf)
(thealamo.org)

- *San Antonio Green Book Sites*
Dr. Pamela Walker and students at Texas A&M University-San Antonio, in partnership with the San Antonio African American Community Archive and Museum (SAAACAM), are researching local sites listed on the *Green Book* travel guides from the 1930s.

<https://saaacam.org/safe-spots-for-negro-motorists/>

SAAACAM Efforts

SAAACAM has also collaborated with Texas A&M University-San Antonio to research selected topics in the city's African American history from the 18th century to post-WWII.

<https://saaacam.org/texas-am-san-antonio-student-work-methods-of-historical-research-spring-2020/>

City of San Antonio

African American Heritage Preservation Initiative

- Cultural Context Statement: funded by the Texas Historical Commission (THC), will include elements of intangible heritage such as food, religion, music, and festivals.
- Neighborhood Resource Survey: funded by the National Register of Historic Places, focus area encompasses a 3-mile radius from downtown.

<https://www.sanantonio.gov/comm/News/ArticleID/24373/ArticleID/23920/Office-of-Historic-Preservation-Launches-African-American-Heritage-Preservation-Initiative>

Legacy Business Program

- Funded by Humanities Texas and the National Endowment for the Humanities.
- The program gives special recognition to business that have been in operation at least 20 years and “give San Antonio its unique character.”

<https://storymaps.arcgis.com/stories/74f995c768374ba9970fc52ac6e97303>

There's a Story Here

- Interactive map and podcast (a partnership with Texas Public Radio) highlighting the city's lesser-known claims to fame.

<https://www.sanantonio.gov/historic/Local-Historical-Markers/Story-Here>

Future Initiatives/ Next Steps

Oral Histories

Witnesses to the East Side's 20th-century history are now in their 70s, 80s, and beyond. An urgency exists to commit their stories to writing. In particular, Betty Jo Greene has been suggested by participants in UTSA's stakeholder engagement sessions as an insightful oral history resource.

Genealogies

Unexpected connections can be made and puzzle pieces filled by examining birth and death certificates, census and deed records, marriage licenses, newspaper clippings, etc.

Prominent San Antonians to consider:

- S.J. Sutton and family
- J.A. Grumbles
- Harold Tarver
- Dr. Charles Austin Whittier
- John Inman

Archival Research

- Hattie Elam Briscoe Papers, John Peace Library Special Collections, University of Texas at San Antonio
- William LePre Houston family papers, Library of Congress
- More archival donations are needed. SAACAM's mission includes outreach to receive more material.

Tax Policy Analysis

An analysis of San Antonio's tax incentives for preservation is warranted. Study on the topic of tax policy should evaluate what's working, what other cities do, and what can improve. The impact of

Possible Designations
<p>National Register Historic District</p> <ul style="list-style-type: none"> ○ Buildings, sites or structures generally should be at least 50 years old. ○ Nominations can include individual sites and/or districts. ○ San Antonio stakeholders can consider nominating a non-contiguous district based on one or more of the themes addressed in this report.
<p>State of Texas Cultural District</p> <ul style="list-style-type: none"> ○ A designation by the Texas Commission on the Arts. ○ Intended to leverage cultural resources for economic gain. ○ This program might align with some of SAGE's goals.
<p>Other State-Level Options</p> <ul style="list-style-type: none"> ○ State Antiquities Landmark ○ Recorded Texas Historic Landmark ○ Official Texas Historical Landmark ○ Texas Treasure Business Award

school district, county, and state tax breaks should be weighed as well.

Mapping Bexar County Plantations

A visual representation has yet to be made of the approximately 45 plantations that emerged in eastern Bexar County beginning in the 1850s (Salas, 2022).

NAACP

The organization currently has a student chapter at UTSA. City NAACP President Gregory Hudspeth would like to see a chapter on every college campus in San Antonio.

SAAACAM and UTSA

Right now, SAAACAM doesn't have an official relationship with UTSA, but it does with A&M-SA. The UTSA-CCS team proposes a stronger connection between the university and the museum.

