

# **Archaeological and Historical Background Review of the Santa Rosa Police and Fire Administration Building, San Antonio, Bexar County, Texas**

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**DRAFT**



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## **Abstract**

The Center for Archaeological Research at the University of Texas at San Antonio was contracted by Ford, Powell and Carson, Inc. to conduct a archaeological and historical background review of a parcel of land proposed as the new location of the Police and Fire Administration building. The project area for the Public Safety Headquarters is comprised of the greater portion of NCB 337 and NCB 338 in downtown San Antonio. The work was conducted prior to the breaking ground to determine if any significant cultural remains would be encountered during the construction activities. The parcel of land has had a long and interesting history. Early years of occupation of San Antonio found the property to be used in farming and grazing. But as the city grew, the use population within the project area grew. The project area was a commercial and residential area, that housed stores, shops, warehouses and dwellings. During the late 1800s and into the 1900s, a portion of the project area was part of San Antonio's Red Light District. By the 1960s, many of the properties were vacant or in disrepair. The City of San Antonio undertook an Urban Renewal project to help revitalize the old neighborhoods. As part of the renewal project, many of the houses and structures were razed. An architectural survey was conducted prior to the demolition. Between 1961 and 1963, many of the structures were demolished after the Urban Renewal Agency acquired them through purchase or condemnation. CAR recommends archaeological monitoring of the construction that will have subsurface impacts due to the unknown nature of the matrix below the current structure and asphalt.

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# Chapter 1: Introduction

## Introduction and Area of Potential Effect

The Center for Archaeological Research at the University of Texas at San Antonio (CAR-UTSA) was contracted by Ford, Powell and Carson Inc., to prepare the archaeological and archival background of the proposed site of the Police and Fire Administration Building in San Antonio, Bexar County, Texas. The work was conducted prior to the construction activities for the new building to better understand the current Area of Potential Effect (APE) and identify the potential for encountering buried cultural remains. The project site is located at the southwest corner of South Santa Rosa Avenue and West Nueva Street. The entire APE is approximately 4.6635 acres and is bounded on the north by West Nueva, on the west by Urban Loop, on the south by West Durango, and on the east by South Santa Rosa Street. Currently, the project area is occupied by the former K-Mart building that will be demolished at the time construction activities begin. The APE is located on the San Antonio East (2998-133) USGS 7.5 Minute Series Quadrangle Map (Figure 1-1).



Figure 1-1. Location of the APE on the San Antonio East (2998-133) USGS 7.5 Minute Series Quadrangle Map.

The proposed changes to the lot consist of the construction of a new building complex that will house the



Police and Fire Department administrative offices and a parking lot at the southern portion of the APE (Figure1-2).

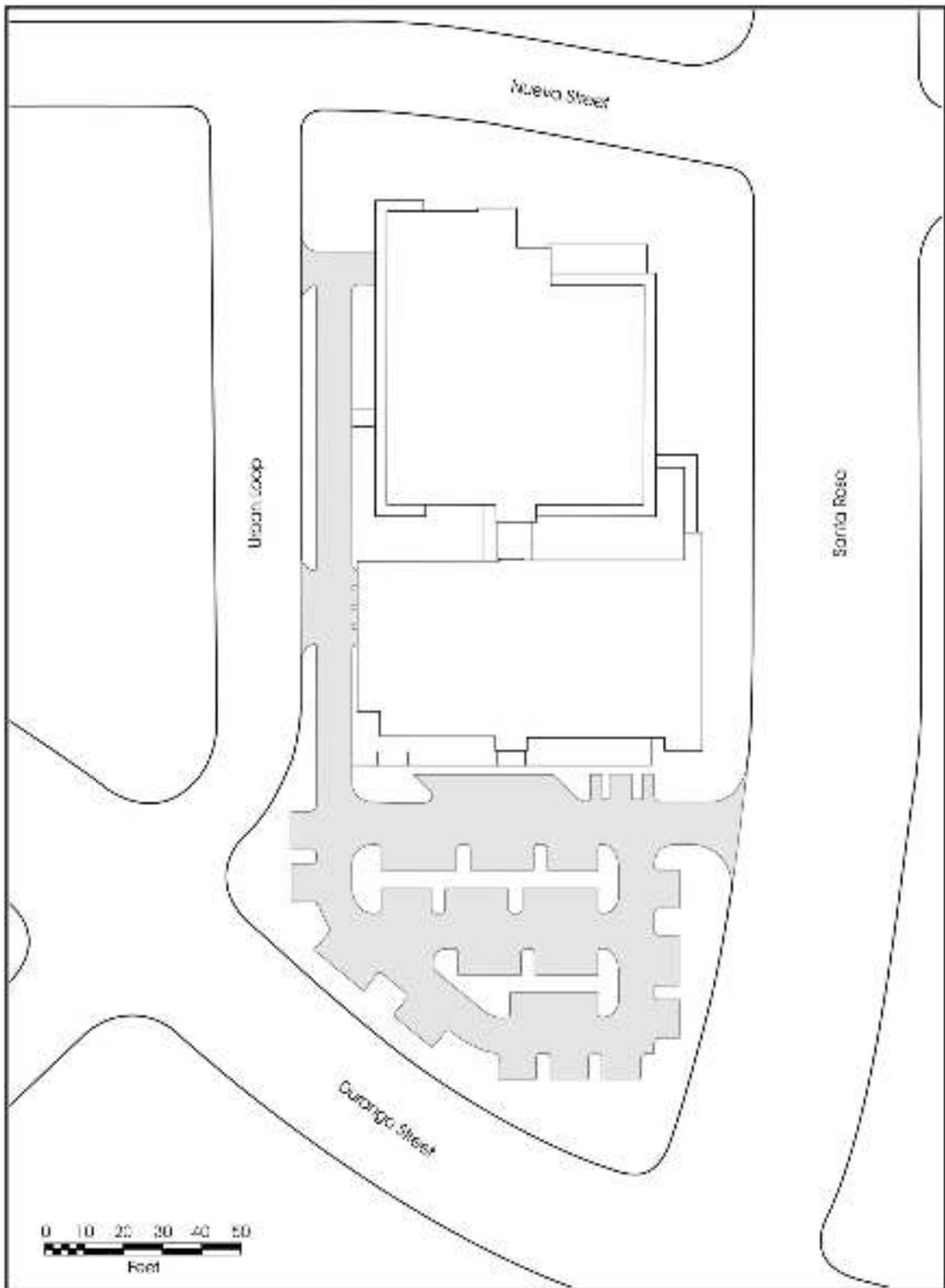


Figure 1-2. Proposed design of the Police and Fire Administrative Building.

The project area for the Public Safety Headquarters is comprised of the greater portion of NCB 337 and NCB 338 in downtown San Antonio (Figure 1-3). The Public Safety Headquarters site is located



Figure 1-3. Central West Urban Renewal project, original subdivision and boundary map, c. 1960 (San Antonio Public Library, Texas-Genealogy Department).

approximately in the middle of the redevelopment area known in the 1960s as the Central West Urban Renewal Project No. 1-Tex-R-39 (Figure 1-4).



*Figure 1-4. Central West Urban Renewal project, aerial photograph, c. 1960 (San Antonio Public Library, Texana-Genealogy Department).*

The 68-acre project extended generally to Dolorosa Street on the north, El Paso Street on the south, San Pedro Creek on the east and the Central Expressway on the west (Figures 1-3 and 1-4). Beginning in 1960, all of the parcels in the Central West redevelopment area were acquired by the Urban Renewal Agency and the standing structures were demolished. Streets were closed, widened and/or realigned and lots and blocks packaged for redevelopment (Figure 1-5).

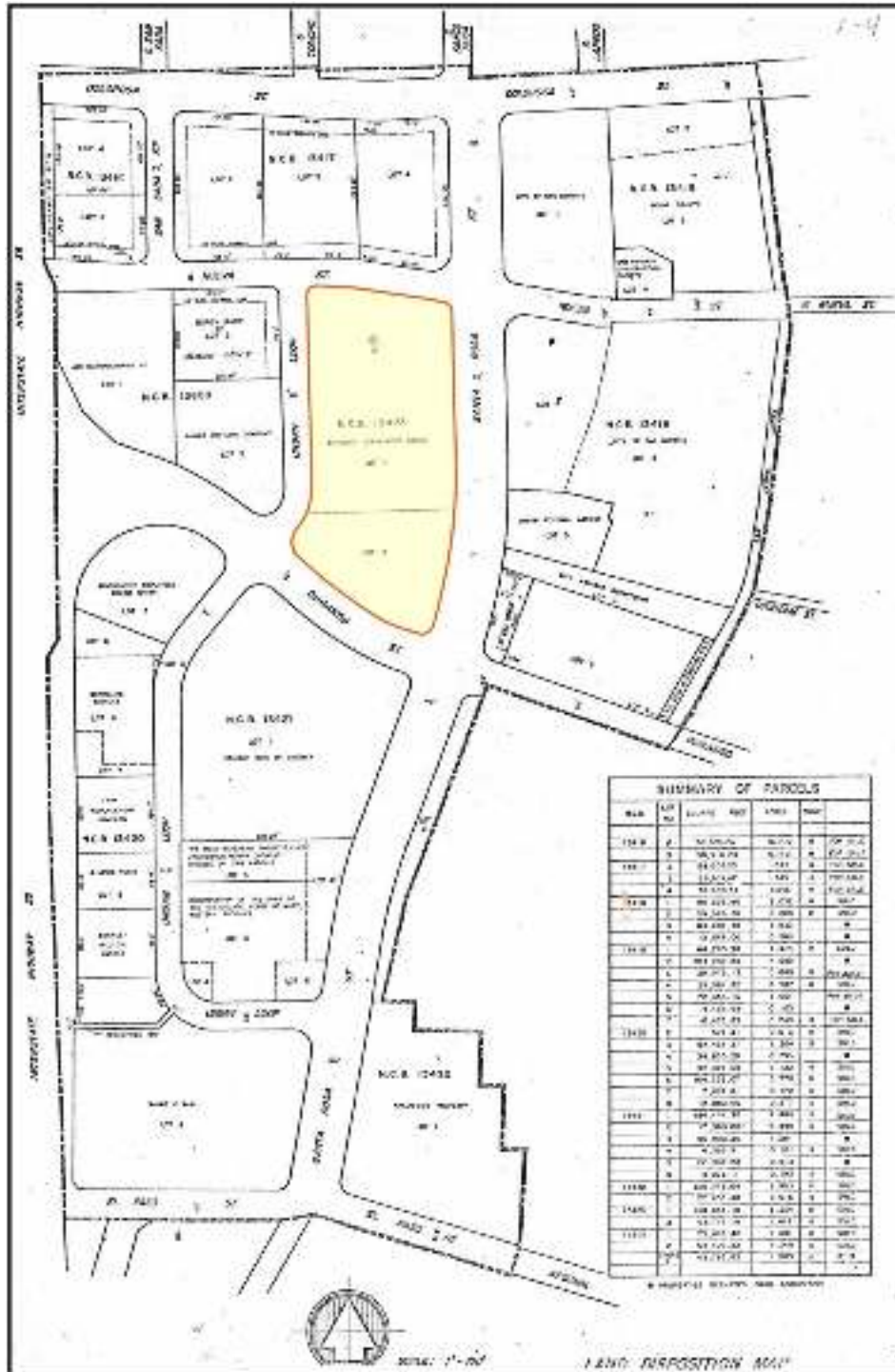


Figure 1-5. Central West Area, land disposition map, c. 1965 (San Antonio Public Library, Texas Genealogy Department).

All of the lots in the project area were acquired by the Urban Renewal Agency between 1960 and 1965. NCB 338 was reconfigured when West Nueva Street was realigned with Monterey Street to the west. This realignment eliminated most, if not all, of the north two lots of NCB 338. Those lots are therefore

discussed only generally in this report. The old Matamoras Street right-of-way, which ran east/west through the project site separating NCB 337 and NCB 338, was eliminated by the Central West project. The street was closed and the right-of-way incorporated into the redevelopment tract re-platted as NCB 13423.

The Central West project also impacted the streets that formed east, south and west boundaries of NCB 337 and NCB 338. The original alignment of Concho Street on the west side of the project site appears to have been largely preserved. The street was renamed Urban Loop. Santa Rosa Street on the west side of the site was widened and made into a divided boulevard. This widening appears to have impacted the east side of the project site beginning near the northeast corner of NCB 337. The parcel of land claimed from the east side of NCB 337 increased in width as it extended in a southwesterly direction. Durango Street, the original southern boundary of NCB 337, was also realigned. The entire southern boundary of NCB 337 was impacted, though the greatest loss appears to have been at the southwest corner of the block.

Chapter 2 will delve into the archaeological background of the project area and vicinity. Chapter 3 will be a general historic overview of the area to be effected by the Police and Fire Administration Building. The Public Safety Headquarters project site, comprised of the majority of NCB 337 and NCB 338, contains 20 lots. These lots resulted from subdivisions of sixteen lots, eight in each block, initially surveyed by François Giraud in 1849 and sold by the city of San Antonio. The lot histories provide insight into the development of this area from their earliest recorded history to the present time. Chapter 4 will discuss, in depth, the history of NCB 337. Chapter 5 examines the use and history of NCB 338. Chapter 6 provides a brief summary of the project area, as well as providing recommendations for future archaeological investigations.

## **Chapter 2: Archaeological Background**

### **Previous Archaeological Investigations**

Previous archaeological investigations that occurred within the vicinity of the current APE consisted of a survey of a portion of downtown San Antonio that was completed in 1979 (THC-TASA 2010). In January of 1979, UTSA-CAR was contracted by the Army Corps of Engineers to conduct an archaeological and archival survey of lands situated a ¼ mile from the banks of the San Antonio River from Olmos Dam to South Alamo Street, as well as lands along the San Pedro Creek from San Pedro Park to Guadalupe Street. The goal of the project was to determine if any historic or prehistoric cultural resources were within the APE and to record as much information as possible concerning the project area to aid in the design of flood control projects. The current APE fell within a portion of the survey that was labeled as “West of San Pedro Creek, Houston Street to Durango Street”. Within this survey area, the San Pedro Creek had been channelized. The investigators revealed that this portion of San Antonio was originally part of a portion of the city called “Mexican Town” during the 19<sup>th</sup> and early 20<sup>th</sup> centuries. At the time, this portion of the city was considered the lower-income section. Urban renewal had removed most of the early structures in the area by 1979. The structure closest to the current APE that remained standing was Casa Navarro. In 1979, Casa Navarro was owned by the Texas Parks and Wildlife Department (TPWD). The buildings associated with Casa Navarro had been restored and opened as a public park by TPWD (Fox 1979).

No other archaeological investigations were conducted in the area that contained the current APE. An architectural neighborhood survey of the area was conducted to record the standing structures. These locations were recorded and documented, with some appearing on the THC Texas Archeological Site Atlas. As mentioned in the 1979 report, most of the early structures were removed during urban renewal. The structures listed within the APE include the K-Mart building which is to be razed during the construction of the proposed administration building, and the San Antonio Development Agency. Both were constructed in the 1980s.

