



Historic Dignowity Hill Restoration Opportunity

727 N Pine St | San Antonio, TX

Main Residence • Former Carriage House • Pool • Oversized Lot

Documented 1909 Richard Friedrich Residence

Property offered as-is. Buyer to verify all information and intended use.



Property Overview



A Rare Opportunity in San Antonio's First Suburb

727 N Pine St presents a unique opportunity to acquire a historic property in the heart of Dignowity Hill, San Antonio's first residential suburb and one of its most architecturally significant districts.

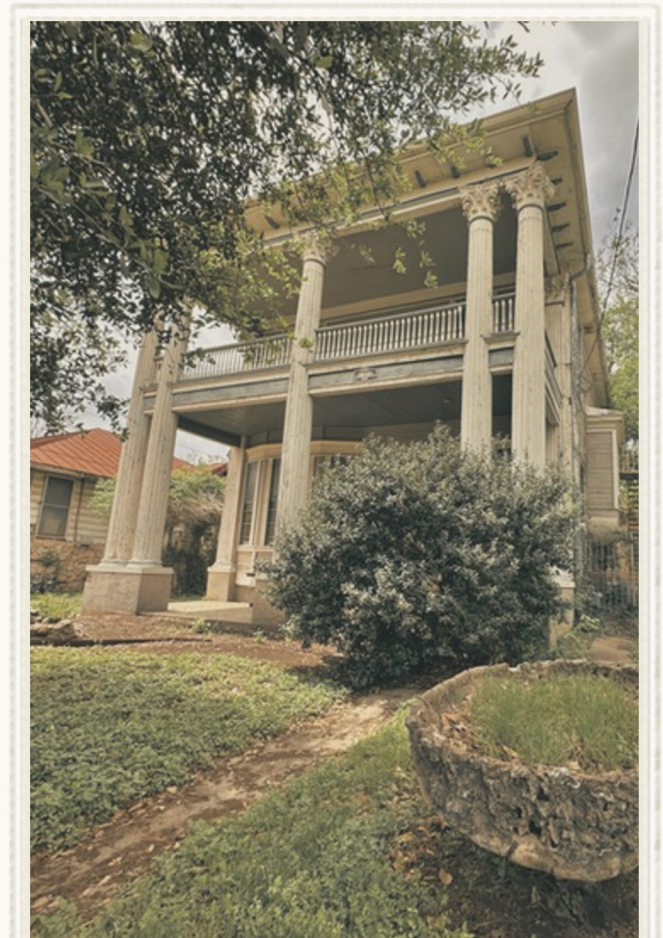
This offering combines scale, historic character, and redevelopment potential. The main residence, along with a detached carriage house, sits on a generous lot and includes a pool, features rarely found together in this location.

Positioned near downtown San Antonio, the Pearl District, and major cultural and economic corridors, the property is well suited for restoration, investment, or long-term hold strategies.

Ideal for investors, preservation-minded buyers, or developers seeking a distinctive project with strong upside potential.



A legacy property positioned for restoration, investment, and long-term value.



DIGNOWITY HILL
RELATIVE TO SAN ANTONIO CITY





Historic Craftsmanship and Presence



Early twentieth-century architecture with enduring structural character



The residence reflects early twentieth century construction, with proportions and architectural elements characteristic of the period.

Features include a two story structure, prominent porch elements, and a balanced façade composition that reinforces its historic identity.

While restoration is required, the underlying structure provides a strong foundation for a historically sensitive renovation approach.

The scale, symmetry, and presence of the home create a rare opportunity to preserve and reintroduce architectural integrity within a rapidly evolving area.



A structure defined by proportion, presence, and restoration potential.

ARCHITECTURAL ELEMENTS



- + Two story structure
- + Covered front porch
- + Column-supported façade
- + Symmetrical composition
- + Historic proportions

An Estate Rooted in History. A Legacy Worth Preserving.

More than a home, this is a chapter in the story of San Antonio.

This residence is connected to a period of growth, industry, and civic development that helped shape early San Antonio.

By 1909, Richard Friedrich and his wife are documented as residing on this property, placing the home within a meaningful chapter of the city's evolution.

The Friedrich name is associated with enterprise, leadership, and long-term investment in the community, contributing to the character and development of the area during the early twentieth century.

While details of the home's earliest construction continue to be researched, its documented presence during this period establishes a clear and lasting connection to the people and forces that helped define San Antonio.

Today, the property remains as a physical link to that history, offering the opportunity to preserve and carry forward its significance.