Texas Historical Commission

A number of sites in San Antonio may qualify for the THC's Undertold Markers program. They include:

- The Medical Arts building (now the Emily Morgan Hotel) across the street from the Alamo.
- Fort Sam also has some undertold stories. For example: Pershing's connection to the Buffalo Soldiers, they were with him on his expedition to Mexico to capture Pancho Villa.
- Reviewing markers that already exist might be a project worth doing.
- Southern Pacific Depot District—Pullman Porters is an undertold story.
- La Villita has a marker regarding St. Philip's original location. The church where the marker is located was significant to the turn-of-the-century African American community.
- The Baptist Settlement, since so much of it is now gone, would make for a good undertold stories district. Maybe start with individual markers, then build up to having a district.

National Recognition

Vincent Michael, executive director of the Conservation Society of San Antonio, noted Texas currently has no sites on the national Civil Rights Trail. The Woolworth Building on Alamo Plaza is a good candidate for consideration. But because requirements for this recognition are high, further research should be a priority.

<https://civilrightstrail.com/continuing-the-journey/>

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Appendix A: Near East Side Fires

139 N. Swiss



Date of Blaze:
March 15, 2022

Type/Significance
of Structure:
New construction

Amount of Damage:
Structure destroyed

Photos by Dr. Charles
Gentry/UTSA

Appendix A: Near East Side Fires (continued)

1600 E. Commerce



Date of Blaze:
March 23, March 29, 2022

Type/Significance
of Structure:
Friedrich building, set for
demolition and construction
of new multifamily units

Amount of Damage:
Small blazes contained

Photos by Dr. Charles
Gentry/UTSA

Appendix A: Near East Side Fires (continued)

300 Block of N. Pine



Date of Blaze:
March 27, 2022

Type/Significance
of Structure:
New construction

Amount of Damage:
Structure destroyed

Photos by Dr. Charles
Gentry/UTSA

Appendix A: Near East Side Fires (continued)

128 Omaha



Date of Blaze:
March 29, 2022

Type/Significance
of Structure:
Vacant home

Amount of Damage:
Structure destroyed

Photos by Dr. Charles
Gentry/UTSA

Appendix A: Near East Side Fires (continued)

903 S. Pine



Date of blaze: April 2, 2022

Significance of Structure: Tyler's Place, historic 1930s restaurant and nightclub

Amount of Damage: Structure damaged, not destroyed

Photos by Dr. Charles Gentry/UTSA

Appendix B: Tax Incentives, S.A. and Other TX Cities

	Abilene		Brownsville	
Program	Rehabilitation	Local historic district	NR and RTHL	Local historic district
Eligibility	"structures located within a local historic district"	"all properties located within a local historic district"	"properties listed on the National Register or designated as an RTHL"	"properties designated as a primary resource [local historic district]"
Property Types	All	All	All	All
Required Expenditures	Must exceed \$750	None	None	None
Applies To	City property taxes	City property taxes	All city ad valorem taxes	All city ad valorem taxes
Exemption (amount reduced by)	50% the added value	\$200 or 20%*	100%	50%
Exemption Duration	10 years	Perpetual	Perpetual	Perpetual
Extendable or Renewable?	No	N/A	N/A	N/A
Value Freeze?	No	No	N/A	No
Value Freeze Duration	N/A	N/A	N/A	N/A
Notes		*Whichever is greater		

Appendix B (continued)

	Austin			
Program	Rehabilitation			
Eligibility	"local historic districts ... contributing and potentially contributing properties who have completed substantial rehabilitation or restoration projects"			
Property Types	Residential	Residential located within revitalized* area	Commercial	Commercial located within revitalized* area
Required Expenditures	25% of pre-restoration value of structure (5% on exterior improvements)	10% of pre-restoration value of structure (5% on exterior improvements)	40% of pre-restoration value of structure (5% on exterior improvements)	30% of pre-restoration value of structure (5% on exterior improvements)
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100%	100%	100%	100%
Exemption Duration	7 years	10 years	10 years	10 years
Extendable or Renewable?	Yes*	Yes**	Yes*	Yes**
Value Freeze?	No	No	No	No
Value Freeze Duration	N/A	N/A	N/A	N/A
Notes	*can be used once every 10 years	*the east side **can be used once every 15 years	*can be used once every 15 years	*the east side **can be used once every 15 years