### **Nearby Archaeological Sites**

No recorded archaeological sites are present within the current APE. Previous investigations in the area did not result in the recording of prehistoric or historic cultural remains in the APE, nor documented historic structures. A few archaeological sites were recorded in the vicinity of the current APE. Three



historic sites were recorded, one of which is currently standing and is a public park.

### **41BX786 (Vollrath Blacksmith Shop)**

Located immediately to the north of the project area, 41BX786 was identified in 1988. The site consisted of the remains of the foundations associated with the Vollrath Blacksmith Shop that was founded in 1874. The shop was constructed of stone and was in operation until 1917 (Cox et al. 1990). The property of 41BX786 changed hands and was parceled out many times prior to the establishment of the blacksmith shop. It was originally part of the grant issued to Travieso prior to 1808.

In May of 1988, CAR was contracted by the Bexar County Commissioners Court to investigate the northern portion of NCB 102 prior to the construction of a parking facility to service the Bexar County Justice Center. Initial archival research indicated a need to conduct subsurface testing to investigate the foundations of the blacksmith shop. Only two lots were targeted for archaeological investigations due to the fact that the John Deere Plow Company had disturbed a section by constructing a basement in 1929, and the remaining outbuildings of the blacksmith company would not have had substantial foundations that would have survived when the standing structures had been cleared from the area.

Subsurface testing consisted of the excavation of several trenches along the stone foundation. Several trash pits were encountered during the trenching. Artifacts encountered included an array of colonial and twentieth century ceramics, glass bottles, buttons, horseshoe nails, wire nails, forged nails and cut nails, horse and mule shoes, and various other metal objects. Evidence of blacksmithing was recovered, but the trenches also revealed that a transition to automobile repair was made by the 1920s. The site was documented, but the high level of disturbance allowed for the construction of the parking facility (Cox et al. 1990).

When compiling the archival research for the Vollrath Blacksmith Shop, Wayne Cox found information that would indicate that older structures could be present in the vicinity. Cox states: “The lot immediately to the south once contained one of the oldest structures in the area, an ‘adobe’ house probably dating to as early as 1849” (Cox et al. 1990:29).

### **41BX302 (Navarro House)**

Located at the south corner of South Laredo and Nueva Streets is 41BX302. The site today is known as the José Antonio Navarro State Historical Park, also referred to as Casa Navarro. It consists of three structures constructed of adobe and limestone during the nineteenth century (THC-TASA 2010). The lot was purchased by Navarro in 1832, though was not used as his primary residence until 1853 (Tyler et al. 1996: Vol 3:1003-1004). Navarro was a leading participant in the Texas Revolution and one of the three

Mexican signers of the Texas Declaration of Independence (Tyler et al. 1996:Vol 4:954-955).

The property was registered as a Texas Historical Landmark in 1962. In 1972, the site was placed on the National Register of Historic Places (NRHP). The three structures are thought to have been Navarro's residence, kitchen, and law office, though archival research does not seem to support that claim. Rather, at least one structure was his residence, his daughter resided on the property as well for a time, and records indicate that Navarro rented out one structure (Tyler et al. 1996: Vol 3:1003-1004).

### **41BX336 (Dullnig House)**

The Dullnig House was identified in 1978 during the archaeological surveys conducted prior to the construction of the Courthouse annex. The foundation to the structure was in poor condition, and was originally constructed of cut limestone set in sand and lime mortar. The western wall was augmented with a concrete footer at some point. City records indicate that John Rilling occupied the property from 1879 into the early 1900s. Rilling converted the front of the house into his grocery store, and he and his family lived in the rear of the building. While the site was documented, due to disturbances over the years and the poor quality of the foundations, no further work was recommended for the site. It was not formally designated as an SAL, nor nominated for the NRHP (THC-TASA 2010).

### **Sanborn Fire Insurance Maps**

Though the area containing the current APE is present on the earliest Sanborn Fire Insurance Map keys (1885 and 1888), the area was not considered important enough at the time to require a detailed sheet showing the structures that inhabited the area. The first detailed map of the area was made in 1892 (Figure 2-1). At this time, South Santa Rosa Street was known as S. East, and a street by the name of Concho boarded the western portion of the project area. Monterey and Matamoras ran parallel to Durango Street, but are no longer present at the current time. It appears that W. Nueva did not run all the way to the west as it currently does, but the projected path of the road runs through the northern portion of the block between Monterey and Matamoras. The 1892 map does not depict the entire project area to Durango Street, but reveals that there are quite a few structures present in the portions of the blocks shown. In the northeastern portion of the block just south of Matamoras, the area is depicted as having a wagon yard and a few one-story dwellings. The block between Matamoras and Monterey also is occupied by many dwellings, outbuildings and one hay bailing area. The northern portion of this block would likely have the extension of West Nueva passing through at a later date.



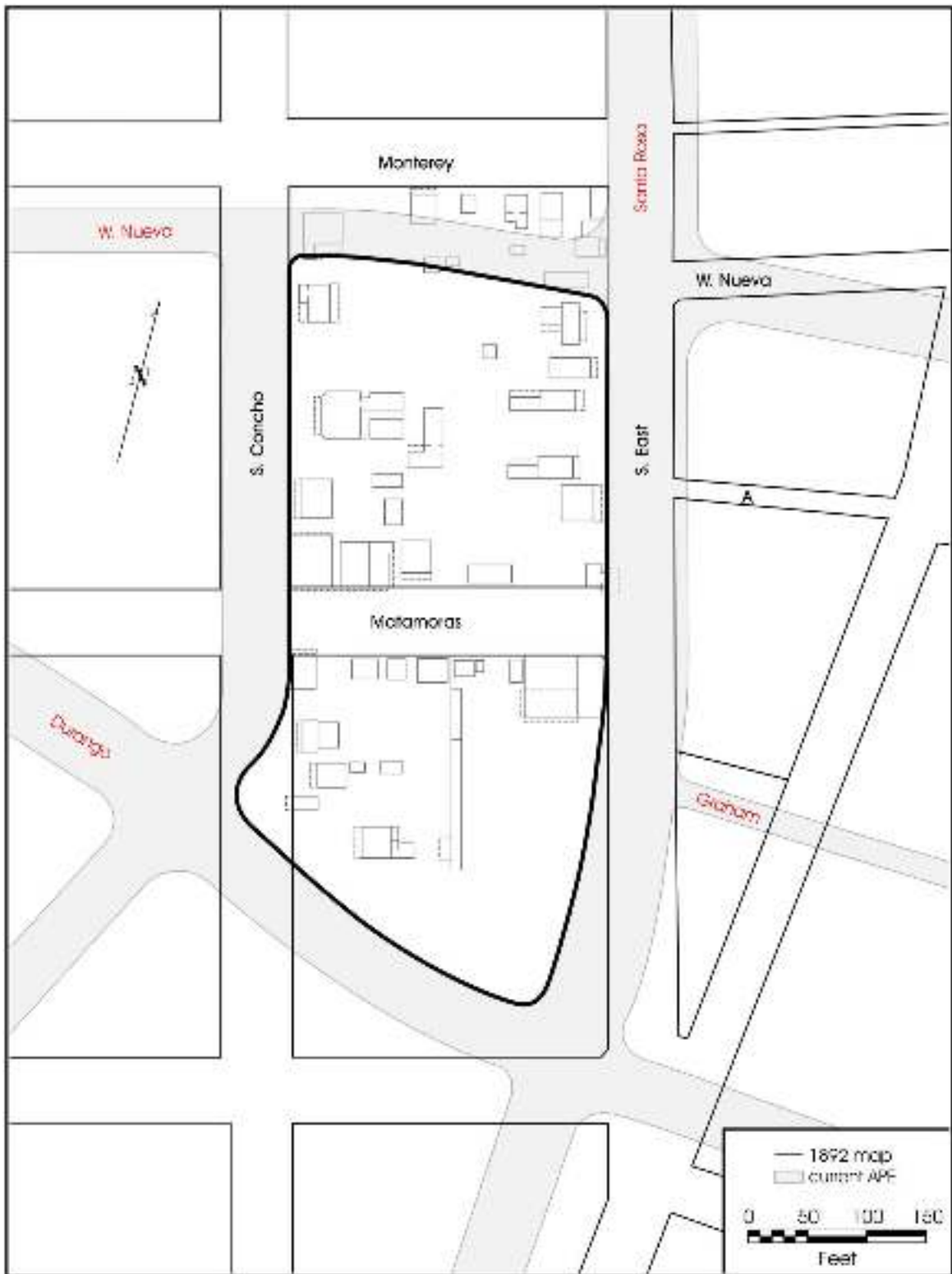


Figure 2-1. The current APE on the 1892 Sanborn-Perris Fire Insurance Map.

The next map of the area was drawn in 1896 and showed relatively little change (Figure 2-2). The lot lines were delineated, but the same structures appear to remain consistent. The lot between Matamoras and Durango was fully drawn, and showed what the southern portion of the project area looked like in 1896. The northwestern portion of the block contained several dwellings. The northeastern part contained a Camp Yard and associated storage buildings. The southern half of the block was labeled as “Negro Dwellings”. There were a few associated outbuildings with these structures, but the area consisted mostly of small, rectangular residences.

A few changes in the layout of some of the structures were noted in the map drawn in 1904 (Figure2-3). The changes were relatively minor, and only a few new buildings were added in the central portion of the current APE. One of the new additions was the Benabalencia (Benovolencia) Hall located just north of Matamoras. The Camp Yard underwent a few changes as well, with the addition of a wood yard and hay shed. The lower portion of the block is no longer labeled as “Negro Dwellings” in the 1904 map, though it is unknown without inspection of the historical background of the area if that meant the demographics had changed.

Quite a few changes occurred on the block between Monterey and Matamoras by 1912 (Figure2-4). The block consisted mostly of dwellings, but the southern and southeastern portion of the block was occupied by apartments rather than single family dwellings. The Benabalencia (Benovolencia) Hall is now depicted as vacant and several structures were removed or modified. The block between Matamoras and Durango exhibited several changes as well. The northeastern portion of the block had been occupied by a camp yard and wood yard in the previous years. By 1912, the buildings began to be used as a dry good store and warehouses. The northwestern corner of the lot stayed relatively the same, with only slight changes. The southern half of the block was also had a few changes (Figure 2-4). The largest change appears to have occurred at the southeast corner, where it appears another store was constructed.

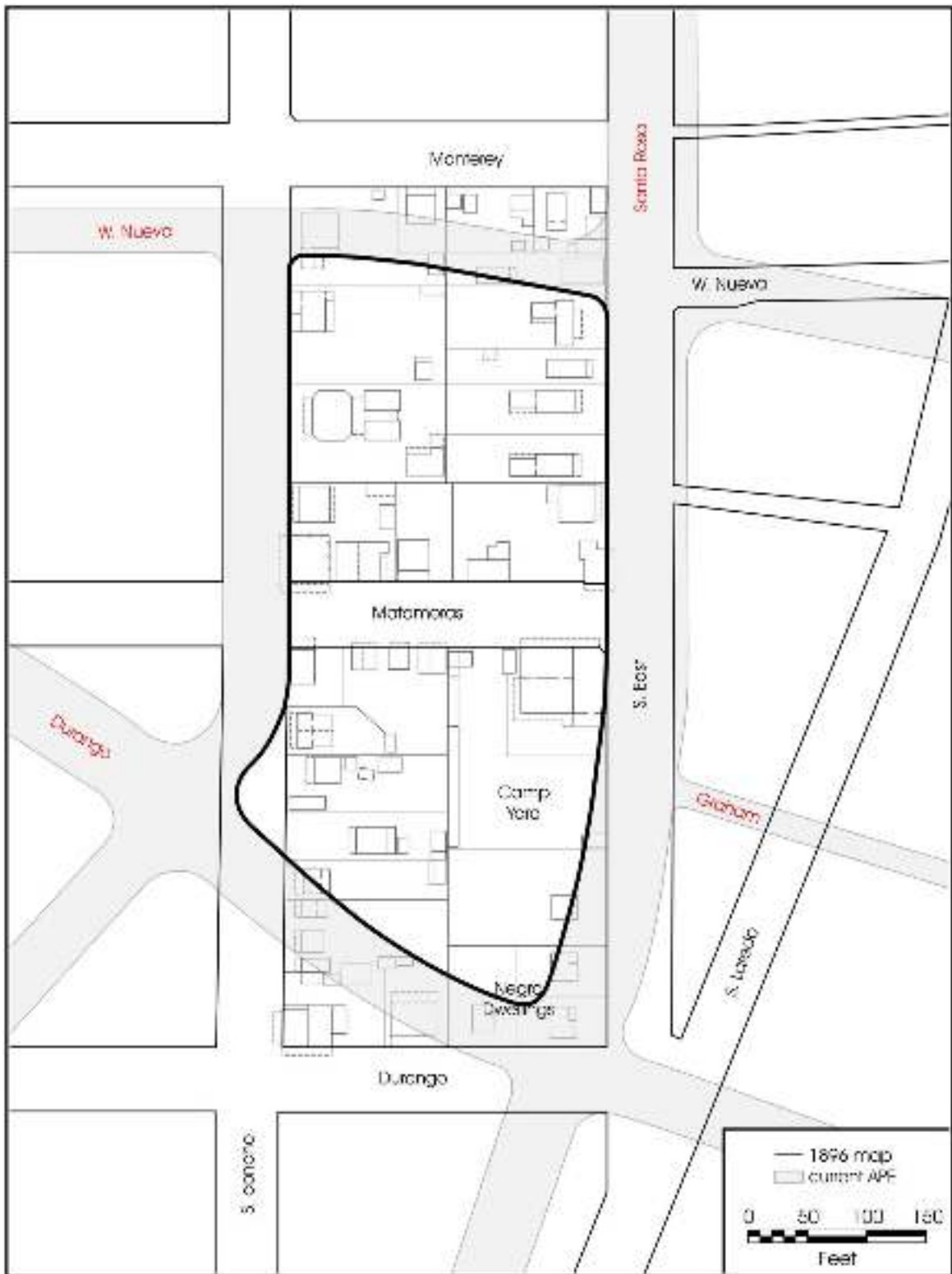


Figure 2-2. The current APE on the 1896 Sanborn-Perris Fire Insurance Map.

