

## STEVEN LAND TILLOTSON, FAIA

ARCHITECT

Owner/Architect

Fellow – American Institute of Architects

Texas Registration #10463, 1984

### Education

The University of Texas at Austin

Bachelor of Architecture 1982

Texas Historic Resources Fellowship 1978

Texas Historical Foundation

### Profile

Steven Land Tillotson is an architect with broad experience in historic preservation, historic resource planning and architecture. He has produced a variety of award winning civic and institutional projects throughout Texas and is noted for his sensitivity to the cultural landscape.

He has worked for the Texas Historic Commission as grants monitor and was a Main Street design consultant for the early years of the state program. Past work in preservation includes the Alamo Plaza Master Plan, restoration of the Steves Homestead, and historic structures reports for the courthouses of Wilson, Hays, and Hopkins counties. Excellence of his work has been recognized by preservation awards from the National Trust for Historic Preservation and Preservation Texas for the restoration of Main Building Our Lady of the Lake University and Roma NHLD Plaza and Visitors' Center.

Steven has extensive work in South Texas and the Borderlands from South Padre Island to Eagle Pass. **Projects in Laredo include the Laredo Civic Center Remodelling, for Texas A&M International University the Administrative, Library and Classroom Building, the Laboratory, Classroom and Kinesiology Buildings, master plan revisions with the Lamar Bruni Vergara Planetarium and Science Center, and the 2010 Laredo Downtown Master Plan.**

Recent historic resource planning and design work includes San Pedro Creek Park, a 2.2-mile long new urban park restoration and redevelopment in downtown San Antonio and historic resource planning for the c.1917 Robert B Green Hospital building and campus for the University Hospital System.

An ardent investigator of the urban process, Steven's original and unique research has mapped the urban geomorphology and succession of historical episodes that defines the complex cultural landscape of San Antonio.

Award recognized projects underlined

### Historic Preservation Projects

St. James AME Church Ruins Stabilization & Interpretation, San Pedro Creek Culture Park, San Antonio TX

Stegman Building Rehabilitation, Brownsville Performing Arts Academy, Brownsville, TX