Appendix B (continued)

	Austin		
Program	Landmarks		
Eligibility	"local historic landmarks"		
Property Types	Residential (designated prior to 2004)	Residential (designated or changed ownership after 2004)	Income-producing
Required Expenditures	None	None	None
Applies To	City and county property taxes, plus AISD taxes (half-exemption)	City, county, and AISD property taxes	City and county property taxes, plus AISD taxes (half-exemption)
Exemption (amount reduced by)	100% structure, 50% land	Same as for prior to 2004, capped at \$2,500 for city and county each, \$3,500 for AISD	50% structure, 25% land
Exemption Duration	As long as eligible	As long as eligible	As long as eligible
Extendable or Renewable?	N/A	N/A	N/A
Value Freeze?	No	No	No
Value Freeze Duration	N/A	N/A	N/A
Notes			

Appendix B (continued)

	Dallas				
Program	Rehab in Urban historic districts		Rehab in Revitalizing historic districts	Rehab in Endangered historic districts	
Eligibility	"all properties in the Urban historic district area"		"all properties in the Urban historic district area"; "50% must be converted to residential and 65% of ground floor must be converted to retail"	"properties located in Junius Heights, Lakecliff, Peak's Suburban, South Blvd/Park Row, Winnetka Heights"	"properties located in 10 th Street and Wheatley Place"
Property Types	All	All	All	All	All
Required Expenditures	75% of pre-rehab value of structure only	50% of pre-rehab value of structure only	<i>See eligibility</i>	25% of pre-rehab value of structure only	25% of pre-rehab value of structure only
Applies To	City property taxes	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100%	The added value	100%	100%	100%
Exemption Duration	10 years	10 years	5 years	10 years	10 years
Extendable or Renewable?	Yes	Yes	No	Yes	Yes
Value Freeze?	No	No	No	No	No
Value Freeze Duration	N/A	N/A	N/A	N/A	N/A
Notes					

Appendix B (continued)

	Dallas			
Program	Rehab in other districts/not in a district		Maintenance	Ownership by a non-profit entity open to the public
Eligibility	"all properties not located within the Urban, Endangered, or Revitalizing districts"		"maintenance"	"be a contributing structure in the district, and be a designated historic landmark that is open to the public and is operated by a non-profit with 501(c)(3) status"
Property Types	All	Endangered properties*	All	Non-profits
Required Expenditures	50% of pre-rehab value of structure only	25% of pre-rehab value of structure only	3% of pre-rehab value of structure only	None
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	The added value	100%	The added value	100%
Exemption Duration	10 years	10 years	3 years	As long as eligible
Extendable or Renewable?	Yes	Yes	Yes	N/A
Value Freeze?	No	No	No	N/A
Value Freeze Duration	N/A	N/A	N/A	N/A
Notes		*Must be found endangered by the Landmark Commission		

Appendix B (continued)

	Ennis		Fort Worth	
Program	Landmarks	Rehabilitation	Historic and Cultural Landmark	Highly Significant Endangered*
Eligibility	"landmarked structures"	"structures in the designated historic downtown district"	"properties designated as HC (Historic and Cultural Landmark)"	"properties designated as HSE"
Property Types	All	Non-residential	All	Endangered properties
Required Expenditures	None	None	20% of pre-renovation assessed improvement value*	30% of pre-renovation assessed improvement value
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	25% (capped at \$25,000)	Effectively the added value	Effectively the added value	Effectively the added value
Exemption Duration	Perpetual	1 year	N/A	N/A
Extendable or Renewable?	N/A	No	No	No
Value Freeze?	No	No	Yes (prior value)	Yes (prior value)
Value Freeze Duration	N/A	N/A	10 years	15 years
Notes			*FW is updating its preservation plan, used to be 30% required expenditures	*FW is updating its preservation plan.

