

Archaeological Monitoring for the Weston Urban Open Space Park, San Antonio, Bexar County, Texas

by

Antonia L. Figueroa, José E. Zapata, and Clinton M.M. McKenzie



Principal Investigator
Raymond P. Mauldin

REDACTED

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c/o Weston Urban
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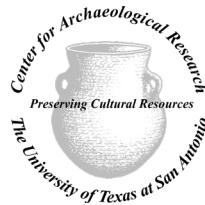
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Abstract:

The Center for Archaeological Research (CAR) at the University of Texas at San Antonio (UTSA) conducted archaeological monitoring for the Weston Urban Open Space Park in downtown San Antonio, Bexar County, Texas between January 2019 and April 2020. Archaeological monitoring was conducted on behalf of Weston Urban LLC for construction activities associated with the development of the Western Urban Open Space Park. The project was located on private property and privately funded and therefore did not require review by the Texas Historical Commission (THC). However, at the municipal level, the project fell under the City of San Antonio (COSA) Unified Development Code (UDC) (Article 635-630 to 35-634), because the project area, 0.6 hectares in size, is one block north of the Main and Military Plazas Historic District.

Construction activities that required monitoring by CAR staff included excavations that were 61 cm or more below surface and in areas most likely to encounter significant cultural resources. Antonia L. Figueroa served as the initial project archaeologist. After her departure from CAR, José Zapata and Clinton McKenzie served as co-project archaeologists. The work was started under the direction of Dr. Paul Shawn Marceaux (former CAR director). Dr. Raymond P. Mauldin subsequently served as principal investigator for the project.

During archaeological monitoring four features were encountered. The four features included the previously recorded San Pedro Acequia (41BX337); a basement related to the original location of the Majestic Theatre (1913-1929) and recorded as site 41BX2347; a foundation associated with the First Presbyterian Church, recorded as site 41BX2348; and a series of trash deposits containing artifacts of circa 1830s to 1850 within the northwest quadrant of the project area, recorded as the Cardona Santos-Coy Trash Deposits, site 41BX2394.

After consultation with City of San Antonio Office of Historic Preservation (OSA-OHP) and the client, the exposed segment of San Pedro Acequia was shielded with a layer of geotextile fabric and sand and thus protected from impact. Further archaeological work on the remaining features was not recommended and construction proceeded as planned. Ceramics and an ornamental pewter leaf collected from recorded sites are permanently curated at the Center for Archaeological Research according to Texas Historical Commission guidelines. All project documentation, including photographs and field forms, are permanently curated at the CAR facilities in accession file number 2325.

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Chapter 1: Introduction

In response to a request from Weston Urban, LLC and the city of San Antonio, Office of Historic Preservation (COSA OHP), the University of Texas at San Antonio (UTSA) Center for Archaeological Research (CAR) conducted archaeological monitoring of construction activities associated with the development of the Western Urban Open Space Park in San Antonio, Bexar County, Texas (Figure 1-1).

Prior to monitoring, archival research revealed that the San Pedro Acequia (41BX337), the Spanish Colonial period irrigation ditch, once ran along the eastern edge of the project. Previous archaeological monitoring conducted by CAR documented the acequia at the intersection of Main Avenue and Houston Street, adjacent to the southeast quadrant of the current project. The San Pedro Acequia

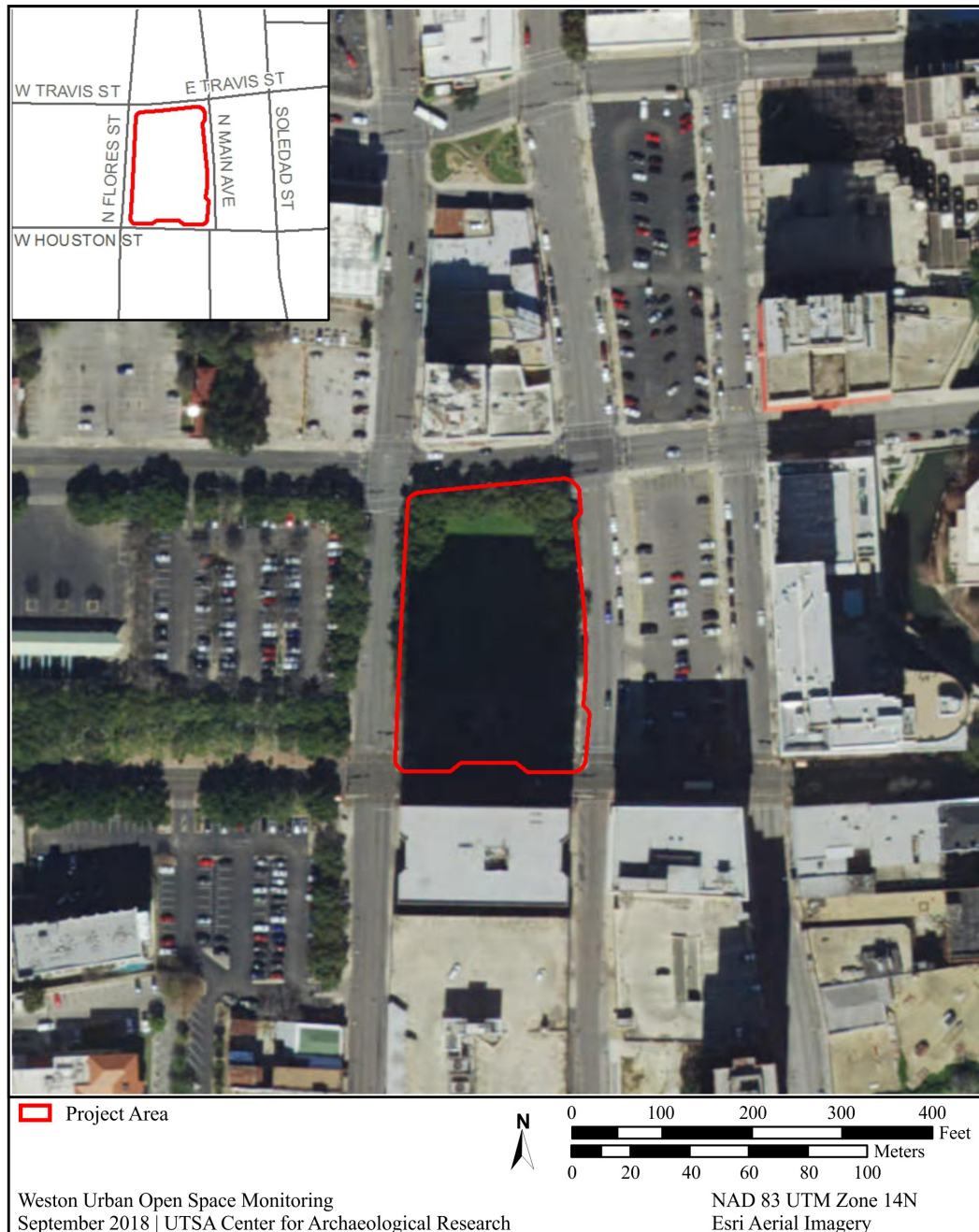


Figure 1-1. The project area on Esri aerial imagery.

is designated as a Local Historic Landmark, a State Archaeological Landmark (SAL), and is listed as a National Register of Historical Places Landmark (NRHP).

The project area is found on private property and required no regulatory review by the Texas Historical Commission (THC) under the Antiquities Code of Texas. However, at the municipal level, the project required review under COSA's Unified Development Code (UDC) (article 6 35-630 to 35-634). The initial project archaeologist was Antonia L. Figueroa. Subsequently, José Zapata and Clinton McKenzie served as co-project archaeologists. Initial work on the project was conducted under the direction of former CAR director, Dr. Paul Shawn Marceaux. Dr. Raymond P. Mauldin

stepped in to serve as the new principal investigator and supervised the completion of the project.

Project Description and Summary of Results

The project area, containing all of New City Block (NCB) 158, measures 0.6 hectares. Located in downtown San Antonio, Bexar County, Texas, it is bounded by W. Travis Street to the north, N. Flores Street to the west, N. Main Avenue to the east, and W. Houston Street to the south (Figures 1-1 and 1-2). Modifications to the park plans evolved over the course of the project and thus included

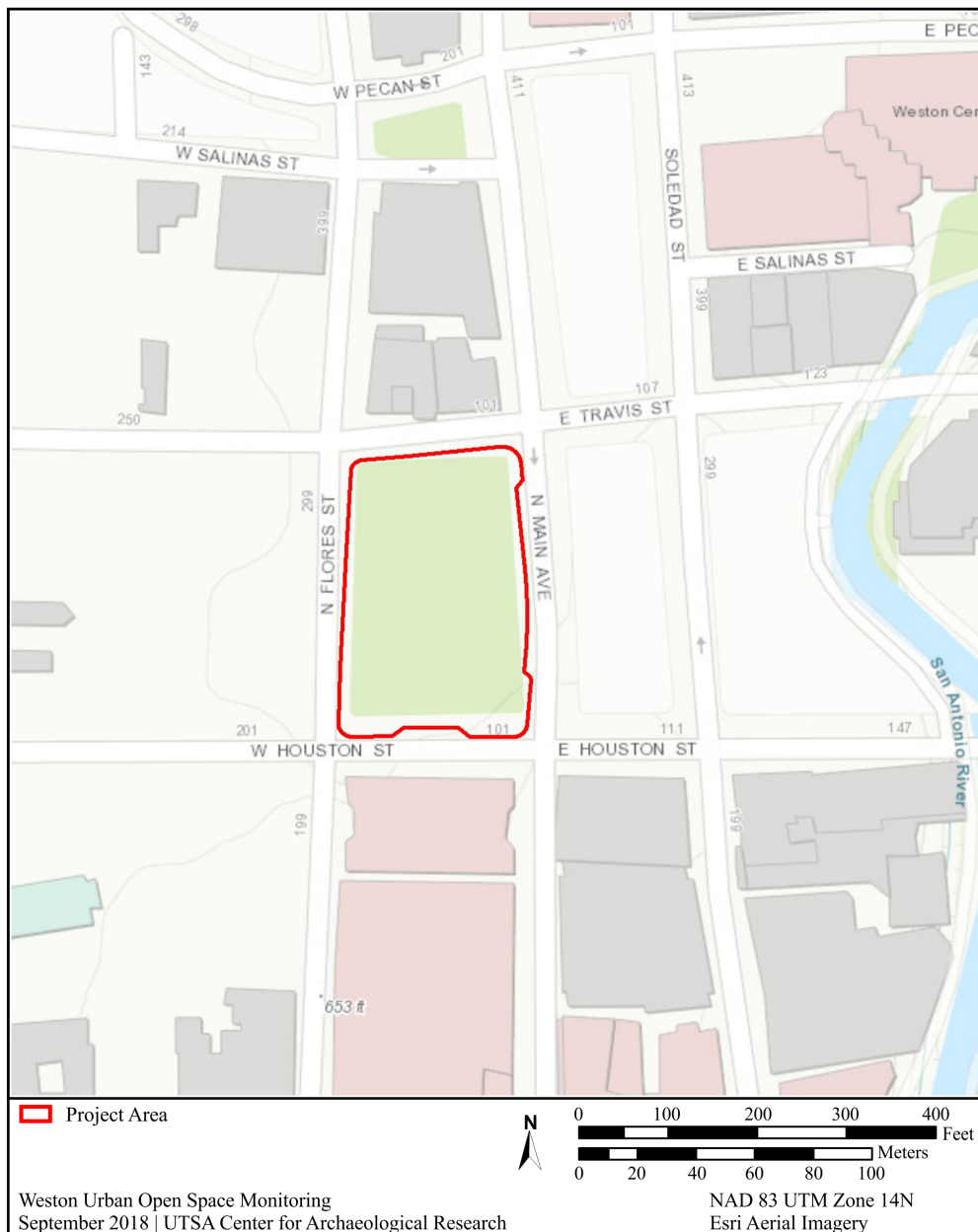


Figure 1-2. The project area (NCB 158), displayed on an Esri topographic map.

work related to the construction of a restaurant at the north end of the project area. Construction activities within the proposed park that were monitored by CAR, included 1) grading for proposed sidewalks to depths of from 61 cm to 122 cm and tree planting to depths of 122 cm; 2) drilling 45.7 cm diameter augers for piers down to a depth of 8.5 m, including excavation for horizontal beams associated with the same piers to depths of 1.5 m; 3) excavations associated with the installation of water lines, to depths of 61 cm; and 4) excavation of a large area, to depths of 1 m at the north end, for a subgrade and concrete slab and related utilities.

Archaeological monitoring was conducted intermittently between January 7, 2019 and April 8, 2020. This work resulted in CAR staff encountering a segment of the San Pedro Acequia (41BX337) and three additional features, consisting of the structural remains of the Majestic Theatre, recorded as site 41BX2347, remnants of the First Presbyterian Church, recorded as site 41BX2348, and a deposit of artifacts that potentially dated to 1830 to 1850. The deposit was recorded as site 41BX2394, the Cardona and Santos-Coy Trash Deposits.

After consulting with the client and COSA-OHP it was recommended that development in the area of the San Pedro Acequia (41BX337) be avoided. The feature was protected with a layer of geofabric and sand and thus protected from impact. Further archaeological work on the remaining three sites was not recommended as these had been severely impacted by late 1800 to early 1900 commercial development of the project area. CAR recommends sites 41BX2347, 41BX2348, and 41BX2394 as ineligible for SAL or NRHP status. Ongoing construction efforts in those three areas proceeded as planned.

Report Organization

The remainder of this report consists of four additional chapters. Following this introduction, Chapter 2 provides the project environment, culture history, previous archaeology, and block-level property histories for the project area. The field, laboratory, and curation methods for the project are presented in Chapter 3. Chapter 4 discusses the results of the archaeological investigations, lot histories of individual sites, and artifact analysis. Chapter 5 provides a summary of the project activities and recommendations made by CAR.

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Chapter 2: Project Background

This chapter covers the area's environmental setting, the culture history, project area property history, and previously recorded archaeological sites located within 250 meters of the project area. This discussion is relevant as it provides an ecological and archaeological context for the cultural resources found and investigated within the project area.

Environmental Background

Bexar county and the San Antonio region have a moderate, subtropical, humid climate with generally cool winters and hot summers (Norwine 1995; Taylor et al. 1991). Between 1981 and 2010, monthly average temperatures in San Antonio varied between 52°F and 86°F. The average annual temperature in San Antonio for this period was 69.5°F (National Oceanic and Atmospheric Association [NOAA] 2018). The warmest months are July and August, with an average maximum temperature of 96°F. December and January are the coolest months, with an average minimum temperature of 41°F. Bomar (1999:230) reports an annual rainfall 78.7 cm with strong peaks in May and June and smaller peaks occurring in the fall months of September and October. The driest period occurs from winter to early spring in December, January, February, and March with roughly 4.2 cm of precipitation (NOAA 2018) each month. Mauldin (2003) gives a history of rainfall and drought patterns in the San Antonio area, based on tree ring research using Palmer Drought Severity Index (PDSI) values. The researcher notes four long term droughts in a 280-year stretch with three of the severe droughts occurring in the 1700s and the most severe drought during this span occurring in the 1950s (Mauldin 2003).

The nearest major waterways to the project area are the San Pedro Creek, 200 m to the west, and the San Antonio River, 150 m to the east. Soils in the project area are composed of Branyon clays (HtA, 0-1% slope), which typically form on stream terraces (USDA 2018).

The project area is in the South Texas geographic region and bounded by the Edwards Plateau to the north, the Rio Grande Valley to the south, the Gulf of Mexico coastline to the east, and the Lower Pecos region to the west (Hester et al. 1989). Bexar County lies within two of Blair's (1950) biotic provinces; the Balcones and the Tamaulipan. These provinces are defined based on a combination of floral, faunal, climatic, and geologic data (Presley 2003). The project area falls within the Balcones province and in

the Northern Blackland Prairie ecoregion. Although the vegetation within the downtown area has been cleared for modern development, the area was historically a tallgrass prairie with deciduous bottomland woodlands along waterways (USDA 2018). Grasses that would have been in the area include big bluestem (*Adropogon geradii*), Indiangrass (*Sorghastrum nutans*), switchgrass (*Panicum virgatum*), eastern gamagrass (*Tripsacum dactyloides*) and little bluestem (*Schizachyrium scoparium*). Trees native to the region include live oak (*Quercus virginiana*) and hackberry (*Celtis* spp.). During the first half of the nineteenth century the native vegetation in the area was converted to agricultural land, followed by persistent urban development (USDA 2018).