Roma NHLD Visitors' Complex & Plaza, Roma, TX

Noah Cox House Restoration, Roma, TX

La Lomita Chapel Restoration, Mission, TX

Westside Hotel Rehabilitation, Center for Health Care Services, San Antonio TX

Main Building Restoration - Our Lady of the Lake University, San Antonio TX

Freeman Coliseum Main Façade and Lobby Renovation, San Antonio TX

Sisters of Our Lady of Charity Convent Rehabilitation, San Antonio, TX

Hemisfair Park Historic Structures Relocation, San Antonio, TX

Starke Park Bathhouse Rehabilitation Seguin, TX

Central Drugstore Facade Rehabilitation Eagle Pass, TX

Riskinds Department Store Facade Restoration Eagle Pass, TX

Guaranty Title Building Facade Rehabilitation Eagle Pass, TX

NBISD Education Center Rehabilitation New Braunfels, TX

NBISD Academy Street Gym Rehabilitation New Braunfels, TX

SAISD Navarro School Rehabilitation San Antonio, TX

Nash House Rehabilitation San Antonio, TX

Sartor House Rehabilitation San Antonio, TX

Reiber House Restoration, Old D'Hanis, TX San Antonio, TX

Caile House Restoration San Antonio, TX

Aldrete House Restoration San Antonio, TX

Roper Hotel Rehabilitation, Marble Falls, TX

Wilson County Courthouse Rehabilitation Floresville, TX

Hopkins County Courthouse Rehabilitation, Sulphur Springs, TX

Steves Homestead Restoration San Antonio, TX

Dullnig Block Rehabilitation San Antonio, TX

Jahn Building Rehabilitation New Braunfels, TX

Meerscheidt House Rehabilitation San Antonio, TX

## **Preservation Plans, Historic Structure Reports & National Register Nominations**

La Lomita Mission HSR & Preservation Plan  
Mission, TX  
Schreiner Mansion Historic Structure Report  
Kerrville, TX  
Carnegie Library Historic Structure Report  
Stamford, TX  
Wilson County Courthouse Preservation Plan  
Floresville, TX  
Hays County Courthouse Historic Structure  
Report, San Marcos, TX  
First Presbyterian Church Preservation Plan  
Galveston, TX  
Moody Bank Building Historic Structure Report  
Galveston, TX  
Sacred Heart Church Preservation Plan  
Palestine, TX  
St. Dominic's Church Ruins Consolidation Study  
Old D'Hanis, TX  
Aue Stagecoach Inn NR Nomination  
Leon Springs, TX  
Plewhe Stagecoach Complex NR Nomination  
Leon Springs, TX  
Our Lady of Charity Convent NR Nomination  
San Antonio, TX  
Straus-Frank Saddlery Building Historic Structure  
Assessment - San Antonio TX  
Villa Guadalupe Cultural Resources Assessment  
San Antonio, TX  
Vista Verde South Historic Resources Inventory  
San Antonio, TX  
San Antonio Historic Multiple Resource Survey  
San Antonio, TX

## **Historic Resource Master Planning**

Robert B Green Hospital Campus, University  
Health, San Antonio TX  
San Pedro Creek Feasibility Study  
San Antonio, TX  
Laredo Downtown Master Plan  
Laredo TX  
Downtown Revitalization Plan - City of Brownsville  
Comprehensive Plan - Brownsville TX  
Mission Drive-In Theatre Redevelopment Plan  
San Antonio, TX  
Loyola University Master Plan  
New Orleans, TX  
Bexar County Community Arenas Master Plan  
San Antonio, TX  
Alamo Plaza NRHD Master Plan Study  
San Antonio, TX  
City South Master Plan  
San Antonio, TX  
Springview Hope VI Urban Revitalization  
Demonstration Grant Master Plan  
San Antonio, TX

Fort Clark Springs NRHD Master Preservation Plan  
Brackettville, TX

## **Master Planning & Development**

Brooks City-Base Master Plan  
San Antonio, TX  
Killam Multi-Use Development Master Plan Study  
Laredo, TX  
Texas A&M International University Master Plan  
San Antonio, TX  
Texas State Technical College Master Plan  
Harlingen, TX  
The University of Texas-Austin Engineering &  
Science Development Study, Austin, TX  
Texas Research Park Master Plan  
San Antonio, TX  
HBG Convention Center Master Plan Study  
San Antonio, TX  
USAA La Cantera Master Plan Study  
San Antonio, TX  
Westhover Hills Frost Bank Planning Study  
San Antonio, TX  
San Antonio Opera & Performing Arts Study  
San Antonio, TX  
Schreiner College Master Plan  
San Antonio, TX  
Baptist Children's Home Master Plan  
San Antonio, TX

## **Civic and Governmental Projects**

San Pedro Creek Culture Park  
San Antonio TX  
SSA/GSA North Central Office Building  
San Antonio, TX  
City of San Antonio HBG Convention Center  
Expansion - San Antonio, TX  
City of Helotes City Hall and Police Station  
Helotes, TX  
Bexar County Justice Center Parking Garage  
San Antonio, TX  
Brooks AFB Logistics Center  
Brooks AFB San Antonio, TX  
City of New Braunfels New Central Fire Station  
New Braunfels, TX  
City of New Braunfels Fire Station No. 3  
New Braunfels, TX  
Enlisted Men's Barracks Renovations  
Fort Hood, TX  
INS Eagle Pass Border Patrol Station  
Eagle Pass, TX

## **Institutional Projects**

Center for Health Care Services  
San Antonio, TX  
MHM Wesley Health & Wellness Center  
San Antonio, TX

Cancer Therapy and Research Center  
San Antonio, TX

**Higher Education Projects**

MSET Building-The University of Texas at Dallas  
Dallas, TX  
College of Education Building-The University of  
Texas Pan American - Edinburg, TX  
Main Library and Large Classroom Building-The  
University of Texas at Brownsville/Texas  
Southmost College, Brownsville, TX  
ITECC Renovation-The University of Texas at  
Brownsville/Texas Southmost College  
Brownsville, TX  
Life Health Science Building-The University of  
Texas-at Brownsville/Texas Southmost College  
Brownsville, TX  
Regional Area Health Clinic-The University of  
Texas-Houston at UT Brownsville  
Brownsville, TX  
School of Engineering Building-The University of  
Texas Pan American, Edinburg, TX  
College of Science Building-The University of  
Texas Pan American - Edinburg, TX  
Phase I Administrative, Library and Classroom  
Buildings-Texas A&M International University  
Laredo, TX  
Phase II Laboratory, Classroom and Kinesiology  
Buildings-Texas A&M International University  
Laredo, TX  
Laboratory and Classroom Building - Texas A&M  
Corpus Christi, Corpus Christi, TX  
Allied Health Sciences Building-Southwest Texas  
University, San Marcos, TX  
Gymnasium and Physical Education Building II-Pan  
American University, Edinburg, TX