Appendix B (continued)

	Galveston		
Program	Newly designated historic districts	Newly designated conservation districts	Substantial rehabilitation
Eligibility	“all properties in newly designated historic districts” and “newly designated Galveston Landmarks located outside of historic districts”	“all properties in newly designated conservation districts”	“local landmarks and properties within a local district”
Property Types	All	All	All
Required Expenditures	None	None	50% of improvement value
Applies To	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	35%	25%	Effectively the added value
Exemption Duration	5 years	5 years	10 years
Extendable or Renewable?	No	No	No
Value Freeze?	No	No	Yes (prior value)
Value Freeze Duration	N/A	N/A	10 years
Notes			Requires eligibility determination by the Historic Preservation Officer; tax exemptions transfer to new owner if property is sold

Appendix B (continued)

	Granbury		
Program	Landmarks	Major rehab	
Eligibility	“residential structures that have been designated as City of Granbury historic landmarks by the City Council”	“residential structures located within the historic neighborhood improvement zone that are at least 50 years old”	
Property Types	Residential	Residential	
Required Expenditures	None	\$40,000 or more	\$15,000 or more
Applies To	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100%	70%	40%
Exemption Duration	10 years	10 years	10 years
Extendable or Renewable?	No	No	No
Value Freeze?	No	No	No
Value Freeze Duration	N/A	N/A	N/A
Notes			

Appendix B (continued)

	Houston		
Program	Rehabilitation		Multi-family residential conversion
Eligibility	“City of Houston Landmarks, Protected Landmarks, or buildings that have been classified as ‘contributing’ or ‘potentially contributing’ within a Historic District”		“‘significant’ historic buildings . . . must have more than four residential units and originally built and used for non-residential purposes”
Property Types	All*	All	Multi-family residential
Required Expenditures	Greater than 100% the structure’s value	Between 25% and 99% the structure’s value	See <i>eligibility</i>
Applies To	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	Equal to the investment**	Equal to the investment*	100% (capped at \$30,000)
Exemption Duration	15 years	15 years	Perpetual
Extendable or Renewable?	No	No	No
Value Freeze?	No	No	No
Value Freeze Duration	N/A	N/A	N/A
Notes	*For single family residences, must also be located in a qualifying tract (poverty rate is at least 20% or the median family income for the tract is less than 80% the metro area median family income); **applies to the structure only, not taxes on land value	*Applies to the structure only, not taxes on land value	Did not see this on City of Houston's website (perhaps no longer available?)

Appendix B (continued)

	McAllen			
Program	Landmarks		Rehabilitation	
Eligibility	“local landmarks”	“properties designated at the federal or state level”	“Heritage Properties, which are defined as properties that are at least 50 years old but are not listed as local landmarks”	“properties located in a local historic district”
Property Types	All	All	All	All
Required Expenditures	None	None	None	None
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	50%	100%	The added value	The added value
Exemption Duration	Perpetual	Perpetual	10 years	5 years
Extendable or Renewable?	N/A	N/A	No	No
Value Freeze?	No	N/A	No	No
Value Freeze Duration	N/A	N/A	N/A	N/A
Notes				

Appendix B (continued)

	New Braunfels		Paris	
Program	Local historic district	Rehabilitation	Rehabilitation	
Eligibility	"all properties located in designated local historic landmark districts"	"a locally designated individual landmark"	"real property located in a designated Historic District"	
Property Types	All	All	Residential	Commercial
Required Expenditures	None	10% of the value of the property and improvements	\$5,000 or more*	\$10,000 or more*
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	20%	Effectively the added value	The added value	The added value
Exemption Duration	Perpetual?	5 years	7 years	7 years
Extendable or Renewable?	N/A?	Yes, for another 5 years	No	No
Value Freeze?	No	Yes (prior value)	No	No
Value Freeze Duration	N/A?	5 years	N/A	N/A
Notes			*Only work on the exterior is eligible	*Only work on the exterior is eligible

Appendix B (continued)

