

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input checked="" type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input checked="" type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date March/April 1985

Describe the present and original (if known) physical appearance

Built in 1906, the Fairmount Hotel is an example of the type of commercial establishment that characterized the prosperity of the turn-of-the-century San Antonio. This 3-story masonry, cast iron and wood frame structure is typical of commercial buildings that once lined the streets between downtown San Antonio and the train stations. Each had commercial enterprises on the ground floors and rooms for rent above. With the new addition completed in September of 1986, the current hotel houses 37 rooms and suites, a restaurant, bar and conference facilities. The interiors of both original and addition utilize the original profiles of casings and other wood trim as well as wood flooring in some guest rooms, the restaurant and bar.

Located on the southwest corner of South Alamo and Nueva Streets, the hotel faces east onto South Alamo Street toward the Henry B. Gonzalez Convention Center and Hemisfair Plaza. This facade, as well as the north facade on Nueva Street, is finely detailed red brick with limestone trim on the upper two floors supported on cast iron columns infilled with a wood and glass storefront on the ground level. The west and south elevations are built of yellow/beige brick with simple detailing. The east porch reinforces the pedestrian character of South Alamo Street and the immediate area, including the La Villita Historic District (N.R. 1972). The west porch helps relate the building's rear wall to the adjoining property's smaller residential structures, the Alderete and Caille Houses, both state landmarks now used as commercial offices. The building's use as a hotel also reinforces other commercial activity in the area, the tourist related enterprises of La Villita and the neighboring Four Seasons and Palacio Del Rio Hilton hotels.

The original site, 857 E. Commerce Street, is approximately two blocks east of downtown and Alamo Plaza, and one block north of the Convention Center. Once linked to the business district and the Southern Pacific Depot by similar structures, in later years the site became surrounded by parking lots serving the neighboring Joske's Department Store, hotels and convention center. These vacant properties are currently slated for development of a new 1,000 room hotel and a major retail center. Part of this development includes the widening of Bowie Street by the City of San Antonio to the west to align it with Water Street, thereby necessitating the demolition or relocation of the Fairmount Hotel.

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The new site of the hotel was originally occupied by the Canterbury home, a mid-to-late 19th century residential structure that faced north on Nueva Street. In the early part of this century, a 1-story gas station on the corner and a 2-story commercial building to the south were built on the site. Both were demolished with the widening of South Alamo Street in the late 1960's and the site has been used since as a parking lot.

The major facade (east) is divided into five bays with a smaller central bay, all constructed of a hard-pressed red brick. The four large bays are defined by masonry pilasters from which elliptical arches spring. Each arch rests on a limestone capital and has a keystone of the same material. The central bay has a semicircular arch with similar limestone detailing. Split-face brick runs continuously above the arches to a projected dentil course at the keystone level. Above the dentil course a heavily corbelled brick cornice with limestone coping completes the facade with its corners defined by masonry battlements. The center of the composition is anchored with a limestone plaque with the word "FAIRMOUNT" carved in it, and a decorative limestone parapet on the coping above which was repaired and partially reconstructed during the 1986 rehabilitation. Pairs of double-hung one-over-one wood windows, with semi-circular arched heads at the upper story, penetrate each bay at the second and third floors. Exterior vestibules with wood and glass double doors to the interior are recessed behind the central bay at these levels. The upper brick stories are supported at the ground floor by cast-iron lintels and columns, round and free-standing at the entrances and rectangular and decorated in the storefront sections. A wood and glass storefront was reconstructed during the renovation, using historic photos and profiles established from paint outlines remaining on the cast iron columns. The porch -- built of steel columns and railings, built up wood beams, wood joints and decking -- was reconstructed using early photographs of the building to establish spacing, layout and the design of railings.

The north facade, made up of six bays of approximately equal size, uses the same red brick as the front. The eastern-most bay is similar to those on the east facade in detail and proportion. The remaining four bays, defined by corbelled pilasters and less detailed than the first, are distinguished by deep-set semicircular arched windows at the ground floor and one-over-one double hung wood windows with segmental arches paired in each bay above. The areaway windows to the basement were rebuilt as part of the construction of the perimeter foundation walls and sidewalk modification.

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The rear (west) facade is simply detailed of yellow/beige brick with no expressive ornamentation. Smaller pairs of windows and wood and glass doors that opened onto the former communal baths and hallways were maintained in the new guest room plans. The reconstructed porch is made of steel tube sections, wood joists and decking, wood trim and tongue-and-groove skirt boarding (the basis for the reconstruction was the same photograph used for the front porch). Original openings in the south elevation, infilled with brick, were re-opened and double-hung wood windows installed. New openings made in this wall at the ground, second and third floors to allow natural light to reach dining areas and guest rooms are distinguished from the original openings by the use of contrasting red brick for heads and sills.

The interior of the hotel, prior to the recent rehabilitation, appeared to have undergone no major renovation during its 80-year history. The ground floor of the building, supported by cast-iron columns, is now divided into three areas related to the hotel's restaurant. The kitchen is in the northwest quadrant, the bar along the east and the dining rooms along the south, facing the new courtyard and along Nueva Street to the north. The upper two floors contain 19 of the hotel's 37 rooms. Two informal lobbies, located on the second and third floors were part of the original plan. They now provide access from the elevator, located in the new addition, to the central hallway (light well) and to the east porch. New rooms were created by combining some of the original single-occupancy rooms into suites. The original double-loaded corridor on the north is utilized to provide private baths for each room; the original plan had single community baths at the west end of each hall. On the south, the hallway that ran along the exterior/party wall is used to provide small sitting areas adjacent to original rooms. New openings were created with portions of the original wall retained and expressed.

Original interior partitions of wood studs and plaster-on-lath construction remain with a new finish surface of gypsum board. New partitions are of similar construction. Wood baseboards, fluted casting trim, rosettes and plinth blocks at doors and windows remain, and where damaged, were replaced by new matching profiles. Original transoms remain between separate rooms in suites. The original connecting wood stair between the second and third floors has been retained. It features turned wood spindles at each tread supporting a shaped hand rail along the vertical runs and at the balustrade at the third floor opening.

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The building was moved approximately six blocks (1/2 mile) through downtown San Antonio on March 30 - April 4, 1985. With transportation equipment, carrying frame and reinforcing, the road weight of the structure was approximately 1,600 tons. Thirty-eight specially designed dollies equipped with hydraulic jacks were used to lift the building from its original foundation and support the building during the move, executed by Emmert Industrial Corporation of Portland, Oregon. The building was carried on a 3-layered frame of steel beams that transferred the load from exterior masonry walls and interior shoring towers, constructed around each column, to the transportation dollies. Each dolly, capable of supporting 70 tons, had eight pneumatic mine tires, four each per axle with independent suspensions that in combination with a 3-zone unified hydraulic system kept the building level during the entire lifting, moving and lowering process. The structure was pulled by a combination of cranes, specially designed winching equipment and dump trucks filled with gravel used as ballast. The combination was constantly repositioned during the moving process in order to meet the peculiar circumstances of turning two corners, crossing the San Antonio Riverwalk, rotating the building 90 degrees and "backing" it onto its new foundation.

The effect of the move has been negligible to the integrity and appearance of the building. Only minor surface cracking in the exterior wythe and the opening of existing cracks caused by previous water damage and settlement have been observed. All cracks were found to have no structural impact and were repaired as part of the exterior rehabilitation.