Culture History

Spanish Colonial Period in San Antonio (ca. 1700-1800)

The establishment of Presidio San Antonio de B́exar and Mission San Antonio de Valero near the headwaters of San Pedro Creek in 1718 marked the beginning of a Spanish presence in the San Antonio region (Chipman 1992:14; Hoffman 1937). The main goals of the presidio and first mission were to provide protection to the surrounding area and its inhabitants, as well as to serve as a way station along the Spanish Camino Real between Mexico and the East Texas settlements (McGraw et al. 1991). By 1731, the remaining four Spanish missions in the San Antonio area were established. The establishment of the first civil settlement in Texas, Villa de San Fernando, occurred in 1731 when Canary Islanders arrived in the San Antonio area (Chipman and Joseph 2010; Ivey 2008). The following year, in 1732, a grid for the town site was laid out by Captain Juan Antonio de Almazán, in all cardinal directions from the San Fernando Church (Ivey 2008).

The San Antonio missions began to decline due to a shortage of clergyman and field hands to maintain associated agricultural fields during the latter half of the eighteenth century. As a result, in 1790, the College of Zacatecas (operators of the missions), recommended that Mission San Antonio de Valero be secularized (Habig 1968). By 1793, a decree to close the Mission San Antonio de Valero was written and it was closed that same year (Habig 1968). All the missions in San Antonio that were still functioning were secularized in 1794, and the surrounding mission lands were divided and distributed to the remaining inhabitants (Habig 1968).

Early Texas (1800-1836)

San Antonio and its inhabitants were susceptible to threats from Native American raids and cattle rustling, especially in the early nineteenth century. In 1802, the *Compañía Volante de San Carlos del Álamo de Parras*, a Spanish Calvary from San José y Santiago del Álamo, located in the southern Mexican state of Coahuila, reached the area and were assigned quarters in the abandoned Mission San Antonio de Valero in an attempt to lessen the threat (Tarin 2010). The early nineteenth century was a turbulent time as conflicts between New Spain and Spanish Texas erupted (Campbell 2010). In 1821, Mexico became independent from Spain, and Texas and Coahuila were united into one Mexican state.

After independence, the newly formed Mexican government began awarding land grants for the northern regions, which included the area that would become Texas, to attract settlers to the sparsely populated area. In part due to illegal immigration by Anglo-Americans, the Texas region was placed under the control of the Mexican military (Ivey 2008). Tensions grew between the Mexican government and the settlers, fueling the Texas Revolution. In 1832, some areas of Texas were placed under martial law, and several citizens were arrested (Ivey 2008) leading to a rebellion. To break with Mexico, Stephen F. Austin asked for support from San Antonio in 1833, the same year Santa Anna became the President of Mexico. In 1835, Santa Anna ordered General Cós and Mexican troops to settle civil unrest in the Texas region. This unrest had resulted in the expulsion of Mexican troops out of San Antonio (Ivey 2008). In March 1836, the Mexican army, led by Santa Anna, defeated Texas troops in the Battle of the Alamo. Santa Anna and his troops continued to move across Texas, but they were finally defeated by the Texans at the Battle of San Jacinto in 1836 (Fox et al. 1997).

Throughout the mid-1800s, San Antonio's population continued to grow. According to a map published by Rullman (1912) that depicts San Antonio in 1837, six major neighborhoods (barrios) formed around the Villa de San Fernando: the Barrio del Norte, Barrio del Sur, Barrio del Alamo, La Villita, El Portrero and Barrio de Laredo, each with its own commissioner (de la Teja and Wheat 1985). The project area falls within the Barrio del Norte, which according to the literature was the most prosperous and dynamic of the barrios (de la Teja and Wheat 1985).

Republic of Texas (1836-1845)

After the Texas troop's defeat of Mexico, the Republic of Texas was formed with Sam Houston as the first elected president. The newly formed republic was bounded by the Rio Grande to the south and Louisiana to the east (Nance

2004). Populations continued to grow in Texas and the San Antonio region. The population in Texas increased by 269 percent due to the influx of immigrants (Campbell 2003). Political tensions continued between Mexico and Texas because Mexico refused to recognize the independence of Texas. In 1842, Mexican soldiers marched into San Antonio and continued east to present-day Seguin to declare that Texas was still under Mexican law (Ivey 2008). Finally, in 1844, a truce was called between Mexico and Texas (Fox et al. 1997).

San Antonio and Statehood (1845-1900s)

Texas was admitted into the Union as a state in 1845. This act, along with a continued dispute over boundaries, led to a war between the United States and Mexico (1846-1848). In May of 1846, General Zachary Taylor and his troops advanced to the Rio Grande, an area that the Mexican government viewed as its own, and declared war. The ratification of the Treaty of Guadalupe Hidalgo in 1848 established the Rio Grande as the boundary between the United States and Mexico. The United States was given additional territories in return for monetary compensation (Bauer 1974; Wallace 1965).

During the Civil War, Texas sided with the Confederacy. Because the Texas economy was not wholly dependent on enslaved labor, it did not suffer as much economically as the rest of the South. In June of 1865, Confederate generals serving in the Texas region surrendered, signaling the end of the Civil War (Campbell 2003; Fox et al. 1997).

San Antonio's population surged following the Civil War. The population increase was mostly attributed to the arrival of the Galveston, Harrisburg, and San Antonio Railway in 1877 (Ivey 2008). The arrival of the railroad prompted economic growth in mercantile and saloon businesses in San Antonio. The development of city waterworks also began during this time as the city continued to expand and upgrade its infrastructure (Heusinger 1951).

The two major contributors to San Antonio's economy during the early twentieth century were the cattle industry and Fort Sam Houston (Fehrenbach 1978). Although San Antonio was impacted by the Great Depression of the 1930s, the economy began to prosper again at the start of World War II (Ivey 2008). Major downtown development was started with the construction of the Milam building in 1928 and the Majestic Theatre in 1929. In 1941, under the administration of San Antonio mayor Maury Maverick, the beautification of the River Walk commenced. With the hosting by the city of the World's Fair, or HemisFair '68 (Ivey 2008), San Antonio's economic base shifted from defense to tourism.

New City Block 158 Land-Use History

This section of the chapter consists of a broad overview of the historic land-use of New City Block 158 (former County Block 51). As would be expected for a block in the urban core of San Antonio, two blocks north of both Plaza de Armas and Plaza de las Islas, the land-use history extends from the Spanish Colonial period beginning in 1722 through to the present day. For purposes of discussion this overview is temporally divided into the Spanish Colonial and Mexican period (1722-1835), the Texas Republic (1836-1846) and Early Statehood (1846-1861) periods, the late nineteenth century (1861-1900), and concludes with the early twentieth century (1901-1925). The land-use, block and lot histories of this report are not narratively comprehensive; however, Appendix A provides a list of all recorded deeds and transactions affecting specific lots within NCB 158 from the Spanish Colonial period to the turn of the nineteenth century, covering all the trinomial sites and archaeological features encountered during the course of this project. Discussion of the specific lot histories associated with the sites and features are in Chapter 4. These feature/trinomial-based lot histories focus on the specific ownership history associated with the features themselves rather than a complete chain-of-title.

The Spanish Colonial and Mexican period (1722-1835)

San Antonio was founded in 1718 with the establishment of the Presidio de Béxar near the San Pedro Springs and

Mission San Antonio de Valero “...about three-fourths of a league down the creek” (Hoffman 1935:49). Both the Presidio and Mission subsequently were relocated, with the Spanish Governor Marques de Aguayo moving the Presidio south to its present location on Plaza de Armas (between the San Pedro Creek on the west and the San Antonio River on the east) in 1722; and Franciscan Father Olivares relocating Mission Valero to a second location on the east bank of the San Antonio River in the area of La Villita sometime in 1719 (Bonilla 1722:Secs. 32-33; Habig 1968:42-44).

Three major factors dictated the Spanish Colonial land-use patterns that resulted in the street grid and block layout north of the Plaza de Armas and Plaza de Las Islas. These factors were the natural landform, surface hydrology, and Spanish planning requirements derived from custom and the Law of the Indies. The size and shape of NCB 158 is a direct result of early Spanish Colonial land use patterns and development history as dictated by the landform and surface hydrology. A cursory look at any of the figures used in this report that show the full extent of the project area shows that NCB 158 is smaller than the blocks adjacent to it on the northwest, west, southwest, south, and southeast. Further, NCB 158 is part of a linear series of paired north-to-south city blocks between N. Flores Street and Soledad Street on the west and east, north of Houston Street and south of Romana Street/Interstate 35 (see Figure 2-1). These blocks share several common attributes: they are all irregular quadrilaterals or polygons, most often smaller than their neighboring blocks to the east and west, and most of the lots and blocks north of Travis Street and

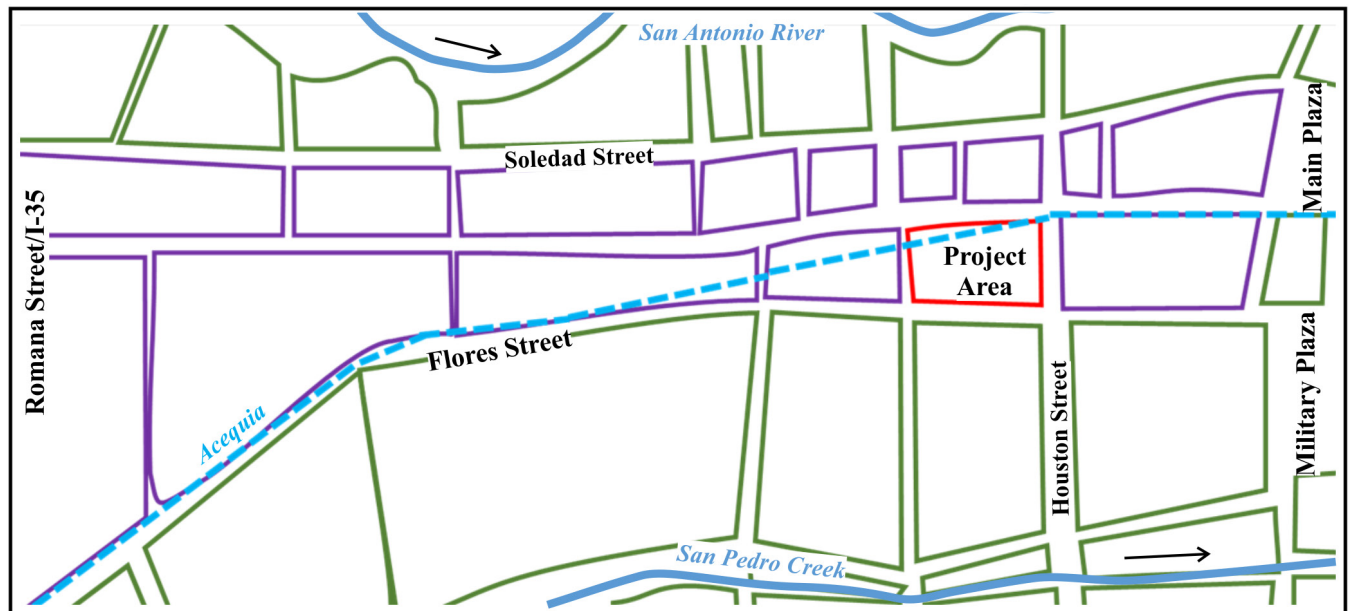


Figure 2-1. Schematic drawing showing the relationships between landforms, water features, and the Spanish Colonial street grid and land-use patterns of the near north side of downtown San Antonio. The project area is outlined in red, the paired blocks between Flores and Soledad are outlined in purple, lots fronting on or near to the San Pedro and San Antonio are outlined in green, and the routes of the creek, river and acequia are in blue.

south of Romana Street were not granted by the Spanish Government until the 1770s-1780s, or later.

As previously noted, the Presidio and Plaza de Armas date to 1722-1724. Governor Aguayo selected the second site for the Presidio de Béxar as it was less exposed to Apache attack than the nearly defenseless position of the original location (Buckley 1911:55; Castañeda 1936:146-147; Hackett 2018). The Plaza de Armas location, lying between the San Pedro and San Antonio Rivers, provided two water barriers for any enemy to cross from the east or from the west. Further, both the San Pedro Creek and San Antonio Rivers were spring fed with abundant water for use of the settlers as well as for Mission Valero which occupied a site in La Villita across the San Antonio River some 2,000 linear feet (609.6 m) to the east.

A third artificial water feature also imposed a controlling effect on both settlement and land-use. Relative to NCB 158, at the time of Aguayo's relocation of the Presidio, he also ordered, and personally paid for, the extension of the San Pedro Acequia from just below San Pedro Park to its confluence with the San Antonio River "...to irrigate the two leagues of very fertile land which make up the small valley formed by the San Pedro" (Forrestal 1935:61). The remnants of the San Pedro Acequia encountered in this project document the first historic constructions within the block and the use of the land for agricultural purposes by Presidial and civilian settlers beginning circa 1722-1724. The San Pedro Acequia and the lands next to it in NCB 158 remained dedicated primarily for agricultural use until the mid-1770s.

The three city blocks north of Plaza de Armas, south of Salinas Street, between the San Pedro Creek and the San Antonio River, were granted as town lots or *solares* between the mid-1730s to mid-1750s. The two blocks that are exceptions to this development period are NCB 158 and NCB 128, directly east across Main Avenue, with NCB 158 granted in the 1780s and NCB 128 not until 1827. There is no specific reason given in the archival record for the late award of the lots in these two blocks. It was only in 1782-1789 that the lots in the upper three-quarters of NCB 158 were granted, consisting of all the lots on the west side of the San Pedro Acequia (Bexar County Spanish Archives, Land Grant Sales [BCSA-LGS] #383, 1782; #386, 1783 and # 616, 1784). The three narrow lots on the east side of the *acequia* were sold in 1838, during the early part of the Texas Republic (BCDR A2:64, 1838). The lower quarter lots of the block were not sold until 1827 to 1841 (BCSA-LGS #430, 1827; BCDR C1:150; A2:439; 455).

The three to four blocks north of Salinas Street to approximately the line of Romana Street and Interstate 35 originally represented a portion of the *propios*, or lands set

aside for sale by the municipal government as a revenue stream for public works (de la Teja 1995:36-37). As San Antonio grew these lands became town lots themselves. Immediately above the former *propios* were the lands set aside into farms irrigated by the San Pedro Acequia between 1722 and 1778 and new irrigated plots by the Upper Labor Acequia beginning in 1778 (Cox 2005:27). It was only in 1782-1789 that the lots in the upper three-quarters of NCB 158 were sold, consisting of all the lots on the west side of the San Pedro Acequia (STC Lot Book 2:59). The three narrow lots on the east side of the *acequia* were sold in 1838, during the early part of the Texas Republic (BCDR A2:64, August 11, 1838). The lower quarter lots of the block were not sold until 1827 to 1841 (Bexar Archives – STC – Arch. 674; 684; BCDR A2:439; 455). Figure 2-2 is a schematic approximation of the lot plan of NCB 158 depicted in three colors, with light blue representing the 1782-1789 lots, light green the 1827 to 1865 lots on the east side of the *acequia*, and pale orange the lower quarter of the block sold between 1827 to 1841. Only

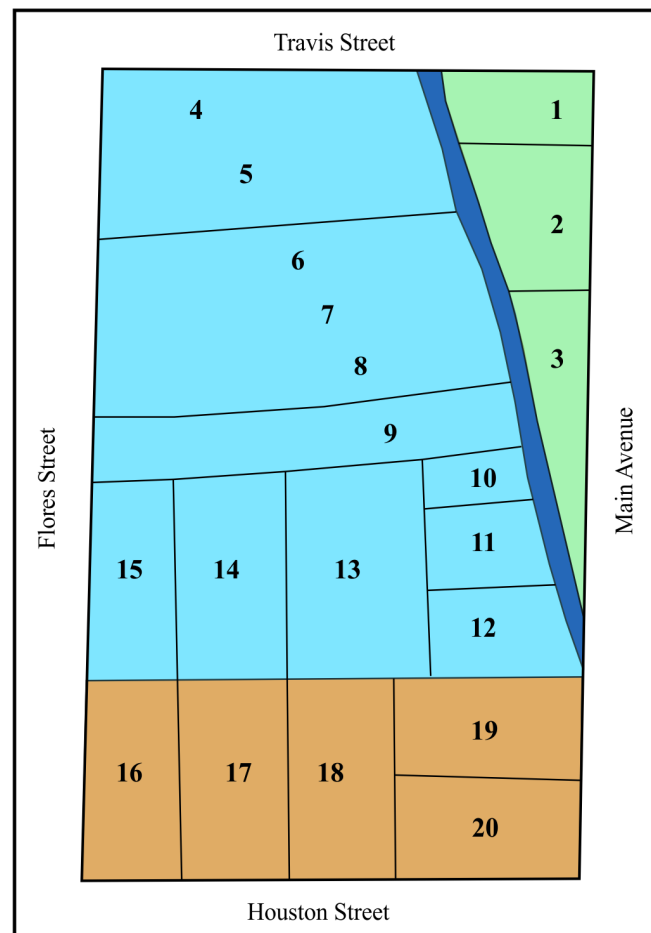


Figure 2-2. NCB 158 schematic lot plan. Light blue lots represent Spanish Colonial grants made between 1782 and 1789; light green represents lots east of the San Pedro Acequia sold circa 1838; and pale orange indicates the lower quarter of lots sold between 1827 and 1841. The San Pedro Acequia is shown in dark blue.