	Plano			
Program	Maintenance Class A	Maintenance Class B	Maintenance Class C	Maintenance Class D
Eligibility	“structures occupied exclusively for residential purposes and individually designated as a Heritage Landmark”	“structures occupied in whole or in part for purposes other than residential and individually designated as a Heritage Landmark”	“structures occupied exclusively for residential purposes and noted as a contributing resource in a locally designated Heritage District”	“structures occupied in whole or in part for purposes other than residential and noted as a contributing resource in a locally designated Heritage District”
Property Types	Residential	Non-residential	Residential	Non-residential
Required Expenditures	None*	None*	None*	None*
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100%**	50%**	75%**	38%**
Exemption Duration	As long as eligible	As long as eligible	As long as eligible	As long as eligible
Extendable or Renewable?	N/A	N/A	N/A	N/A
Value Freeze?	No	No	No	No
Value Freeze Duration	N/A	N/A	N/A	N/A
Notes	*savings encouraged to be spent on maintenance (condition assessed annually); **applies to the structure only, not taxes on land value	*savings encouraged to be spent on maintenance (condition assessed annually); **applies to the structure only, not taxes on land value	*savings encouraged to be spent on maintenance (condition assessed annually); **applies to the structure only, not taxes on land value	*savings encouraged to be spent on maintenance (condition assessed annually); **applies to the structure only, not taxes on land value

Appendix B (continued)

	Round Rock
Program	Maintenance
Eligibility	"properties with historic zoning, and even some that don't have historic zoning but have historical significance"
Property Types	All
Required Expenditures	None
Applies To	City property taxes
Exemption (amount reduced by)	75%
Exemption Duration	As long as eligible*
Extendable or Renewable?	N/A
Value Freeze?	No
Value Freeze Duration	N/A
Notes	*An application must be submitted each year

Appendix B (continued)

	San Antonio			
Program	Substantial rehabilitation		Residences in new historic districts	Substantial rehabilitation of low-income rental properties
Eligibility	“designated local landmarks and properties within local historic districts that under go a substantial rehabilitation”		“residential properties occupied by the property owner in newly designated historic districts at the time of designation”	“40% or more of the units in a substantially rehabilitated historic multifamily residence are offered to low-income tenants (as defined by the USDH)”
Property Types	Commercial	Residential	Residential	Multi-family residential
Required Expenditures	30% of current appraised improvement value	30% of current appraised improvement value	None	See <i>eligibility</i>
Applies To	City property taxes	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100% for 5 years and 50% next 5 years	Effectively the added value	20%	100%
Exemption Duration	10 years	N/A	10 years	10 years
Extendable or Renewable?	No*	No*	Yes, for another 5 years*	No
Value Freeze?	No	Yes (prior value)	No	No
Value Freeze Duration	N/A	10 years	N/A	N/A
Notes	*Transferrable to new owners Requires certification by the Historic and Design Review Commission before and verification after	*Transferrable to new owners Requires certification by the Historic and Design Review Commission before and verification after	*Exemption only applies as long as owner is living at that address	

Appendix B (continued)

	Seguin		Tyler		Uvalde	
Program	Substantial rehabilitation	RTHL	Landmarks	Rehabilitation	Maintenance	
Eligibility	"properties located in the downtown historic district"		"owners of Recorded Texas Historic Landmarks located in Seguin"	"building or structure designated by the City of Tyler as a local landmark"	"building or structure designated by the City of Tyler as a local landmark; property being improved under a Certificate of Appropriateness (COA)"	"properties with historic zoning, and even some that don't have historic zoning but have historical significance"
Property Types	All		Residential*	All	All	All
Required Expenditures	\$2,000 to \$500,000	Over \$500,000	Maintenance expenses	None	\$29,999 to \$2,000,000	None
Applies To	City property taxes	City property taxes	City property taxes	All city ad valorem taxes	All city ad valorem taxes	City property taxes
Exemption (amount reduced by)	The added value	The added value	The expense	50%	The added value	75%
Exemption Duration	5 years	10 years	1 year	As long as eligible	5 years	As long as eligible*
Extendable or Renewable?	No	No	Yes	N/A	No	N/A
Value Freeze?	No	No	No	No	No	No
Value Freeze Duration	N/A	N/A	N/A	N/A	N/A	N/A
Notes			*Must be the primary residence	*Owner must apply for the exemption	*Work must be completed within 2 years	*An application must be submitted each year

Appendix B (continued)