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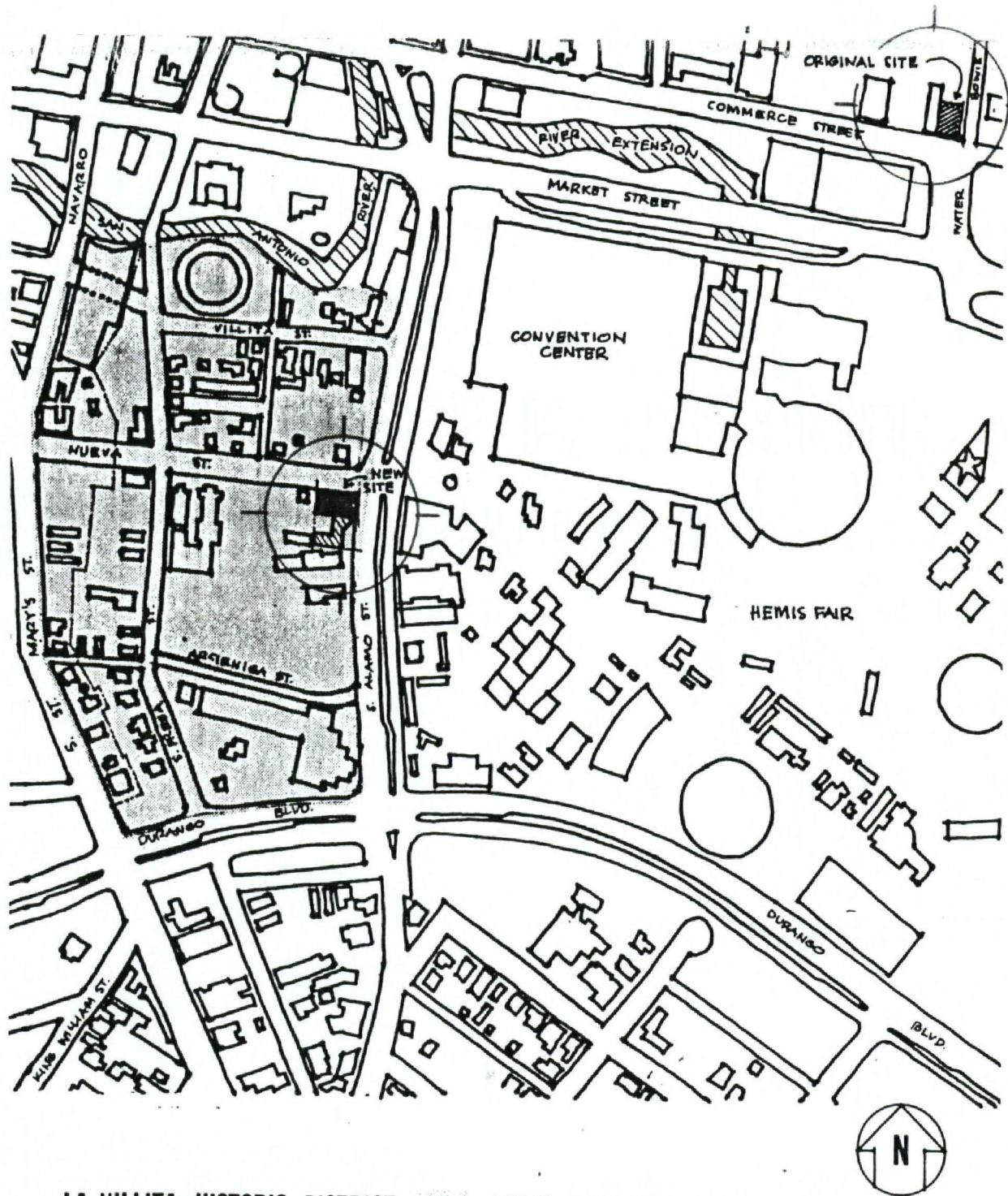
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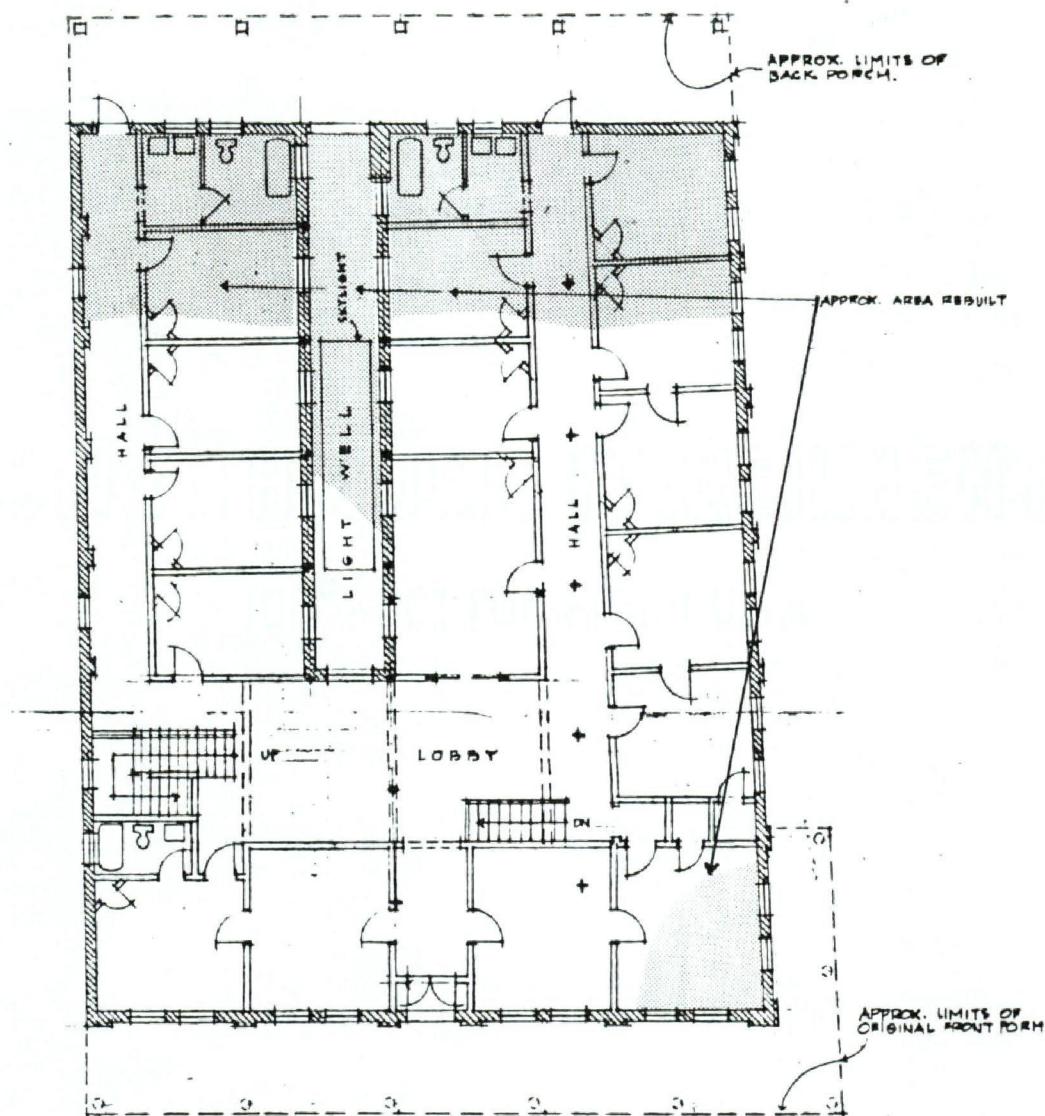
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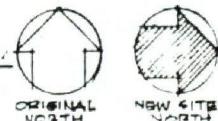
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+ COLUMN LOCATIONS & FIRST FLOOR

SECOND FLOOR
(THIRD FLOOR SIMILAR)

0 5 10 15 20 25



FAIRMOUNT HOTEL
ORIGINAL FLOOR PLAN
(FROM FIELD CONDITIONS JANUARY 1985)

8. Significance

Period	Areas of Significance—Check and justify below							
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion				
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science				
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture				
<input checked="" type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/				
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian				
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater				
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation				
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)				

Specific dates 1906, 1986 Builder/Architect J.P. Haynes/Leo M. J. Dielmann

Statement of Significance (in one paragraph)

The Fairmount Hotel of 1906, 401 South Alamo Street, is one of the last examples of the small "drummer" hotels left in San Antonio. Designed by architect Leo M. J. Dielmann and built by contractor J. P. Haynes, the hotel is typical of the buildings that once lined Commerce Street from downtown east to the Southern Pacific Railroad Station (N.R. 1975) and the main avenues of the surrounding area. It is sensitively detailed and constructed of fine local building materials and features robust Romanesque stylistic references on the exterior.

The Fairmount Hotel is architecturally significant in the San Antonio context. San Antonio was the largest city in the state at the time the Fairmount was built. This hotel would not have been considered a building of great architectural pretensions at the time of its construction. But it retains its historic character to a very large extent and has grown in importance with the demolition or defacing of other contemporaneous, comparable buildings. The fine Romanesque detailing, successful rehabilitation and prominent siting restore the structure's visual prominence. The Fairmount is thus an excellent and intact example of a medium-size turn-of-the-century commercial building.

The Fairmount Hotel was constructed in 1906 at the cost of \$18,225.00 for Veronica and Theodore Felix, residents of the St. Hedwig Community.(1) After the death of her husband in 1907 the remaining heirs, the children, deeded their interests in the property to their mother.(2) In 1915 the property was sold to George Saur, who in turn sold the property in 1928 to Alfred C. Cicchese.(3) The hotel was repossessed in 1931 by the Saur family.(4) The Julius Kelfer family, who leased and operated a furniture store on the ground floor, purchased the building and property in 1944 and retained ownership until 1969 when it was sold to William Sinkin.(5) The Joske's Brothers Company purchased the hotel in 1970 and maintained ownership until the transfer of the property to the La Plaza del Rio Associates for the development of the Las Tiendas del Rio Project in 1983.(6) The La Plaza del Rio Associates sold the building in December of 1984, retaining ownership of the land, to developers C. Thomas Wright and Virginia Van Steenberg, who were responsible, with the support of the San Antonio Conservation Society, for initiating the moving process under the historic structures mitigation plan explained below.

9. Major Bibliographical References

City of San Antonio Directory. San Antonio Public Library 1910-1969.

Davis, Ellis A. and Grobe, Edwin G., eds. "J. P. Haynes" The New Encyclopedia of Texans. Dallas, Texas: Texas Development Bureau. 1930.

CONTINUED...

10. Geographical Data

Acreage of nominated property Less than one acre.

Quadrangle name San Antonio East, Texas

Quadrangle scale 1:24,000

UTM References

A

1	4	5	4	9	6	6	0
Zone	Easting	Northing					

B

Zone	Easting	Northing					

Verbal boundary description and justification

New City Block 155, Lot 6.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Bobby Michael McGlone (edited by Peter Flagg Maxson, THC)

organization Alamo Architects, Inc. date December 16, 1986

street & number 225 West Poplar Street telephone (512) 227-2612

city or town San Antonio state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 8 May 1988

For NPS use only

I hereby certify that this property is included in the National Register

date

6-30-88

Keeper of the National Register

Attest:

date

Chief of Registration

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Ownership of the building was transferred to the Fairmount Hotel Company of which Wright and Van Steenberg are partners with Belton Kleberg Johnson.

Early advertisements described the hotel as "new and clean; steam heat; bell service, 2 blocks from Southern Pacific Depot; 2 blocks from Alamo Plaza; all cars transfer to our door." (7) It was an ideal place for the traveling salesman or "drummer" and transferring passenger to stay in town, conveniently located and moderately priced. During the Depression years, the hotel became less of a stopover and more of an abode for semi-permanent residents. A letter from Mrs. W. L. Elder, the last manager and daughter of the previous manager, described the arrangements made with guests, where labor was often exchanged for room and board. (8) According to Mrs. Elder, these guests often shared the second floor with the manager and his family and met with other residents in the second floor lobby or on the front porch to escape the heat. (9) The hotel maintained this family/boarding house atmosphere through the 1950's and 1960's until the sale to Joske's, whose nearby retail business used the building for storage. A variety of commercial enterprises had occupied the first floor of the Fairmount, with Kelfer's Furniture having the longest stay of 33 years, from 1934 to 1967. (10)

The Fairmount Hotel was like many of the buildings that once lined Commerce Street and Alamo Street, where residential quarters were offered above commercial ground floor spaces. Most of these structures were built at the turn of the century when San Antonio was in a state of transition from its roots as a Spanish and Mexican settlement to a bustling Western and American city. This period of general prosperity was reflected in the construction of numerous buildings in downtown, Alamo Plaza, and along the main avenues leading to the train stations. This growth also spurred development along the other major avenues leading out of the city, one of these being South Alamo Street. The buildings were typically 2- or 3-story stone or brick built to the street line and sharing party walls. The Eighteen Bar and Hotel (1905), the St. Bernard Hotel (1910) and the Belmont Hotel (1913), all now demolished, were between the present location of the Fairmount Hotel and Market and Commerce Streets to the north. (11) The Melodrama Theater (originally Schultze's Store and Hardware) circa 1907-08, across South Alamo Street to the northeast from the Fairmount is built of locally quarried limestone blocks and has a 2-story cast-iron porch that is similar to, if not more ornate, than the Fairmount Hotel's.