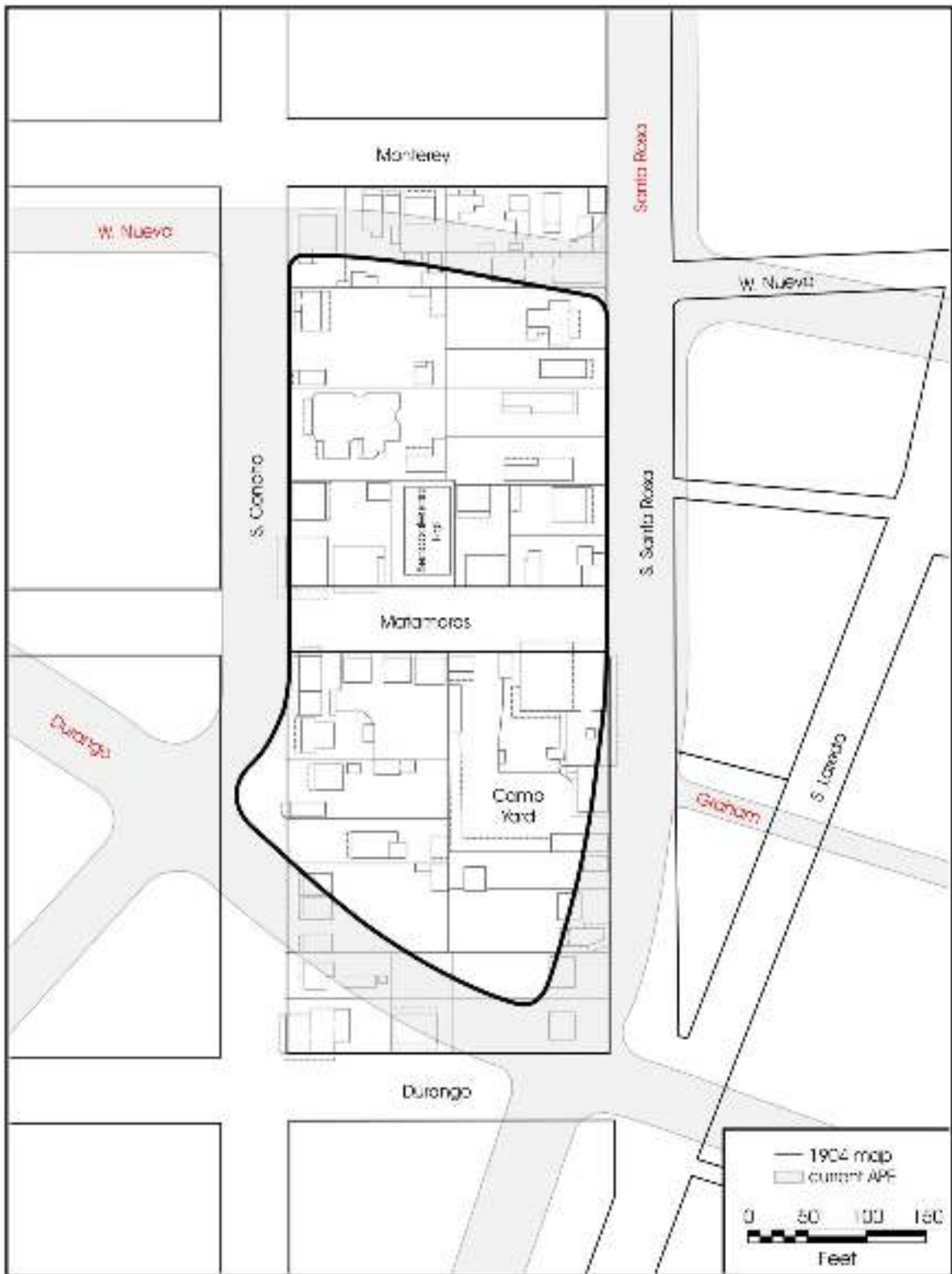


Figure 2-3. The current APE shown on the 1904 Sanborn Company Insurance Map.

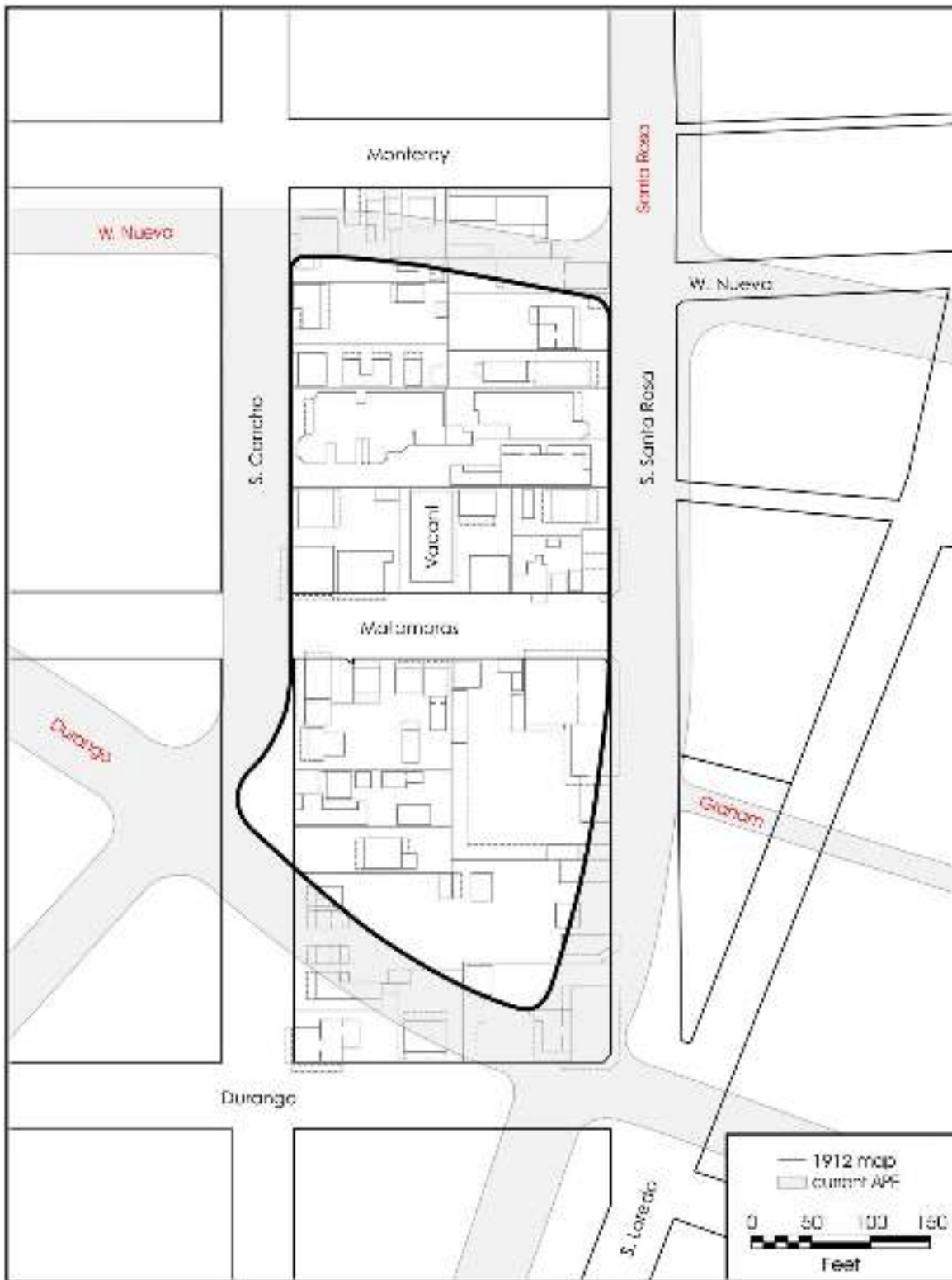


Figure 2-4. The current APE on the 1912 Sanborn Company Fire Insurance Map.

The northern portion of the current APE saw quite a few changes by the time the next map was drawn

(1912/1951). Changes were made to some of the previous structures and new dwellings were added (Figure 2-5). In the southern portion of the block, the old Benabalencia (Benovolenca) Hall was converted into dwellings, a restaurant and rental rooms. The block between Matamoras and Durango underwent incredible changes. The store located at the northeastern corner remained with little changes. The second floor became a hotel and a restaurant was added at the southern end. Many new dwellings were added to the west of the store. These were small, and adjacent to one another, indicating that they were most likely rental properties. The southern portion of the block exhibited similar changes, with the addition of many small dwellings. The store that was located in the southeastern corner of the current APE remained with slight modification. Just to the north of the store, four new buildings were constructed in place of the three structures noted on the 1912 map. One was used as a restaurant, another was a tin shop, and the remaining two were labeled as stores, but with no other information.



Figure 2-5. Sanborn map with improvements on NCBs 337 (a.) and 338 (b.) in 1912/1935 (Sanborn Map Company 1912/1935).

The two blocks showed changes again in the next map depicting 1912/1935 (Figure 2-5 a and b). many of the buildings were labeled as “tenements” (Figure 2-5a) in the southern portion of the project area. The Tin Shop and stores remained in this area. A Mexican private school is noted along Matamoras at this time (Figure 2-5b) The next map drawn in 1939 shows that the area had very little change to the structures, although, all that was labeled as “tenements” in the previous map are listed as dwellings



(Figure 2-6a). The Mexican school located along Matamoras in 1935 is not listed as a school in 1939 (Figure 2-6b). In addition, the dwellings in NCB 338 are depicted with greater detail, showing more divisions within each structure.

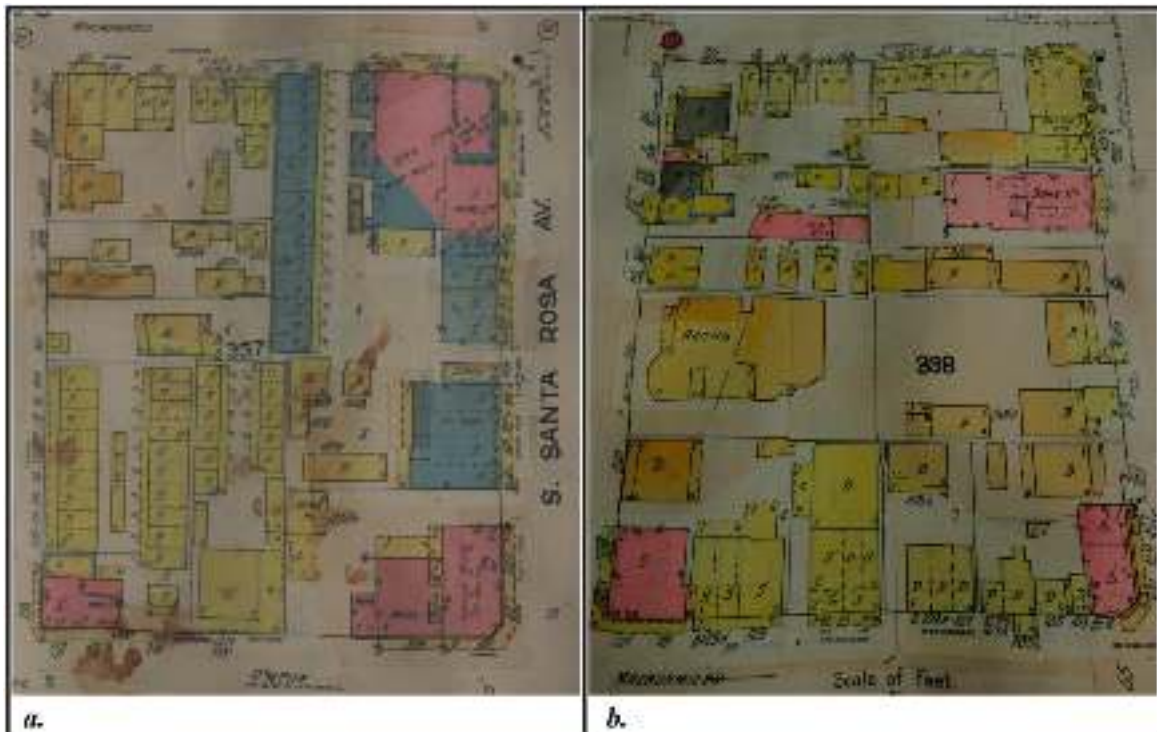


Figure 2-6. Sanborn map with improvements on NCBs 337 (a.) and 338 (b.) in 1912/1939 (Sanborn Map Company 1912/1935).

The next Sanborn map created was drawn in 1949 (Figure 2-7 a and b). The blocks saw very little change, and mostly only dealing with the use of the structures. The same can be said for the next year in the series (1951) (Figure 2-8 a and b). A few changes were made to some structures along Santa Rosa (Figure 2-8b), but the blocks were still occupied mostly by dwellings. The last of the Sanborn maps located that depicts the area was drawn in 1961 (Figure 2-9 a and b). This shows that all the dwellings located to the west of the store in NCB 337 were removed for parking (Figure 2-9a). Two larger structures were removed along the southwestern portion of NCB 338, at the block at the intersection of South Concho and Matamoras. The remaining structures appeared to have remained the same.

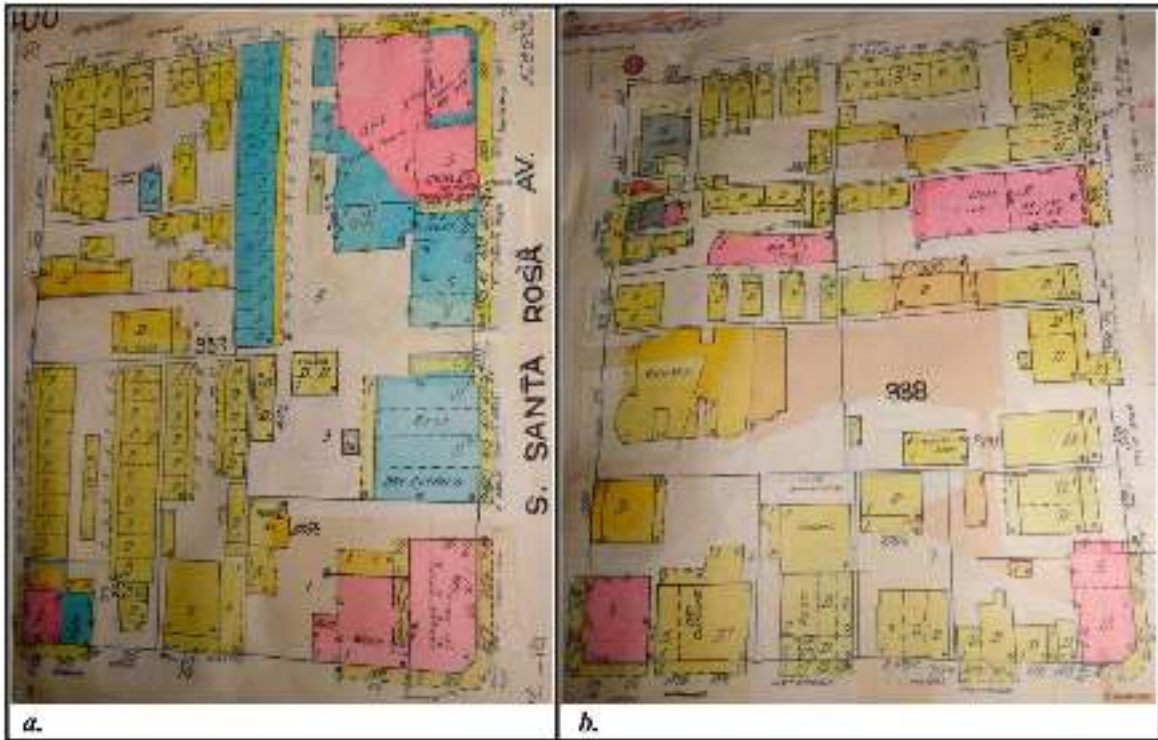


Figure 2-7. Sanborn map with improvements on NCBs 337 (a.) and 338 (b.) in 1912/1949 (Sanborn Map Company 1912/1949).