	Waco	Waxahachie	
Program	Landmarks	Landmarks	Rehabilitation
Eligibility	“any property which has been designated as a historic landmark . . . provided that the historic landmark has been determined by the City Council to be a historically or archaeologically significant site in need of tax relief to encourage its preservation”	“designated city landmarks which are in full compliance with city regulations, including adherence to decisions of the Waxahachie Historic Preservation Commission”	“a property designated at the city, state, or federal level”
Property Types	All	All	All
Required Expenditures	None*	None	\$1,250
Applies To	City property taxes	City property taxes	City property taxes
Exemption (amount reduced by)	100%	25% (capped at \$25,000)	50%
Exemption Duration	10 years	As long as eligible*	1 year
Extendable or Renewable?	No	N/A	No
Value Freeze?	No	No	No
Value Freeze Duration	N/A	N/A	N/A
Notes	*value of the rehabilitation must exceed 30% of the assessed value of the structure (but it doesn't seem rehab is required)	*must apply every year	

Appendix C: How Other Cities Are Protecting Heritage

	Austin	Dallas
District Name	Six Square	Tenth Street Historic District
Details	<ul style="list-style-type: none"> o First black cultural district in Texas o Only cultural arts district in Austin o 16 landmarks in the district, four of them on the National Register 	<ul style="list-style-type: none"> o Adopted in 1993, becoming Dallas' 12th historic district and one of the nation's only remaining intact Freedman's towns. o Became a National Register district in 1994.
Funding & Partners	<p><i>National</i></p> <ul style="list-style-type: none"> o National Endowment for the Arts <p><i>Local</i></p> <ul style="list-style-type: none"> o City of Austin Cultural Arts o Austin Sports Commission o City of Austin Economic Development Department o Preservation Austin o Capital City Metro o A Glimmer of Hope Austin o Visit Austin o Austin Revitalization Authority 	<ul style="list-style-type: none"> o Inclusive Communities Project o Legal Aid of NorthWest Texas' Community Revitalization Project o National Trust for Historic Preservation o Preservation Dallas o Tenth Street Residential Association o Tenth Street Residential Organization <ul style="list-style-type: none"> o City of Dallas: Department of Housing and Neighborhood Services o City of Dallas: Department of Planning and Development o Dallas Neighbors o Black Dallas Remembered o Tenth Street Community Development
Positive Outcomes	<ul style="list-style-type: none"> o Preservation of Austin's Black history o Community engagement through education and events o Economic investment in Black communities o Anti-displacement strategies o Historic resources were saved 	<ul style="list-style-type: none"> o Historic Designation maintained historic character through building and development guides o Created zoning district that regulated lot size and uses for structures in the district o Strong community engagement in the preservation of the district o Goal to preserve historical and affordable housing
Negative Outcomes	<ul style="list-style-type: none"> o One house required eminent domain, which can result in controversy. 	<ul style="list-style-type: none"> o Policy must be consistent. Funding is necessary o Economic development initiatives have thus far failed to 'revitalize' or stabilize the community
<p>https://www.sixsquare.org/ https://www.austintexas.gov/department/history https://magazine.texasarchitects.org/2016/05/25/historical-marker/ https://www.austinchronicle.com/news/2015-07-24/protect-and-preserve/ https://dallascityhall.com/departments/sustainabledevelopment/historicpreservation/Pages/tenth_street.aspx https://savingplaces.org/stories/dallas-tenth-street-historic-district-celebrates-temporary-halt-on-demolitions#.YZfR49DMLQI https://storymaps.arcgis.com/stories/b611140cf5cc46b7b894fc448c992291</p>		

Appendix C (continued)