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The hotel's architect, Leo M. J. Dielmann, was a prolific architect and builder in Southwest Texas. He first learned the skills of the building business from his father, John C. Dielmann, a noted contractor and pioneer in the building and construction supply business in San Antonio, by working as a mason and carpenter for the family construction business.(12) Educated in San Antonio at St. Mary's College (1897-1898), Dielmann traveled to Germany (1899-1900) to study architecture and engineering.(13) After returning to San Antonio he served for several years as president of the Dielmann Construction Company (1900-1904), before devoting his full energies to the private practice of architecture.(14) Dielmann was also active in the affairs of the community, serving as City Building Inspector from 1910 to 1913 and later as Alderman-at-Large.(15) Dielmann's legacy as a talented and versatile architect remains in many notable structures in San Antonio and the surrounding area. Some of the better known works include, in San Antonio, the Post Chapel at Fort Sam Houston (N.R. 1974); the Conventual Chapel (1921-1928), Providence Hall (1925), Library (1946), and other buildings at Our Lady of the Lake University; the alterations to the Missions San Juan Capistrano (N.R. 1970) and San Francisco de la Espada (N.R. 1972); the rectory, now demolished, at San Fernando Cathedral (N.R. 1975); the 1914 addition to the Bexar County Courthouse with Charles T. Boelhauwe (N.R. 1977); the San Antonio Brewery Association (Pearl Brewery) Bottling House and Cellar (circa 1910); and the Steves Sash and Door Company Warehouse and Mill (1911), now demolished. Dielmann's designs for St. Mary's Catholic Church in Fredricksburg, the Church of the Guardian Angel in Wallis, and the Nativity of Mary, Blessed Virgin Catholic Church in High Hills are listed in the National Register under the thematic "Churches in Texas with Decorative Interior Painting" (1983). Two hotel structures designed by Dielmann are also listed in the National Register, the Park Hotel in Sequin (1980) and the LaBorde Residence, Store and Hotel (hotel addition by Dielmann), Rio Grande City (1980).(16) Dielmann also either designed or supervised the construction of numerous other religious, institutional, public, business and manufacturing structures and residences throughout San Antonio, the nearby communities of Sequin and Fredricksburg and other areas of the state.(17)

J. P. Haynes, the builder of the Fairmount, was the contractor for many of San Antonio's significant downtown structures of the first three decades of the century. They include the Wolf & Marx

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Company Building (1913), the Moore Building (1904, 1907), the Bedell Building (1911), the Kallison Calcasieu Building (circa, 1912), several of the community's largest churches and numerous smaller commercial structures.(18)

Included in the rehabilitation of the Fairmount Hotel was the construction of an L-shaped plan addition to the south of the original building housing 18 guest rooms, a formal lobby and porte cochere, and conference facilities. The brick veneer structure respects the original building's cornice height and interprets the corbelling and limestone detailing in a two dimensional, two color pattern. The setback, irregular massing and coloration cause it to be read as a separate, but compatible design. The design of the addition and the rehabilitation were executed by Alamo Architects, San Antonio, Texas.

The character of the Fairmount Hotel, through the combined efforts of benign neglect, careful restoration and sensitive renovation designs, remains intact. No major renovation prior to the 1986 rehabilitation appears to have been undertaken. Unfortunately, the neglect that preserved interior detailing proved disastrous for the exterior fenestration and roof, requiring the replacement of all windows and doors and the rebuilding of the rear third of the second and third floors and roof. The current renovation also included the provision of private baths for each guest room, conveniences unavailable to the first guests of the hotel. Original trim was reused or replaced with matching profiles, and doors and windows were replaced with new units with matching profiles and detailing. With the cleaning of the white and gray paint from the masonry surfaces and the restoration of the porches to the east and west facades, the Fairmount Hotel has been returned to a position of respect, anchoring a significant corner in one of San Antonio's most important and historic areas. It is located within the boundaries of La Villita Historic District, but because of its move and different period of significance, it is nominated individually.

The 1836 presence at the current site of Mexican Army units under General Santa Anna during the Battle of the Alamo has been documented by the preliminary analyses of artifacts recovered here in February, 1985. Designated "The La Villita Earthworks" (41 BX 677), the area was investigated by the University of Texas at San Antonio Center for Archeological Research after preliminary monitoring of the foundation excavation revealed the possibility of significant

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deposits. The principal feature is an L-shaped trench approximately 30 feet long and 3 to 9 feet wide oriented roughly east-west, with a shorter leg at the northwest end. Within the trench were two major soil deposits containing significant objects. The lower of the two contained military gear, including an 8-inch bronze howitzer shell, bayonets, musket balls, grape shot, and musket parts from "Brown Bess" muskets of the type the Mexican Government purchased from the British. Overlying this is the "La Villita Fill", ashy deposits of ceramics, bottle fragments, bone and shell buttons, horse trappings, and considerable amounts of bone (mainly cattle) with some additional military items, including a 9-pound cannon ball, a fragment of a howitzer shell, bayonet, and more musket balls and grape shot. These additional items also date to the 1836 battle and most likely were deposited when the trench was filled after the battle with the initial excavation material as well as refuse from the La Villita settlement.(19)

Although the site is one of several of Santa Anna's artillery batteries described in historical documents, it is the only one to have been found through archeology. Additional research is now underway to identify this earthwork; however, the preliminary analyses add greatly to the knowledge of the activities of the Mexican Army during the Battle of the Alamo.

Extensive demolition around the Fairmount original site had already left it an orphan survivor of what had been a historic streetscape. The relocation of the Fairmount Hotel from its original site, the northwest corner of East Commerce and Bowie streets, was necessitated by the widening of Bowie Street to the west for the development of the Las Tiendas del Rio Project (now the Rivercenter Mall). The municipal improvements to streets and utilities were partially funded by an Urban Development Action Grant, which required that the City of San Antonio and the developers of the mall mitigate the effects of development on historic structures within the project's boundaries. A mitigation plan was developed between the City, the State Historic Preservation Officer and the Advisory Council on Historic Preservation in agreement with the developers of the mall for the relocation and restoration of the hotel according to the Secretary of the Interior's "Standards for Rehabilitation." Several sites were investigated that proved to be either inappropriate for use of the building as a hotel or unfeasible for the moving process before the present site was made available by the City of San Antonio.

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The new location provides a nearly identical site to that of the original where the major facade faces a major street and the secondary facade faces the secondary street, both resting on property lines. Alamo Street historically was lined with commercial buildings not unlike the Fairmount Hotel, most of which were demolished in the 1960s with the construction of the San Antonio Convention Center, the Hemisfair Exposition and the widening and slight rerouting of South Alamo Street. The old site is now part of the Rivercenter Mall project and is scheduled for development as either an office building or parking garage. The original site was previously disturbed by the original foundation and was not investigated for archeologically significant artifacts, although other areas of the mall project were studied by the University of Texas at San Antonio Center for Archeological Research under the mitigation plan.

The Fairmount Hotel is a fine example of the type of building that appeared on many of the commercial streets and avenues of the Southwest region of the state and the still developing "frontier" to the west. Principally a main-street building, addressing the functional needs of both commerce and transient housing, the hotel represents the type of structure that once populated the streets of bustling, turn-of-the-century San Antonio.

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Endnotes

- (1) Deeds and Records, Volume 254, Page 332, Bexar County Courthouse, San Antonio, Texas.
- (2) Ibid., Volume 436, Page 504.
- (3) Ibid., Volume 1040, Page 62.
- (4) Ibid., Volume 1231, Page 513.
- (5) Ibid., Volume 2089, Page 60, Volume 6431, Page 583.
- (6) Ibid., Volume 6733, Page 451, Volume 3114, Page 1360.
- (7) San Antonio (Texas) Express newspaper, 17 January 1909, page 6.
- (8) Mrs. W. L. Elder to Mrs. Gordon, 29 September 1980, Fairmount Hotel Vertical File, San Antonio Conservation Society, San Antonio, Texas.
- (9) Ibid.
- (10) City of San Antonio Directories, 1910-1969, San Antonio Public Library.
- (11) The Sanborn Maps of San Antonio, Texas, 6 vols. (New York: The Sanborn Map Company, 1898-1955), 3:238.
- (12) Jason K. Jonas, "John Charles Dielmann: Pioneer Businessman of San Antonio," Texas Historian, vol. 45 (September 1984), no. 1 (Austin:Texas, The Texas State Historical Association and the Center for Studies in Texas History, University of Texas at Austin), pages 6-8.
- (13) Ibid., pages 7-8.

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(14) Dielmann's Review (San Antonio: privately published, Dielmann vertical file, Daughters of the Republic of Texas Library at the Alamo, n.d.), page 5.

(15) Ibid.

(16) U.S., William J. Murtagh, Keeper of the National Register, Roland M. Greenberg, Editor in Chief, The National Register of Historic Places, (Washington, D.C.: United States Department of the Interior, Heritage Conservation and Recreation Service, 1976 - 1986).

(17) Dielmann's Review, pages 32-33.

(18) Ellis A. Davis & Edwin J. Grobe, Eds., "J. P. Haynes," The New Encyclopedia of Texans, 2 vols. (Dallas: Texas Development Bureau, 1930), 1:729.

(19) Joseph H. Labadie and others, La Villita Earthworks (41 BX 677): San Antonio, Texas, "A Preliminary Report of the Investigations of the Mexican Siege Works at the Battle of the Alamo", (San Antonio: Center for Archeological Research, The University of Texas at San Antonio, Archeological Survey Report, No. 159, 1986), pages 1-3.