**Secondary and Primary Education Projects**

SAISD Douglass Elementary School Additions and  
Rehabilitation - San Antonio TX  
LJISD Ann Richards Middle School  
La Joya, TX  
LJISD Performing Arts Center  
La Joya, TX  
WISD Elementary School  
Weslaco, TX  
WISD Intermediate School  
Weslaco, TX  
WISD Career & Technology Center  
Weslaco, TX  
MISD High School Science & Technology Buildings  
Mission, TX  
MISD Alton Junior High School  
Mission, TX  
NISD Helotes Elementary School Additions &  
Renovation, San Antonio, TX

**Hospitality/Entertainment/Recreation Projects**

Grand Hyatt Convention Center Hotel  
San Antonio, TX  
AT&T Arena San Antonio Spurs  
San Antonio, TX  
BISD Natatorium  
Brownsville, TX  
Alamo Heights Pool and Shade Structures  
San Antonio, TX  
Starke Park Wave Pool and Bathhouse  
Seguin, TX  
Fiesta Texas Theme Park  
San Antonio, TX  
Newcombe Tennis Resort Study  
New Braunfels, TX  
Watermark Hotel Development Study  
San Antonio, TX  
Riverwalk Guest Suites Hotel Study  
San Antonio, TX  
Texas Radio Grille Study  
San Antonio, TX  
Greentree Restaurant Study  
San Antonio, TX  
Mama's Hofbrau Restaurant  
San Antonio, TX  
San Antonio Country Club Tennis Center  
San Antonio, TX

**Commercial/Office Projects**

USAA Bank Services Building  
San Antonio, TX  
Frost Bank Downtown Motor Bank  
San Antonio, TX  
Frost Bank Tower Site Improvements, multiple  
branch banks remodeling, San Antonio, TX  
Sunbelt Sportswear Corporate Office  
San Antonio, TX  
Chuska Corporate Office  
San Antonio, TX  
Gill Savings various Branch Offices  
San Antonio, Helotes, Addison, Uvalde, TX  
Alamo Community College District Administrative  
Building, San Antonio, TX

**Residential/Housing Projects**

San Antonio Housing Authority Springview Multi-  
Family and Group Housing  
San Antonio, TX  
Cato Building Downtown Housing Study,  
San Antonio, TX  
Adams Residence  
San Antonio, TX  
Perkins Residence  
Fair Oaks, TX

Schneider Ranch House  
Bexar County, TX  
Straus Ranch House  
Bexar County, TX  
Minten Ranch House  
Falfurrias, TX

### Conference/Symposia

*"The Cultural Landscape of San Antonio"*  
Institute of Classical Art & Architecture 2024, Texas  
Society of Architects Conventions 2017 and 2006,  
LRGV AIA Building Communities Conference 2007,  
Texas R.O.W Association 2005, Metropolis  
Magazine 1998, Grantmakers in the Arts National  
Conference 1996.

*"Assessment of Preservation Tax Credit and Grants  
Programs in Texas and the Lower Rio Grande  
Valley"* 2015 Historic Preservation Symposium  
Brownsville TX

*"Public Health and Planning during San Antonio's  
Formative History"*  
2014 Metropolitan Health District Healthy  
Communities Conference

*"An Uncertain Future: Thoughts on the Historic  
Buildings and Places of the Rio Grande  
Communities"*  
AIA Lower Rio Grande Building Communities  
Conference 2014, UTSA/Institute of Texan Cultures  
Rio Grande Legacy Symposium 2014

*"The U.S. - Mexico Border: Planning and Design for  
a Sustainable Future"*  
Texas Society of Architects Convention 2009, 2015  
2013 Dialogos on the Border Symposium LRGV  
AIA Building Communities Conference 2011

*"A River Divided: Border Space and Security along  
the Lower Rio Grande Valley"*  
Texas Society of Architects Convention 2009  
LRGV AIA Building Communities Conference 2008

*"New Urbanism in Old Places"*  
LRGV AIA Building Communities Conference 2009

*"Charette: Debate and Democracy in the Realm of  
Design"*  
Texas Society of Architects Convention, 2007

*"City of Roma NHLD Visitors Complex and Plaza"*  
Texas Historical Commission Conference 2005

*"Public Spaces in Historic Districts"*  
Texas Historical Commission Conference 2000

*"Visions of San Antonio: Past, Present and Future"*  
University of Texas at San Antonio, 1994.