NCB Lot 1, 2, and 3 (east of the *acequia*) and Lots 17 and 18, were *not* granted or sold during the Spanish Colonial-Mexican period from 1722-1835. From a review of the deeds for the Spanish Colonial period it is clear that all the lots in NCB 158 were used for residential purposes.

The Texas Republic (1836-1846) and Early Statehood (1846-1861) periods

It was during the Texas Republic period that irregular lots 1 and 2, to the east of the *acequia*, and lots 17 and 18, fronting on Houston Street, were sold (BCDR A2:64, 11 August 1838; A2:439 29 June 1841; A2:455, 2 February 1841). The recorded land transactions show that these lots continued to be utilized for residential purposes during this period and that majority ownership remained with heirs to original grantees, in particular the extended Martinez, Hernandez, de los Angeles, and Santos-Coy families (see Appendix A, Lots 4 through 12).

Throughout this period the lots in NCB 158 remained residential town lots, but several had apparently been converted to rental properties by the few new owners with non-Spanish surnames, including French immigrants Auguste Fretellier and Denis Foutrel, both of whom bought lots at the corner of the Calle de Rivas and Calle de Acequia (Houston and Main), with Fretellier purchasing Lot 19 and Foutrel Lot 20 (BCDR H1:137 19 March 1849; G1:75 4 January 1848). As shown in Figure 2-3, both these lots are recorded on the François Giraud survey dated March 19, 1849, made in conjunction with Fretellier's purchase of Lot 19 (City Survey Book 1, page 62). Both Foutrel and

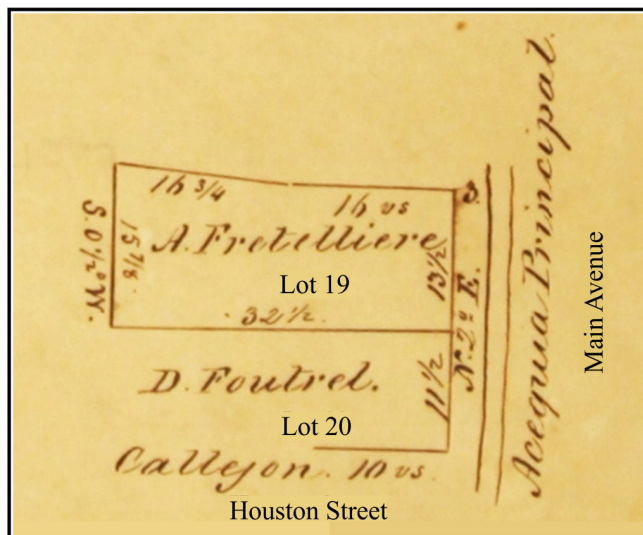


Figure 2-3. François Giraud survey of Lot 19 for A. Fretellier, March 19, 1849. Lot 20, which belonged to D. Foutrel, abuts Lot 19 to the south. The San Pedro, or Acequia Principal, borders both properties to the east.

Fretellier sold their properties to Edward Dwyer on 18 September 1852 (BCDR K2:218-220). A review of the property transactions shows that both properties had houses on them, with Fretellier's specifically mentioning the presence of an "adobe house" (BCDR K2:219).

The Later Nineteenth Century period (1861-1900)

This period saw the incremental transformation of the former residential neighborhood into a mixed-use block. In 1861 the first non-residential owner was the Presbyterian Church (41BX2348), which purchased lots 16, 17 and 18 off the northeast corner of the intersection of Flores and Houston Street (BCDR S3:281-282 2 December 1861). The land transactions for the period show a significant number of sales as well as the conversion of residential properties to commercial functions. The 1885 Sanborn Fire Insurance map shows the evolving nature of land-use within NCB 158 (Figure 2-4). The map clearly retains the lot lines that demonstrate the three different land assembly periods shown on Figure 2-2, with the areas outlined in light blue associated with the Spanish Colonial-Mexican period, light

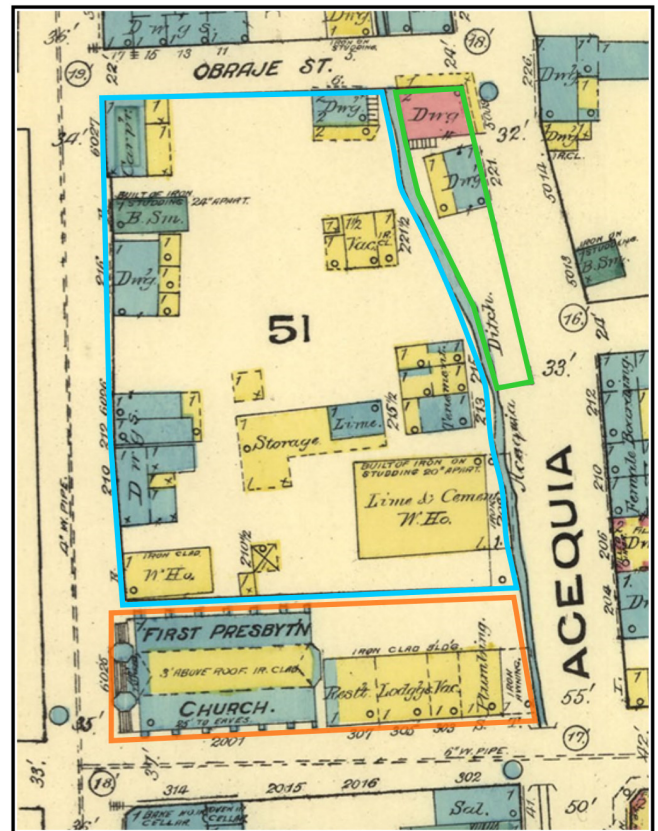


Figure 2-4. Partial view of the 1885 Sanborn Perris map (Sheet 7). The colored borders correspond with the different periods of land assembly (light blue represents colonial period grants; light orange the Mexican-Texas Republic period; and light green the Texas Republic and Early Statehood period).

orange the Mexican to Republic period, and light green the Republic and Early Statehood period.

The San Pedro Acequia forms the boundary between the light blue lots to the west and the irregular lots on the east of the *acequia*. The map also clearly depicts the mixed uses starting to prevail within NCB 158. There are seven private homes remaining in the block and three former private homes subdivided for rental as tenements. There are seven businesses shown, including a carpenter, blacksmith, plumber, a restaurant, a lime and cement warehouse, and lastly, the Presbyterian Church, which occupies the corner at Houston and Flores.

The Early Twentieth Century (1901-1925)

Figure 2-5 depicts a pair of comparative images of the block from the 1904 and 1922 Sanborn maps (Sanborn Map Co. 1904:V1:4; 1922:V1:4). The 1904 map shows the mixed uses that prevailed during the last quarter of the nineteenth century, albeit with new commercial constructions at the northwest and northeast corners of the block (brick saloon on the corner at Flores and Travis, and a six-bay brick

commercial structure on the corner at Main and Travis). The 1922 map demonstrates the wholesale land-assembly that took place within the block between 1904 and 1922. NCB 158 at the turn of the century looked somewhat like the block shown on the 1885 Sanborn map with residential structures still occupying the center of the block and non-residential uses prevailing at the corners. The balance of mixed-uses in the block began to change following the construction of the Stowers Building (1909-1910) at the corner of Main Avenue and West Houston Street. George A. Stowers operated a major mercantile operation at 205-207 W. Commerce Street at the time that he purchased Lot 9 (the former Lots 19 and 20) on May 16, 1907, from J. Gunther (Appler 1905:453; BCDR 265:375-376). The Stowers building was constructed in 1908-1910 and was one of the first “sky-scrapers” in San Antonio at a then imposing ten-stories in height. Figure 2-6 is a picture of the Stowers Building under construction from October of 1909. Included in the caption is the statement “...the ten-story Stowers building looking down Main Avenue toward Houston Street. The way it rises above its environment, a solidly built portion of old San Antonio, is startling” (San Antonio Daily Express [SADE], 3 October 1909). This

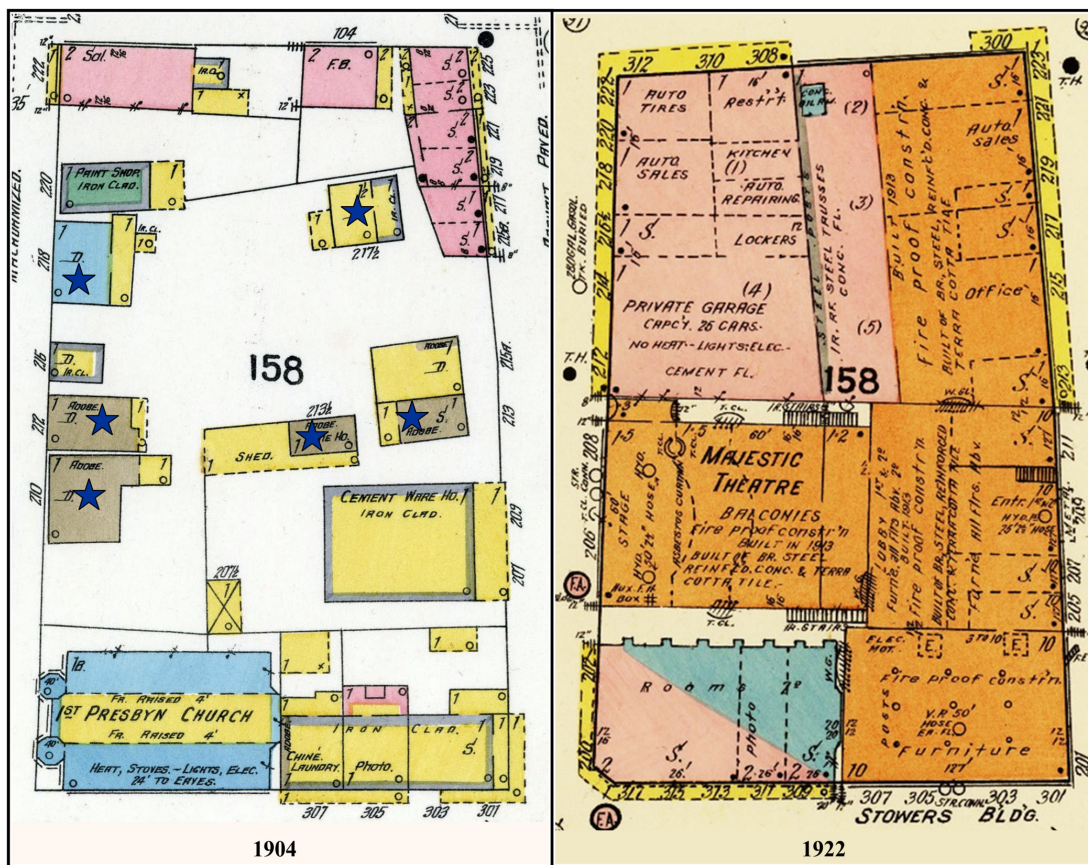


Figure 2-5. Comparative view of NCB 158—1904 Sanborn map, Vol. 1, Sheet 4, (left) and 1922 Sanborn map, Vol. 1, Sheet 4, (right). Blue stars indicate remaining eighteenth to nineteenth century residential structures that persisted on the block into the early part of the twentieth century. The 1922 map documents that not a single building built prior to 1900 remains standing anywhere on the block.

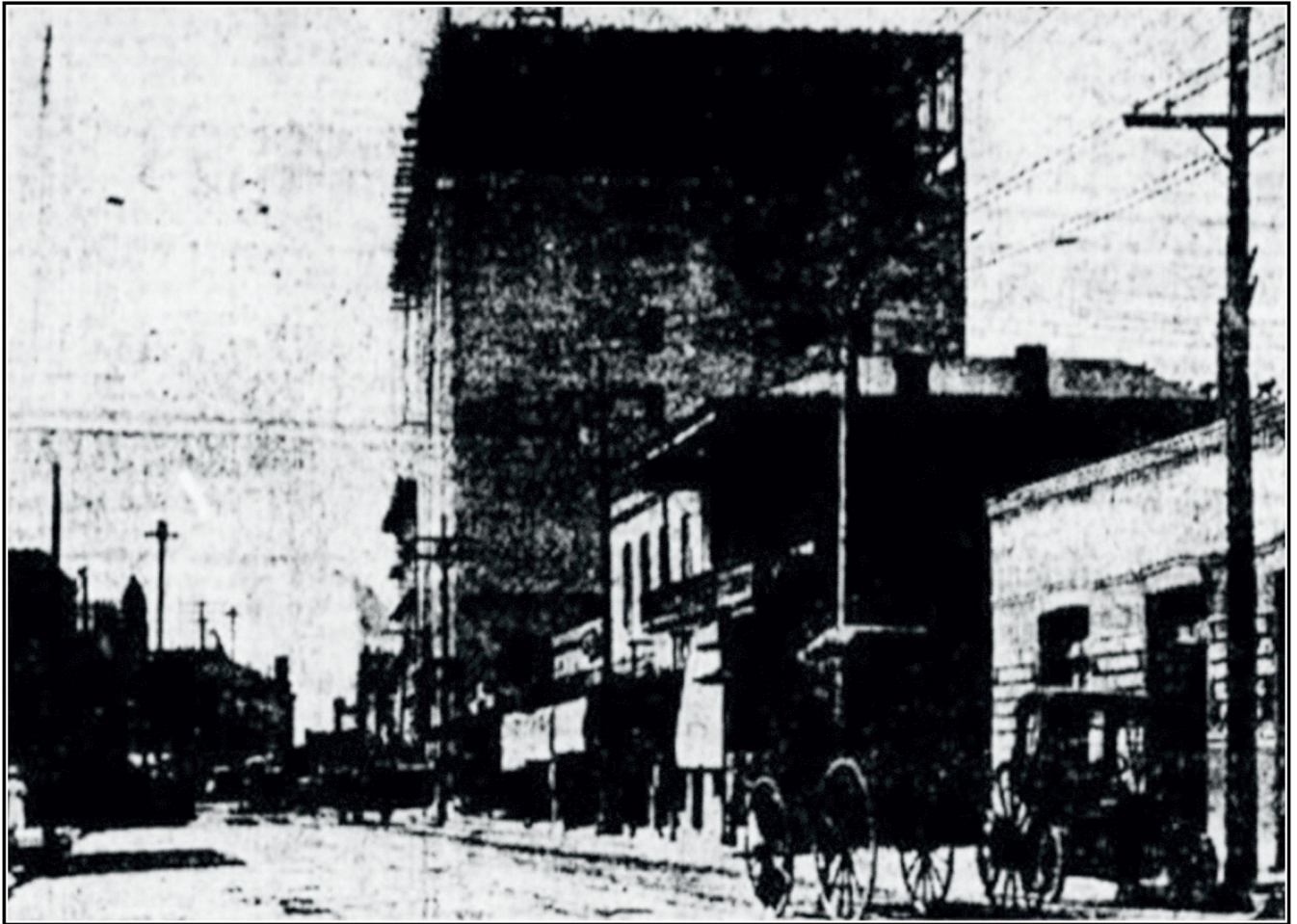


Figure 2-6. The Stowers Building under construction at the corner of Houston Street and Main Avenue, October 1909.

image captures the last of the nineteenth century structures along the Main Avenue side of NCB 158.

Stowers' construction efforts contributed to a development frenzy along the Houston and Main corridors. A March 28, 1910, advertisement in the Daily Express makes the case for expanding commercial enterprises clear:

Recent transactions in West Houston Street and Main Avenue dirt is proof positive that this district has a great business future. Values will double on Houston Street from the river west and on Main Avenue inside of the next two years. Here are a few bargains:

...The cream of Main Avenue business property is what is known as the Alamo Cement property, immediately in the rear of ten-story Stowers Building and within 100 feet of the promised sixteen-story Rand building. This property has a frontage of seventy feet on Main Avenue and seventy-two feet on North Flores Street. It can

be bought now at a price which will appear cheap in a few months.

For a few days only I offer for sale seventy feet front on Main Avenue by 52 ½ feet deep on the corner of Obraje Street. Travis Street is being opened immediately in front of this property. The price is \$500 per foot. Owners of other three corners want on-half to twice as much money. I am joint owner of and control other choice properties on West Houston Street and Main Avenue and would be pleased to confer with interested parties.

Vories P. Brown, Room 3 Over Frost Bank, San Antonio, Tex. San Antonio Express, Monday, March 28, 1910:8.