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Jonas, Jason K. Texas Historian. "John C. Dielmann: Pioneer
Businessman of San Antonio." Austin, Texas: The Texas
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History, University of Texas at Austin. September 1984.

Labadie, Joseph H. and others. La Villita Earthworks (41 BX 677):
San Antonio, Texas. "Preliminary Report of the Investigations
of the Mexican Siege Works at the Battle of the Alamo." San
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No. 159. 1986.

Murtagh, William J., Keeper and Greenberg, Roland M., ed. The
National Register of Historic Places. Washington, D.C.:
U.S. Department of the Interior, Heritage Conservation and
Recreation Service. 1976-1986.

**NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET**

Fairmount Hotel, The
Bexar County
TEXAS

Substantive Review

MAY 16 1988

- resubmission
 - nomination by person or local government
 - owner objection
 - appeal

Substantive Review: sample request appeal

Working No. 11111 2/7/89
Fed. Reg. Date: 2/7/89
Date Due: 6/16/88 - 6/30/88
Action: ACCEPT 6-30-88
 RETURN _____
 REJECT _____
Federal Agency: _____

Reviewer's comments: Although this property was relocated in 1986, the relocation was adequately justified in the nomination. The Fairmount Hotel is locally significant based on its architectural and commercial importance in San Antonio. Tom Keeghan of the Rocky Mountain Regional office reported that the Fairmount Hotel received Part III certification on 5/18/87. Carol Schell has eaten at the Fairmount Hotel

Recom./Criteria Accept - A, C
Reviewer Noble
Discipline Historian
Date 6/30/88
see continuation sheet

Nomination returned for: technical corrections cited below substantive reasons discussed below *recently and reports it to be among the finest estinay establishments in the Lake Star State.*

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- | | |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed |

Check one

- unaltered
 - altered

Check one

- original site
 moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
 - completeness
 - clarity
 - alterations/integrity
 - dates
 - boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder/Architect
Statement of Significance (*in one paragraph*)

- summary paragraph *Wolves evidence*
 completeness
 clarity
 applicable criteria
 justification of areas checked
 relating significance to the resource
 context
 relationship of integrity to significance
 justification of exception
 other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature

title date

13. Other

- Maps
 Photographs
 Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Front elevation; camera facing northwest

Photo 1 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

East elevation (front); camera facing west

Photo 2 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Northeast oblique; camera facing southwest

Photo 3 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Northwest oblique; camera facing southeast

Photo 4 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Southwest oblique; camera facing northeast

Photo 5 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Typical guestroom/window trim and treatment;
camera facing east from sitting room

Photo 6 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Typical guestroom/interior door and transom;
camera facing north from sitting room

Photo 7 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Photo by Bobby Michael McGlone, Dec. 1986
Negative with photographer in San Antonio, TX.

Stair up-run from second floor; camera
facing south from guest lobby

Photo 8 of 10



The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Historic photo from the Institute of Texan
Cultures, San Antonio, Texas; ca. 1910

Original site; camera facing northeast

Photo 9 of 10

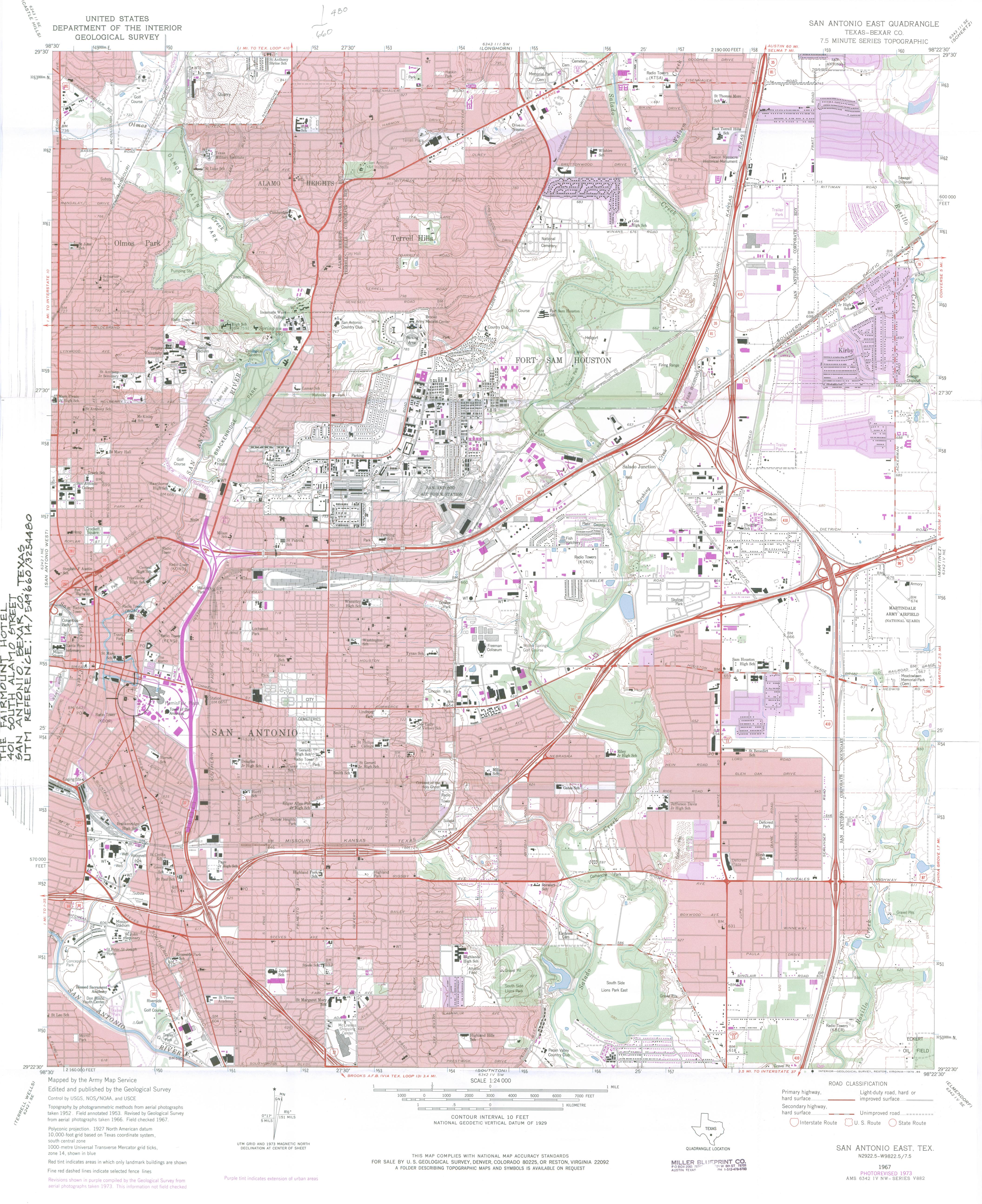


The Fairmount Hotel
401 South Alamo Street
San Antonio, Bexar County, Texas

Historic photo from the Daughters of the
Republic of Texas Library at the Alamo,
San Antonio, Texas; ca. 1920

Original site; camera facing northeast

Photo 10 of 10





ROBERT J. SCHREIBER
Vice President and
General Counsel

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

September 1, 1981

THE EDWARD J. DeBARTOLO CORPORATION
7620 MARKET STREET
YOUNGSTOWN, OH 44512
(216) 758-7292

Ms. Peggy Penshorn, President
San Antonio Conservation Society
107 King William Street
San Antonio, Texas - 78204

S.A.C.S. SEP 4 '81

Re: Fairmont Hotel

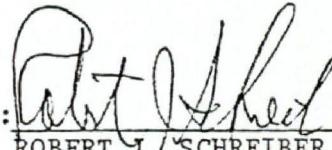
Dear Ms. Penshorn:

We have carefully reviewed Feasibility of the Relocation of the Fairmont Hotel, San Antonio, Texas prepared by Killis P. Almond, Jr. Please be advised that under the terms of our agreement with you, dated July 24, 1980 as amended, The Edward J. DeBartolo Corporation hereby elects not to move the building nor to incorporate the facade of the building in the new structure.

Under the terms of said agreement, you now have fifteen (15) days from the receipt of this letter to notify us in writing of your intention to move the structure.

Very truly yours,

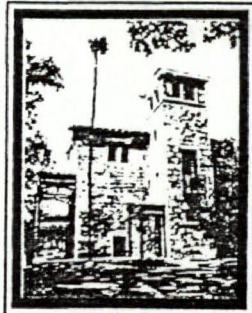
THE EDWARD J. DeBARTOLO CORPORATION

By: 
ROBERT J. SCHREIBER
Vice President

RJS/day

c: Mr. Boone Powell
Karen M. Vaughn, Esq.
Mr. Benjamin Frank

Connie Lynn



September 18, 1981

Mr. Truett Latimer
Texas Historical Commission
P. O. Box 12276, Capitol Station
Austin, Texas 78711

SAN ANTONIO
CONSERVATION
SOCIETY

FOUNDED IN 1924

Dear Mr. Latimer:

The San Antonio Conservation Society received a letter from The Edward J. De Bartolo Corporation dated September 1, 1981 (see attached letter) stating that the development group elects not to move the Fairmount Hotel nor to incorporate the facade of the building in the new structure. Under an agreement with the San Antonio Conservation Society, a feasibility study was prepared by De Lara-Almond Architects. The study states that the building could be moved at the cost of \$250,000 and computes the total cost for rehabilitation on a new site at \$46.38 per square foot. This figure is competitive with the cost of new construction.

It is the consultant's opinion that the relocation of the entire structure to a site within the project area is "not only feasible but could provide a spectacular transition between the river and the new structures" (See page 3, enclosed Feasibility Study). The consultant recommends that only sites adjacent to the development property should be considered (see page 2, enclosed Feasibility Study).

In the short amount of time stipulated by the De Bartolo Corporation, an interested party has not been located to move the structure. The De Bartolo Corporation has requested a letter from the Society stating the intention of the Society to move the structure. Since the feasibility study states that the building can be incorporated into the new development project, the San Antonio Conservation Society would like to request that the De Bartolo Corporation reconsider its decision to demolish the Fairmount Hotel and incorporate it into the proposed development.