A LEGACY SPANNING GENERATIONS

- ❖ **1850s**
Wenzel Friedrich arrives in Texas, establishing early roots for the family's presence in industry and trade.
- ❖ **Late 1800s**
The Friedrich family becomes associated with growing commercial and industrial activity in San Antonio.
- ❖ **Documented 1909 Occupancy**
Richard Friedrich and his wife are recorded as residing at this property.
- ❖ **Early 20th Century**
The property exists within a period of expansion, civic development, and architectural growth in the area.
- ❖ **Today**
The estate remains a tangible connection to this history, offering an opportunity for preservation and thoughtful restoration.

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Preserving places like this is not only about structure, but about continuity, memory, and the story of a city shaped over time.

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More than a restoration opportunity, this is a chance to carry forward a piece of San Antonio's history.

The Friedrich Family Legacy

A lineage of craftsmanship, industry, and innovation in San Antonio.

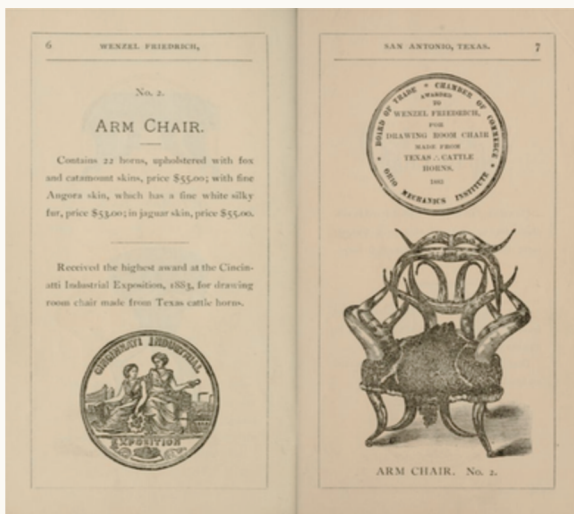
The Friedrich family legacy in San Antonio reflects a progression from skilled craftsmanship to industrial innovation, shaping both industry and community during a formative period of the city's growth.



Early Friedrich Refrigerators facility, San Antonio."

The family's story begins with Wentzel Friedrich, a master craftsman celebrated for his finely detailed horn furniture. His work exemplified precision, artistry, and the highest standards of quality.

This foundation of craftsmanship laid the groundwork for future generations, instilling a commitment to excellence that would define the Friedrich name.



Catalogue showing horn furniture craftsmanship by Wentzel Friedrich, master artisan.

Carrying that legacy forward, Ed Friedrich expanded the family's work into commercial refrigeration. By establishing a refrigeration business in 1883, he responded to the growing needs of modernizing San Antonio and helped lay the foundation for industrial advancement in the city.

By the early twentieth-century, the Friedrich name had become synonymous with innovation, reliability, and leadership. Richard Friedrich carried this legacy forward through industry, civic involvement, and a dedication to the continued growth of San Antonio.

His connection to this property places the home within a broader narrative of enterprise, community, and long-term investment in place.

A legacy rooted in craftsmanship, carried forward through innovation.



Richard Friedrich: Industrial Leader. Civic Builder. Generous Philanthropist.



A life of innovation, stewardship, and lasting civic impact in San Antonio.

Richard Friedrich led the family's enterprises through periods of economic change and industrial growth, helping shape the evolution of refrigeration and cooling technology in San Antonio.

His leadership extended beyond business, defined by a deep sense of responsibility to both his employees and the broader community.



During the Great Depression, when many industrial leaders reduced their workforce, Richard Friedrich chose a different path. He provided work and housing for employees and their families at his ranch in Hunt, Texas, ensuring stability during a time of widespread uncertainty.

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The greatest measure of success is not what you build for yourself, but what you leave behind for others.



His commitment to community extended into San Antonio's civic institutions. For 27 years, he served as president of the Zoological Society, helping guide the development of the San Antonio Zoo into a nationally recognized destination.

Applying his knowledge of refrigeration, he played a key role in the creation of the Penguin House in the 1940s, an early example of controlled climate environments for wildlife in South Texas.

His contributions also include the establishment of the Richard Friedrich Aquarium, a facility that became a cornerstone of aquatic education and public engagement for generations.

Richard Friedrich's legacy reflects a rare combination of industrial innovation and civic responsibility, where advancements in technology were matched by a lasting investment in the cultural and social fabric of San Antonio.

A legacy defined not only by industry, but by the people and institutions strengthened along the way.



RICHARD FRIEDRICH EXAMINES UNUSUAL GIFT FROM EMPLOYEES
Paul Brinkoeter, Emil Ploch, Cruz Vargas (L-R) presented book.

Institutions and innovations shaped by the vision and generosity of Richard Friedrich continue to enrich San Antonio today.



RICHARD FRIEDRICH (R) PRESENTS CHECK TO FRED STARK
Zoo director given bonus after completion of 20 years' service.