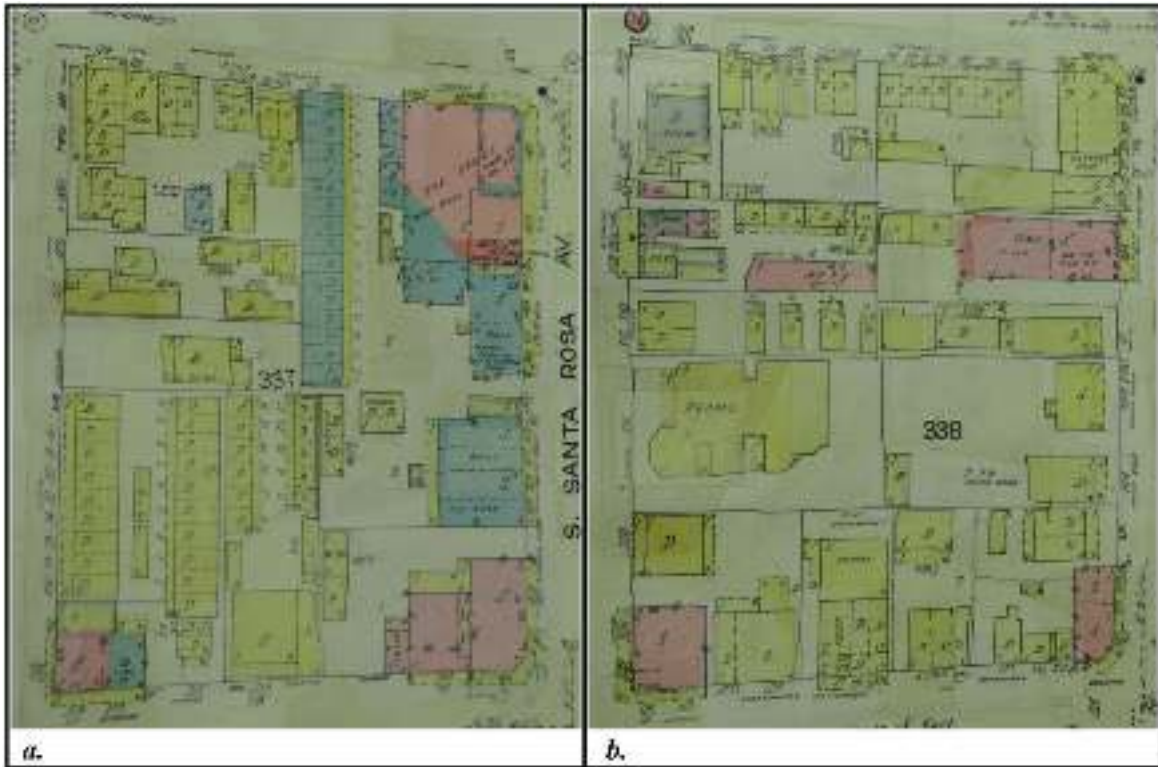


Figure 2-8. Sanborn map with improvements on NCBs 337 (a.) and 338 (b.) in 1912/1951 (Sanborn Map Company 1912/1951).



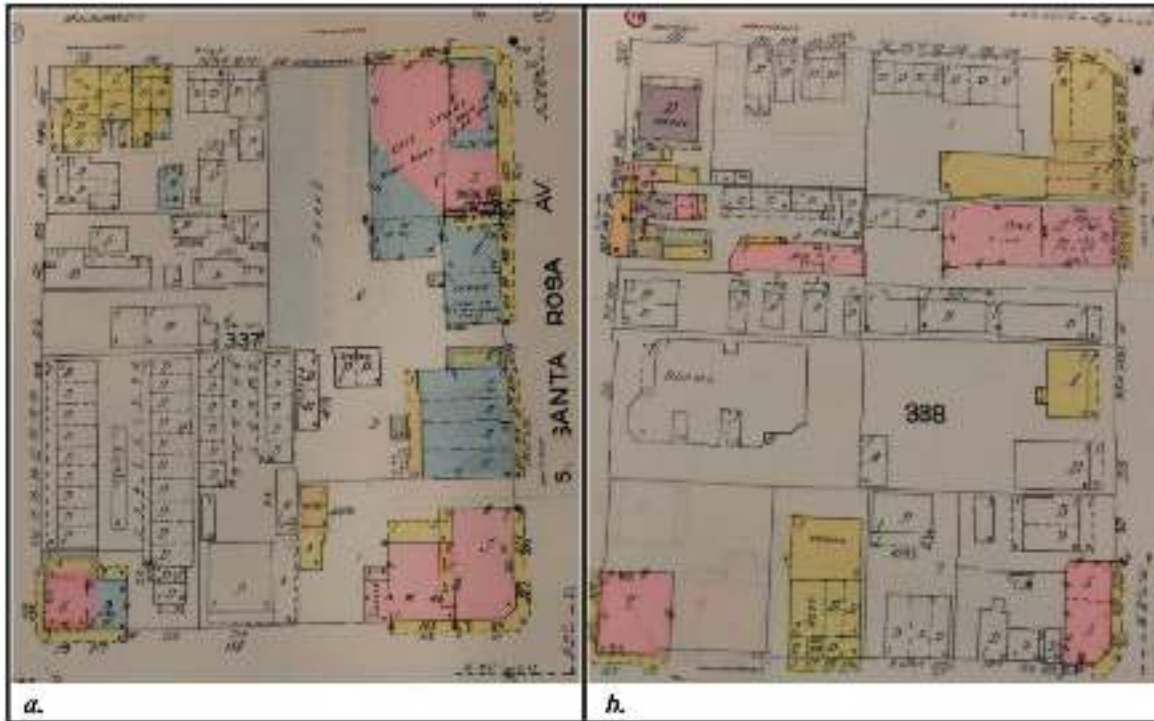


Figure 2-9. Sanborn map with improvements on NCBs 337 (a.) and 338 (b.) in 1961 (Sanborn Map Company 1961).

## Summary

The review of the archaeological background of the area of downtown San Antonio that will be affected by the construction of the proposed Police and Fire Administration Building has shown that though the location is in the vicinity of a historically rich portion of town, no previous significant cultural remains have been encountered within the APE. One archaeological survey was conducted that included the APE. There was no subsurface testing that would have examined the potential for buried deposits. Archival and pedestrian survey found that early historic structures had been removed by the time of the survey in 1979. Nearby archaeological sites consisted of historic buildings, only one, of which, was determined significant. It is currently the Casa Navarro State Historic Site of the Texas Parks and Wildlife Department. Though the site is in the vicinity of the current APE, it is highly unlikely that related cultural deposits would be encountered in the project area.

Review of the Sanborn Fire Insurance Maps revealed that the late 19<sup>th</sup> century had very little change to the structures that occupied the current APE. There were likely structures within the project area prior to 1892, but were not included on the earliest Sanborn Maps. This may be tied to the fact that the area was considered the poor side of town, and didn't warrant inclusion on the map or in the City Directory by the City officials or map creators. After the turn of the century, the blocks that make up the current APE

underwent some dramatic changes. Many new dwellings and apartments were constructed within the APE. Several stores and restaurants also occupied the blocks. Comparison between the 19<sup>th</sup> century occupation of the site and the 20<sup>th</sup> century occupation revealed that very few structures persisted over the years. There is potential for encountering remnants of the earlier structures, though the amount of change that occurred at the project site may have severely disturbed any subsurface deposits. With the amount of dwellings that occupied the blocks, there is the potential for encountering privy and trash middens that were usually filled in rather than taken out during later construction. The majority of the structures that were constructed within the APE consisted of wooden frame buildings. Only a handful were constructed of brick. Two structures were constructed of stone or adobe, and were noted on the 1935 Sanborn Fire Insurance Map. These structures are discussed in detail in their appropriate Block and Lot section.

## Chapter 3: Historical Background

The Central West project impacted the Police and Fire Administration Building site. All of the lots in the project area were acquired by the Urban Renewal Agency between 1960 and 1965 (Figures 1-2 and 1-4). NCB 338 was reconfigured when West Nueva Street was realigned with Monterey Street to the west. This realignment eliminated most, if not all, of the north two lots of NCB 338. Those lots are therefore discussed only generally in this report. The old Matamoras Street right-of-way, which ran east/west through the project site separating NCB 337 and NCB 338, was eliminated by the Central West project. The street was closed and the right-of-way incorporated into the redevelopment tract re-platted as NCB 13423.

The Central West project also impacted the streets that formed the east, south and west boundaries of NCB 337 and NCB 338. The original alignment of Concho Street on the west side of the project site appears to have been largely preserved. The street was renamed Urban Loop. Santa Rosa Street on the west side of the site was widened and made into a divided boulevard. This widening appears to have impacted the east side of the project site beginning near the northeast corner of NCB 337. The parcel of land claimed from the east side of NCB 337 increased in width as it extended in a southwesterly direction. Durango Street, the original southern boundary of NCB 337, was also realigned. The entire southern boundary of NCB 337 was impacted, though the greatest loss appears to have been at the southwest corner of the block.

The Public Safety Headquarters project area is located two blocks west of San Pedro Creek, three blocks southwest of Military Plaza (*Plaza de Armas*) and four blocks southwest of Main Plaza (*Plaza de las Islas*). It is located one block west of the neighborhood known in the 18<sup>th</sup> and 19<sup>th</sup> centuries as *Laredito* where residential settlement is known to have taken place by the late 18<sup>th</sup> century.<sup>1</sup> A three-block portion of *Laredito* is currently the site of the San Antonio Police Headquarters, and is the future site of the new Federal Courthouse in San Antonio. That project site has been extensively documented in the recent study, *Intensive Archival Research on New City Blocks 248, 293, and 915 Comprising the Police Headquarters Location for the Proposed New Federal Courthouse in San Antonio, Bexar County, Texas* (Freeman, Pfeiffer and Green 2010). Reference is made to that study for insight into the contextual background of the Public Safety Headquarters site.

Spanish exploration of the San Antonio area in 1691 and 1709 resulted in the establishment of mission

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<sup>1</sup> Land grants were made in the area west of San Pedro Creek by the 1740s, and the census for Barrio de Laredo lists several families whose names are associated with that area.

San Antonio de Valero on May 1, 1718 by an expedition led by Governor Martín de Alarcón. The first site of this mission has been placed “three-quarters of a league south of San Pedro Springs, apparently just west of San Pedro Creek and a little south of the present plazas” (Freeman, Pfeiffer and Green 2010, 9-10). This description, while not precise, places the mission site in the vicinity of the project area.

In 1718, the area near San Pedro Springs became the location of the settlement of Villa de Bexar, and the subsequent Presidio of San Antonio de Bexar. That isolated site was abandoned in 1721 and the presidio was re-established at today’s *Plaza de Armas* (Military Plaza), three blocks northeast of the project site. One block east of the presidio at the *Plaza de las Islas* (Main Plaza), civilian settlers from the Canary Islands established the municipal government in 1731 and built their parish church (today’s San Fernando Cathedral) (Figure 3-1).

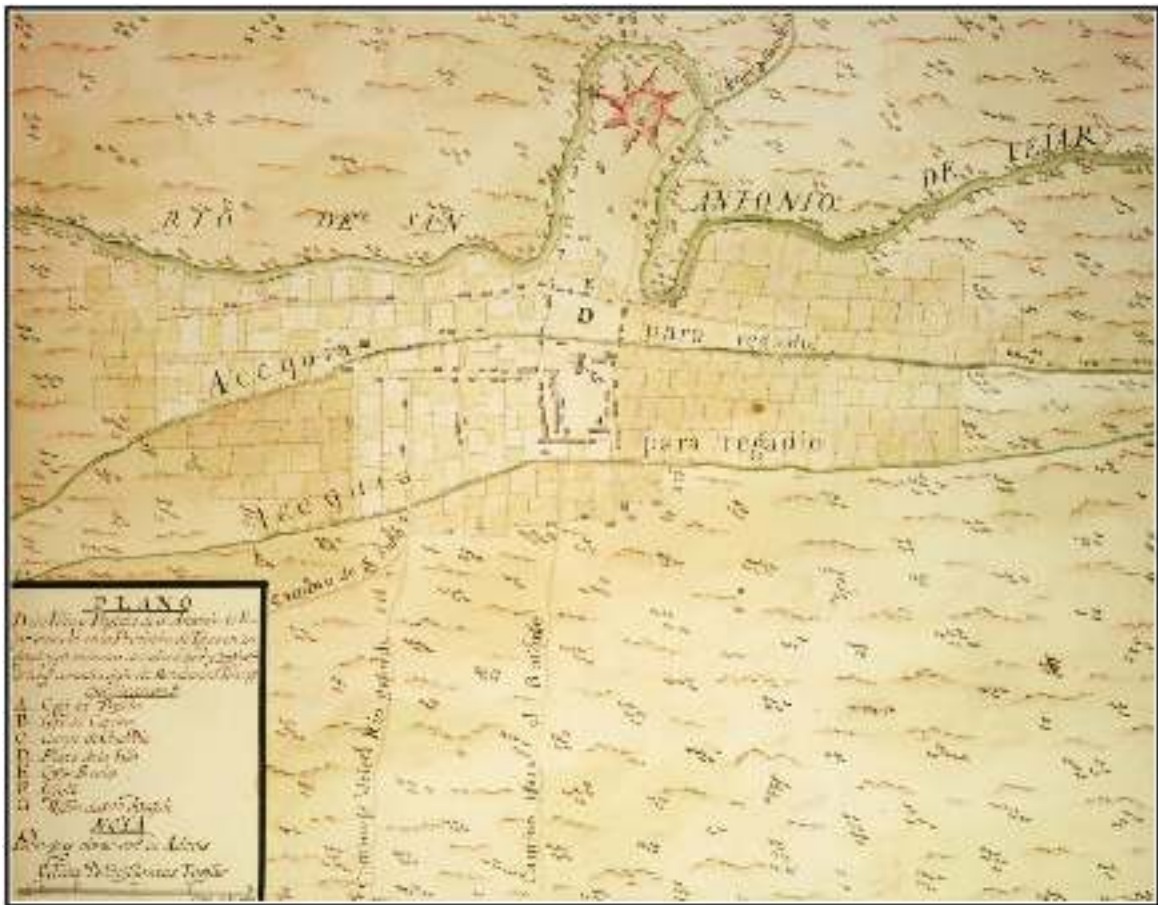


Figure 3-1. José de Urrutia’s map of San Antonio de Bexar, 1767 (British Museum Library).

San Pedro Creek, which defined the *Plaza de las Armas* on the west, became the *de facto* western boundary for the early settlement. When the town site was surveyed in 1732, the area west of the presidio was judged too difficult to irrigate. The settlement was therefore established east of the presidio, dictating

the direction of development for many years to come (Cox 2005:34).

East of the creek, water for household and agricultural use was provided by the San Pedro *Acequia*, completed in the early 1730s. From its origin at San Pedro Springs north of town, the *acequia* flowed in a southerly direction through the *Plaza de las Islas* in front of the parish church. The Concepción and Alamo *acequias* watered lands farther to the east.