In accordance with the Tiendas del Rio Urban Development Action Grant Memorandum of Agreement, it is understood that a property determined to be eligible for the National Register of Historic Places be treated in a particular manner. If demolition is considered, prior to taking

Mr. Truett Latimer

September 18, 1981

Page - 2

any action, the City must consult with the Texas Historic Preservation Officer and obtain comments from the Advisory Council. It is the Society's understanding that no determination of eligibility has been officially requested by the City as required by law. The Society would like to know how demolition could legally take place in the immediate future.

Your assistance in this matter is appreciated.

Sincerely,

Regan Penshorn

Mrs. Harvey Penshorn
President

PP:ah

cc: Mr. Robert J. Schriever, Vice President, De Bartolo Corp.
Mr. Louis S. Wall, Advisory Council
Mr. Bob Garvey, Advisory Council
Mayor Henry G. Cisneros
Mrs. Carol Shull, Keeper of the Register ✓
Mr. Finnis Jolly, HUD
Mr. Boone Powell

Feasibility of the Relocation
of the Fairmount Hotel
San Antonio, Texas

Feasibility of the Relocation
of the Fairmount Hotel
San Antonio, Texas

Introduction

The firm of De Lara-Almond Architects, Inc. was hired by the Edward J. De Bartolo Corp. of Youngstown, Ohio to investigate the existing condition and the feasibility of relocating the Fairmount Hotel. The following is a report on the findings of the investigating team.

Physical Information

The Fairmount Hotel is a three story structure with load bearing brick masonry exterior walls, load bearing cast iron columns on the first floor and load bearing corridor walls on the second and third floor. The two foot thick masonry walls decrease in thickness at each floor level. The interior cast iron columns support cast iron channels and wood beams at the ceiling of the first floor which support 2x12 floor joist of the second floor. These iron columns rest on a cast iron footing 2'x2' which sits on a 3'x3' brick pier. The basement has a dirt floor and appears to have been used for storage only. The ceiling height of the existing basement is approximately 7'-6". There is a simple 1" thick wood wall dividing the basement down the center. The rear stairs enter on the west side of the basement and the interior front stairs enter on the east side of the basement.

The second and third floors are divided into hotel rooms with a double loaded corridor in the east wing and single loaded corridor on the west side of the west wing. The interior trim is late victorian with horizontal five panel doors. The hall on the east wing straddles the column line of the

first floor. The walls are sawed wood lath on wood stubs with plaster applied as the finish. All exterior wall finish is plaster on brick.

Relocation Investigation

It has been possible to move masonry structures for some time. Masonry buildings were moved and raised in Galveston, Texas between 1900 and 1906 during the island's grade raising. Structures as high as ten stories have been moved short distances. Mr. Jack Logan of Consolidated Movers, San Angelo, Texas was brought to San Antonio to inspect the Fairmount Hotel structure.

The following are his recommendations:

- I. Relocation of the Facade only - The relocation of the facade only is very difficult structurally and physically. The facade, without the remaining structure is very weak. This is not recommended.
- II. Relocation of the entire structure to allow for the widening of Bowie Street - The relocation of the entire structure is possible. The shorter the move the less expense and the less potential damage to the structure.
- III. Relocation of the structure to an area adjacent to the development site - The relocation of the structure off of the development site is possible. The problem occurs when the structure must cross a road. Only sites adjacent to the development property should be considered.

Cost Projections

The following cost projections are based on the relocation of the structure to the west. The structure would face Commerce Street and would be moved a minimum of 70 feet.

1. Wages, loging, etc. (160 working days)	\$32,000
2. Trucks, tractors, hauling	98,000
3. Removal and relocation of the structure	90,000

This cost does not include the following: \$220,000

1. Foundation (\$20,000 - \$30,000)
2. Permits and caping or rerouting of utilities (which will also be required for the total development).
3. Demotion of the adjacent structure.

The structure would be crossed braced at the light well area and beams would be placed under all loading points. The exterior wall would be exposed on the exterior to allow for access to both sides of the foundation for the placement of the through wall beams. The entire structure would be mounted on railroad wheels and rails. The area west of the structure would be excavated and a roadbed would be extended to the buildings final destination. A new full basement could be constructed which would be opened to the new river extension.

Recommendation

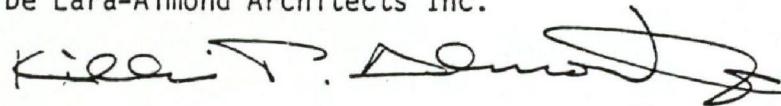
The relocation of the masonry structure is possible. Symphony Square in Austin is a good example of relocation/rehabilitation of masonry structures. The relocated structure would have 21,988.00 Gross S.F. Using a projected cost of \$250,00.00, the structure could be relocated for \$11.38 per S.F.. If interiors cost \$35.00 per S.F. then the total cost-for rehabilitation on a new site would be \$46.38 per S.F. This figure would be competitive with new construction and allow the use of the new tax advantages for historic properties.

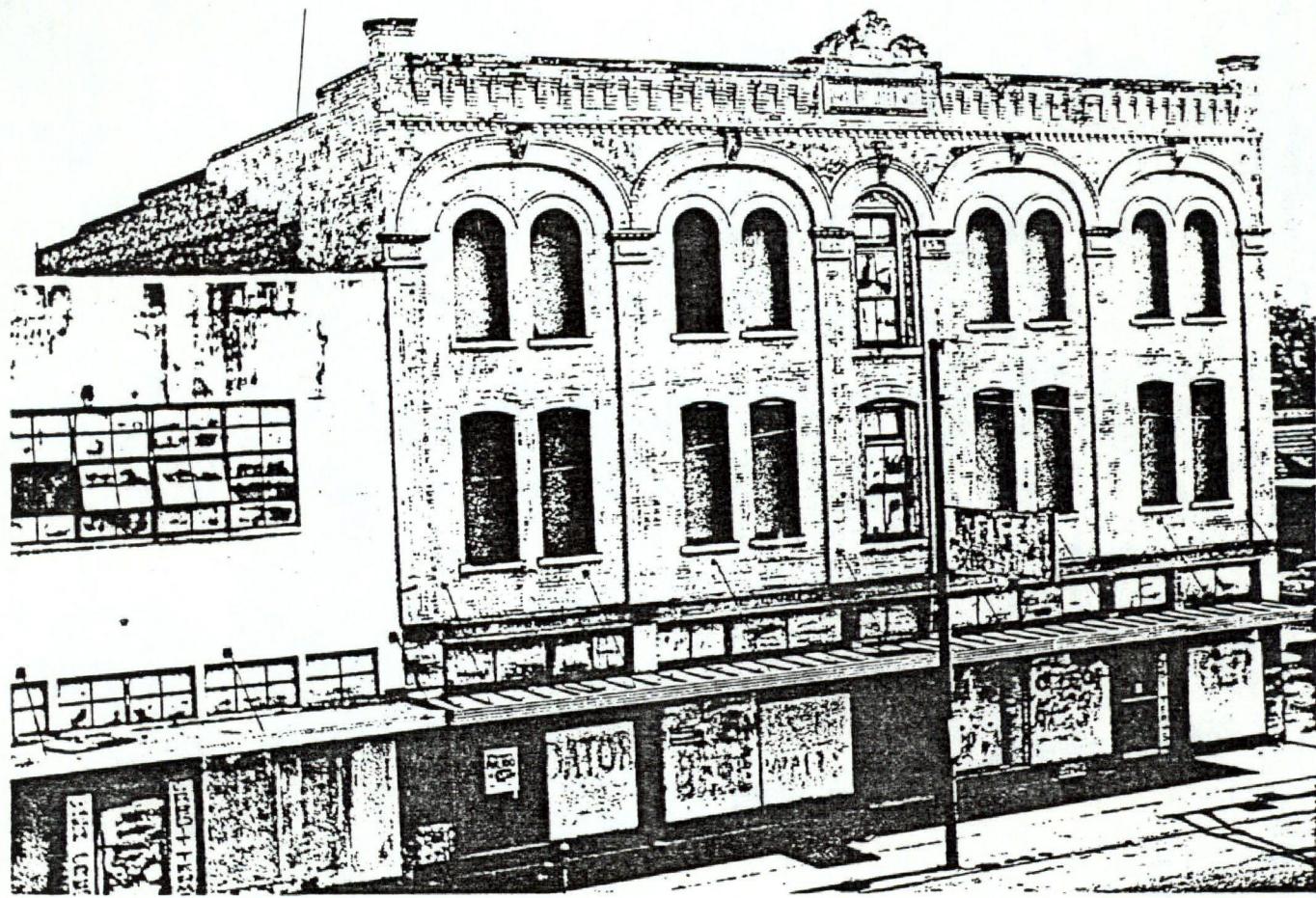
It is the consultants opinion that relocation of the entire structure to a site facing commerce street and adjacent to the new river extension is not only feasible but could provide a spectacular transition between the river and the new structures. The structure could also be moved into the development to

provide a key landmark to the central turn basin of the river extensions.