Where His Legacy Lives Today



Enduring contributions woven into the fabric of San Antonio.

Richard Friedrich's influence extended beyond industry into the cultural and civic life of San Antonio.

For more than two decades, he served as president of the Zoological Society of San Antonio, helping guide the growth and development of the San Antonio Zoo.

His industrial knowledge also supported one of his most distinctive civic contributions: applying refrigeration technology to create controlled environments for cold-weather species, including the Penguin House.

The Richard Friedrich Aquarium, dedicated in his honor, became a lasting public institution for aquatic education, curiosity, and community connection.



“His philanthropies were legion.”

— SAN ANTONIO LIGHT

PLACES OF LASTING IMPACT



SAN ANTONIO ZOO
Guided growth and development for more than two decades.



PENGUIN HOUSE
A pioneering application of refrigeration technology for cold-weather species.



RICHARD FRIEDRICH AQUARIUM
A lasting public institution for aquatic education and community connection.



His influence lives on in the places where the city gathers, learns, and connects.

Artifacts of a Working Estate

Physical elements that reflect the property's early use and industrial legacy.

Beyond its architectural presence, the residence retains elements that reflect its connection to early industrial life in San Antonio.

One of the most distinctive features is a built-in cold storage closet, an early form of refrigeration that predates modern systems. Designed with insulated compartments and heavy hardware, it stands as a direct link to the technological innovations associated with the Friedrich name.

Historical records also indicate that the property supported early entrepreneurial activity, including the management of a prize poultry operation in the early twentieth-century.

These details offer a rare glimpse into how the home functioned, not only as a residence, but as part of a working and evolving estate.

A residence that still carries the physical imprint of its past.



Built-in cold storage closet, an early form of refrigeration that remains as a remarkable link to the Friedrich legacy.



Why This Home Deserves to Be Restored

A direct connection between past life, present condition, and future stewardship.

This residence was once part of a period defined by growth, innovation, and personal investment in the future of San Antonio.

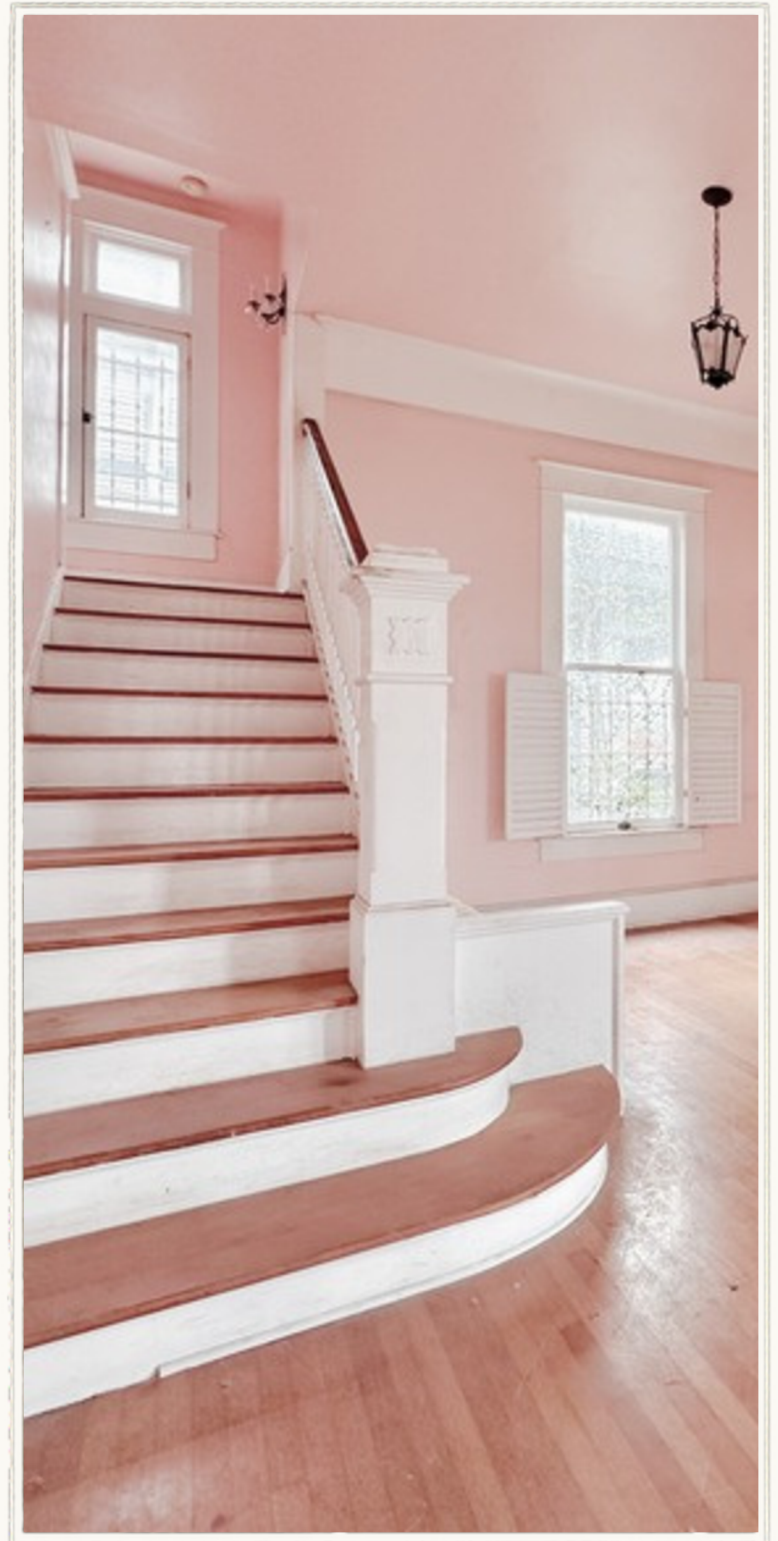
Within its walls, daily life reflected the work, responsibility, and forward thinking that shaped both a family legacy and a growing city.