In addition to the critical issue of water, other practical considerations precluded extensive early development west of the creek. The lack of bridges and threat of Indian raids also confined most settlement east of the creek. However, as the population grew, residents looked beyond the plazas and creek to build houses, plant crops and corral their livestock. As early as the 1740s, grants were being made north and west of the plazas and San Pedro Creek. Some 18 grants were made west of the creek between 1761 and 1769, and another 11 between 1770 and 1799 (Freeman, Pfeiffer and Green 2010:12-15) (Figure 3-2).<sup>2</sup>

The only definable, and today recognizable, landmarks mentioned in early grants west of San Pedro Creek were the creek itself and Laredo Street, called by various names including the road to Mission San José, street to the villages south of the city, and Camino Real. Laredo Street, one block east of the project site, ran through *Laredito*, and was the town's major route leading south to the missions and beyond (Freeman, Pfeiffer and Green 2010:13). Beyond the western boundary of these grants were landmarks such as the community corral, "the woods," "uncultivated land," "public land," and "Royal lands owned by the Guard House" (Leal 1991). Lacking further information, it is difficult to determine which of the early land grants involved property in the project site. It is known that at least one grant, made to Alberto Morales in 1775, included a portion of NCB 337 (Deed Records 12:330).<sup>3</sup>

It is clear from land grants made in the late 18<sup>th</sup> century that residents in need of land were increasingly willing to receive grants beyond the protected confines east of the creek. The area contained 36 households in 1809, enough to merit its establishment by Governor Manuel Salcedo as one of the town's four barrios. The Barrio de Laredo became more densely developed after lands were sold to those who lost other property in the flood of 1819. By 1820, there were at least 96 individuals living in the barrio (Freeman, Pfeiffer, and Green 2010:16-17).

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<sup>2</sup> These grants were summarized in John Ogden Leal's 1991 report, *Land Owners of the West Side of San Pedro Creek known as the Neighborhood of Laredo Street in the Colonial Times of San Antonio*.

<sup>3</sup> All deed references are to Bexar County records.

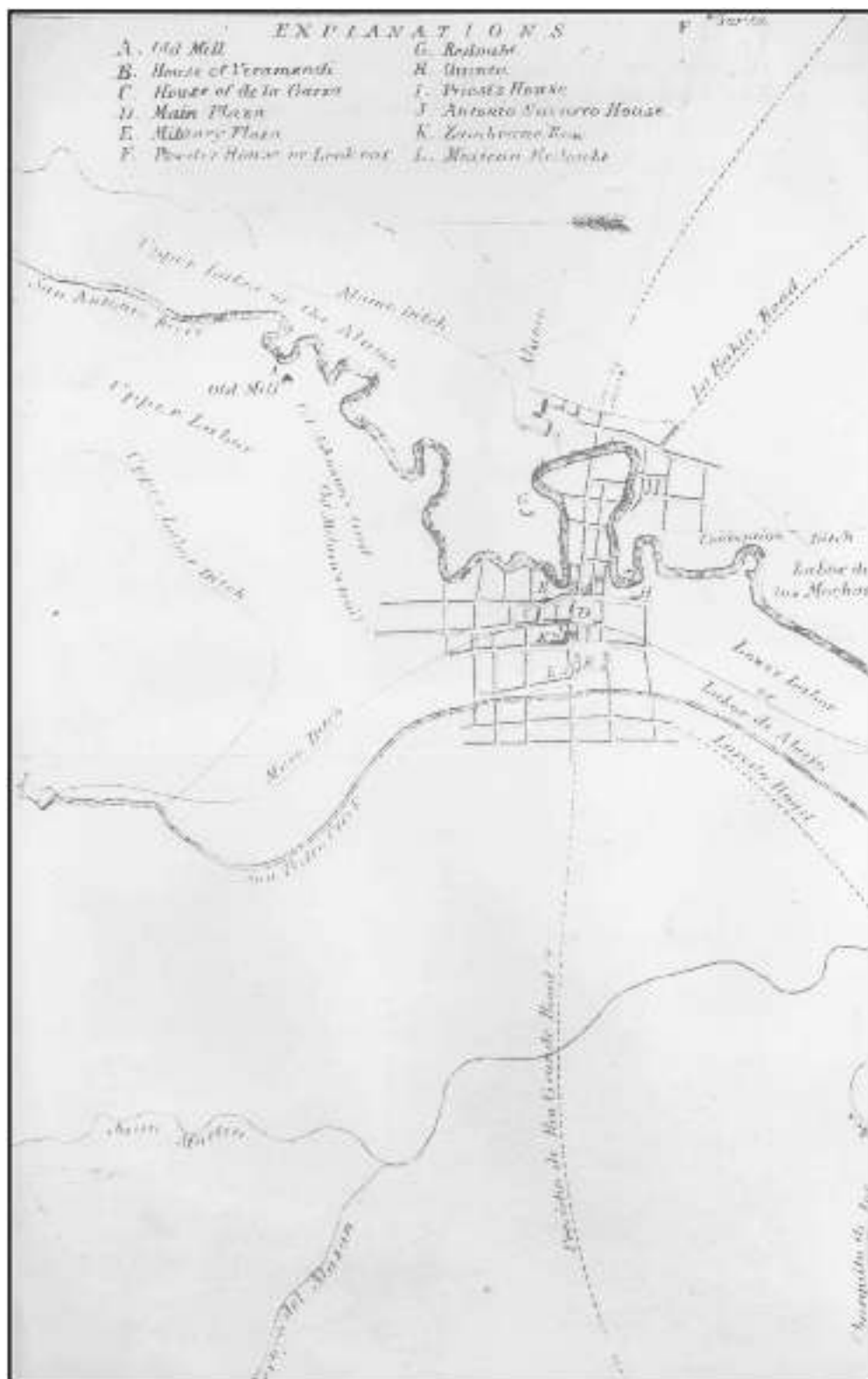


Figure 3-2. *San Antonio & Its Environs, 1835* (San Antonio Public Library; Texana-Genealogy Department).

Petitioners generally requested land west of the creek in order to pasture their animals and grow crops. While water was generally scarce, it is known that an *acequia* diverted water from San Pedro Creek north of the project site, possibly in the vicinity of today's Ruiz Street. Its exact route and relationship to the project site is not known. A deed in 1791 for land west of San Pedro Creek references "the ditch that irrigates said lands" (de la Teja 1995:39).

The *acequia* was apparently not functioning in 1857 when James E. Gardner was "appointed commissioner for the Laredito Ditch with the power to contract for reopening of said ditch across the street, and to cover same with common wood. Also to repair the break in the ditch near the dam on city property and act as general superintendent for the reopening of said ditch and for his services he is to receive no pay from the city" (Cox 2005:50). Three years later, citizens petitioned for "reopening of an ancient irrigation ditch running south along the west side" of San Pedro Creek. Reopening of the ditch required constructing bridges at nine street crossings and addressing the fact that several houses had been built on the ditch. Facing these challenges, it appears that the city council took no further action. It is not known that the route of the *Laredito* ditch impacts the project site.

By the early 19<sup>th</sup> century, *Laredito* had become home to influential residents including José Antonio Navarro. Land beyond the barrio remained isolated and largely used for pasturing household livestock and slaughtering animals for market. Laredo Street became more heavily trafficked as the route of trade to the south. Development west of San Pedro Creek increased dramatically after the Texas became a republic in 1836 and a state in 1845.

While land west of the creek was deemed unsuitable for permanent settlement for many years, part of it was used to bury the dead. Burials were already taking place west of the creek when, in 1848, the city council set aside eight acres for a cemetery five blocks north of the project site. Immediately north of the public burial ground, was the Catholic cemetery, the *Campo Santo*. Development soon encroached on the cemeteries which also filled quickly. By the early 1850s, most burials were moved to new cemeteries east and west of town (National Register of Historic Places 2000, Old San Antonio City Cemeteries Historic District, n.p.)

The project area was still comprised of open land until the late 1840s. Following statehood in 1845, San Antonio city leaders sought to raise much needed capital to support local government and construct public buildings by auctioning property belonging to the municipality.

A committee appointed to study the city's building needs reported to the mayor and aldermen on November 23, 1848, that "the all that land belonging to the Corporation, lying and being situated on the

West side of the Ar[r]oyo San Pedro...be surveyed and divided into Block and Lots of a convenient and suitable size for building and other purposes” (City of San Antonio: Council Journal, Book A, 627-628). The report also recommended that a city surveyor be employed immediately to survey and partition off the land “in a systematic and regular order of Blocks, Streets, and Squares, [a]nd that the Blocks be subdivided into Lots, and the Streets to intersect each other at right angles running East & West and North & South, or as nearly so as may be practicable. The completed plat was to be returned to the city council and the blocks and lots offered for sale to the highest bidders.

The report was adopted on November 24, 1848, and on January 2, 1849, François Giraud was elected city surveyor (City of San Antonio: Council Journal, Book B, 1849-1856: 1-2). At that same meeting, José Antonio Navarro, who lived immediately west of the creek, petitioned the council to erect a bridge over San Pedro Creek at the *Calle Nueva*. Navarro’s petition was approved on February 28, 1849, when the city council directed that bridges be built over San Pedro Creek on both Nueva and Rivas (later Houston) Streets (City of San Antonio: Council Journal, Book B, 1849-1856: 27, 29). It was not until 1877 that Nueva Street was extended west from Laredo to East Street (Deed Records 1:11).

On March 7, 1849, \$50 was allotted to complete the survey and one month later, arrangements were made for the sale of the property west of San Pedro Creek (City of San Antonio: Council Journal, Book B, 1849-1856: 29-30, 31, 34-46). As part of this process, the city called for those claiming any of the land to be surveyed and sold to come forward. When property claimed by the Toscana and Hernandez families encroached on Giraud’s proposed East Street (later South Santa Rosa) right-of-way, he added land to the south end of their tract east of East Street (Freeman, Pfeiffer, and Green 2010:23) (Figure 3-3).

Other claims, such as that of Alberto Morales’ descendants, were made more belatedly. Maps indicate that Morales’ land extended west beyond Giraud’s proposed East Street right-of-way (Figure 3-3). It is not clear if Giraud made adjustments to the Morales property c. 1849, but if he did, all ownership issues were not resolved. It was not until 1881 that Martina and Francisca Morales settled their claim involving property in NCB 337. They maintained that land granted to Morales in 1775 was sold by the city in 1851 and acquired by developers Adams and Wickes in 1869. The heirs finally accepted a payment for \$150 for their interest in the property in 1881, allowing Adams and Wickes to sell the land (Deed Records 12:330).



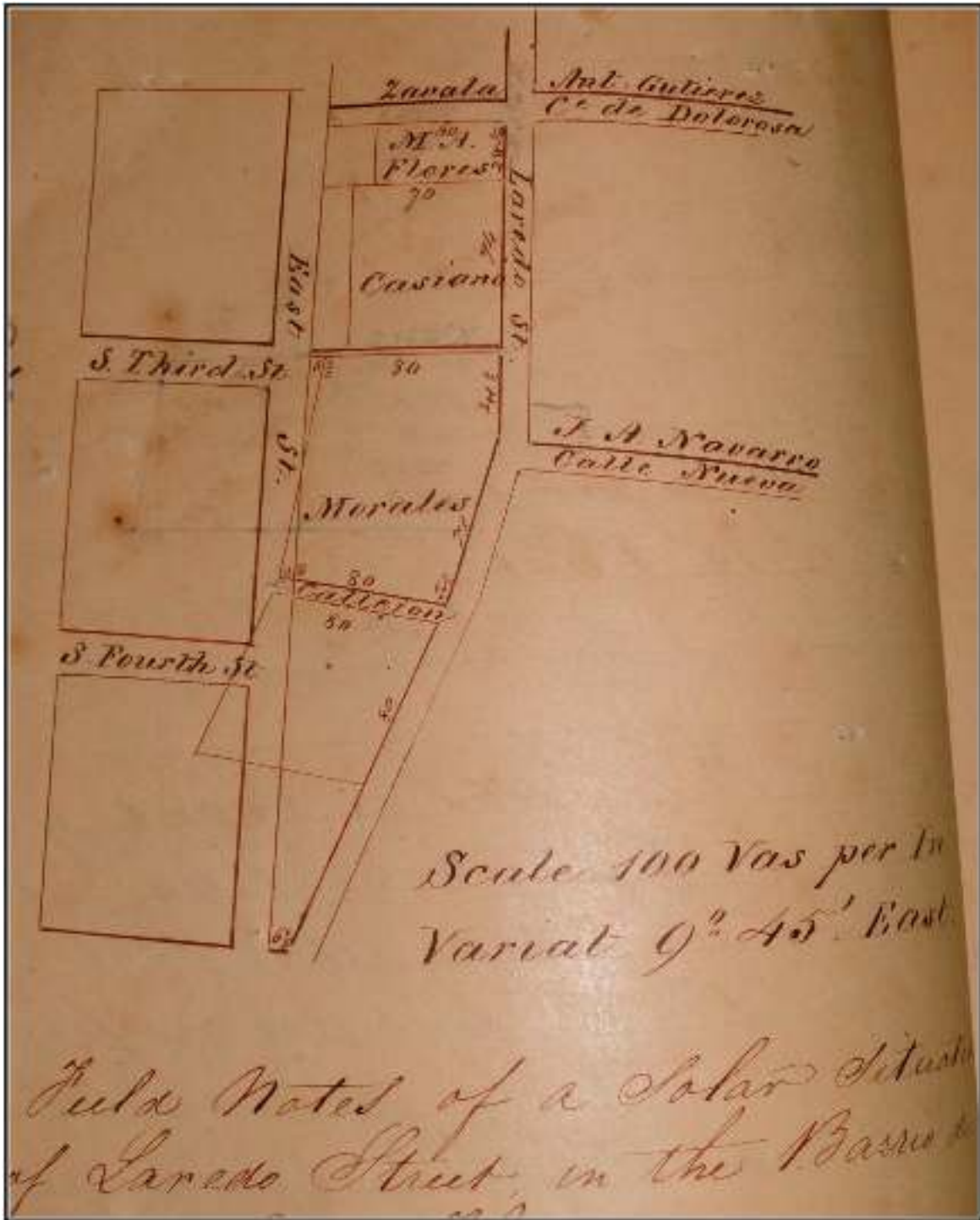


Figure 3-3. Alberto Morales grant overlaid on François Giraud survey (City of San Antonio Survey; Book 1:84, Office of Historic Preservation).

Those who purchased land from the city in the late 1840s and early 1850s included the city's wealthiest and most prominent citizens. Among the purchasers were two mayors, James M. Devine and Bryan

Callaghan who both acquired property in the project area (Figure 3-4).<sup>4</sup>



Figure 3-4. Map showing purchases of land in NCB 337 and NCB 338 c. 1850 (detail) (City of San Antonio Survey, Book 1:23 1/2, Office of Historic Preservation).

<sup>4</sup> Bryan Callaghan purchased Lots 1-8, Block 4, First South Range west of San Pedro Creek on November 12, 1850 (Deed Records I-2:354). These lots comprised the entire block that was later designated NCB 337. James M. Devine, purchased Lots 1 and 3, NCB 338.

The sale of public lands and construction of bridges over the creek at both Nueva and Rivas (later Houston) Streets increased settlement west of San Pedro Creek, both in the already populated *Laredito* neighborhood near the creek and the heretofore undeveloped area to the west. Laredo Street, one block west of the creek, remained the major north/south thoroughfare, but new points of access were provided by François Giraud's survey (Figure 3-5).