The March 1910 newspaper article mentions that "Travis Street is being opened immediately in front of this property" (San Antonio Express [SAE], 10 March 1910:8). This refers to the city's subsequent 1910-1912 extension of Travis Street

across the San Antonio River from the east, cutting through the two existing blocks between NCB 158 and the River, NCB 120 and NCB 154. Improvements began in 1910-1911 with a bridge across the San Antonio River followed by the acquisition of property and the construction of Travis Street itself (SADE 8 July 1910:7; SADE 18 January 1911:18). The extension of Travis Street resulted in the loss of the name of Obraje Street, it being renamed W. Travis because of the 1910-1911 improvements. The new street saw heavy use and garnered universal criticism for its poor construction, as in November of 1911, ten months after the street and bridge had opened, both vehicles and pedestrian were regularly getting stuck in the mud during rainy conditions and that "(T)en months have passed since the Travis Street bridge was completed, and yet...is in as bad condition as any other street in the city limits" (SAE 9 November 1911:7). The city council addressed the situation of Travis Street and other downtown thoroughfares by appropriating new funding for street and sidewalk improvements in both 1912 and again in 1914 (SAE 19 January 1912:18; 3 February 1914:16).

G. A. Stowers involvement in the development of NCB 158 resulted in a series of agreements, joint purchases, and leases, between 1908 and 1913, that resulted in the consortium's control of the majority of NCB 158. The former First Presbyterian Church sold former Lots 16, 17, and 18 on June 24, 1907 to the developers Green Davidson and Dan Sullivan, who in 1908 also obtained the Alamo Cement Company property immediately north of Stowers (BCDR 265:555-556; October 14, 1908, Alamo Cement to Sullivan, BCDR 296:360-363). Stowers also entered into two leases with the Yturri Family for control of the middle lots on NCB 158 and the northeastern lots (February 26 and July 6, 1912, lease agreements between Stowers and Yturri BCDR 373:594-597 and 394:239-243). This consortium of Stowers and his partners controlled all the former lots numbered 1 through 3 and 9 through 20 in NCB 158 by the close of 1912. The joint control permitted the development of not only the Stowers Building, but also the Majestic Theatre and the automobile dealership storefronts facing onto Main Avenue. The unified planning involved with the joint development is clearly visible in the similarity of construction materials and dates of construction shown on the 1922 Sanborn map (see Figure 2-5) as all the buildings in orange are part of the joint development. The contiguous development on former lots 4 through 8, which were not owned and developed by the Stowers partners, are of different construction materials. This is also reflected on the 1922 Sanborn map.

As a direct result of the development plans, between 1912 and 1922, the entirety of NCB 158 was piecemeal leveled, and all the extant structures demolished and replaced with new construction. The only exception was the Presbyterian Church which remained as an adaptive re-use with commercial stores on the first floor and rented rooms on the second floor (both

towers, the gabled roof and steeple all having been removed). The "new" NCB 158 included the ten-story Stowers Building at Houston and Main, together with the associated 1913 Majestic Theatre complex (41BX2347) which extended through the block from west to east on former lots 10 through 15. The Stowers development group also erected the commercial rental space adjacent to the north of the Majestic Theatre on former lots 1, 2 and 3. These properties were initially occupied by a series of proprietary automotive dealers including the Stutz Motor Company, a maker of high-end 16-cylinder luxury cars, at 213-215 Main Avenue and the Cicero Auto Company at 219 Main who sold 12-cylinder luxury Pathfinder roadsters (SAE April 1917:13; 20 November 1916: 5). Likewise, all former lots 6 through 9 became part of another unified development consisting of automotive sales, service, and car parking along with a commercial restaurant space fronting on Travis Street, with the Truckford Automotive Company at 218-220 N. Flores selling both new and used cars, and Diamond Auto Supply at 216 N Flores (SAE 28 September 1919). Part of the same development but addressed at 308 Travis, was Regal Automobiles, another proprietary car manufacturer (SAE 25 February 1917:C5). As the 1922 Sanborn map shows, not a single eighteenth or nineteenth century residential construction remained within the block by 1913.

The 1922 Sanborn map (right hand panel of Figure 2-5) represents the configuration of the built environment for NCB 158 for the majority of the twentieth century. Frost Bank, headquartered on Main Plaza, bought all the lots in NCB 158 prior to 1971, all the lots in NCB 119 to the west, and was a co-owner of all the lots in NCB 110 to the south (Fisher 1996:418-419). Frost Bank demolished all the structures in NCB 158. The last structure destroyed was the Stowers Building, following a negotiated settlement between Frost Bank and the San Antonio Conservation Society (Fisher 1996:421-423). Between 1981 and the time of the present developments initiated in 2016-2017, the block was a greensward park north of the Frost Two Tower.

Property History and Land Use Summary

New City Block 158 has a somewhat different early history compared to adjacent blocks as the lots were not granted until later in the eighteenth century. From the period of their award in the 1780s through to the twentieth century the same land-use patterns and changing composition that prevailed in adjacent blocks affected NCB 158. The majority land-use remained residential until the last half of the nineteenth century when non-residential uses began to encroach – first on southwestern and southeastern corner properties, and then patchily into the remainder of the blocks. In NCB 158 the southwest corner became the site of First Presbyterian Church (1866-1908) while the southeast corner initially became commercial storefronts in the 1870s. The center lots remained majority residential but

commercial infill was present on both the Flores and Main Avenue sides of the block as clearly shown on the Sanborn maps of 1885, 1888, and 1896. Shortly after the turn of the twentieth century, NCB 158 was almost entirely razed and redeveloped, chiefly through the efforts of G. A. Stowers and the ten-story Stowers Building on the southeast corner and the related developments made by Stowers and a consortium of other property owners. By 1912 no private residential uses remained in NCB 158 and for the period between 1912 and the onset of the Great Depression in 1929, the block was a successful retail, theater, and automotive dealership development. The relocation of the Majestic Theatre to Houston Street and failure of private label automotive firms saw the block continue in its

mercantile character but with less high-end economic tenants. All the lots in NCB 158 were purchased by Frost Bank and some 70 years after the first wholesale clearance of the built environment Frost demolished all the extant structures. Frost left the property as an urban greenspace from 1980 until 2016 when the block was conveyed to Weston. The current project represents the first redevelopment of the block since the Stowers projects of 1910-1912.

Previous Archaeology

This section highlights the previously recorded sites within 250 m of the project area (Figure 2-7). A total of 25 sites are



Redacted Image

Figure 2-7. Archaeological sites within 250 meters of the project area.

presented in Table 2-1. Site data was obtained from the Texas Archeological Site Atlas (THC 2018) and from published cultural resource management reports. Only one of these sites was revisited within the project area. That site was the San Pedro Acequia (41BX337), which was encountered at the southeast corner of NCB 158.

Five of the archaeological sites within 250 m of the project area are potentially eligible for listing on the National Register of Historic Places (NRHP) and a sixth site is listed as a State Archaeological Landmark (SAL). The NRHP sites are associated with archaeological projects managed by CAR and other contractors at the Bexar County Justice Center as well as archaeological investigations conducted at Main and Military plazas. Development of Main and Military plazas date to the Spanish Colonial period and were at the heart of early settlement in San Antonio (McKenzie et al. 2016).

Located on Main Plaza, San Fernando Cathedral (41BX7) was among the earliest archaeological investigations in the downtown area. Staff from the Office of the State Archaeologist conducted excavations associated with the installation of air conditioning ducts in the floor of the cathedral (Fox et al. 1977). A few years later, CAR conducted archaeological investigations associated with the construction of the rectory (Cox 1987). In 2002, CAR investigated the sacristy (McKenzie 2023).

Archaeological investigations in Military Plaza began with work by CAR in 1976 (Fox 1977) at the Spanish Governors Palace (41BX179). The archaeological investigations included test units that revealed intact Spanish Colonial architectural features. Fox returned to the site in 1996 and investigated the front façade of the building (Fox 1997). Spanish Colonial and nineteenth century materials were

Table 2-1. Archaeological Sites within 250 m of the Project Area

Site 41BX...	Time Period	Site Type	Eligibility Listing	Publication
7	Spanish Colonial	San Fernando Cathedral	NRHP	Fox et al. 1977; McKenzie 2023
179	Spanish Colonial	Spanish Governor's Palace	NRHP	Fox 1977; Nichols 2018
337	Spanish Colonial	San Pedro Acequia	SAL	Fox et al. 1989; Figueroa 2011; Kemp et. al 2020
647	Historic	Salinas-Barrera House	none	Fox et al. 1989
795	Spanish Colonial	Ruiz Property	none	Uecker et al. 1991
1369	Historic	Trash pit	NRHP	Cox and Tennis 2000
1370	Historic	Laux Mill	NRHP	Cox and Tennis 2000
1598	Spanish Colonial	Multicomponent	none	Figueroa and Mauldin 2005
2088	Spanish Colonial	Plaza de Armas	NRHP	McKenzie et al. 2016
2163	Historic	San Antonio Trolley line	none	Kemp et al. 2020
2164	Spanish Colonial	Veramendi wall	none	Kemp et al. 2020
2165	Historic	Bexar Co. Courthouse #3	none	Kemp et al. 2020
2166	Historic	Jack Harris Vaudeville	none	Kemp et al. 2020
2170	Spanish Colonial	Multicomponent	none	Kemp et al. 2020
2201	Spanish Colonial	Midden	none	Kemp et al. 2020
2202	Historic	Devine building	none	Kemp et al. 2020
2203	Historic	Merchant	none	Kemp et al. 2020
2252	Spanish Colonial	Domestic structure	none	Figueroa 2020
2253	Spanish Colonial	Domestic structure/commercial	none	Figueroa 2020
2254	Historic	Trash pit	none	Figueroa 2020
2255	Prehistoric/Historic	Multicomponent	none	Figueroa 2020
2256	Spanish Colonial	Multicomponent	none	Figueroa 2020
2257	Spanish Colonial	Domestic trash	none	Figueroa 2020
2258	Historic	Artifact concentration	none	Figueroa 2020
2259	Spanish Colonial	Domestic structure	none	Figueroa 2020

encountered during these investigations. More recently, work has been conducted by Raba Kistner (Nichols 2018) for the replacement of a water main. During these investigations it was determined that intact cultural deposits dating to the Spanish Colonial period were present and further work was recommended if additional construction was required in the area. The Spanish Governor's Palace, site 41BX179, is listed on the National Register of Historic Places (NRHP).

The San Pedro Acequia (41BX337), a State Archaeological Landmark (SAL), was documented by CAR (Fox et al. 1989) during the Bexar County Justice Center project in 1978. It was reported that this segment of *acequia* walls consisted of cut limestone and contained fill that included late-nineteenth and early-twentieth century artifacts. The *acequia* was documented by CAR again in 2008 as part of archaeological investigations for the Bexar County Justice Center Expansion Project (Figueroa 2011). During the 2008 project it was concluded that this segment of the

acequia had been disturbed by previous construction but did contribute to its existing SAL designation. More recent work by CAR (Kemp et al. 2020) for the Downtown Street Reconstruction Project at N. Main Avenue and Soledad Street documented stone-lined segments of this *acequia* along the west side of Main Street. It was found that this segment of the San Pedro Acequia had been impacted by previous construction activities and portions had been removed, although remnants were encountered on Houston Street (Kemp et al. 2020). As a result of this project, a small segment of the *acequia* was encountered at the southeast corner of NCB 158, just north of Houston Street.

During investigations by CAR in 1999, as part of the San Antonio River Improvements Project (Cox and Tennis 2000), sites 41BX1369 and 41BX1370 were recorded. Site 41BX1369 is the location of the 1866 Laux Mill and Dam, and site 41BX1370 was associated with the 1842 Jacques home. Both sites are listed as potentially eligible for NRHP listing.

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Chapter 3: Field and Laboratory Methods

CAR staff worked within this project area intermittently, over a period of sixteen months. All the archaeological work involved construction monitoring, as none of the exposed features required archaeological testing. Only diagnostic artifacts pre-dating 1950 were collected.

Field Methods

CAR staff monitored all below-ground excavations that were 24 inches (60.1 cm) or more in depth, as well as excavations that had the potential to impact known or anticipated archaeological resources within the project area. The fieldwork took place between January 2019 and April 2020. Except for pier drilling, the subcontractors conducted all grading and excavations with mini excavators. Grading ranged from 24 in. (60.96 cm) to 48 in. (121.92 cm) and included areas excavated for new sidewalks, tree planting, installation of utilities, and concrete support beams for the framework of a pergola roof. Pier drilling, also associated with the pergola, was completed with a drill rig, using an 18 in (45.7 cm) auger bit and reached a maximum depth of 28 ft. (8.5 m) below surface.

The CAR monitor used standard forms to maintain a daily log of activities. All activities observed were documented in this log and supported by digital data, including GPS observations and photographs, where appropriate. CAR staff also maintained a photographic log. When archaeological features were found, the COSA-OHP were notified and consulted before further excavations occurred.

Laboratory Methods

All cultural materials and records obtained and/or generated during the project were prepared in accordance with federal regulation 36 CFR part 79 and THC requirements for State Held-in-Trust collections. Field forms were printed on acid-free paper and completed with pencil. Artifacts processed in the CAR laboratory were washed, air-dried, and stored in 4 mm, zip-locking, archival-quality bags. Acid-free labels were placed in all artifact bags. Each laser-printed label contains provenience information and a corresponding lot number. Field forms were printed on acid-free paper and completed with pencil. All field notes, forms, photographs, and drawings were placed in labeled archival folders. Digital photographs were printed on acid-free paper and placed in archival-quality page protectors.

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Chapter 4: Results of the Fieldwork

This chapter presents the results of the archaeological monitoring conducted by CAR. Archaeological monitoring found and documented four nineteenth to early twentieth century features. Fieldwork for the Western Urban Park started in January 2019 and continued sporadically until April 2020. Modifications to the park plans evolved and finally included the addition of a restaurant at the north end of the project area.

The project recorded three new historic archaeological sites: 41BX2347, a basement related to the first Majestic Theatre

(1913-1929); 41BX2348, which includes the circa 1861 foundation of the First Presbyterian Church; and 41BX2394, a series of trash deposits dating predominately to circa 1830 to 1850 and associated with the Cardona and Santos-Coy families.

Monitoring of Site Work

The first phase of monitoring began in January 2019. The proposed ground disturbances were extensive and impacted much of NCB 158 (Figure 4-1). The site work consisted of



Figure 4-1. Google Earth image of the project area (red outline) showing a series of piers for light fixtures and utilities to be installed across the site (yellow outlines), including 17 piers for a planned pergola (orange dots). Note georeferenced trace of the San Pedro Acequia (blue outline).

grading for sidewalks, pier and beam construction, tree planting, as well as the installation of electrical conduit, water lines, and storm drains. This initial phase continued through March 2019 and then ceased for several months as the site's development was reconsidered.

Grading for sidewalks varied in depth, from 24 in. (61 cm) to 48 in. (1.2 m) deep and 5 ft. (1.5 m) in width. The drilling of 17 holes was planned and followed a semicircular pattern from the northeast corner of the block and continuing to the southwest corner. The specifications for the pier drilling called for the use of an 18 in. (45.7 cm) diameter auger, to a depth of 28 ft. (8.5 m). The piers were designed to support a pergola, which was later abandoned. In addition to the grading and pier drilling, CAR staff also monitored the installation of electrical conduit and water lines. Trenching for these installations varied in depth from between 24 in. (60.9 cm) and 36 in. (91.4 cm). A small area at the southeast corner of the block was also monitored for the excavation to transplant a tree. This plan was abandoned upon the exposure of a segment of the San Pedro Acequia. Work in this area ceased to not further impact the *acequia*.

After modifications to the site development plan, additional work was scheduled and archaeological monitoring was resumed in October 2019. At that time, monitoring was limited to trenching activities related to the construction of a retaining wall added to the new sidewalk. Excavation for this retaining wall extended to a depth of 5 ft. (1.5 m), a width of 10 ft. (3.0 m), and a length of 25 ft. (7.6 m).

After more modifications to site plans, the project continued in April 2020. The focus was then on site work for the construction of a restaurant along the north side of NCB 158. The site work required excavation of approximately 8,000 ft.² (743 m²). Work began at the east end, with excavations extending to between 18 in. (45.7 cm) and 24 in. (60.9 cm)

below surface. Site work progressed to the west end, where excavations extended to 52 in. (1.3 m) below surface.

As outlined in Chapter 2, the history of NCB 158 is one of continual development during the nineteenth and twentieth centuries. By the mid-1980s, all of NCB 158 was cleared of structures and, until recently, remained as undeveloped green space. As a result of the earlier construction periods and eventual razing of older and the construction of new structures, archaeological monitoring revealed the shallow dispersion of a wide range of construction debris. To illustrate, the razing of the Stowers Building is the most extreme example of how NCB 158 has been impacted by site development. As detailed in Chapter 2, the Stowers Building was constructed in the early twentieth century and occupied the southeast quadrant of NCB 158. The following image depicts two of 21 time-lapse frames of the implosion of the Stowers Building in February 1982 (Figure 4-2). Note the extensive ground disturbance to the immediate east and north sides of the building in the left photo. Despite such ground disturbances, archaeological monitoring resulted in the location of a segment of the San Pedro Acequia, as well as the recording of three new sites and numerous historic period artifacts.