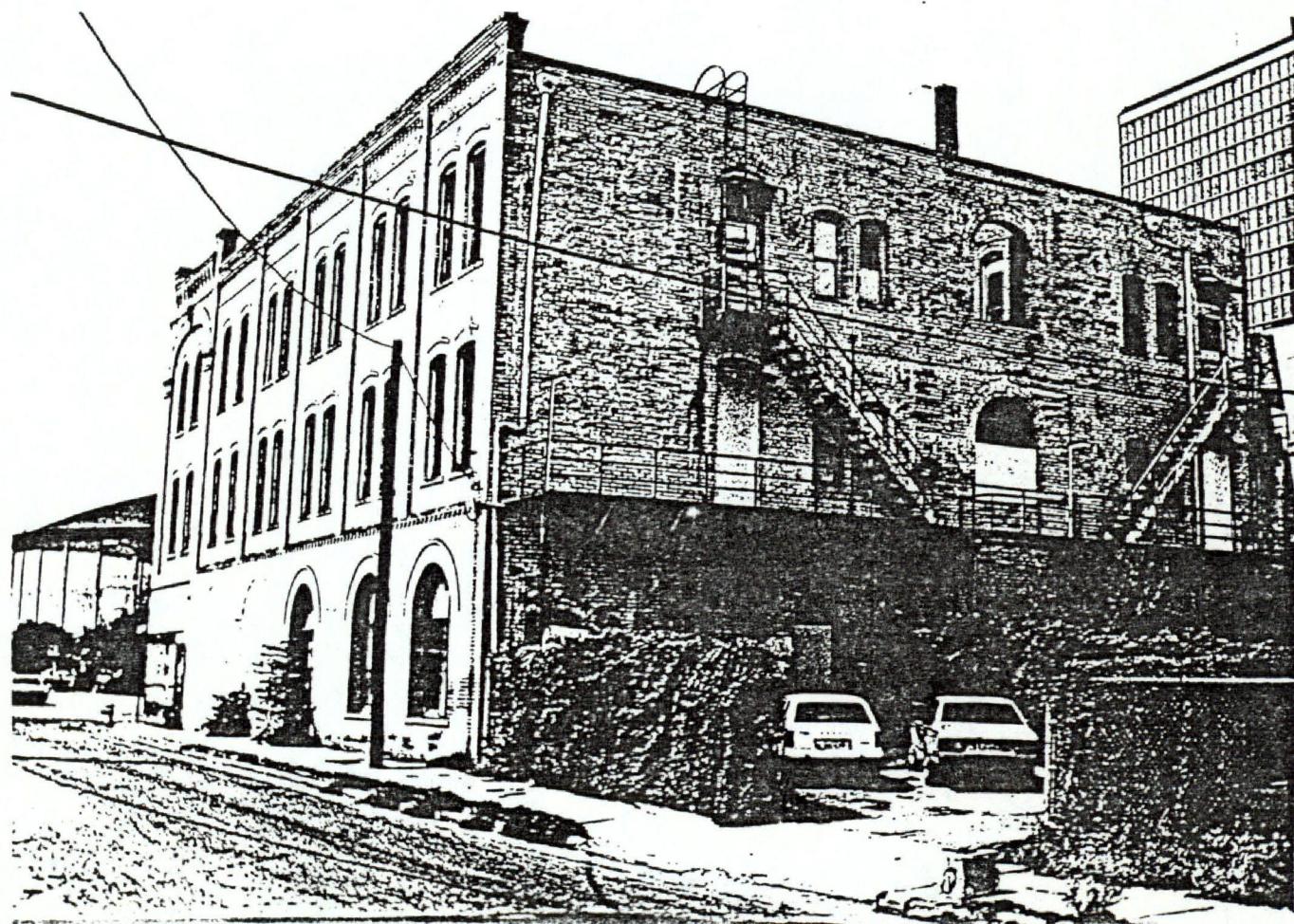
Submitted

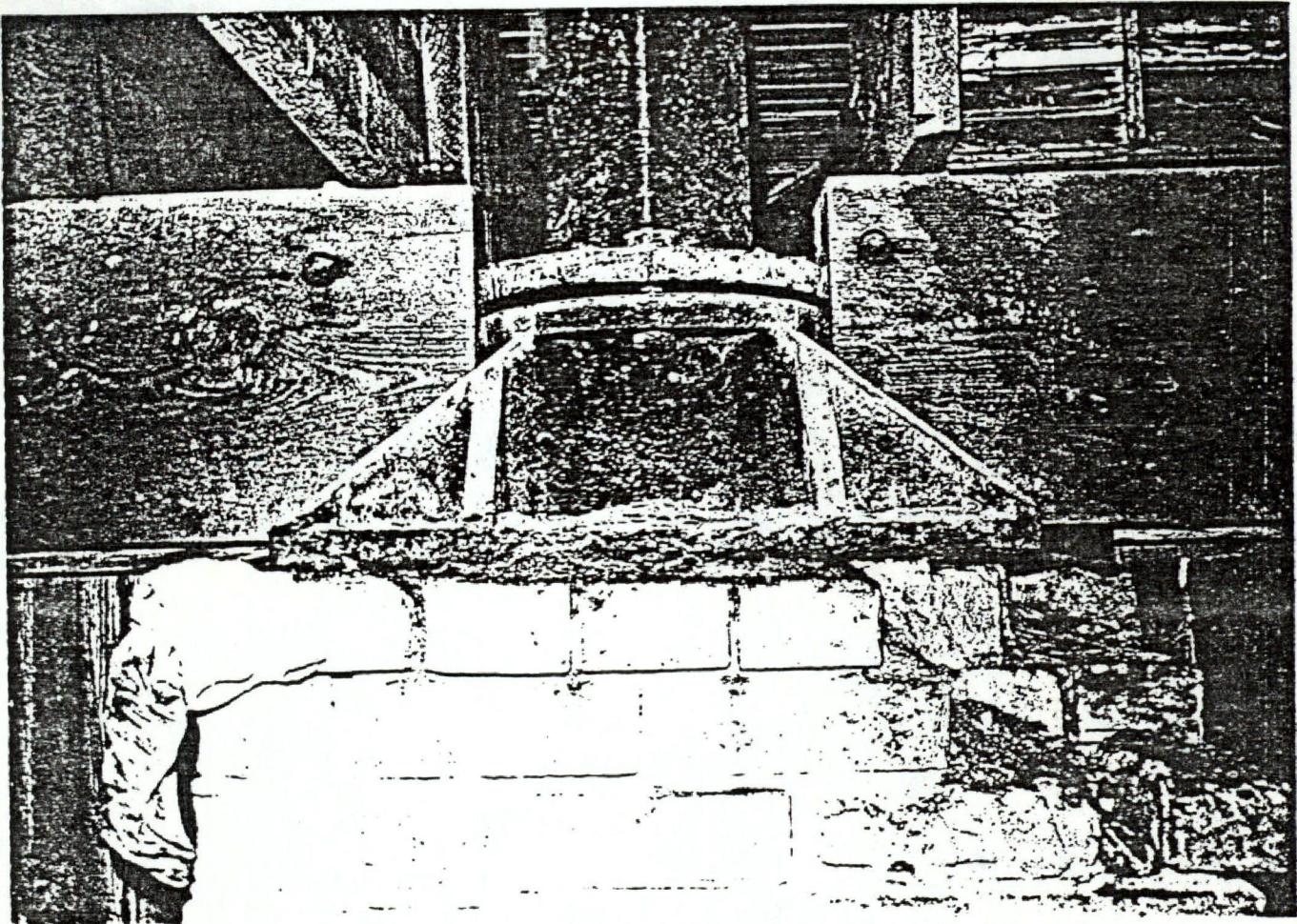
Killis P. Almond Jr. AIA
De Lara-Almond Architects Inc.