	San Francisco	Oakland
District Name	Cultural Districts Program	Seventh Street Walk of Fame
Details	<ul style="list-style-type: none"> o In 2013, the first of nine Cultural Districts was designated by the City and County of San Francisco. o Among the goals is prevention of residential displacement and protection of small businesses. Promotion of tourism to strengthen neighborhood businesses is also a goal. o The first such district was Japantown, a series of small businesses, restaurants, and community service organizations encompassing a six-block radius west of downtown. Established in 1906, it is the largest and oldest of just three Japantowns left in the U.S. Much of the Cultural District is a series of malls dating to 1963. o An African American Arts and Cultural District was established in 2018 to help the Bayview community combat gentrification. 	<ul style="list-style-type: none"> o Established in 2001 by the City of Oakland, after much advocacy from the nonprofit Bay Area Blues Society o The series of sidewalk markers commemorates jazz and blues artists from the 1940s, when the area had been dubbed “Harlem of the West.” o Though a thriving community during World War II, West Oakland during the 1960s and 70s saw 2,500 homes razed and thousands of people displaced for construction of commuter rail lines and other infrastructure.
Funding & Partners	<ul style="list-style-type: none"> o Funded by City of San Francisco Hotel Tax Revenues, per ordinance approved by voters in 2018. o City and County of San Francisco Planning Department o San Francisco Office of Workforce Development 	<ul style="list-style-type: none"> o City of Oakland o Bay Area Blues Society o Metropolitan Transportation Commission (San Francisco Bay Area)
Positive Outcomes	<ul style="list-style-type: none"> o The City of San Francisco’s zoning overlay created “Special Use District.” Here in San Antonio, the city’s Office of Historic Preservation has investigated whether a similar special use district would be legal in Texas. They learned indeed it would. o Cultural Districts address intangible resources, such as festivals, as well as resources that are less than 50 years old and therefore too young to qualify as historic. 	<ul style="list-style-type: none"> o The City of Oakland has had community revitalization plans in place since 2014, and is currently implementing street improvements—adding bike lanes, improved lighting, and trees—to the blocks encompassing the Walk of Fame.
Negative Outcomes	<ul style="list-style-type: none"> o Structures located in the district that are younger than 50 years don’t qualify for federal rehabilitation tax credits. 	<ul style="list-style-type: none"> o Doesn’t appear to include any zoning changes, and thus no actual legal protection.
<p>https://www.sfjapantown.org/ https://sfplanning.org/project/japantown-cultural-heritage-economic-sustainability-strategy http://default.sfplanning.org/plans-and-programs/in-your-neighborhood/japantown/JCHESS_FINAL_WEB2.pdf https://sfmohcd.org/sites/default/files/Documents/MOCD/Cultural%20Districts/Cultural%20Districts%20Program.pdf https://sfplanning.org/cultural-heritage https://sfelections.sfgov.org/sites/default/files/Documents/candidates/Nov%202018/LT_E.pdf https://sf.gov/information/cultural-districts-program https://www.latimes.com/archives/la-xpm-2011-dec-07-la-me-oakland-blues-20111207-story.html https://thebolditalic.com/west-oaklands-seventh-street-was-once-a-prosperous-hub-for-the-bay-s-black-community-28582b4c591f https://bartable.bart.gov/featured/stroll-walk-fame-west-oakland https://www.oaklandca.gov/projects/7th-street-west-oakland-transit-village-streetscape-project-phase-ii</p>		

Appendix C (continued)