Recorded Sites and Features

CAR staff encountered a segment of the San Pedro Acequia and recorded three new sites. The San Pedro Acequia (41BX337) was found during monitoring of an area being prepared for landscaping and tree planting. The site of the Majestic Theatre (41BX2347) was recorded during pier drilling and the First Presbyterian Church site (41BX2348) was located during trenching for a storm drain installation. Four historic-period trash middens, recorded as the Cardona Santos-Coy site (41BX2394), were discovered during monitoring of the northern portion of the park.



Figure 4-2. Stowers Building implosion—two of the time-lapse photos from February 1982, view southwest (The Walther Collection).

San Pedro Acequia – 41BX337

Great care was taken during excavation of the southeast corner of NCB 158 in preparation for landscaping and tree planting. CAR staff had studied a Sanborn Fire Insurance map that showed the alignment of the *acequia* would have been in this location. In addition, segments of this same *acequia* had been located to the immediate south, during an earlier monitoring project (Kemp et al. 2020).

A north-south alignment of limestone blocks was encountered at a depth of 2.5 ft. (76.2 cm), in the expected location (Figure 4-3). Some of the limestone blocks were damaged and it was not clear whether they represented the east or west wall of the *acequia*. Plans for the tree planting in this area were abandoned and the feature temporarily covered. A few weeks after this discovery, CAR staff mechanically excavated a trench west of the previously exposed limestone alignment. CAR staff suspected that the alignment was the west wall of the *acequia* and that the east wall had been severely impacted by construction of the Stowers Building. What is left of the *acequia*'s west wall is 4.5 ft. (1.4 m) long and 24 in. (60 cm) wide.

The mechanical trench was oriented east to west and measured 6.5 ft. (2 m) long, 18 in. (0.46 m) wide, and 40 in. (1 m) deep. As seen in Figure 4-4, a small section of the west wall is still extant. The south profile of the trench shows three distinct soil zones. The first stratum is a brownish yellow (10YR 6/6) caliche from 0 to 7 in. (18 cm), the second strata is a very dark gray (10YR 3/1) blocky clay with 40 percent gravel that extended from 7 to 26 in. (18 to 66 cm), and the third strata consisted of a grayish brown (10YR 5/2) clay with specks of calcium carbonates with no gravel, from 26

to 48 in. (66 to 120 cm). Additional observations along the east side of the west wall showed traces of what may have been the channel floor; a light buff colored, gravelly surface with specs of calcium carbonate. The *acequia* was photo documented and recorded with a total data station (TDS), and then covered with geofabric and sand.

Majestic Theatre - 41BX2347

The original site of the Majestic Theatre (41BX2347) was encountered during pier drilling, which began at the northeast corner of the site and then swung to the west-southwest (see Figure 4-5). Drilling of the first ten piers, to between 28 and 30 ft. (8.5 and 9.1 m) was uneventful. The eleventh pier drilled produced a few historic period artifacts. During drilling of Pier 12, the auger was tangled up in rebar as it broke through concrete into the basement of the Majestic Theatre (Figure 4-5). Attempts to drill four more piers (13 thru 16) failed, and no attempt to drill Pier 17 was made. Drilling stopped as each attempt hit concrete. Plans for constructing a large-scale pergola were abandoned, pier holes were backfilled, and all additional work to the piers and beams ceased. Aside from the 18-in. diameter breach at Pier 12, the theatre's basement was left undisturbed.

Majestic Theatre Lot History

41BX2347 was a part of the Stowers consortiums development of NCB 158 between 1910 and 1913. The Majestic Theatre is clearly shown in Chapter 2 on Figure 2-5. Figure 4-6 is an expanded view of the building as shown on the 1922 Sanborn map (Sanborn 1922:V1:4). The Majestic Theatre extended fully through NCB 158 with the main entrance, lobby and concessions on the Main Avenue



Figure 4-3. A. Southeast corner of NCB 158 showing approximate location of an acequia segment (view south); B. close-up of the San Pedro Acequia wall (view south).



Figure 4-4. A. Full view of acequia segment (view north); B. South wall profile of acequia (view south).

side and the theater stage and seating on the western half of the development. The basement encountered and recorded as 41BX2347 was beneath this western portion and most likely housed green rooms, hydraulics for the stage, and prop storage.

The 1913 Majestic Theatre was the first location of the iconic San Antonio theatre. The theatre is better known for its second location on East Houston Street, which is a listed National Register Landmark and Historical Exceptional Landmark of the City of San Antonio. The 1913 Majestic

was a direct result of a series of agreements and contracts between G. A. Stowers and Interstate Amusement of New York City (3 May 1912 BCDR 440:3-9; 24 November 1913 BCDR MBL 16:215-216). Interstate Amusement purchased the Houston Street location in 1926 and subsequently built the new Majestic Theatre in 1928-1929 with Fox Film Corporation, the leasehold tenant operating the theater (21 December 1929 BCDR 919:639-52; 31 October 1929 BCDR 1155:1-14). The 1913 Majestic closed at the time of the opening of the new location in 1929. The Sanborn Fire Insurance maps show that the building became the



Figure 4-5. A. Auger at Pier 12—note shreds of rebar on auger; B. Looking down into the 18-inch diameter hole—broke through rebar-reinforced concrete.

State Theater through the mid-1930s. After the 1930s it was repurposed as a movie theater (Sanborn 1931 V1:4; 1934 V1:4; 1938 V1:4). Following World War II, the site continued as a movie theater before finally closing in the early 1960s when the theater portion of the site was demolished (Sanborn 1960 V1A:4A; 1965 V1A4A).

CAR staff monitored the excavation of several trenches across the site for the installation of electrical conduit, water lines, and a storm drain. Nothing of note was observed as contractors excavated several areas to as deep as 36 in. (91.4 cm) below surface. The construction of a planned storm drain along the south end of the block, running parallel to W. Houston Street, required the excavation of a 10 ft. (3 m) by 10 ft. (3 m) pit to a depth of 7 ft. (2.1 m) to install the drain under an existing duct bank. Excavation of the pit progressed slowly as additional utilities were encountered. These excavations found a portion of the south elevation wall of the First Presbyterian Church, recorded as 41BX2348 (Figure 4-7).

The First Presbyterian Church Lot History

Figure 4-9 is a montage of three expanded views of the 1885, 1904 and 1911 Sanborn maps showing the First Presbyterian Church building. The 1885 and 1904 plans are essentially



Figure 4-7. A. Storm drain trench at the southwest corner of NCB 158 (view south); B. Close-up of brick feature (view west); C. Close-up of limestone blocks (view east).

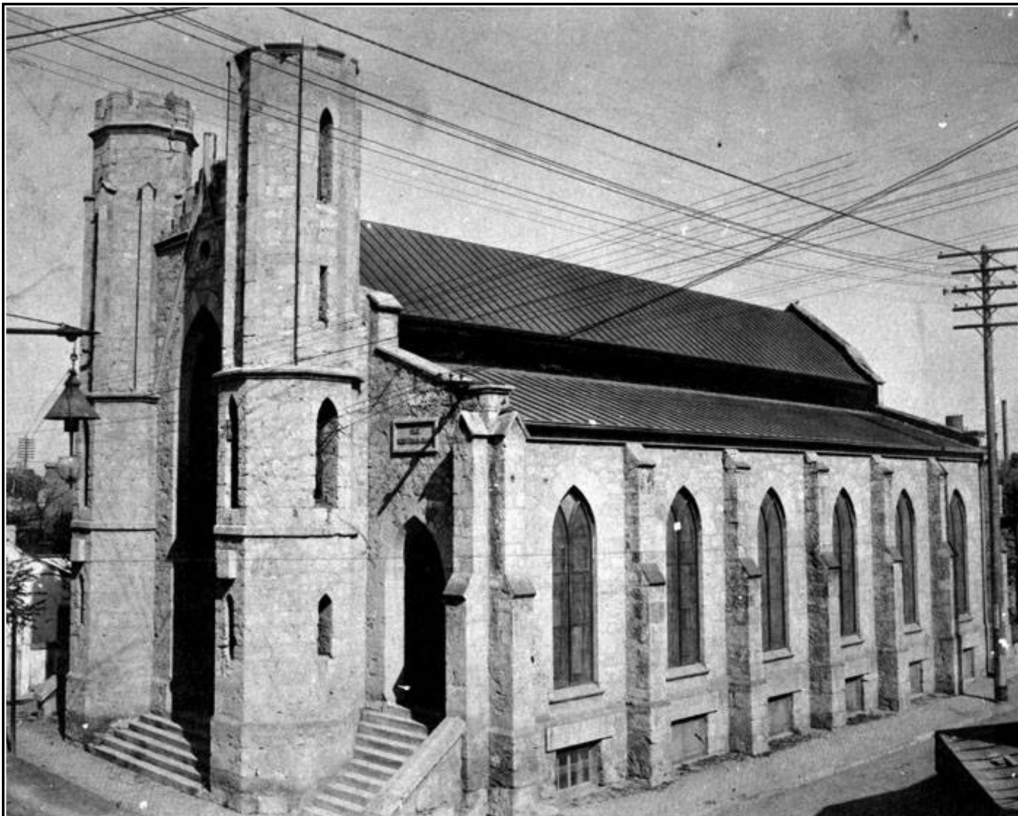


Figure 4-8. First Presbyterian Church (1866-1908), circa 1900. University of Texas at San Antonio Institute of Texan Cultures Photograph Collection–Image No. 075-1163.

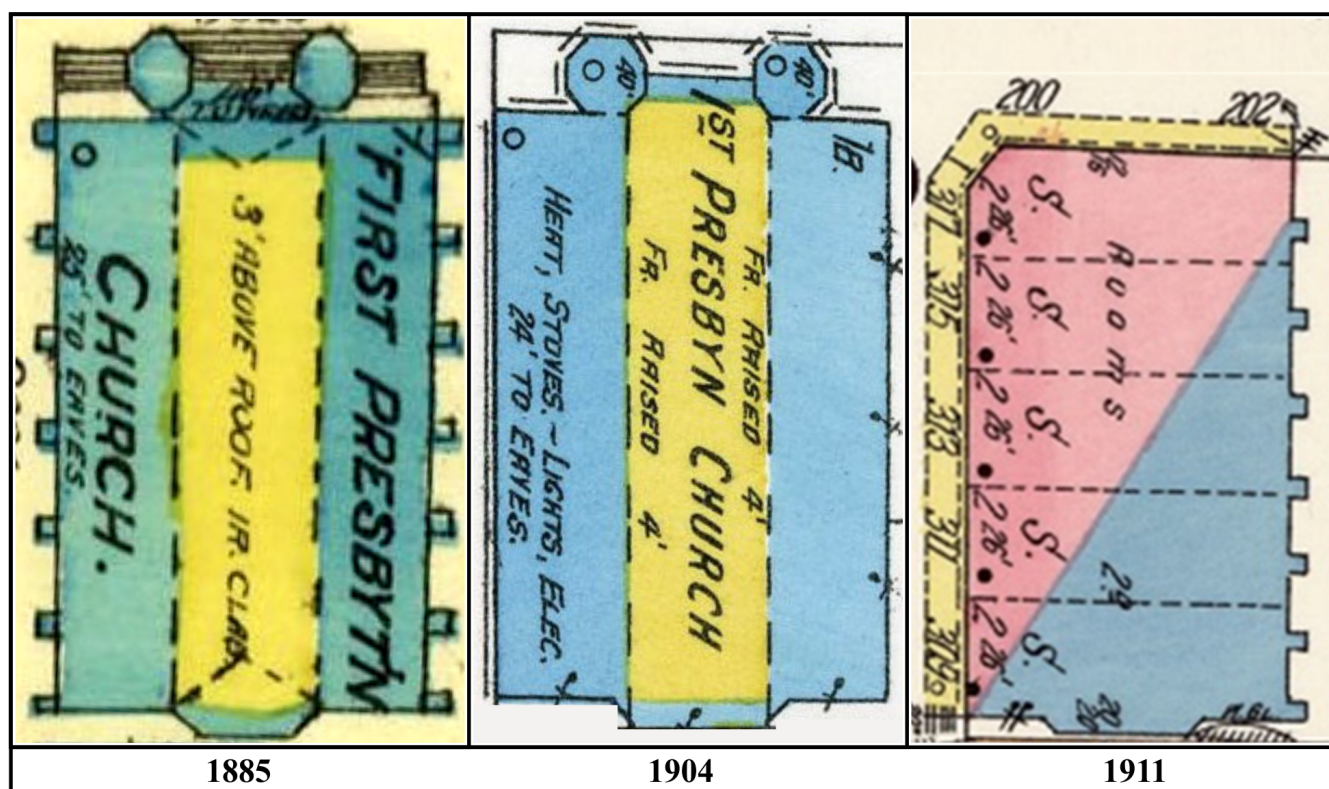


Figure 4-9. Represents three expanded views of the 1885, 1904 and 1911 Sanborn maps showing the First Presbyterian Church building (Sanborn 1885:7; Sanborn 1904:V1:4; Sanborn:V1:4).

the same, but the 1911 Sanborn clearly shows that the octagonal towers on the west as well as the clerestory over the nave of the church have been removed while a new brick second floor and first floor wooden awning were added.

Following the 1908 move to the third site, the church building was repurposed as both commercial retail space on the first floor and rental housing on the second as represented on the 1911 Sanborn map. After the acquisition of the site by Frost Bank, the remaining portion of the church, along with the rest of the buildings in NCB 158, was demolished. The stones removed from the site were re-utilized by Frost Bank as part of their design plans for the Motor Bank on NCB 119 directly to the west. Trinomial 41BX2348 was assigned to the remaining limestone foundations and related features associated with this church.

Cardona Santos-Coy Trash Deposits - 41BX2394

At the north end of NCB 158, site preparation for the construction of a restaurant required the excavation of an 8,000 ft.² (743 m²) pit. Excavations began at the east end and extended to between 18 in. (45.7 cm) and 24 in. (60.9 cm) below surface. The work progressed to the west, where excavations extended to between 24 in. (60.9 cm) and 52 in. (1.3 m) below surface. Along the east end, mixed deposits of construction debris were noted. The deeper excavations

at the west end exposed additional construction debris that included limestone fragments and handmade brick fragments. At the terminal depth of 52 in. (1.3 m), four distinct trash pits, numbered 1 through 4 (Figure 4-10), were identified. The features, not more than 2 ft. (60 cm) in diameter, were discernible as clusters of historic period artifacts and faunal bone. Trash pits 2 and 3 included ashy sediment. The trash pits were not excavated, but diagnostic artifacts and faunal bone were recovered from the dirt and ash piles. No additional investigations were required in the site preparation area and construction proceeded as planned.

Cardona Santos-Coy Trash Deposits Lot History

This series of trash features were identified within the northwestern quadrant of the block, on what were residential lots during the period from 1820 through 1850 with deed records indicating they were the residential lots of the Cardona and Santos-Coy families. The Cardona property was identified as Lot 4 and the Santos-Coy property identified as Lot 5 (see Figure 2-2).

Artifacts

Artifacts collected from the project area included Native ceramics (n=1), Spanish Colonial ceramics (n=2), English whitewares (n=35), flat glass (n=2), chimney glass (n=1),

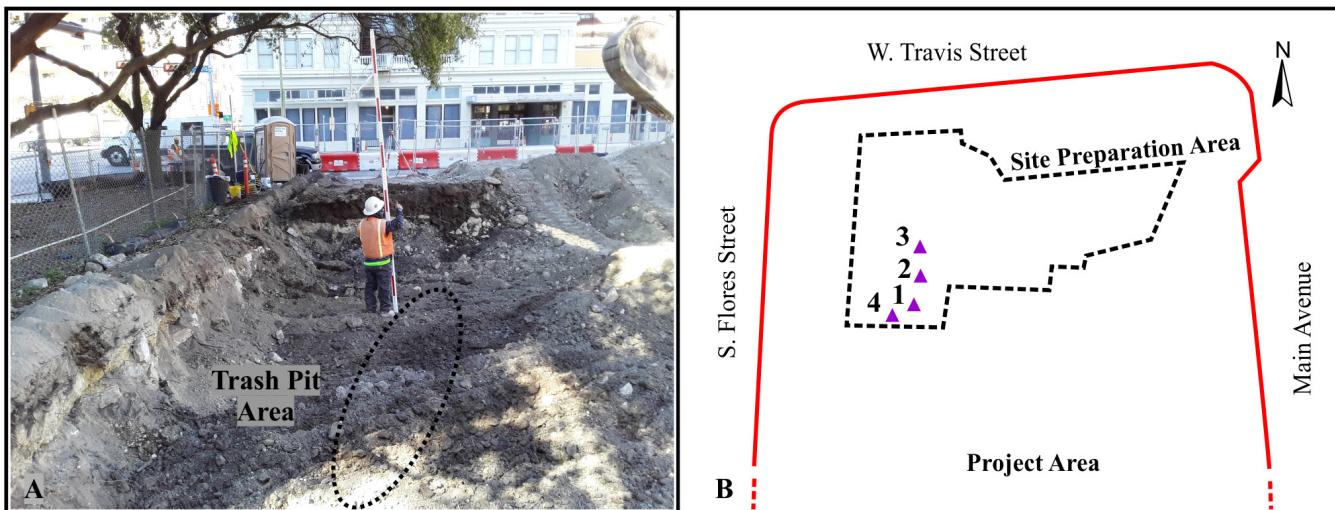


Figure 4-10. A. West end of site preparation area (view north); B. North half of project area showing location of the site preparation area and the four trash pits.

container glass (n=4), ornamental metal (n=1), metal bottle fastener (n=1), faunal bone (1681.2 g), and charcoal samples (n=2). With the concurrence of the property owners, CAR discarded all artifacts considered redundant and/or modern. The remaining materials are curated at CAR as accession 2325.