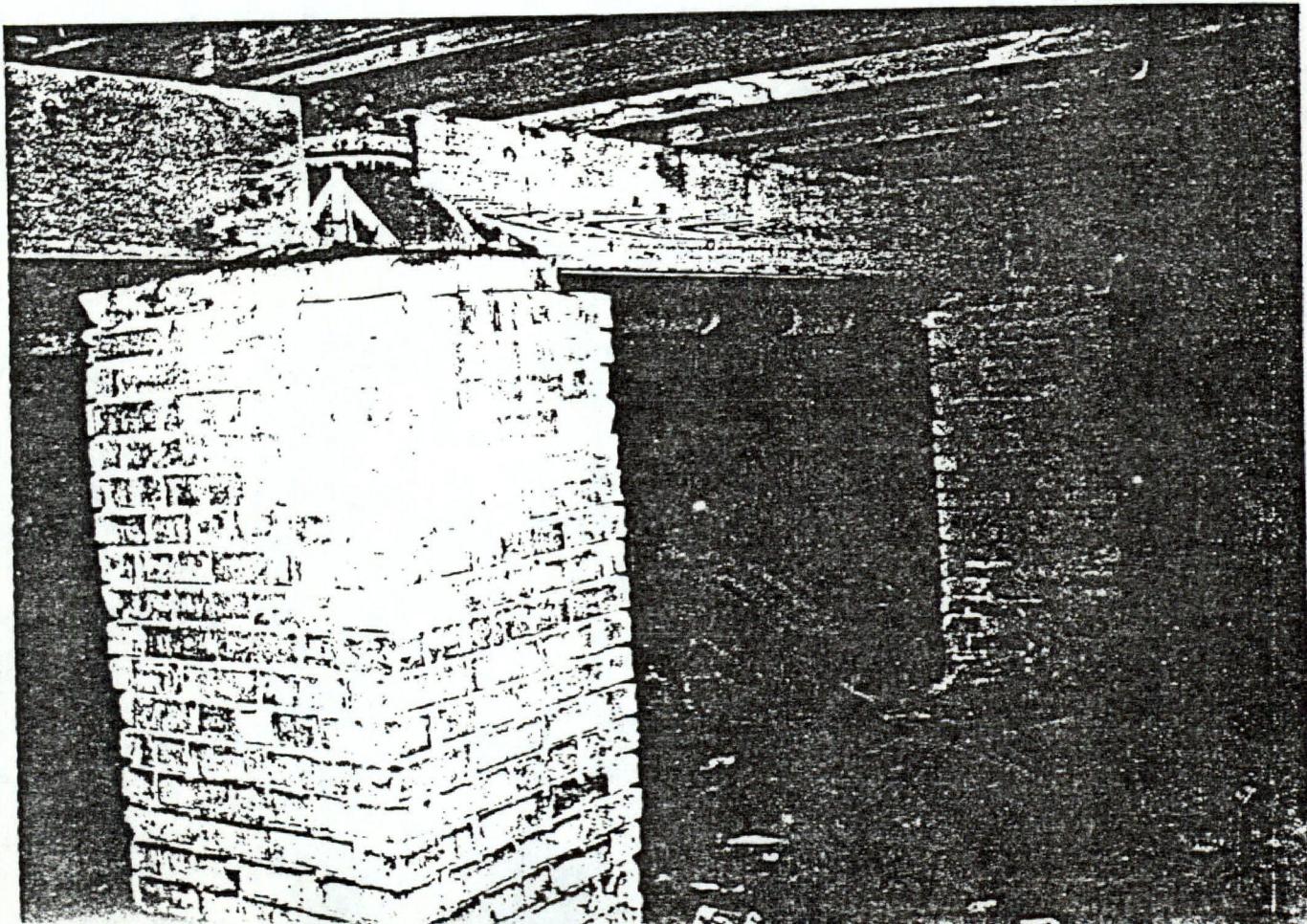


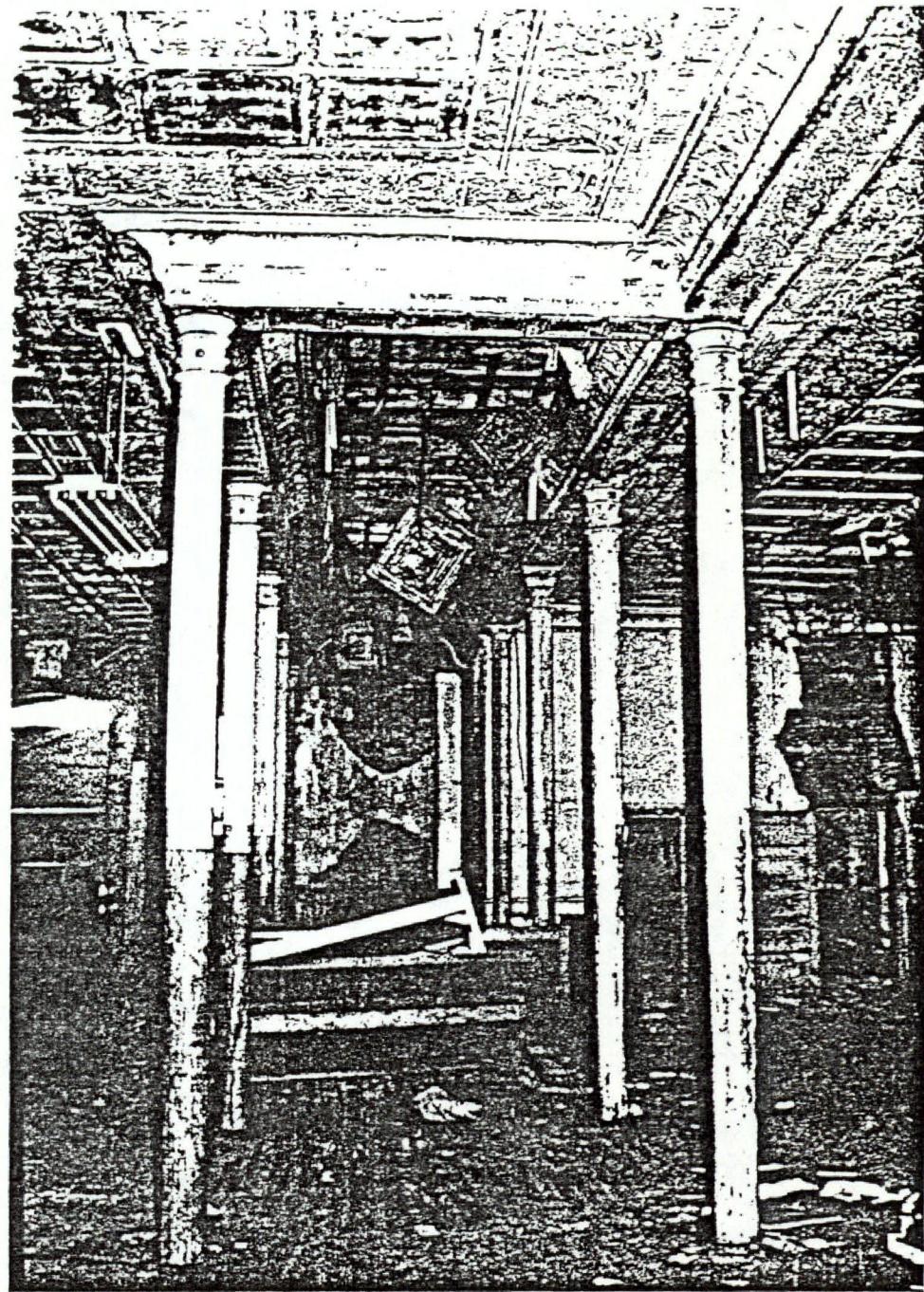
FAIRMOUNT HOTEL- SOUTH ELEVATION (ABOVE)
NORTH ELEVATION (BELOW)