Figure 3-5. Map detail showing purchasers of land in NCB 337 and NCB 338 c. 1850 (City of San Antonio Survey, Book 1:23 1/2, Office of Historic Preservation).

Giraud's survey outlined a grid of north/south and east/west streets that was in sharp contrast to the town's historically irregular streets that followed the river, creek and *acequias*. These included the streets that defined the project site—East Street on the east, Center (also spelled Centre) Street on the west, Third Street on the north, and Fifth Street on the south. Fourth Street separated Blocks 3 and 4. The block to the south, now called NCB 337 was designated Block 4, Fourth South Range, while the block to the north, now called NCB 338, was designated Block 3, First South Range.

Between 1877 and 1883, the streets defining the project site, with the exception of East Street, had been renamed for Mexican towns. Centre became South Concho, Third became Monterey, Fourth became Matamoras and Fifth became Durango. East Street was renamed South Santa Rosa Street in 1903 (Mooney and Morrison 1877; Morrison and Fourmy 1883; Appler 1903, 1906; City of San Antonio: San Antonio Municipal Archives, Street Name Index).

The sale of lands west of San Pedro Creek spanned several years. The first lot in the project site was sold by the city in 1850 and the last in 1857. A hand-drawn map made in 1868 and 1869 illustrates only one structure on the west side of East Street in the approximately location of the project area, possibly on NCB 338 (Figure 3-6). The 1873 Augustus Koch bird's eye view map shows only three small structures in the project area, all on NCB 338 (Figure 3-7). The subsequent 1886 bird's eye view map illustrates approximately 20 structures on NCB 338 and 15 structures on NCB 337 (Figure 3-8). The buildings on NCB 338 in 1873 included the only stone or adobe structures known to have stood on the project site. One stone house was located on Lot 2, NCB 338, and the second stood on the north part of Lot 4, NCB 338. Both remained standing until the early 1960s when they were demolished by the Urban Renewal Agency.

Some blocks surrounding the project area were partially or even densely developed in 1873, while others remained undeveloped. Blocks north of the project area, particularly north of Rivas (Houston) Street were more heavily developed. South of the project area, development was concentrated below South Fifth Street and west of Center Street. In 1886, the blocks surrounding the project area were all well-developed.



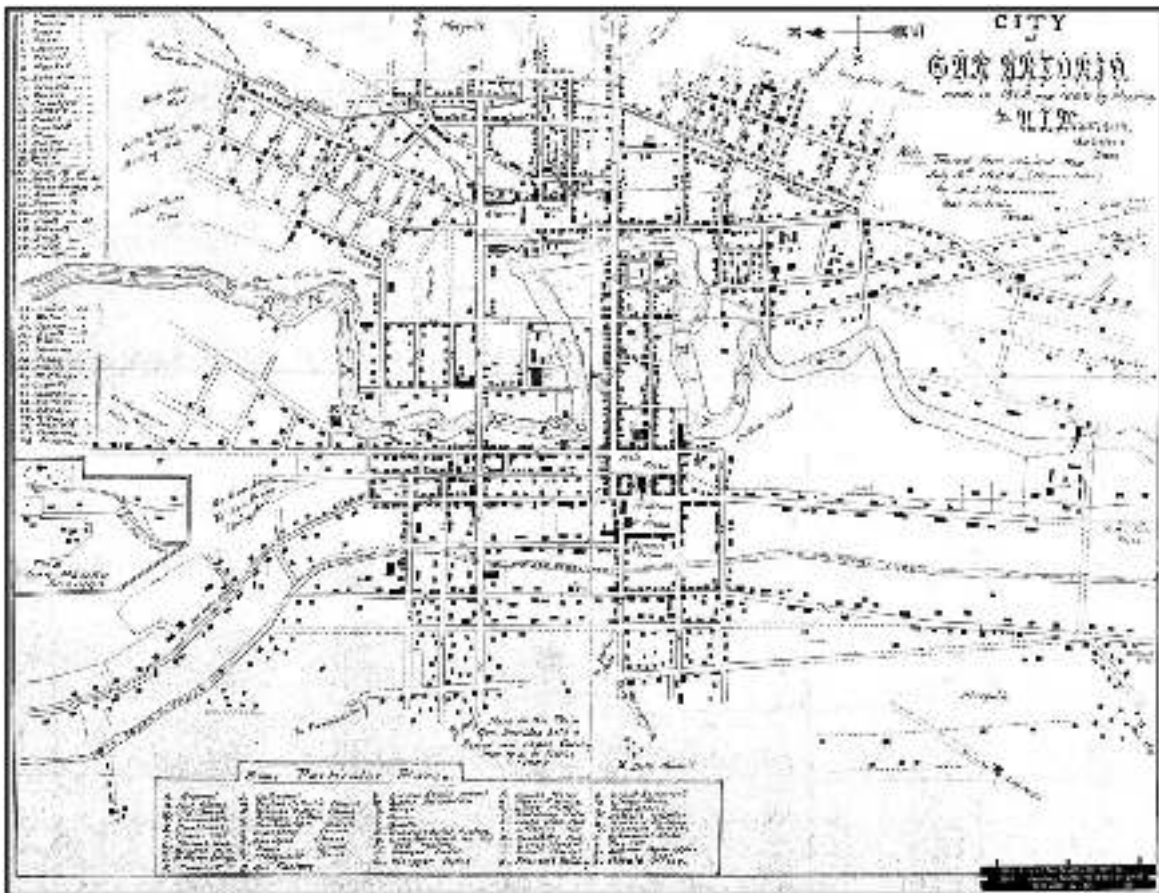


Figure 3-6. *City of San Antonio, 1868-1869* by A.J. Mauermann (San Antonio Public Library, Texana-Genealogy Department).



Figure 3-7. *Augustus Koch, Bird's Eye View of the City of San Antonio, 1873 (detail)* (Amon Cortes Museum).

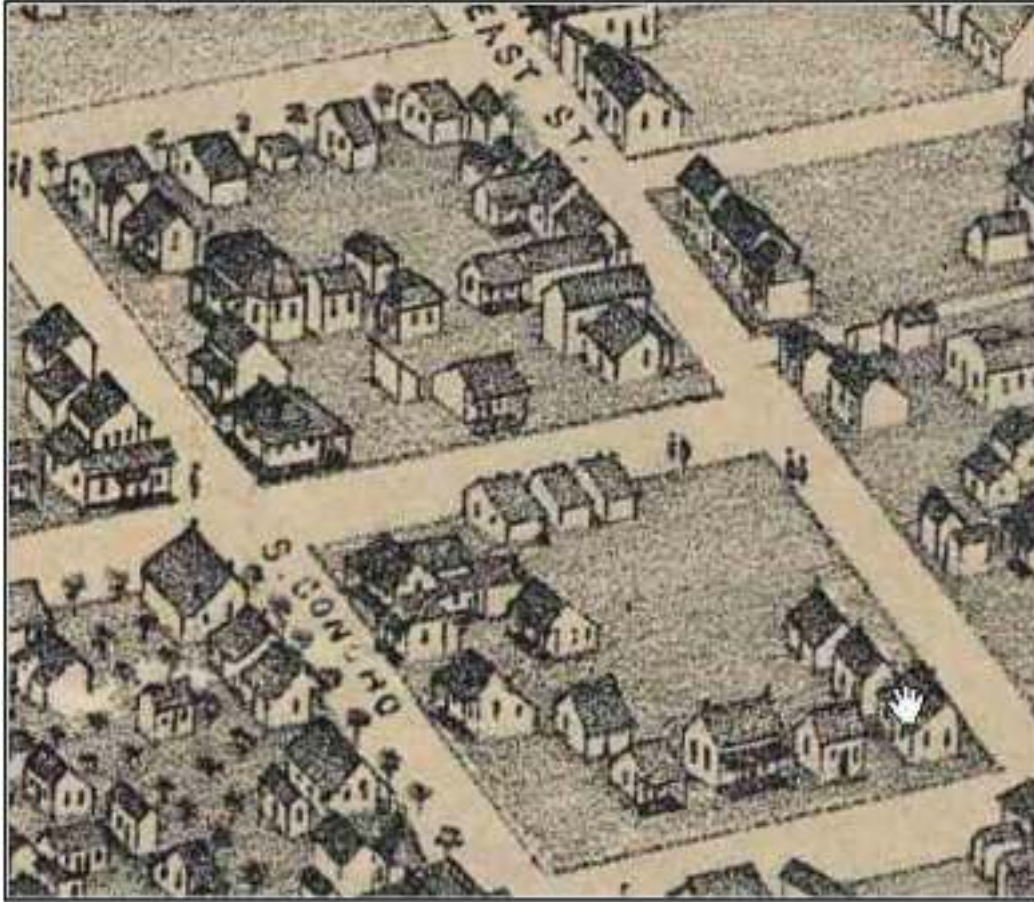


Figure 3-8. Augustus Koch, *Bird's Eye View of the City of San Antonio Looking East, 1886* (detail) (Amon Carter Museum).

By the 1880s, San Antonio's market activities were concentrated one to three blocks north of the project area on Washington Square and Haymarket Plaza. Washington Square, just across Monterey Street to the north and west, was reconfigured as part of the Central West Urban Renewal project. The land sold for private development and today is the site of a hotel.

Small merchants and farmers had gathered west of the creek to sell their produce, meats and other goods for many years. As early as 1840, the city established its first market house, thought to have been on the north side of Military Plaza. By ordinance beef was butchered west of San Pedro Creek or east of the Alamo *acequia* (east of the river). Other markets were established on Alamo and Military Plazas, and a market house was built in 1849 east of Main Plaza.

By the 1860s, market masters were elected to preside over activities on the east and west sides of the river. Activity boomed west of the river where the open air market on Military Plaza attracted a wide range of vendors. Paschal Square, incorporated into the city's present-day *El Mercado*, was designated



the vegetable and produce market. A new indoor market house, designed by noted architect, Alfred Giles, was completed there in 1900. Shops and stalls were located both in the market house and along and near the street leading to the market house which became known as Produce Row. The adjacent Hay Market plaza was used for outdoor activities (Freeman 1972: 1-9).

In addition to market activities, the area west and south of the project site became a center of cattle trading in the 1870s as herds were driven to market. Transformation of the west side continued when the International and Great Northern Railroad arrived in 1881. A passenger and freight station was constructed on Presidio (Houston) Street eight blocks northwest of the project site. Cattle were also held there for shipment to mid-western packing houses. This activity further stimulated the local economy, and the railroad was later extended south to the Rio Grande and into Mexico (Carter/Burgess 2001:Appendix C, n.p.) (Figure 3-9).



Figure 3-9. Augustus Koch. *Bird's Eye View of the City of San Antonio. 1886 (detail)* (Amon Carter Museum).

Sometime prior to 1886, probably at the time the railroad was constructed, Buena Vista Street, two blocks north of the project site, was extended west, creating a direct link to the booming, more distant west side. In 1881 shortly after the railroad arrived, auctioneer O. Petitpaing reportedly sold 300 lots near the depot, and Augustus Belknap, owner of the city's street railway franchise, extended the car line to the I. & G. N. Depot (Carter/Burgess 2001:Appendix C, n.p.). By 1886, the undeveloped lands west of the city lay beyond the railroad far from the project site. The location of the project area in proximity to major thoroughfares, the market, stock exchanges and wagon yards all contributed to its colorful and sometimes sordid reputation. Buildings were occupied by an eclectic mix of commercial and residential uses. As previously discussed, the 1886 bird's eye view map illustrated only about 20 structures standing in the

project area. All appear to have been small residences. Ten years later, there were at least 30 buildings on NCB 337. There were stores on three corners of the block, a camp yard, and a cluster of “Negro dwellings.” There were approximately 32 structures on NCB 338, including three corner stores and a cluster of “Mexican dwellings” (Figure 2-2).

The area west of the creek attracted a variety of residents and businesses. Corner stores, some run by resident owners, operated along side saloons, tailors and shoe repair shops. The project area also attracted immigrant Italian and Chinese merchants, as well as various private membership organizations. By the 1920s, the names of business owners and residents included Broggi, Giorgio, Pizzini and Woo. The American Christian Missionary Society, Mexican Benevolent Society and Min Chih Tang all occupied buildings in the project site.

Merchants and working class residents lived and worked in the thriving red light district that had developed west of the creek. Prior to the early 20<sup>th</sup> century, houses of prostitution were scattered throughout the city. Though probable, there is no proof that any were operating in the project area in the 1880s and 1890s. Local leaders felt compelled to address the issue on a city-wide basis in 1889 when an ordinance was passed to control “bawdy houses” or “houses of ill-fame.” Women were required to obtain licenses, and those operating houses were to pay \$500 annually. The city physician was to inspect the women and their houses weekly (City Council Minutes H:443).

Consideration was apparently given in 1901 to the establishment of “a district for lewd women and variety shows” in the area bounded by East, Pecos, Durango and Monterey streets. This area included the current project site. Domingo Fernandez, who operated a store at Santa Rosa and Matamoras streets in NCB 337, joined other area businessmen in expressing opposition to this proposal. Mayor Marshall Hicks was quick to respond that “...the city has not at any time, and will not designate any district within which lewd women may follow their vocation or any shows be given in violation of the law.” (San Antonio Municipal Archives, Marshall Hicks to D. Fernandez, et al, August 20, 1901).

In spite of the mayor’s protestations, the 1904 Sanborn map documents the earliest houses of prostitution in the project area. Three establishments on NCB 338 were designated “female boarding.” The 1904 Sanborn map also places the Fashion Theater, a vaudeville house, on the south part of Lot 1, NCB 338. By 1911-1912, the city’s red light district was concentrated in and around the project area. There were 20 “female boarding” houses on NCB 338 and four on NCB 338 in 1911-1912.

*The Blue Book for Visitors, Tourists and Those Seeking a Good Time While in San Antonio, Texas, 1911-12*, provided a detailed guide to the “sporting” district. The anonymous publisher, thought to have been



Billie Keilman, proprietor of the Beauty Saloon across Concho Street from the project site, provided information for those “whose creature desires impel them to saunter forth to the enjoyment of the clinking glass, sports, and good fellowship...” ([Keilman] 1911-1912:5). In addition to advertisements for various houses, restaurants and bars, the booklet contained listings of women by Class A, B and C, rankings based on both quality and price. The *Blue Book* listed 21 women doing business within the project area as follows:

<b>Class</b>	<b>Name</b>	<b>Address</b>
A	Hazel Clarke	316 S. Concho
A	Evelyn Thaw	316 S. Concho
A	Emma Wiley	316 S. Concho
A	Marguerite Williams	316 S. Concho
A	Frankie Ray	317 S. Santa Rosa
B	Bertha Epps	317 S. Santa Rosa
B	Frances Pruitt	317 S. Santa Rosa
B	Myrtle Singleton	317 S. Santa Rosa
C	Minnie Robinson	106 Monterey
C	Candelaria Gonzales	112 Monterey
C	Catarina Rey	114 Monterey
C	Cecile Duval	312 S. Concho
C	Blanche Ray	314 S. Concho
C	Anita Dupre	320 S. Concho
C	Marian Durant	320 S. Concho
C	Margarita Garza	410 S. Concho
C	Maria Rodriguez	313 S. Santa Rosa
C	Maria Lopez	315 S. Santa Rosa
C	Rafaelo Cantu	323 S. Santa Rosa
C	Theresa Carrejo	323 S. Santa Rosa
C	Paula Valdez	325 S. Santa Rosa

The district continued until 1941 when it was closed through the efforts of the military, police and health officials (Gohlke 1997, 24).