Isolated Artifacts

A handful of artifacts, including 148.7 g of faunal bone, the neck and mouth of an aqua bottle, and four sherds of undecorated whiteware, were recovered during monitoring for Pier 11. The faunal bone was all cattle (*Bos taurus*), with four of the fragments showing butchering or green break evidence. Skeletal elements included one medial rib fragment, a fragment of a metacarpus, a fragment of long bone with green break fracturing, a saw cut long bone, and an intact right phalange. The four sherds of undecorated whiteware are from the rim of an ironstone plate or platter. The single glass artifact is from a three-part mold bottle with a tooled prescription finish. All these components date most likely to the last quarter of the nineteenth century. Four artifacts were recovered during monitoring for a utility line trench. These include an intact circa 1885-1895 Zagorskie and Schmidt Soda Water blob-top bottle in aqua glass along with two portions of the metal lightening bale fastener for the same bottle; a sherd of earthenware from a John Ridgway & Co. teapot dating to 1841-1855 (Kowalsky and Kowalsky 1999:319); and a single shard of clear hurricane chimney glass. All these artifacts are nineteenth century in age.

San Pedro Acequia (41BX337) Artifacts

Five artifacts lacking clear association and a single deposit of butchered faunal bone were collected during the monitoring within or next to the footprint of the San Pedro Acequia. The

artifacts consisted of one Spanish Colonial ceramic sherd, one Native American ceramic sherd, a shard of hurricane chimney glass, a shard of flat glass, and a pewter artifact.

The two Spanish Colonial period ceramics are both earthenwares: a single sherd of Native American produced Goliad Ware and a single sherd of a lead glazed vessel. Both are common ceramics recovered from Spanish Colonial contexts in San Antonio and have broad temporal and geographic distribution. The single shard of hurricane chimney glass is typical of nineteenth and early twentieth century oil lamp glass. The pewter artifact (Figure 4-11) was recovered from within a pocket of caliche and other fill adjacent to the route of the *acequia*. The artifact was heavily oxidized. Subsequent cleaning and light buffing of the shoulder of the specimen revealed pewter beneath this oxidation crust. Following the cleaning of the artifact, it appears that the object is a three-dimensional heart-shaped, ribbed leaf, with an attached stem. No mold seams or soldering joints were visible. It appears to have been cast as a solid unit. There are no known analogs for such an artifact and attribution to a particular period, use, or occupation cannot be made.

The collected faunal remains consisted of 37 fragments with a weight of 282.2 g. All the 11 specimens identifiable to specific taxa were from old world domesticates, including nine fragments of cattle (*Bos taurus*, 121.9 g), one from a sheep (*Ovis aries*, 25.5 g), and one from a goat (*Capra hircus* 3.0 g). Of the remaining faunal bone, 22 fragments (127.8 g) were from large mammals and four (4.1 g) were from small mammals. Twenty of the 37 (54%) fragments exhibit evidence of butchering and/or breaking using knives or cleavers. The bone appears to have been heavily processed. Many of the elements that exhibit the heaviest butchering are along articulation points (e.g., tibial



Figure 4-11. Pewter leaf artifact from 41BX337.

tarsal, third phalange, posterior ribs). The abundance of hand butchering marks and heavy processing, possibly for marrow extraction and bone grease, suggests deposition prior to the use of bone saws in the mid-nineteenth century.

All the artifacts, except for the pewter leaf, are expected from a block with a long residential occupation (circa 1780 to 1900), and most likely date to between 1780 and 1850. The pewter leaf likely dates prior to the twentieth century but lacks any diagnostic attributes allowing assignment to a specific historic period.

Artifacts Recovered from 41BX2394

A sample of cultural materials were recovered during the monitoring of the excavations associated with the trash features that constituted 41BX2394. The assemblage consisted of 31 ceramic sherds, one shard of glass, one bottle, and 18 fragments of faunal bone (1250.3 g).

Ceramic Assemblage

The ceramic assemblage discussed here includes collections from concentrations labeled Trash Scatter 1, 2 and 4, as well

as ceramics collected in a roughly 3 m diameter circle in the vicinity of these scatters (see Figure 4-10). Because of their close proximity and the relative contemporaneity of their deposits, these are primarily discussed in aggregate rather than as discrete features.

There are several interesting aspects of this assemblage. Apart from a sherd of Mexican lead glaze, English whitewares dominates the collection, accounting for 30 of the 31 sherds (97%). Twenty nine of the 30 English whitewares are decorated and provide additional temporal refinements for the trash deposits. As shown in Table 4-1, the refined temporal assignment suggests a limited production period. While production dates are not deposition dates, the mean production dates for these ceramics are tightly clustered and have few outliers. While many of the decorated types (e.g., Dipped Wares, Sponge decorated, Blue Shell Edge, Handpainted) have ranges that extend into the 1850s to 1860s, or later, all the transferwares with which they are associated date to the 1820s to 1840s based on pattern, color, and/or design theme. This suggests deposition may closely correspond with production dates. Finally, all the decorated whitewares recovered correspond with English mass-market whitewares and

Table 4-1. Decorated English Whitewares by Provenience with Associated Mean Production Date

Provenience	Count	Type/Decoration	Mean Production	Citation
3m Scatter	1	Handpainted Under Glaze-Chrome Colors	1865	1
	1	Green Sponge-Spatter	1838	2
	1	Dark Blue on Blue Transferware	1827	3
Mean of Decorated Ceramics in 3m Scatter, n = 3			1843	
Trash Scatter 1	1	Blue Shell Edge - Unscaloped, Impressed	1847.5	4
	1	Handpainted Under Glaze-Mimic of Dipped Ware	1835	1
	1	Handpainted Under Glaze-Polychrome-Sprig	1852.5	1
	1	Dark Blue Transferware	1827	3
	1	Red Sponge-Spatter	1838	2
	1	Medium Blue Transferware in Arcadia pattern	1844.5	3, 7 to 11
	1	Medium Blue Transferware, Exotic Marley	1825.5	3
	1	Dipped Ware-Multi-chambered Slip-Cable/Worm	1855	5
Mean of Decorated Ceramics in Trash Scatter 1, n=8			1841	
Trash Scatter 2	1	Dark Green Transferware in Arcadia Pattern	1844.5	3, 7 to 11
	1	Dipped Ware-Multi-chambered Slip-Cable/Worm	1855	5
	2	Green and Blue Sponge-Spatter	1845	2
	3	Blue Shell Edge-Unscaloped, Impressed	1847.5	4
	1	Blue Sponge-Spatter	1845	2
	1	Handpainted Under Glaze-Mimic of Dipped Ware	1835	1
	1	Green and Blue Sponge-Spatter	1845	2
	1	Blue Sponge-Spatter	1845	2
Mean of Decorated Ceramics in Trash Scatter 2, n=11			1845	
Trash Scatter 3	1	Blue Sponge-Spatter	1838	2
Mean of Decorated Ceramics in Trash Scatter 3, n=1			1838	
Trash Scatter 4	3	Blue Shell Edge-Unscaloped, Impressed	1847.5	4
	1	Cut Sponge	1857.5	6
	1	Medium Green Transferware, Romantic Theme	1838	3
	1	Dark Blue Transferware	1827	3
Mean of Decorated Ceramics in Trash Scatter 4, n=6			1843	
Mean of All Decorated Ceramics, n=29			1843	
Citations Corresponding to Numbers:				
1-South 1972; 1977		7-Coysh and Henrywood 1982:24 and 1989:16		
2-Laidacker 1954:77		8-Godden 1964:66-67, 717		
3-Samford 1997		9-Snyder 1997:92		
4-Hunter and Miller 1994:434-435		10-Williams and Weber 1986:425 and 1998:51, 279		
5-Carpentier and Rickard 2001:126		11-Blake and Freeman 1998:31		
6-Miller 1991:6				

represent a range of the low-end of the market (Carpentier and Rickard 2001; Miller 1991; Rickard 2006).

A consideration of availability may partially account for the dominance of decorated English whitewares in these deposits. Assuming a time frame of from one to ten years between the production means (1838-1845) and the time of deposition, the deposits would date between 1839 and 1855. This would correspond with the period of the Texas Republic (1836 to 1846) and Early Statehood (1846 to 1861). The near absence of Mexican sourced ceramics may be related to the effective embargo between Mexico and Texas following the Texas Revolution and subsequent Mexican-American War (1846-1848). There was no formal commerce between Texas and Mexico and previous trade and commercial arrangements were severed. The gap in commercial mercantile trade was filled by British wholesalers and American importers of English whitewares. For example, Hill & Henderson, Henderson, Walton and Co., and Henderson and Gaines were importers who operated out of New Orleans between 1836 and 1866, chiefly known for Davenport transferware, receiving shipments from England, and selling them into the Texas, as well as other markets (Black and Brandimarte 1987; Earls and Miller 2005; Pollan et al. 1996:10).

Prices for ceramics may also have been a consideration. English whiteware and decorated whiteware production exploded in the latter half of the eighteenth century, due in part to improvements to raw materials acquisition and refining methods, as well as advances in production and transportation (Miller et al. 1989). English whiteware production continued at tremendous volume from the second half of the eighteenth and well into the mid-to-late nineteenth century. Examinations of commodity pricing and indexing wholesale pricing versus net discounts have provided a means of evaluating the relative cost of English ceramics in the American market for the period from 1796 to 1860 (Miller 1980, 1991). From 1830 to 1860, a period encompassing the mean production dates for the 41BX2394 ceramics, corresponded with the lowest net-pricing from 1796 to 1860, with discount rates approach 40% between 1832 and 1859 (Miller 1991:Figure 2, 2-4). As a result, costs to Texas consumers for English whitewares and lower end decorated whitewares were low. This low price-point corresponded with the opening of the Texas market and the closing of the Mexican market for ceramic tableware.

The 41BX2394 ceramic assemblage is composed of all five of the major classes of decorated English whitewares common to the first half of the nineteenth century: Handpainted underglaze (n=4), Shell Edge Ware (n=7), Sponge Decorated Ware (n=9), Dipped Ware (n=2), and transfer printed or transferware (n=7). A single sherd of undecorated whiteware and a single sherd of Mexican

orange lead glaze were also recovered. All these ceramics are considered as part of the earthenwares class, a broad category distinguished by vessels formed from clay and fired at low temperatures (ca. 900 to 1050 °C). All the ceramics recovered from deposits at 41BX2394 exhibit clear lead glazes on both the interior and exterior surfaces. The surface of earthenwares designed to hold liquids are often glazed to reduce permeability, with various lead and tin oxide glazes being common.

The five whiteware types are distinguished by their decorative treatments, both in design/pattern as well as in method of application. Decorative application is divided into two criteria, handpainted and mechanical application. This criterion separates handpainted underglaze (e.g., Shell Edge Ware, Sponge Decorated) from decoration applied by a mechanical or industrial process (e.g., Dipped Ware and Transferware).

Handpainted underglaze are decorated by the application of colored figures, designs, or motifs hand painted directly onto the vessel prior to the application of glaze and vessel firing. Handpainted wares recovered from the 41BX2394 deposits include polychrome vessels in true chrome colors (Figure 4-12a), as well as polychrome vessels of the Sprig variety, so called on the account of the delicate application of fine floral patterns (Figure 4-12b), and decorated whitewares that appear to be Dipped Ware but on closer examination exhibit the telltale signs of hand-applied color (Figure 4-12c).

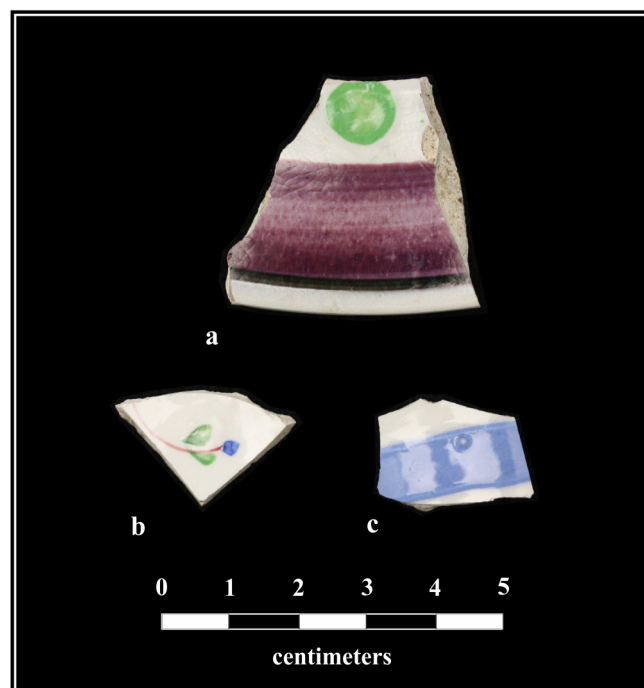


Figure 4-12. Examples of three types of Handpainted underglaze artifacts from 41BX2394. See text for details .

Shell Edge Ware was the single largest line of whiteware produced in England and represents the lowest end of the whiteware market. Shell Edge Ware takes its name from the mold-embossed shell-like edge or rim of the vessel and the application of a line of color, predominantly blue, but also found in green, red, and other colors. Some varieties of Shell Edge Ware were further embellished by the addition of handpainted or sponge decorated scenes on the interior of the plate or platter, creating a hybrid form of decoration. Shell Edge Ware rim forms vary considerably over time, allowing for temporal distinction. All of those recovered from 41BX2394 are typical of the period 1835 to 1860.

Sponge Decorated Wares describe whitewares that have been decorated by the use of a sponge dipped in colored paints and then applied by dabbing, creating what is also referred to as Spatter Ware. Cut Sponge is a second decorative technique that describes specific shapes cut from sponge and then dipped in color and applied to create repeating patterns of the decoration or in combination with other cut sponge decorations and/or handpainted decorations (Majewski and O'Brien 1987:162). Eight of the nine sherds of Sponge Decorated recovered from 41BX2394 are of the Spatter variety in blue, green, red, or a combination of blue and green (Figure 4-13a, b). A single sherd of Cut Sponge/Handpainted was recovered that exhibited a green sponge element with the addition of a handpainted red line (Figure 4-13c).

The first of the mechanically applied decorated whitewares, Dipped Ware, comes in a wide array of colors and design



Figure 4-13. Examples of Sponge Decorated whitewares from 41BX2394. See text for details .

patterns (Miller 1991:6). The term specifically describes the method of color decorating vessels by dipping the form into one or more colors, visually creating a band or ring effect. Both the Dipped Ware sherds recovered from 41BX2394 and shown in Figure 4-14 are a variety referred to as Cable or Earthworm decorated. This pattern is attributed to the 1811 invention of a multi-chambered slip cup that allowed for the introduction of as many as four colors simultaneously (Carpentier and Rickard 2001:126). This decorative technique is most commonly found on small bowls or in pitchers. Both examples from 41BX2394 are sherds from the bodies of small pitchers.