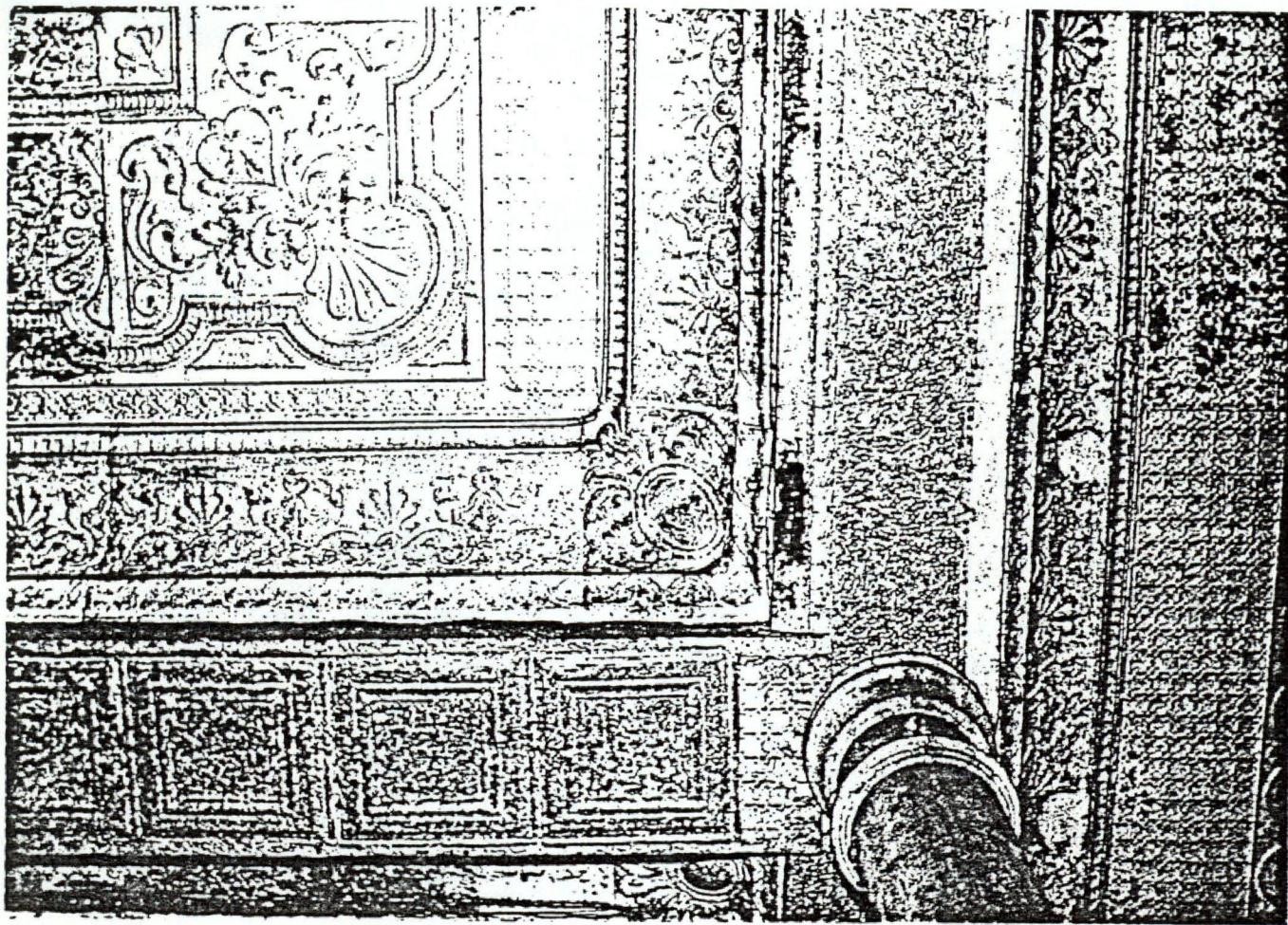


CAST IRON SPREAD FOOTING IN BASEMENT (ABOVE)
BRICK PIERS IN BASEMENT

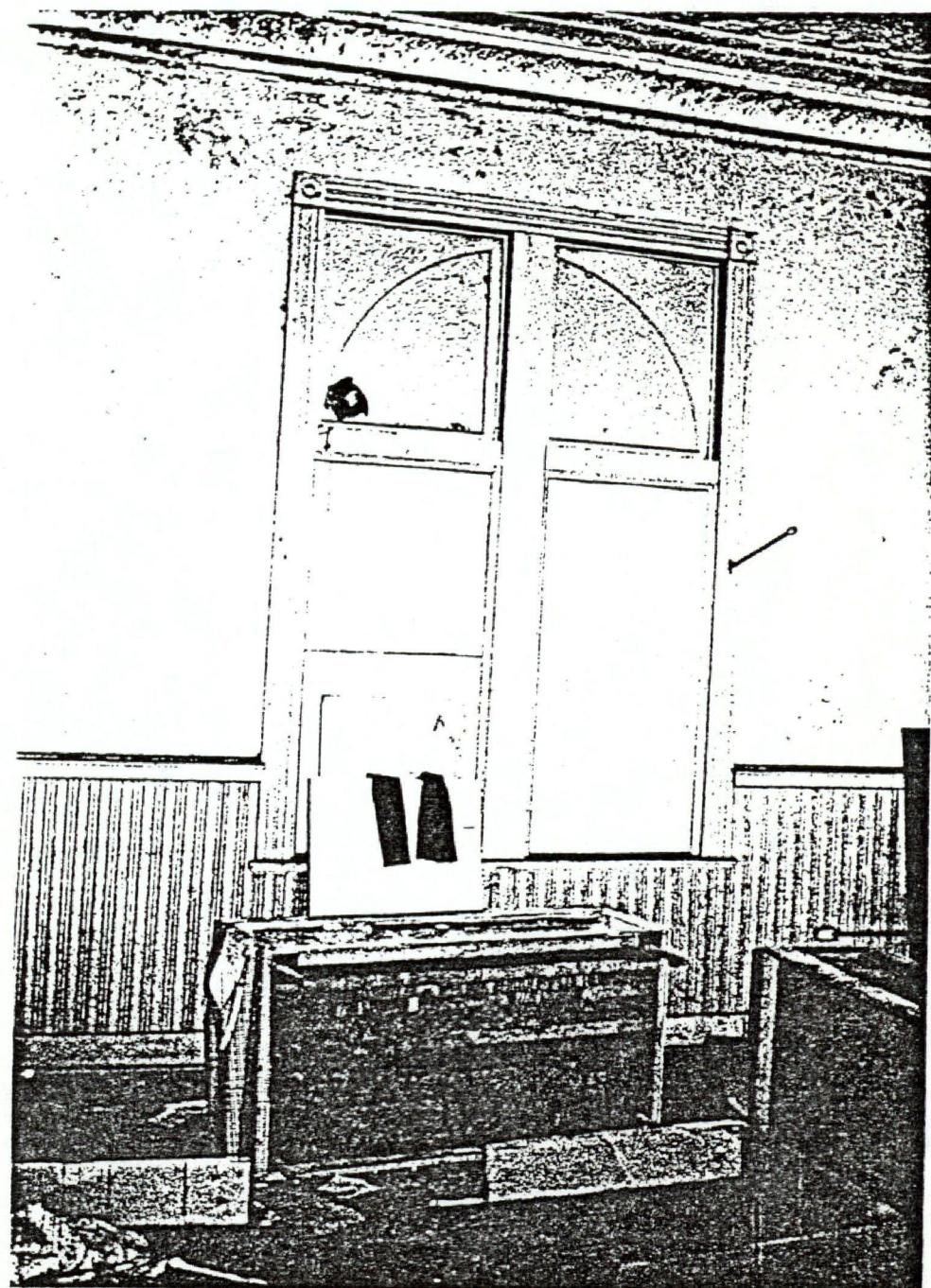




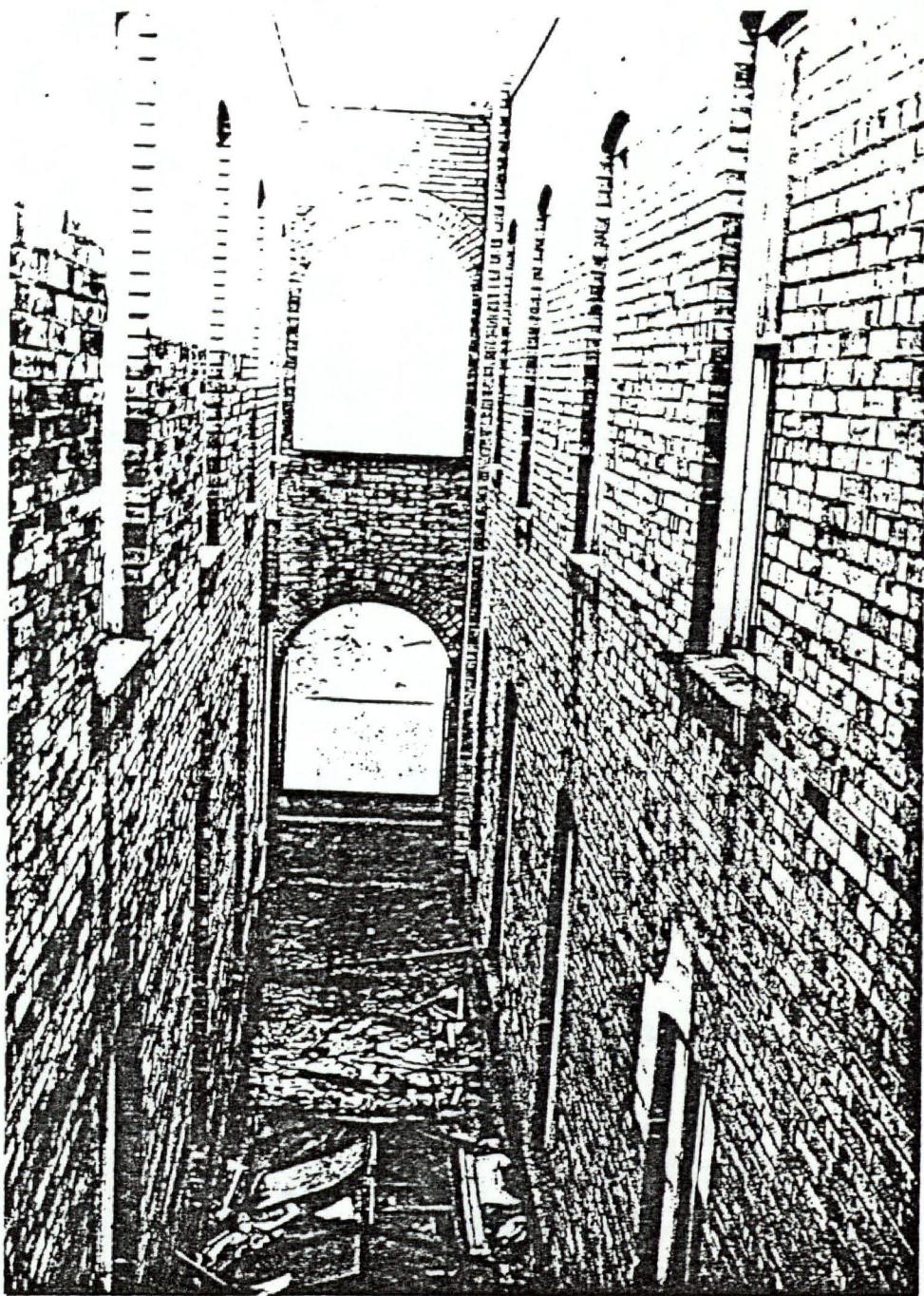
CAST IRON COLUMNS WHICH SUPPORT THE LIGHT WELL BRICK WALL



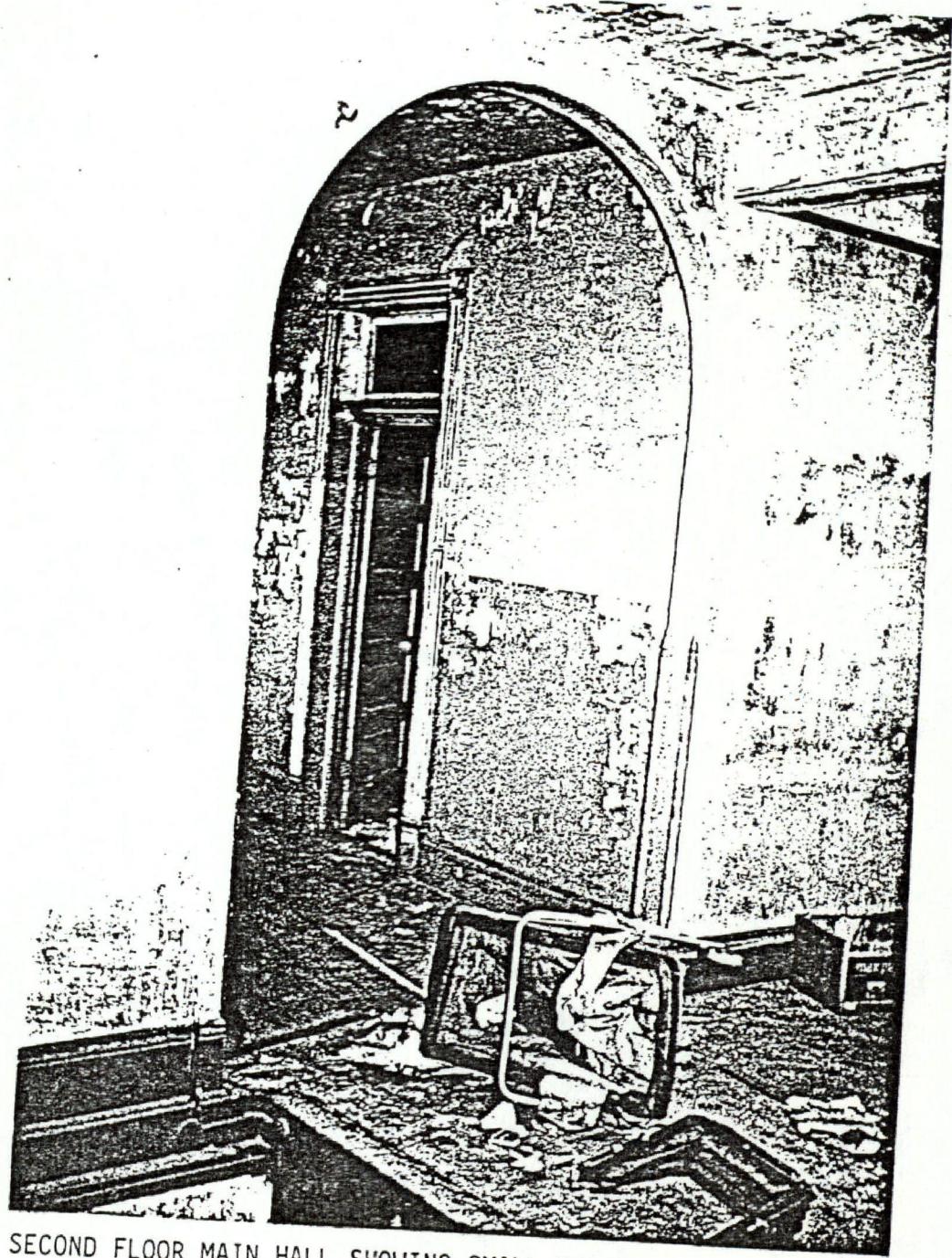
PRESSED TIN CEILING ON THE FIRST FLOOR. THE CEILING IS IN POOR CONDITION AND MUST BE REPLACED.



INTERIOR ELEVATION OF EXTERIOR WINDOWS SHOWING THE
DADO WHICH EXISTS ON ALL FIRST FLOOR WALLS



SECOND AND THIRD FLOOR LIGHT WELL



SECOND FLOOR MAIN HALL SHOWING SMALL HALL TO THE FRONT ROOMS



DOOR DETAIL AND STAIR DETAIL TO THE THIRD FLOOR