### Community Service

*City of San Antonio Southside Initiatives Community  
Plan, 2003.* Organizer and facilitator for City led  
effort to establish sustainable planning  
guidelines for the annexation of 57-square miles  
as part of its balanced growth initiative.

*City of San Antonio Lone Star Charette, 1999.*  
Facilitator for City Council sponsored planning  
charette for the old Lone Star Brewery and  
surrounding neighborhood.

*Public Design Studio, 1996 - Present.* Co-founder of  
a public access community design collaborative  
utilizing Internet, multi-media and participatory  
design processes.

*AIA City of Balcones Heights Charette, 1997.*  
Organizer and design facilitator for a public  
participatory master planning process.

*AIA Medina River Charette, 1997.* Organizer and  
design facilitator for a public and planning  
process to determine future land management of  
the 2400-acre former Applewhite Reservoir.

*AIA Environmental Design Charette, 1996.* Co-  
Chairman for the citywide "Design with Water"  
that involved over 100 professionals in design,  
engineering, planning, ecology and economic  
development.

*Kelly Business Corridor, South San Antonio  
Chamber of Commerce, 1997.* Professional  
input and planning assistance to develop an  
economic enterprise zone around the Kelly AFB  
Redevelopment Zone.

*Historic Preservation Initiatives, San Antonio  
Independent School District, 1997.* Professional  
input and documentation of historic schools  
previously precluded from historic designation  
and advocated public support for preservation.

*Avenidas Del Rio, South San Antonio Chamber of  
Commerce, 1996 - Present.*  
Professional input and planning assistance for  
various community/business development  
projects within the South San Antonio Enterprise  
Redevelopment Zone.

*Love Jefferson, 1996.* Assisted in founding a non-  
profit organization to protect and enhance the  
historic Jefferson High School, San Antonio  
Independent School District.

*Tree Protection Ordinance, City of San Antonio, 1996-97.* Professional input and advocate for public support.

*Downtown Strategic Plan, City of San Antonio, 1996.* Professional input and design participant in public charette.

*San Antonio Environmental Network 1994.*  
Assisted planning of seminar on GIS (Geographic Information System).

*On Premise Sign Ordinance, City of San Antonio, 1995.* Professional input and advocate for public support.

*Alton Homestead Public Hearing, City of San Antonio, 1994.* Advocate for public support to successfully prevent demolition of a c1878 historic house.

*Water Quality Ordinance, 1994-95.* Professional input and public support.

*Restore-Habitat for Humanity, 1994-95.* Design assistance for the rehabilitation and reuse of a warehouse for offices and recycling center.

*Urban Corridor Ordinance, City of San Antonio, 1993-94.* Professional input and public support.

*Plaza Florencia - Habitat for Humanity, 1992-95.*  
Organized design volunteers to plan and construct a 40-home urban village in San Antonio's far West Side.

*Landscape Ordinance, City of San Antonio, 1993-1994.* Professional input and public support.

*Southtown Main Street Design Assistance Committee, 1992-94.* Member and assistance for facade rehabilitation and master planning of 30-block area south of downtown San Antonio.

*San Antonio by Design, 1992.*  
Traditional town plan design model for the 300-acre Voelker Tract in north San Antonio.

## **Appointments**

Member: Espada Public Improvement District Board 2009-2014

Member: City South Management Authority 2006-2012

Member; City of San Antonio Master Plan Policies Committee, 1998-2000. Prioritization of policies

for budget approval and implementation oversight.

Member; Community Revitalization Action Group, 1998. Advisor to City Council appointed committee for inner-city redevelopment.

Member; Mitchell Lake Steering Committee, San Antonio Water System. 1997-2000

Member; Centro Alameda Building Committee. 1996-1998.

Board of Directors, American Institute of Architects San Antonio Chapter. 1997-1998.

Chairman; Urban Affairs Committee American Institute of Architects San Antonio Chapter. 1992-1997

Member; City of San Antonio Ad Hoc Committee for the Master Plan, 1993-97. Participated in drafting San Antonio's first master plan since 1956.