Over time, the property has transitioned from that period of active use into its current condition, where restoration is now required.

This need for restoration is not a limitation, but a reflection of time, and an opportunity to reestablish the presence and purpose the home once held.

To restore this property is to reconnect it with its original intent, to bring structure, life, and meaning back into a space that once carried all three.

The home reflects the passage of time, and the opportunity to define what comes next.



Restoration is not simply improvement, it is continuation.



Multiple Structures and Expanded Property Potential

A layered property offering flexibility, scale, and opportunities for thoughtful restoration.

1. OVERVIEW

The property is composed of three distinct structures: the main residence, a carriage house, and a separate stone structure currently used for storage, with a pool incorporated into the surrounding grounds.

Together, these elements create a property with a broader physical footprint and greater spatial depth than a typical single-structure home.

2. EVOLUTION OVER TIME

Over time, the use of these structures has shifted in response to changing needs. The carriage house, originally designed for functional support, has been adapted through successive periods of use, while the stone facade structure now serves as storage.

This layered configuration reflects the property's evolution over time, offering insight into both its past use and its future potential.

3. FUTURE POTENTIAL

Any future exterior modifications would be subject to review through the Office of Historic Preservation, providing a framework for restoration that respects the character and history of the property.

Within that framework, the presence of multiple structures allows for a range of thoughtful approaches, where each component of the property can be considered as part of a larger, cohesive restoration.

A property shaped over time, offering the opportunity to restore, refine, and define its next chapter.



Restoration and Long-Term Value

A framework that supports thoughtful preservation and future appreciation.



PRESERVATION FRAMEWORK

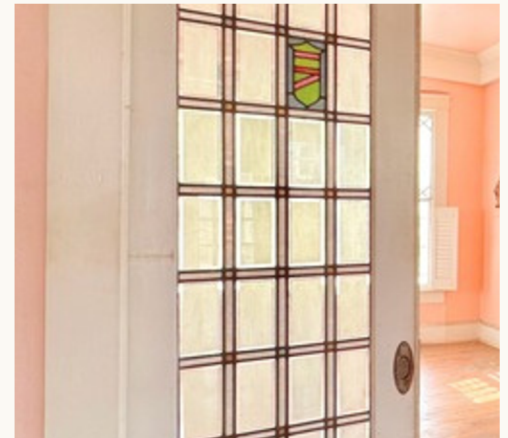
As part of the Dignowity Hill Historic District, the property is subject to established preservation guidelines that help maintain the architectural integrity of the area.

These guidelines provide clarity around restoration, allowing improvements to be made in alignment with the character of the neighborhood and the home’s historic context.

LONG-TERM VALUE

Properties within designated historic districts may qualify for a property tax valuation freeze following approved restoration work.

This incentive can contribute to reduced long-term holding costs while supporting investment in historically aligned improvements that enhance both the property and the surrounding community.



A restoration opportunity supported by structure, guidance, and long-term potential.

A Legacy Ready for Its Next Chapter

727 N PINE STREET
Dignowity Hill | San Antonio, Texas

This property has moved through time, shaped by the people who built, lived, worked, and gathered within it.

Its history carries the imprint of industry, stewardship, family legacy, and the evolving character of Dignowity Hill.

Now, 727 N Pine Street stands at another threshold. Restoration offers the chance to honor what remains, recover what has been quieted, and carry forward a place with meaning.

*A home defined by history, grounded in structure,
and ready for its next chapter.”*