Coincidentally, the *Blue Book* was published the year following the Mexican revolution of 1910. The revolution brought an influx of refugees to San Antonio at the time the city was already crowded with soldiers and their families brought here by the Army. The military presence increased prior to the beginning of World War I, and refugees continued to arrive from Mexico. A housing shortage in all parts of the community led to the construction of new dwellings, many of them small frame structures, and the

remodeling of existing dwellings into multiple units. The project area was no exception.

City directory listings indicate that there were 59 residents in the project area in 1913, while in 1922, there were 127 living there. This did not account for stores which might have been owner-occupied and individuals living in hotels or brothels.

The most significant increases in density were due to the construction of alley structures known as *corrales*—long, multi-unit frame buildings that opened onto courtyards with common spigots and privies. These structures were concentrated on NCB 337. A 16-unit structure was located at 108-110 Matamoras; two structures containing nine and ten units were constructed at 414-430 South Concho; and two units containing five and six units were built at 213 Durango.

While the project area continued to be a dense mix of residential and commercial uses, by 1935, the number of residents listed in the city directory in NCB 337 and NCB 338 had decreased to 95. Interestingly, the 1935 city directory recorded many vacant units. It might be speculated that these vacancies represented the beginning of a transition from the red light district to a neighborhood of more traditional renters, owners and shop keepers.

By the late 1939, NCB 337 included a mix of large, multi-unit *corrales*, commercial structures, and some single family and duplex housing. NCB 338 contained primarily commercial uses, many located in converted houses, and both single and multi-unit dwellings. This pattern of development in the project area remained fairly constant until its acquisition and demolition by the Urban Renewal Agency in the early 1960s.

The neighborhood west of the project area was greatly impacted in the 1950s by the federal and state-funded urban expressway project. Initially approved in 1945 and begun in 1947, parts of the system which ran through the near west side were completed by 1952. Other segments were completed incrementally, and the costly, elevated section from Martin Street north of the project site to Guadalupe Street on the south was planned for completion in 1956 (*San Antonio Express*, January 27, 1952, 1-D). Until this section could be completed, traffic was routed along Pecos and San Saba streets west of the project site. The freeway right-of-way between Pecos and San Saba was cleared, removing several blocks of housing and commercial development.

The City of San Antonio adopted its City Redevelopment and Slum Clearance Plan in compliance with Federal guidelines in 1951 (Flack 1964:23-24). Eight years later, staff was hired to undertake San Antonio's first Urban Renewal program in the area named Central West Urban Renewal Project No. 1-

Tex-R-39. Property acquisition for the 68-acre redevelopment project, which included the project site, began in 1960. The first purchase of lots in NCB 337 and NCB 338 was in 1960 and the last, by condemnation, was in 1965. Demolition proceeded as individual properties were acquired, and by 1965, all structures were cleared from NCB 337 and NCB 338.

NCB 337 and NCB 338 were combined into a single, 4.6-acre (203,630 square-foot) development site. The property was sold to Morris Kallison in November 1965 for \$224,758 (Deed Records 5475:96). Kallison retained local architect Henry L. Fox to design a 60,000 square foot, one-story commercial building constructed of steel, brick, aluminum, concrete and glass. The building included truck loading and unloading facilities on the west side. Upon completion, the structure was occupied by Barker's Department Store, Beneficial Loan Company, and the San Antonio Teacher's Credit Union (San Antonio *Light*, December 4, 1965; San Antonio Development Agency Collection) (Figure 3-10).



Figure 3-10. *NCB 337 and 338 looking southwest after redevelopment, 1965 (San Antonio Public Library, Texana-Genealogy Department).*

## Chapter 4: History of Block NCB 337

### Overview

The property later known as NCB 337 was designated on François Giraud's survey of lands west of San Pedro Creek as Lots 1-8, Block 4, First South Range. The eight lots were purchased by Bryan Callaghan for \$878 in a city land sale on November 12, 1850 (Deed Records I-2:354).<sup>5</sup>

Bryan Callaghan (1815-1854) was born in Cork, Ireland, and arrived in San Antonio in mid-1838. The date of his immigration and point of arrival are not known. Callaghan began a successful dry goods business and began purchasing real estate. He was elected the city's first mayor after Texas became a state in 1845, serving from January 1, 1846 until January 1, 1847 (Heusinger 1951: 79).

In 1846, Bryan Callaghan married María Concepción Ramón. Ramón was a descendant of Captain Domingo Ramón who led the expedition to reestablish the Spanish presence in East Texas in 1716, and Captain Diego Ramón, interim governor of Coahuila (1691) and captain of San Juan Bautista (1701) (Pease ND: 43; Chabot 1937: 46-50; Klier 1996:371).<sup>6</sup>

Bryan Callaghan prospered, and by 1850, he listed assets of \$20,000 (U.S. Bureau of the Census 1850). He entered into partnership with his brother-in-law, François Guilbeau (1813-1879), and their firm, located on Main Plaza, was one of the city's leading mercantile establishments. Bryan and Concepción Callaghan had four children, James (also called Santiago) (c. 1846-?); Catherine (also called Catarina or Catharina) (1848-1924); Carolyn (also called Carolina) (1850-1928); and Bryan, Jr. (1852-1912).<sup>7</sup> Callaghan opened a business in Eagle Pass in 1851, and died two years later on July 31, 1854 (*Alamo Star*, August 5, 1854).<sup>8</sup>

The Callaghan children were all minors when their father died. He left no will, and his substantial estate

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<sup>5</sup> Bryan Callaghan had begun investing in real estate shortly after arriving in San Antonio, and purchased the first of many parcels in April 1840 (Deed Records, various transactions).

<sup>6</sup> Concepción Ramon was the daughter of Jose Francisco Rosario Ramon and Mariana Leal. Her great grandfather, Manuel Ramon, was the nephew of Captain Domingo Ramon.

<sup>7</sup> Concepcion Ramon Callaghan's sister, Rosaria, married French consular agent, François Guilbeau. Bryan and Concepción Callaghan's son, Bryan Jr., and daughter, Catarina, both married children of François and Rosaria Guilbeau (Chabot 1937:263-264; Pease ND 43). Bryan Callaghan Jr. served as mayor of San Antonio from February 1, 1885 until December 5, 1892, and again from June 1, 1905 until his death on July 9, 1912. His nephew, Alfred Callaghan, served as mayor from June 1, 1947 until May 31, 1949 (Heusinger 1951: 79).

<sup>8</sup> After Bryan Callaghan's death in 1854, his business was purchased by his employee, Friedrich Groos, forming the basis of F. Groos and Company, later known as the Groos National Bank. Callaghan's widow married Angel Navarro, a son of Texas Declaration of Independence signer, José Antonio Navarro (unidentified newspaper clipping, August 29, 1910). The date of Callaghan's death is variously stated as July 30 or July 31, 1854.

was divided among his widow and children. The estate inventory included Lots 1-8, Block 4, 1<sup>st</sup> South Range, west of San Pedro Creek. The lots were valued at \$25 apiece, a total of \$200 (Probate Case #429).

Bryan Callaghan's estate was finally partitioned in 1867. At that time, Lots 1-8, Block 4 were referred to as being west of San Pedro Creek and west of Mrs. Edward Dwyer's residence on Laredo Street (Deed Records U2: 174-178). The lots were divided among the Callaghan children as follows:

Lots 1 and 3- Carolina Callaghan

Lots 2 and 4- Bryan Callaghan

Lots 5 and 7- James Callaghan

Lots 6 and 8- Catarina Callaghan.

The 1867 partition includes no mention of improvements on the property. Augustus Koch's 1873 bird's eye view map shows no development on NCB 337 (Figure 3-7). The subsequent 1886 bird's eye view illustrates 14 structures on the block (Figure 3-8).<sup>9</sup>

No abstracts of title have been located for Lots 1-8, NCB 337. Block books in the Stewart Title Collection at the University of Texas at San Antonio Archives contain partial documentation of transactions in NCB 337.

### **Lots 1 and 3**

Lot 1 and 3, NCB 337, lay at the northwest corner of East Street (later called South Santa Rosa) and South Fifth Street (later called Durango) streets. For clarity of description, the streets will be referred to as Santa Rosa and Durango. Carolina Callaghan received Lots 1 and 3, NCB 337, in the 1867 partition of the estate of her father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callaghan had purchased the lots in a sale of city-owned properties in 1850 (Deed Records I-2:354). The lots had a shared history from 1850 until they were sold separately in 1902 (Lot 1) and 1913 (Lot 3).

Carolina Callaghan married Francis (François) Guilbeau (1851-1914) in 1879. Guilbeau was the son of her father's business partner, François Guilbeau. Carolina and Francis Guilbeau retained ownership of Lots 1 and 3 until April 3, 1882, when they sold the property to Francis Guilbeau's brother, Edward Guilbeau (1855-1918) for \$1,800 (Deed Records 12:563). This sales price indicates that improvements

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<sup>9</sup> The partition of Bryan Callaghan's estate recorded in Bexar County deed records contains two blank pages. It appears that maps have been removed. The document still contains two unrelated property maps.

had probably been made to the property.

The 1873 Augustus Koch bird's eye view map illustrates no improvements on NCB 337 (Figure 3-7). Four small houses were constructed on Lots 1 and 3 sometime between 1873 and the publication of Koch's subsequent map in 1886 (Figure 3-8). Three of these buildings appear to be on Lot 1, while one is situated on Lot 3. The structures were built either by Carolina and Francis Guilbeau or Edward Guilbeau. When Edward Guilbeau sold the lots to D&A Oppenheimer, a private banking firm, in 1899, the sales price was \$2,100, representing only a \$300 increase in 17 years (Deed Records 185:62-63). D&A Oppenheimer sold Lot 1 in 1902 and Lot 3 in 1913 (Deed Records 210:377; 447:433-436).

## **Lot 1**

### ***Lot History***

Lot 1, NCB 337, was bounded on the east by Santa Rosa Street on which it fronted 30- *varas* (approximately 83 feet), on the north by lot 3, on the west by Lot 2 and on the south by Durango Street. The lot measured 47 ½ *varas* (approximately 128 feet) deep from east to west. Lot 1 was later designated Lot A-1.

Lot 1 was sold by Carolina Callaghan Guilbeau and her husband, Francis (François) Guilbeau (1851-1914), to Edward Guilbeau for \$1,800 in 1882 (Deed Records 12:563).

There was no development on the lot as late as 1873, but by 1886, there were two one-story houses facing on Santa Rosa Street, probably built by Carolina and Francis Guilbeau. The 1896 Sanborn map illustrates a third small structure facing on Durango Street. The three buildings were labeled on the 1896 map "Negro dwellings." The Durango Street structure was not standing by 1903, and the buildings were no longer designated "Negro dwellings" (Figure 2-5).

Edward Guilbeau sold Lot 1, NCB 337, to D&A Oppenheimer in 1899, and the Oppenheimer family sold it July 1902, to the American Christian Missionary Society for \$800 (Deed Records 185: 62-63; 210:377).

The American Christian Missionary Society was an outgrowth of the Stone-Campbell Movement, a religious organization established in 1832 by the merger of two religious groups led by Barton W. Stone and Alexander Campbell. Members were known as Christians and Disciples of Christ and their churches were called either Christian Churches or Churches of Christ. The Missionary Society, formed in 1849, spread the Movement's message. After the Civil War, the Society's work included evangelism and education of former slaves (Foster et al 2004:xxi, 24-26).

The house on Lot 1, NCB 337, (421 Santa Rosa) was occupied by a minister, Ignacio Quintero, after it was purchased by the American Christian Missionary Society (Appler 1903). Quintero remained there until at least 1906. The other house on Lot 1 (425 South Santa Rosa) was vacant in 1903. Though the 1904 Sanborn map designates 425 as a printing shop without electricity, the 1905 city directory shows that it was a church. The structure was rented to Joe Flores, a restaurant waiter in 1906 (Appler [1905], 1906) (Figure 2-5). It is not known if the Missionary Society and Quintero's presence on NCB 337 was related to those residing in the adjacent "Negro dwellings."

The Missionary Society sold Lot 1 to Albert Meyer in 1908 for \$2,000 and Meyer immediately conveyed it to Ernest (Ernst) Broggi for \$2,750 (Deed Records 282:457; 282:466). Ernest Broggi demolished the two structures on Lot 1 and built a two-story brick corner building with a one-story attached residence (Figure 2-6). The corner store building was described as "a two-story structure, sixty feet by thirty-five feet in size..." (Davis and Grobe c. 1930: 2604).

Ernest Broggi (1878-1943) immigrated to the United States from Italy in 1891, and came to San Antonio to work for an uncle in the grocery business. Broggi established his own business in 1904 and was listed on the 1910 census as a grocery and grain merchant. He lived and did business at 425 South Santa Rosa (U.S. Bureau of the Census 1910). Broggi married Laura Clementine Rubiola (1889-1915) and they had one daughter named Lucille (also spelled Lucile) Antoinette (1913-2001).

Broggi was one of a number of Italian immigrants who lived and worked in and north of the project area. Like other small merchants, many of them grocers and produce dealers, Broggi was attracted to the area for its affordability and proximity to the city's market immediately north of the project area. Beyond the market about six blocks north of the project area was Franklin Square, the center of Italian life in San Antonio. Italian immigrants gathered there at San Francesco di Paolo church and Christopher Columbus Hall (both built in 1927) to worship, learn English, and adjust to their new life in America (San Antonio *Express News*, June 18, 1989, 6-B).

Ernest Broggi's wife died in 1915, and after her death, Broggi continued to live and operate his store at Santa Rosa and Durango Streets. In 1924, he married Tillie Bolner, daughter of other Italian immigrants and store owners, Joe and Mary Bolner. Ernest and Tillie Broggi had two children, Ernest Jr. (1926-2008) and Juliette Marie (1929- ). In about 1930, Broggi was described as follows: "As a dealer in groceries, Mr. Broggi is a success having learned many years ago that the best and freshest merchandise gives the best satisfaction to the purchaser and the most exacting housewife can be pleased at Mr. Broggi's store" (Davis and Grobe c. 1930:2604).



The Broggi residence in back of the store was demolished and a warehouse and garage that were attached to the original building on its west elevation. A second smaller warehouse and another garage, both frame construction were built in the northwest corner of the site (Figure 2-8). Ernest and Tillie Broggi were still living at 425 Santa Rosa prior to his death in 1943 (Worley 1943).

Lot 1, Block 337, was valued at \$13,500 at the time of Ernest Broggi's death in 1943. The store was subsequently operated by his brother-in-law, Frank Bolner, and the business continued at this site until shortly before the lot was acquired from the Broggi heirs by the Urban Renewal Agency in 1963 for \$28,000 (Deed records, 4971:340-42).