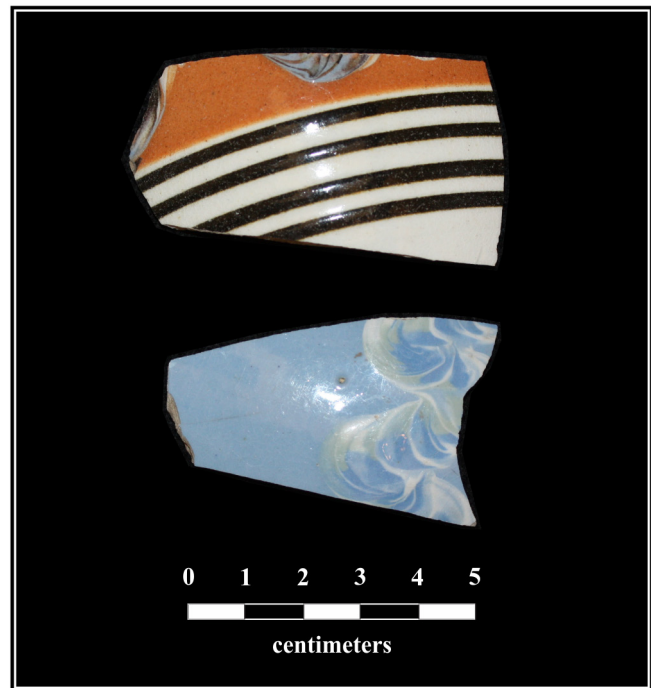


Figure 4-14. Dipped Ware sherds recovered from 41BX2394.

The second mechanically applied decorated whiteware is transferware, also referred to as transfer printed ware. Transferware dates to the 1780s and refers to the decorative process of applying a colored (inked) copper plate tissue print to the surface of whiteware vessels that are then glazed with a clear lead glaze (Samford 1997:2-3; Shaw 1829:214). Figure 4-15 shows six of the seven sherds recovered from 41BX2394. The seventh sherd exhibited only a small hint of blue printed transfer that lacked other major diagnostic criteria. The 41BX2394 represent a temporal range beginning in the 1820s through the mid-1840s. The only identified pattern, Arcadia, is represented by two sherds, one of blue transfer (Figure 4-15b) from Trash Scatter 1 and one of dark green transfer (Figure 4-15e) from Trash Scatter 2. The Arcadia pattern was produced in the Staffordshire pottery of Furnival and Ware in the years 1844 and 1845 and has been recovered in other Texas sites (Blake and Freeman 1998:3; Coysh and Henrywood 1982:24, 1989:16; Godden 1964:66-67, 717; Snyder 1997:92; Williams

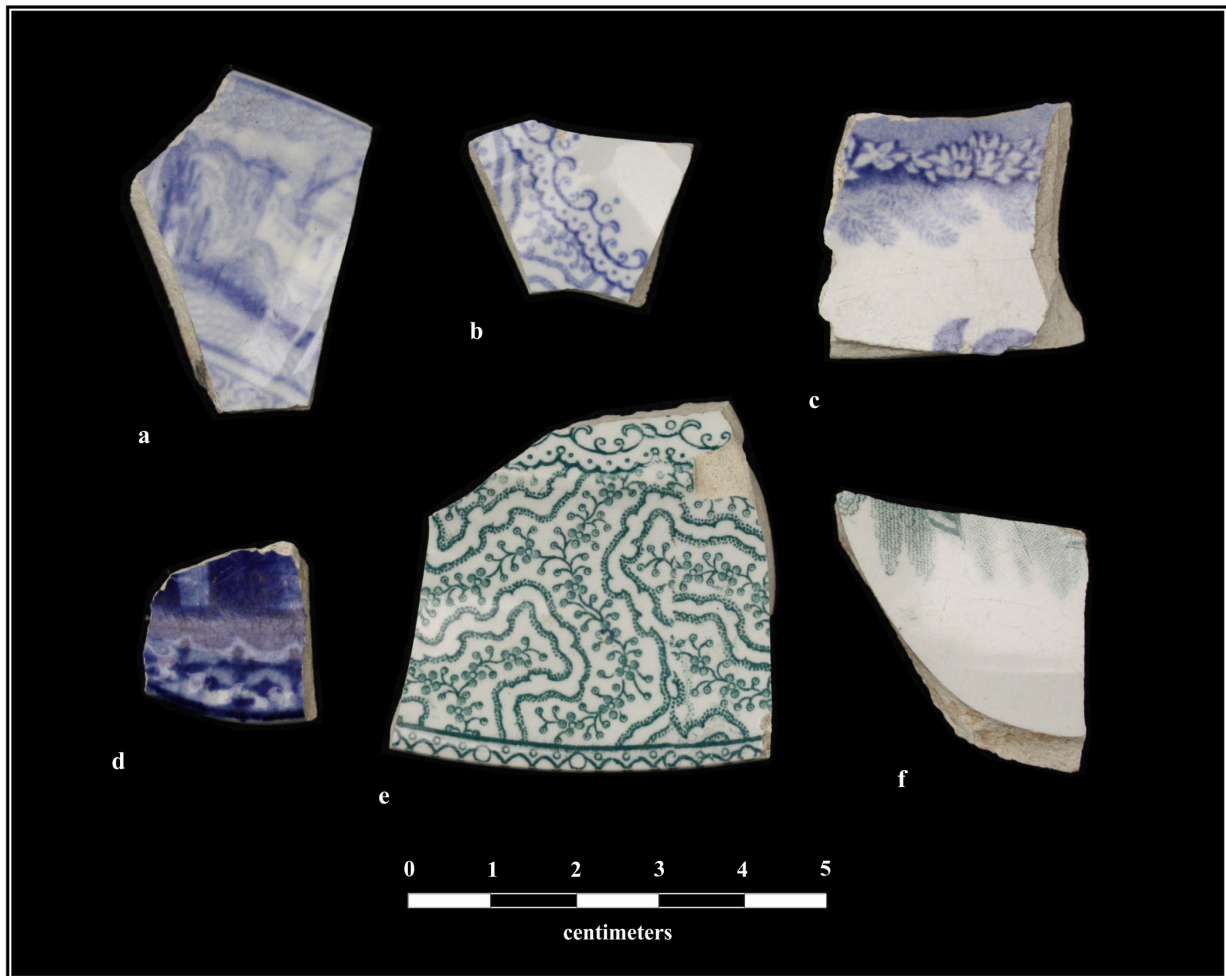


Figure 4-15. Six sherds of transferware recovered from 41BX2394. See text for details.

and Weber 1986:425, 1998:51, 279). Four of the remaining five sherds exhibited enough of the pattern and/or the color to attribute them to particular thematic periods using Samford's diagnostic tables (Samford 1997).

Glass Assemblage

Recovered glass represents a small aqua bottle (Trash Scatter 3) and a shard of olive-green glass (Trash Scatter 2). The aqua bottle, broken during laboratory processing, was 5 in. in height with a base diameter of 1.6 in. The bottle broadly dates from after 1810 through the middle of the nineteenth century as it was produced by the blown-in-mold method using a three-part mold with an applied hand-tooled prescription finish (Lorrain 1968:38). The shard of olive glass is from just above the base of the kick-up of a hand-blown wine bottle and broadly dates from the eighteenth through the nineteenth century.

Faunal Assemblage

Eighteen fragments (1250.3 g) of faunal bone were recovered, with samples from three of the four recorded trash scatters. All

the recovered bone is from large mammals, and where elements could be identified, they all were from cattle (*Bos taurus*). Six of the fragments exhibited saw-cut marks, including one saw-cut rib and two saw-cut long bones from Trash Scatter 2 and three saw-cut long bones from Trash Scatter 4. Nine of the remaining 12 fragments exhibited hack butchering marks while the remaining three exhibited distinct signs of butchery. Saw-cut butchering is temporally diagnostic to the late nineteenth century. It is suspected that these elements are intrusive from overlying later nineteenth century deposits that are intermittent across the site.

Artifact Assemblage Summary for 41BX2394

Except for the saw-cut bone, the artifacts are consistent with household trash disposal from circa 1840 to 1850. All the ceramics are low-end English decorated whitewares, with the sole exception of a sherd of Mexican lead-glazed. The assemblage is likely representative of the trade and market conditions that prevailed during the Texas Republic and Early Statehood periods with minimal representation of ceramics from the interior of Mexico and a preponderance of inexpensive decorated English whitewares.

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Chapter 5: Summary and Conclusions

Archeological monitoring of New City Block (NCB) 158 resulted in the discovery of a previously recorded site and the recording of three new sites. The following is a summary for each of these four sites.

Several segments of the San Pedro Acequia (41BX337) have been discovered along its known trajectory for north to south, within the downtown area. Portions of this acequia have been significantly impacted, as was the segment discovered on NCB 158. This small segment at the southeast corner of the block has been protected from future impacts. Based on CAR's monitoring efforts, we are confident that this is the only extant remnant of the acequia left on NCB 158.

The first site of the renowned Majestic Theatre (41BX2347) was encountered at a depth of 6 ft. (1.8 m), during pier drilling. Four more attempts to drill in the immediate area all failed, as all encountered the same concrete feature, which was determined to be part of the theatre's basement that most likely housed green rooms, hydraulics for the stage, and/or prop storage. The cavity caused by the first auger was not explored and the auger hole was backfilled. Final development in this area was limited to landscaping and construction of a pergola that did not require massive pier supports. As a result, the basement remains undisturbed in this southwest section of the block. As site 41BX2347 is unlikely to yield information important to history, or offer potential research value, CAR recommends the site as ineligible for the NRHP or as a SAL.

The First Presbyterian Church was originally located at Soledad and Commerce in 1846. This was the first organized

Protestant Church in San Antonio, which was followed by St. John's Lutheran Church in 1852. Archaeological monitoring at the southwest corner of NCB 158 located the second site of the First Presbyterian Church (41BX2348), which was active at this location between 1866 and 1908. A previously undisturbed section of the south elevation wall of the church was encountered during trenching activities. Several large hand-hewn stones were recovered and set aside for reuse on this same block. No additional intrusions of this area occurred, and it is likely that other remnants of the church remain extant. Site 41BX2348 does not meet NRHP Criteria A, B, or D. As previous construction destroyed most of the building, the site does not have integrity to evaluate Criterion C. CAR recommends site 41BX2348 as ineligible for the NRHP or as a SAL.

The Cardona Santos-Coy Trash Deposits (41BX2394) were encountered at the northwest quadrant of NCB 158. Four trash pits were discovered on what was the rear of the residential lots during the period from 1820 through 1850. Deed records showed that these were the residential lots of the Cardona and Santos-Coy families. The artifacts recovered from these trash features date predominantly from circa 1830 to 1850. The area was backfilled with a caliche base and compacted, and then the restaurant's concrete slab poured. CAR recommends site 41BX2394 as ineligible for NRHP or SAL status.

Ceramics and an ornamental pewter leaf collected from recorded sites and project-related materials, including the photos and the final report, are curated at the UTSA CAR curation facility, under accession number 2325.

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Appendix A: Chain of Title NCB 158 Lots 1 through 20, 1722-1900

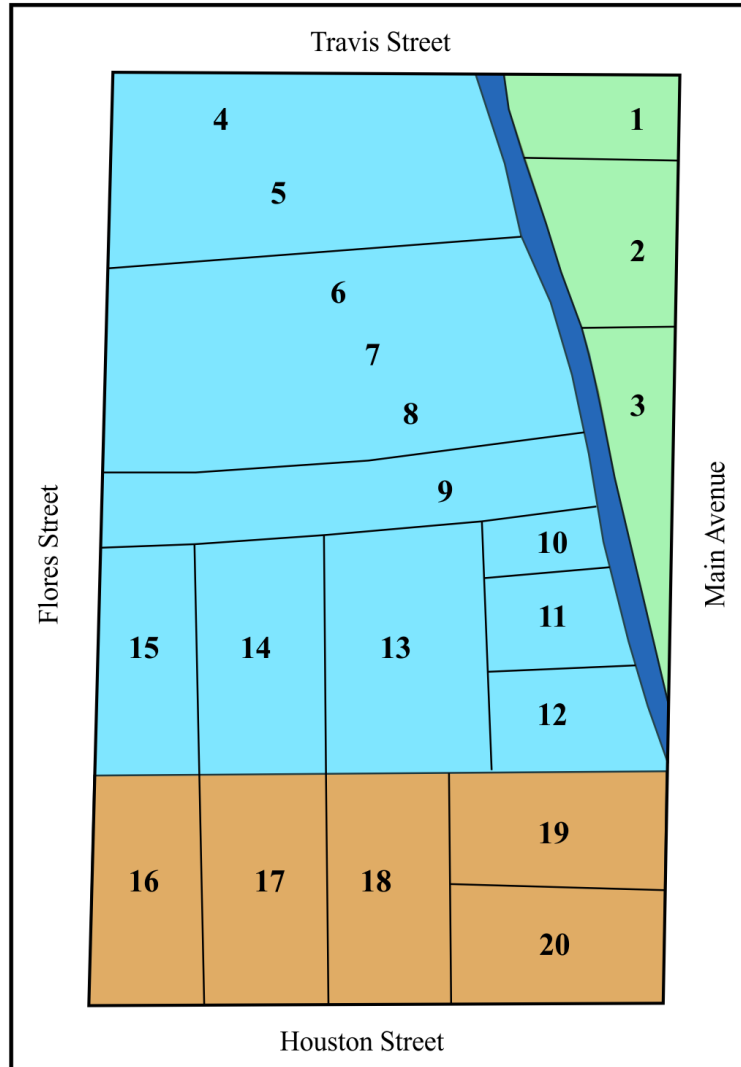


Figure A-1. NCB 158 schematic lot plan. Light blue lots represent Spanish Colonial grants made between 1782 and 1789; light green represents lots east of the San Pedro Acequia sold circa 1838; and pale orange indicates the lower quarter of lots sold between 1827 and 1841. The San Pedro Acequia is shown in dark blue.

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1838	8	11	1	Deed	C	A2:64	Rodriguez	Rafael	Ruiz	Francisco A.
1839	5	24	1	Deed	C	B2:72	Guerra	M.	Zoto	Jose & Pabla
1846	5	15	1	W.D.	C	D2:10	Ruiz	Francisco A.	Callaghan	Bryan
1846	5	16	1	W.D.	C	D2:14	Callaghan	Bryan	Leal	Isabel
1882	11	27	1	W.D.	C	25:239	Leal	Isabel	Rodriguez	J. F.
1882	11	27	1	Deed	C	25:239	Leal	Ysabel	Rodriguez	J. F.
1883	10	11	1	Deed	C	29:570	Moore	Edward	Moore	B. F.
1883	8	21	1	Deed	C	31:138	Rodriguez	J. F.	Moore	Edward
1888	4	13	1	Deed	C	50:488	Moore	B. F.	Moore	J. E.
1838	8	11	2	Deed	C	A2:64	Rodriguez	Rafael	Ruiz	Francisco A.
1839	5	24	2	Deed	C	B2:72	Guerra	M.	Zoto	Jose & Pabla
1846	5	15	2	W.D.	C	D2:10	Ruiz	Francisco A.	Callaghan	Bryan
1846	5	16	2	W.D.	C	D2:14	Callaghan	Bryan	Leal	Isabel
1882	11	27	2	W.D.	C	25:239	Leal	Isabel	Rodriguez	J. F.
1882	11	27	2	Deed	C	25:239	Leal	Ysabel	Rodriguez	J. F.
1883	8	21	2	Deed	C	31:138	Rodriguez	J. F.	Moore	Edward
1865	12	1	3	W.D.	C	T2:238	Martinez	Concepcion	Fest	Simon
1874	5	2	3	W.D.	C	2:16	Martinez Heirs of	Concepcion	Fest	Simon
1877	12	21	3	Deed	C	5:488	Fest	Simon	Villamain	M.
1882	12	5	3	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	3	Deed	C	36:265	Fest	Simon	Scheffers	P.
1886	11	13	3	Deed	C	1.63125	Fest	Simon	San Antonio	City of
1784	4	21	4	Grant	A	LGS 616	Spanish Govt.		Santos	M. M.
1868	9	28	4	Deed	C	U1:552	Morales	Ed.	Teel et al.	T. T.
1868	9	28	4	Deed	C	U1:553	Teel et al.	T. T.	Becker	Matias
1882	3	23	4	Deed	C	22:205	Becker	Mary	Hitzfelder	E & T
1783	8	6	5	Grant	A	LGS 386	Spanish Govt.		Martinez	Carlos
1784	4	21	5	Grant	A	LGS 616	Spanish Govt.		Santos	M. M.
1784	5	11	5	Deed	A	LGS 21	Maldonado, et al.	Luis	de los Angels	Pedro
1805	6	25	5	Will	B	WE 4	de los Angeles	Pedro	Children of	
1848	8	21	5	W.D.	C	G1:366	Cardona	Juan	Castillos	Teodoro
1868	2	21	5	Deed	C	U2:364	Arocha et al.	Gertrudes	Carillo	Matias
1868	3	12	5	Deed	C	U2:380	Rodriguez et al.	Mariano	Carillo	Matias