	Kansas City
District Name	18 th & Vine Historic District
Details	<ul style="list-style-type: none"> ○ The American Jazz District Walk of Fame was established in 2014 with a series of sidewalk markers along 18th Street. New inductees are added each year. ○ The City of Kansas City, MO, in 2017 began purchasing historic buildings that were considered unfit to live in and hazardous. ○ The City of Kansas City, MO, has entered into agreements with private firms to re-develop the area. ○ Currently 15 projects—both new construction and redevelopment—are under way and include almost 500 mixed-income housing units, educational facilities, a museum, tech incubator, office space, retail, restaurants, hotel, and winery.
Funding & Partners	<ul style="list-style-type: none"> ○ Funded through a combination of private investment, grants, bonds, historic tax incentives, and donations. ○ <i>City of Kansas City, MO</i>—Public Works Department, City Planning and Development Department, Parks and Recreation Department, 18th & Vine Development Policy Committee ○ <i>Private firms</i>—Taliaferro & Browne, McCormack Baron Salazar Inc., Keystone Community Corporation, Parade Park Homes Association ○ <i>Other</i>—American Jazz Museum, Black Archives of Mid-America, Black Chamber of Commerce, Black Economic Union of Greater KC, Buck O'Neill Education & Research Center, Centennial United Methodist Church, Faith Deliverance Church, Full Employment Council (FEC), Gem Theater, Gregg/Klice Community Center, Jazz District Apartments, Jazz District Redevelopment Corporation, Kansas City Area Transportation Authority (KCATA) "RideKC," Kansas City Blues & Jazz Juke House, Kansas City Friends of Alvin Ailey, Kansas City MLB Urban Youth Academy, Kansas City Power & Light (KCP&L), KC Call Newspaper, Mutual Musicians Foundation, Negro Leagues Baseball Museum, Smaxx Restaurant, The Urban League, Vine Street District Council, Zodiac Motorcycle Club, 180V Barber Salon
Positive Outcomes	<ul style="list-style-type: none"> ○ City government worked to stabilize and preserve historic structures.
Negative Outcomes	<ul style="list-style-type: none"> ○ Longtime neighborhood residents have expressed concerns that they're being left out of the process. ○ Council member in City Council District 3, where 18th & Vine is located, worries the initiative may not offer adequate protection from business/residential displacement.
<p>https://www.kcur.org/housing-development-section/2022-02-23/as-private-money-pours-into-18th-and-vine-residents-worry-about-a-plastic-disneyland https://www.kcur.org/news/2022-02-11/kansas-city-council-approves-23-million-plan-to-transform-blighted-block-in-18th-and-vine-district https://storymaps.arcgis.com/stories/25c83911784741b4a3d6ab44043e7788 https://americanjazzwalkoffame.org/about/ https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=&ved=2ahUKEwjst-ub76_3AhUqlWofHfR8AMMQFnoECACQAQ&url=https%3A%2F%2Fwww.kcmo.gov%2Fhome%2Fshowdocument%3Fid%3D494&usq=AOvVaw3QpdtWLLcoaPrqeLGke8KY</p>	

Appendix C (continued)

	Denver
District Name	La Alma Lincoln Park in Denver
Details	<ul style="list-style-type: none"> ○ Houses date to the 1870s and 80s. ○ Neighborhood played a key role in the Chicano Movement during the 1960s and 70s. ○ Added to the National Register in 1973. ○ Became a City of Denver Historic Cultural District in 2021. Criteria for becoming a district included cultural elements in addition to traditional criteria (architecture, location, history). This marked a change to City of Denver policy.
Funding & Partners	<ul style="list-style-type: none"> ○ City of Denver Landmark Preservation Commission, Department of Community Planning and Development ○ Historic Denver, a local preservation non-profit ○ Su Teatro, local theater ○ Denver Inner City Parish ○ The Chicano/a Murals of Colorado Project ○ GreenLatinos
Positive Outcomes	<ul style="list-style-type: none"> ○ Acknowledging layers of history, the district's period of significance encompasses 100-plus years—from ca. 1870 to 1980. ○ Custom design guidelines address this broad period of significance. For example, although the district's homes were constructed in the 19th century, changes that owners made in the mid-20th century (e.g., chain link fences, vinyl windows or stucco siding) are also considered historic and protected as such. ○ Designation allows residents to qualify for home repair tax credits of 20 to 25 percent toward home repair. ○ Grants are available for area non-profits and civic groups.
Negative Outcomes	<ul style="list-style-type: none"> ○ Design guidelines don't provide adequate protection for a series of murals dating to the 1970s, including the "La Alma" mural from which the neighborhood derives its name.
<p> https://savingplaces.org/stories/how-a-denver-neighborhood-is-maintaining-its-cultural-history#.YmqEsNPMLD4 https://forum.savingplaces.org/blogs/special-contributor/2021/09/28/four-key-strategies-to-designating-la-alma?_gl=1*13douyu*_ga*MTExNTMxOTkzMi4xNjQ3MzczMzc4*_ga_Z0Y4H4RFKN*MTY1MDk4NDAxNS44LjEuMTY1MDk4NDExMi42MA..&_ga=2.45712740.172513961.1650984016-1115319932.1647373378&_gac=1.54216154.1650390770.CjwKCAjwu_mSBhAYEiwA5BBmf1Opad71K3S_LvtxBthQFPWJU6SN0rIP6tEol5PoOUFG99F7Md-G_xoCnPIQAvD_BwE https://www.denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Community-Planning-and-Development/Landmark-Preservation/Current-Landmark-Initiatives/La-Alma-Lincoln-Park-Designation </p>	