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1868	9	21	5	W.D.	C	V1:84	Leon	Eufemia de	Carillo	Matias
1879	2	19	5	Deed	C	9:298	Zuniga	Juana	Carillo	Matias
1883	1	29	5	Deed	C	27:21-22	Carillo	Matias	Villamain	C.
1885	4	14	5	Deed	C	41:288	Villamain	C.	Witte	George
1783	8	6	6	Grant	A	LGS 386	Spanish Govt.		Martinez	Carlos
1784	5	11	6	Deed	A	LGS 387	Maldonado, et al.	Luis	Martinez	Carlos
1805	6	25	6	Will	B	WE 4	de los Angeles	Pedro	His children	
1823	3	7	P6	Deed	A	LGS 334	Casas	Jose	Hernandez	Francisco
1823	3	7	P6	Deed	C	E2:8	Casas	Jose	Hernandez	Francisco
1849	8	22	6	W.D.	C	H1:298	De la Garza & Bustillos	Ma. J. & Clemente	de Hernandez	Ma. P. O.
1864	8	5	6	W.D.	C	T1:238	Hernandez	Gertrudes	Lecomte	Adele
1867	5	29	6	W.D.	C	U2:168	Esparza	Gertrudes H.	Lecomte	Maria
1867	5	29	6	W.D.	C	U2:169	Lecomte	Maria	Fest	Simon
1867	5	30	6	Act	C	T3:90	Fest	Simon	Lecomte	Maria
1868	6	11	P6	W.D.	C	U1:458	Hernandez	Gregorio	Esparza	Gertrudes H.
1868	6	11	P6	W.D.	C	V1:30	Martinez	I. H. de	Esparza	Gertrudes H.
1868	6	11	6	Release	C	T3:235	Watine	Lecomte de	Fest	Simon
1877	12	21	6	Deed	C	5:488	Fest	Simon	Villamain	M.
1882	12	5	6	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	6	Deed	C	36:265	Fest	Simon	Scheffers	P.
1783	8	6	7	Grant	A	LGS 386	Spanish Govt.		Martinez	Carlos
1805	6	25	7	Will	B	WE 4	de los Angeles	Pedro	His children	
1823	3	7	7	Deed	A	LGS 334	Casas	Jose	Hernandez	Francisco
1823	3	7	7	Deed	C	E2:8	Casas	Jose	Hernandez	Francisco
1854	5	24	7	W.D.	C	M1:104	Watine	Lecomte	Quesnot	Adrien
1854	5	6	7	W.D.	C	M2:48	Postert	Christoph	Watine	Lecomte
1863	4	14	7	Deed	C	S2:567	Quesnot	Adrien	Darran	Prosper
1863	4	15	7	Note	C	S2:570	Darran	Prosper	Quesnot	Adrien
1866	6	18	7	Assgn.	C	U1:63	Darran	Prosper	Quesnot	Adrien
1877	12	21	7	Deed	C	5:488	Fest	Simon	Villamain	M.
1877	8	18	7	Deed	C	5:417	Quesnot	Adrien	Fest	Simon
1882	12	5	7	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	7	Deed	C	36:265	Fest	Simon	Scheffers	P.
1783	8	6	8	Grant	A	LGS 386	Spanish Govt.		Martinez	Carlos

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1805	6	25	8	Will	B	WE 4	de los Angeles	Pedro	His children	
1823	3	7	8	Deed	A	LGS 334	Casas	Jose	Hernandez	Francisco
1823	3	7	8	Deed	C	E2:8	Casas	Jose	Hernandez	Francisco
1851	6	20	8	W.D.	C	K1:12-13	Hernandez	Manuel	Foutrel & Co.	Denis
1852	5	27	8	W.D.	C	K2:6-7	Foutrel & Co.	Denis	Quesnot	Adrien
1863	4	14	8	Deed	C	S2:567	Quesnot	Adrien	Darran	Prosper
1863	4	15	8	Note	C	S2:570	Darran	Prosper	Quesnot	Adrien
1866	6	18	8	Assgn.	C	U1:63	Darran	Prosper	Quesnot	Adrien
1877	12	21	8	Deed	C	5:488	Fest	Simon	Villamain	M.
1877	8	18	8	Deed	C	5:417	Quesnot	Adrien	Fest	Simon
1882	12	5	8	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	8	Deed	C	36:265	Fest	Simon	Scheffers	P.
1784	8	6	9	Grant	A	LGS 616	Spanish Govt.		Santos	Matiana
1789	10	12	9	Grant	A	LGS 23	Spanish Govt.		de los Angeles	Pedro
1805	6	25	9	Will	B	WE 4	de los Angeles	Pedro	His children	
1806	8	9	9	Deed	A	LGS 61	de los Angeles	Alexo	Baca	Antonio
1853	1	21	9	W.D.	C	J2:37	Gil	Justo	Benites	Miguel
1853	5	25	9	W.D.	C	J2:636	Benites	Miguel	Quesnot	Adrien
1863	4	14	9	Deed	C	S2:567	Quesnot	Adrien	Darran	Prosper
1863	4	15	9	Note	C	S2:570	Darran	Prosper	Quesnot	Adrien
1866	6	18	9	Assgn.	C	U1:63	Darran	Prosper	Quesnot	Adrien
1877	12	21	9	Deed	C	5:488	Fest	Simon	Villamain	M.
1877	8	18	9	Deed	C	5:417	Quesnot	Adrien	Fest	Simon
1882	12	5	9	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	9	Deed	C	36:265	Fest	Simon	Scheffers	P.
1789	10	12	10	Grant	A	LGS 23	Spanish Govt.		de los Angeles	Pedro
1805	6	25	10	Will	B	WE 4	de los Angeles	Pedro	His children	
1806	8	9	10	Deed	A	LGS 61	de los Angeles	Alexo	Baca	Antonio
1853	1	21	10	W.D.	C	J2:37	Gil	Justo	Benites	Miguel
1853	5	25	10	W.D.	C	J2:636	Benites	Miguel	Quesnot	Adrien
1853	1	21	10	W.D.	C	J2:73-75	Gil	Justo	Gil	Justo
1863	4	14	10	Deed	C	S2:567	Quesnot	Adrien	Darran	Prosper

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1863	4	15	10	Note	C	S2:570	Darran	Prosper	Quesnot	Adrien
1866	6	18	10	Assgn.	C	U1:63	Darran	Prosper	Quesnot	Adrien
1877	12	21	10	Deed	C	5:488	Fest	Simon	Villamain	M.
1877	8	18	10	Deed	C	5:417	Quesnot	Adrien	Fest	Simon
1882	12	5	10	Deed	C	24:366	Fest	Simon	Villamain	C.
1884	9	11	10	Deed	C	36:265	Fest	Simon	Scheffers	P.
1782	6	15	P11	A	Grant	LGS 383	Spanish Govt.		Martinez	Francisca
1782	6	17	P11	A	Grant	F1:229	Spanish Govt.		Ximenes	Margarita
1789	10	12	11	A	Grant	LGS 23	Spanish Govt.		de los Angeles	Pedro
1805	6	25	11	B	Will	WE 4	de los Angeles	Pedro	His children	
1806	8	9	11	A	Deed	LGS 61	de los Angeles	Alexo	Baca	Antonio
1853	1	21	P11	C	W.D.	J2:76	Gil	Justo	Gil	Justo
1867	10	22	11	C	W.D.	U2:296	Solis et al.	Claudio	Ramon	Teresa
1867	10	22	11	C	Will	U2:297	Navarette	Maria	Sekerles	T.M. & A.
1867	10	22	11	C	W.D.	U2:299	Navarette	Maria	Sekerles	Charles A.
1870	7	15	11	C	Part.	V1:494	Ramon, Estate	Teresa	Martinez	A. and T.
1870	8	3	11	C	W.D.	V2:453	Martinez et al.	Ferman	Devine	Thom. J.
1870	8	25	11	C	Deed	V2:528	Hernandez	Mauricio	Devine	Thom. J.
1870	9	8	11	C	Mtge	T3:571	Devine	Thom. J.	Ritchie	Francis
1872	8	22	11	C	Release	V3:334	Sekerles	Ch. A.	Devine	Thom. J.
1875	12	4	11	C	Release	X2:532	Ritchey	Fanny	Devine	Thom. J.
1876	7	7	11	C	Deed	4:476	Devine	Thom. J.	Trueheart	James L.
1877	5	29	11	C	Deed	7:243	Trueheart	James L.	Dittmar	A.
1877	12	8	11	C	Deed	7:383	Trueheart	James L.	Heard	D. W.
1879	4	4	11	C	Deed	10:452	Trueheart	James L.	Kelly	J. M.
1883	8	21	11	C	Deed	29:354	Trueheart	James L.	Kalteyer	Geo. H.
1883	9	5	11	C	Deed	29:436	Kalteyer	G. H.	Alamo Cement	
1782	6	15	12	A	Grant	LGS 383	Spanish Govt.		Martinez	Francisca
1782	6	17	12	A	Grant	F1:229	Spanish Govt.		Ximenes	Margarita
1784	7	19	12	A	Deed	LGS 21	Maldonado	J. L.	de los Angeles	Pedro
1805	6	25	12	B	Will	WE 4	de los Angeles	Pedro	His children	

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1806	8	9	12	A	Deed	LGS 61	de los Angeles	Alexo	Baca	Antonio
1867	10	22	12	C	Will	U2:297	Navarette	Maria	Sekerles	T.M. & A.
1867	10	22	12	C	W.D.	U2:299	Navarette	Maria	Sekerles	Ch. A.
1870	7	15	12	C	Part.	V1:494	Ramon, Estate	Teresa	Martinez	A. and T.
1871	7	10	12	C	Deed	W1:286	Martinez et al.	F.	de la Garza	Carmen
1875	8	14	12	C	W.D.	1:465	de la Garza	Carmen	Trueheart	James L.
1876	4	15	12	C	Deed	X2:593	Trueheart	James L.	Dittmar	A.
1877	12	8	12	C	Deed	7:383	Trueheart	James L.	Heard	D. W.
1883	8	21	12	C	Deed	29:354	Trueheart	James L.	Kalteyer	Geo. H.
1883	9	5	12	C	Deed	29:436	Kalteyer	G. H.	Alamo Cement	
1789	10	12	13	A	Grant	LGS 23	Spanish Govt.		de los Angeles	Pedro
1805	6	25	13	B	Will	WE 4	de los Angeles	Pedro	His children	
1806	8	9	13	A	Deed	LGS 61	de los Angeles	Alexo	Baca	Antonio
1867	10	22	13	C	Will	U2:297	Navarette	Maria	Sekerles	T. & A.
1867	10	22	13	C	W.D.	U2:299	Navarette	Maria	Sekerles	Ch. A.
1867	10	22	13	C	W.D.	U2:296	Solis et al.	Claudio	Ramon	Teresa
1870	7	15	13	C	Part.	V1:494	Ramon, Estate	Teresa	Martinez	A. & T.
1870	8	3	13	C	W.D.	V2:453	Martinez et al.	Ferman	Devine	Thom. J.
1870	8	25	13	C	Deed	V2:528	Hernandez.	Mauricio	Devine	Thom. J.
1870	9	8	13	C	Mtge	T3:571	Devine	Thom. J.	Ritchie	Francis
1872	8	22	13	C	Release	V3:334	Sekerles	Ch. A.	Devine	Thom. J.
1875	12	4	13	C	Release	X2:532	Ritchey	Fanny	Devine	Thom. J.
1876	7	7	13	C	Deed	4:476	Devine	Thom. J.	Trueheart	James L.
1876	12	16	13	C	Deed	7:19	Trueheart	James L.	Chaves	Erasmus
1784	7	19	14	A	Deed	LGS 21	Maldonado	J. L.	de los Angeles	Pedro
1805	6	25	14	B	Will	WE 4	de los Angeles	Pedro	His children	
1806	8	9	14	A	Deed	LGS 61	de los Angeles	Alexo	Baca	Antonio
1867	10	22	14	C	Will	U2:297	Navarette	Maria	Sekerles	T. & A.
1867	10	22	14	C	W.D.	U2:299	Navarette	Maria	Sekerles	Ch. A.
1870	7	15	14	C	Part.	V1:494	Ramon, Estate	Teresa	Martinez	A. & T.

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1871	7	10	14	C	Deed	W1:286	Martinez et al.	F.	de la Garza	Carmen
1875	8	14	14	C	W.D.	1:465	de la Garza	Carmen	Trueheart	James L.
1876	12	16	14	C	Deed	7:19	Trueheart	James L.	Chaves	Erasmus
1876	4	15	14	C	Deed	X2:593	Trueheart	James L.	Dittmar	A.
1877	1	2	14	C	Bond	7:20	Trueheart	James L.	Chaves	Erasmus
1789	10	12	15	A	Grant	LGS 230	Spanish Govt.		de los Angeles	Pedro
1805	6	25	15	B	Will	WE 4	de los Angeles	Pedro	His children	
1806	8	9	15	A	Deed	LGS 517	de los Angeles	Alexo	Baca	Antonio
1831	3	26	15	C	Deed	C1:150	Castro	Josefa	Chavez	Ygnacio
1870	6	13	15	C	W.D.	V2:386	Chaves	Maria	Chaves	Erasmus
1835	1	11	16	A	Deed	LGS 447	Fuentes	Juliana	Martinez	Pedro
1835	1	22	16	C	W.D.	E1:172	Martinez	Pedro	Chavez	Ygnacio
1861	11	20	16	C	Deed	S2:165	French	John C.	Presby. Church	Trustees
1861	12	2	16	C	Deed	S3:281	Presby. Church	Trustees	Smith & Houston	
1866	12	27	16	C	Deed	U2:69	Fuentes	Maria J.	Martinez	Pedro
1867	11	23	16	C	Deed	U2:321	Chaves	Maria	French	John C.
1874	6	4	16	C	Release	3:36	Norton & Brother	H. D.	Presby. Church	
1874	6	4	16	C	Mtge	3:37	Presby. Church		Wiseman	W. R.
1879	7	16	16	C	Deed	14:236	Presby. Church		Wiseman	W. B.
1879	11	14	16	C	Deed	14:360	Presby. Church		Wiseman	W. B.
1841	6	29	17	C	Deed	A2:439	Arreola	Simon	White & Co.	Geo. W.
1858	1	19	17	C	W.D.	P2:395	Zepeda	Manuel	Egan	Frank
1861	11	20	17	C	Deed	S2:165	French	John C.	Presby. Church	Trustees
1861	12	2	17	C	Deed	S3:281	Presby. Church	Trustees	Smith & Houston	
1867	11	23	17	C	Deed	U2:322	Egan	Frank	French	John C.
1874	6	4	17	C	Release	3:36	Norton & Brother	H. D.	Presby. Church	
1874	6	4	17	C	Mtge	3:37	Presby. Church		Wiseman	W. R.
1879	7	16	17	C	Deed	14:236	Presby. Church		Wiseman	W. B.

Table A-1. Chain of Title NCB 158 Lots 1 through 20, 1722-1900 (continued)

Year	Month	Day	Lot	Inst.	Source	Citation	Grantor Surname	Grantor First Name	Grantee Surname	Grantee First Name
1879	11	14	17	C	Deed	14:360	Presby. Church		Wiseman	W. B.
1841	2	21	18	C	Mtge	A2:455	Montes Martinez	J. & C.	Dwyer	Ed.
1858	3	15	18	C	Deed	R2:52	Montes	J. & N.	Egan	Frank
1858	6	21	18	C	Deed	R2:56	Montes	Juan	Egan	Frank
1858	9	6	18	C	Adv.	R2:205	Martinez Estate	Carmel	Egan	Frank
1861	11	20	18	C	Deed	S2:165	French	John C.	Presby. Church	Trustees
1861	12	2	18	C	Deed	S3:281	Presby. Church	Trustees	Smith & Houston	
1867	11	23	18	C	Deed	U2:322	Egan	Frank	French	John C.
1874	6	4	18	C	Release	3:36	Norton & Brother	H. D.	Presby. Church	
1874	6	4	18	C	Mtge	3:37	Presby. Church		Wiseman	W. R.
1879	7	16	18	C	Deed	14:236	Presby. Church		Wiseman	W. B.
1879	11	14	18	C	Deed	14:360	Presby. Church		Wiseman	W. B.
1827	11	25	19	A	Deed	LGS 430	Martinez, Heirs of	Francisca	Martinez	M. Lugarda
1849	3	19	19	C	W.D.	H1:137	de Zaragoza	Maria de Jesus Seguin	Fretellier	August
1850	3	30	19	C	W.D.	I1:33-34	Fretellier	August	Foutrel	Denis
1852	9	18	19	C	W.D.	K2:218	Foutrel & Co.	Denis	Dwyer	Ed.
1827	11	25	20	A	Deed	LGS 430	Martinez, Heirs of	Francisca	Martinez	M. Luggarda
1848	1	4	20	C	W.D.	G1:75	de Zaragoza	Maria de Jesus Seguin	Foutrel	Denis
1852	9	18	20	C	W.D.	K2:219	Foutrel & Co.	Denis	Dwyer	Ed.

Notes:

Source "A" = Bexar County Spanish Archives, Land Grant Sales

Source "B" = Bexar County Spanish Archives, Wills and Estates

Source "C" = Bexar County Deed Records, Bexar County Clerk's Office