### ***Summary of Development***

Lot 1, NCB 337, was the site of three frame dwellings, two facing on Santa Rosa Street and one on Durango Street, which housed African Americans c. 1896. The buildings were constructed by members of the Callaghan/Guilbeau family. The Durango Street structure was demolished by 1903, and the Santa Rosa Street structures were used briefly as a parsonage and church. The structures were demolished after the property was sold to Italian store owner, Ernest Broggi, in 1908, and replaced by a two-story brick corner store building with attached residence. The residence was demolished in the 1930s and replaced by a warehouse and garage. The grocery store continued to operate until shortly before 1963 when it was sold by the Broggi heirs to the Urban Renewal Agency and demolished.

## **Lot 3**

### ***Lot History***

Lot 3, NCB 337, was bounded on the north by Lot 5, on the south by Lot 1, on the east by Santa Rosa Street, and on the west by Lots 4 and 6. It measured approximately 86-feet on Santa Rosa and ran back to the west approximately 139-feet. (The north property line measured 134-feet, and the south line, 128-feet. This was due to the fact that a narrow, irregular strip off the west side of Lot 3 had been incorporated into Lot 4.)

As previously noted, there were no standing structures on NCB 337 in 1873 (Augustus Koch bird's eye view map 1873). The subsequent, 1886 bird's eye view map appears to show one small house on Lot 3 set a short distance back from Santa Rosa Street. In 1896, this structure, together with those on Lot 1 to the south, was designated as a "Negro" dwelling (Figure 2-4).

By 1904, the Sanborn map illustrates four frame structures on Lot 3, NCB 337—415, 415 ½, 417 and 419 Santa Rosa. The small building at 415 was located on the east property line and 415 ½ was set to the rear of the lot. The structure at 417 appears to be the same as the "Negro" dwelling. The irregularly shaped

building at 409 had an awning overhanging the east property line, and was vacant in 1904. The buildings were unchanged in 1912, though the house formerly numbered 415 ½ was re-numbered 414 1/3, associating it with the house at 414 Concho on Lot 4 which adjoined to the west.

The house at 415 Santa Rosa was occupied by a blacksmith in 1903, and 417 was the home of a waiter in 1913 (Appler 1903, 1913).

D & A Oppenheimer sold Lot 3, NCB 337, to real estate investor George Bihl in 1913. The \$16,500 transaction also included a small part of Lots 1 as well as Lots 2 and 4 (Deed Records 447: 433-436).

George D. Bihl constructed additional buildings on the site after acquiring the property in 1913. The three structures that stood on Santa Rosa Street were demolished and replaced by a rectangular metal-clad building numbered 413 ½- 421 Santa Rosa (Figure 2-8). Various tenants occupied the building including the Zorro Tobacco Company (1918), the Orange Squeeze factory (1922) and Alamo Bottling Works (1928) (Appler 1913, 1918, 1922; Worley 1928, 1935, 1939).

George Bihl died in 1932, and Lot 3, NCB 337, was valued at \$9,000 in his estate inventory. Bihl's heirs, including his widow, Allie, and two daughters, Elizabeth Bihl Wilkinson and Alleen Bihl, continued to own and operate the property, renting to a variety of tenants (Probate Records 20807; San Antonio *Express*, October 12, 1932:11).

In 1939, in addition to the metal commercial structure, there were four other buildings on the site in 1939 (Figure 2-8). The dwelling at 415 ½ Santa Rosa (and called 414 1/3 Concho) remained standing, but had been renumbered 414 ½, while another dwelling had been built just to the east and numbered 414 1/3. A rectangular dwelling (417 ½) had been constructed on the west property line, and another rectangular dwelling (421 ½) along the south property line. These four structures, occupied by a succession of Hispanic families, were arranged around an open courtyard. Commercial tenants in 1939 included a fruit stand, metal works and barber shop (Worley 1939).

The four residential structures were demolished in the 1930s or 1940s and replaced by two stucco duplexes that also faced into the courtyard. Commercial tenants in 1956 included a fruit stand and cleaners, and in 1961, a shoe shop, barber shop, café and bar (Worley 1956; Polk 1962).

The commercial structure facing on Santa Rosa Street and stucco duplexes in the rear remained unchanged between 1949 and the time they were acquired by the Urban Renewal Agency (Figures 2-9 and 2-11). The Bihl estate owned the property as late as the middle 1950s (City of San Antonio: San

Antonio Municipal Archives, Property Appraisal Survey Records, 1955-1964, #0500). Documentation of the Bihl family's sale of Lot 3 and its acquisition by the Urban Renewal Agency has not been located. Like the remaining property in NCB 337, Lot 3 was acquired by the Urban Renewal Agency sometime between 1961 and 1965 and the structures demolished.

### ***Summary of Development***

Lot 3, NCB 337, was the site of a small dwelling as early as 1886. The structure housed African Americans c. 1896. Three additional houses built on the lot by 1904 were occupied by a succession of Hispanic workers. After George Bihl purchased Lot 3 in 1913, the three structures facing on Santa Rosa Street were demolished and replaced by a metal-clad commercial building. In addition to the one residential structure remaining behind the commercial building, three more were built by 1939. The house near the south property line was demolished in the 1940s. The property was sold to the Urban Renewal Agency sometime between 1961 and 1965, and all of the structures were demolished.

### **Lots 2 and 4**

Lots 2 and 4, NCB 337, were located at the northeast corner of Center Street (also spelled Centre and later named South Concho) and South Fifth Street (later Durango). For clarity of description, the streets will be referred to as Concho and Durango. The lots were conveyed to Bryan Callaghan, Jr. in 1854 by inheritance from his father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callahan had purchased the lots in a sale of city-owned properties in 1850 (Deed Records I-2:354). The history of the lots was shared from 1854 until 1920 when they were divided in two portions along a north/south line.

Lots 2 and 4 each fronted 15 *varas* (approximately 41 feet) on Concho and ran back 47 ½ (approximately 130 feet) to the east. Together, the lots measured approximately 83-feet x 130-feet. Lot 2 was located at the corner of Concho and Durango, and Lot 4 adjoined it to the north. On the east, Lots 2 and 4 adjoined Lots 1 and 3, NCB 337.

Bryan Callaghan, Jr. (1852-1912) married Adele Guilbeau (1958-1924), the daughter of his father's partner, François Guilbeau. Bryan Callaghan Jr. later served three terms as mayor of San Antonio (Heusinger 1951: 79).<sup>10</sup>

The 1873 Augustus Koch bird's eye view map does not illustrate any improvements on NCB 337. The subsequent 1886 bird's eye view map shows as many as three structures on Lots 2 and 4. A larger one-

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<sup>10</sup> Bryan Callaghan, Jr., served as mayor from February 1, 1885 until December 5, 1892, and again from June 1, 1905 until his death on July 9, 1912. His nephew, Alfred Callaghan, also served as mayor from June 1, 1947 until May 31, 1949.

story house is set back from Durango Street near the east line of Lot 2, while two smaller houses facing Durango slightly to the west of the larger house. One is set back from the street and has a front porch and the second is located immediately to the rear. Another larger dwelling faces on Concho Street, but it is not clear if it stands on Lot 4 or Lot 6 to the north.

It is not known if these structures were built by Bryan Callaghan, Jr. or Jose Maria Castro of Coahuila, Mexico, to whom he sold Lots 2 and 4, NCB 337, for \$1,500 in 1884. Castro and his wife, Maria de Jesus G. de Castro, sold the property to Ira Dewees in 1889 for \$7,500, a price that indicates the presence of improvements (Deed Records 26:616; 73:139).

Ira Dewees (c. 1850-?) was a stockman and partner in San Antonio's Traders National Stockyards. He experienced financial difficulties in the late 1880s and early 1890s. After numerous financial judgments were entered against Dewees, he sold various properties and his one-third interest in the stockyards in 1889, presumably to raise capital to settle his debts. Dewees also was indebted to D&A Oppenheimer, a private banking institution, as part of a contract with Nic Bluntzer to deliver 4,100 head of cattle (Deed Records 1:462-463; 1:490-491; 60: 563-565; 73:607; 76:1).

Because this portion of NCB 337 is not illustrated on the 1892 Sanborn-Perris fire insurance map, it is not known how the property changed in the late 1880s and early 1890s. By 1896, additional structures had been built on Lots 2 and 4, and the house near the east property line is numbered 113 (later 213) Durango. Two adjoining auxiliary buildings stood directly behind the house. A two-part corner structure with canopy is numbered 119 Durango and 426 Concho. The corner portion of the structure is two-stories and the portion at 119 Durango is one-story. The latter is illustrated as a "brick nogged" building.

Three small one-story houses (414, 418 and 420) are set back a short distance from Concho. They are labeled "Negro dwellings" on the 1896 Sanborn-Perris map. Additions on the south side of the house at 420 Concho connect to a larger, rear structure numbered 420 ½. The occupants of these houses have not been identified. By 1903, the "Negro dwellings" were occupied by Hispanic tenants (Appler 1903).

The conveyance of Lots 2 and 4, NCB 337, from Ira Dewees to the Oppenheimer family has not been located, but it likely resulted from Dewees' financial problems. Because it is unclear when Ira Dewees sold the property, it is not known if he built the "Negro dwellings" and the building at the corner of Concho and Durango. Fire insurance maps show few changes on Lots 2 and 4 in 1904 and 1912. By 1904, a small dwelling numbered 414 ½ Concho was constructed at the northeast corner of Lot 4 (Figure 2-5).

Members of the Oppenheimer family owned the two lots in 1913 when they were conveyed to local real estate investor, George D. Bihl for \$16,000 (Deed Records 447:433-436). The sale also included Lot 3 which adjoined Lots 2 and 4 on the east, and a small strip of Lot 1. Bihl had purchased Lot 8, NCB 337, from a different owner in 1912 (see discussion of Lots 3 and 8).

The structures on Lots 2 and 4, NCB 337, were occupied by a variety of residents and businesses in 1913. On the Durango street frontage were a tinner (113) and a pool hall (119). On Concho Street were a photographer (414) and an expressman (418). The corner building (426 Concho) was occupied by E.D. Hernandez's saloon. The saloon and pool hall, and possibly the photographer, are evidence of the changing nature of NCB 337, which by 1913 was part of the city's thriving red light district.

George Bihl sold Lots 2 and 4 to Charles Deussen, Erich Menger, Sr., and C.A. Bihl in 1916. The lot's southern boundary on Durango Street was 146-feet, and the north property line dividing Lots 4 and 6 measured 139-feet (Deed Records 477:164). This difference resulted from adjustments made by Bihl to the property line dividing Lots 1 and 2 from Lots 1 and 3.

C.A. Bihl was the son of George Bihl, and was married to Emile Menger, the daughter of Erich Menger, Sr. After Menger died in 1915, his three surviving children, Emilie Bihl and Rudolph and Erich Menger inherited his share of Lots 2 and 4, NCB 337. Rudolph and Erich Menger acquired Charles Deussen's one-third interest in the lots in 1919. C.A. Bihl and Emilie Menger Bihl also apparently transferred their interest in the lots to Rudolph and Erich Menger, but that transaction has not been located (Deed Records 468:609-10; 562:224-225).

### **The Division of Lots 2 and 4**

In 1920, Erich and Rudolph Menger divided Lots 2 and 4, NCB 337, into two parts along a north/south axis. Deed records indicate that the newly delineated east portion measured approximately 51-feet x 159-feet, while the west portion measured approximately 90-feet x 158-feet. The development of Lots 2 and 4 changed dramatically after the two parts were sold to different owners in 1920 and 1921, and by 1939, the lots had become much more densely developed. It should also be noted that in about 1925, the Durango Street numbering changed and the 100 block became the 200 block. Houses numbers were changed accordingly.

#### ***East Portion, Lots 2 and 4***

The east portion of Lots 2 and 4 was sold by Erich and Rudolph Menger to Jose Garza Jimenez in 1920 for \$3,750 (Deed Records 591:488-500). The newly configured east portion measured approximately 51-feet x 159-feet and included the house at 213 (formerly 113) Durango.

Jose Garza Jimenez (1882-1936) lived at 213 Durango and constructed additional buildings behind the house. Between 1922 and 1927, the small dwelling at 414 ½ Concho was demolished and two, multi-family structures containing six and five units were built. These were aligned along the east and west property lines directly behind the house. In 1927, Garza lived in the main house with two other men, one of them a Chinese teacher, and the rental units these occupied by Hispanic tenants (Appler 1922; Worley 1928) (Figure 2-8).

In addition to the two apartment structures, the 1912/1939 Sanborn fire insurance map shows that the main house was enlarged and extended to the east property line of Lot 2 (Figure 4-1). Another structure (213 ½ Durango) had been built behind the house, also along the property line. A rectangular structure, presumably a privy, is located near the northwest corner of the house. Only minor changes were made to the property from 1939 until it was acquired by the Urban Renewal Agency and the structures demolished (Figures 2-8 and 2-11).



Figure 4-1. *Garza House, 213 Durango, c. 1960 (Institute of Texas Cultures: Ray Howell Collection).*

Cecilia Jimenez de Garza continued to live at 213 Durango and operate the apartments, called the Colonia Garza, after her husband's death in 1936 (Worley 1939; State of Texas: Texas Department of Health, Bureau of Vital Statistics, Death Records #52853). At the time of his death, Jose Garza Jimenez was described as a merchant. Cecilia J. de Garza subsequently moved to Nuevo Leon, Mexico, and was living

there in 1943 when she conveyed the east portion of Lots 2 and 4, NCB 337, to her son, Carlos Garza and daughter, Lilia Garza de Cantu. Lilia and her husband, Epitacio Cantu were also living in Mexico when she sold her one-half interest in the lots to her brother in 1952 for \$4,000. Shortly after acquiring full interest in the lots, Carlos Garza executed a deed of trust in the amount of \$4,000 (Deed Records 1973:504-505; 3147:57-58; 3146:158-60).

Carlos Garza continued to own the east portion of Lots 2 and 4, NCB 337, and rent apartments until the property was acquired in condemnation proceedings by the Urban Renewal Agency in 1964 (Deed Records 5303:826-828; 00009:0005; 00009:0007).

### ***West Portion, Lots 2 and 4***

Erich and Rudolph Menger sold the west portion of Lots 2 and 4, NCB 337, to Gee Woo for \$10,000 in 1921 (Deed Records 653:307). The property fronted 90-feet on Durango and extended back to the north 158-feet.

In 1924, three years after purchasing the west portion of Lots 2 and 4, Gee Woo also purchased the adjoining south one-half of Lot 6 (Deed Records 797:400-401) (see Lot 6, NCB 337 discussion) (Figure 4-2). Like his neighbor to the east, Woo greatly increased the density of his property.



Figure 4-2. 217 Durango (rear), c. 1960 (Institute of Texan Cultures: Ray Howell Collection).



Gee Woo (also spelled Yee) (1884-1966) was one of a number of Chinese refugees who settled in San Antonio in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. While some Chinese came to Texas to assist with railroad construction in the late 1800s, others were brought here in 1917 through the efforts of General John Pershing. Chinese residents of northern Mexico had helped supply Pershing's troops as they pursued Pancho Villa along the border. In 1916, some 527 Chinese returned to the United States with Pershing, and of that group, 427 Chinese came to San Antonio (*San Antonio Express*, June 8, 1999, 3-M; Brown 2005:51-57). It is estimated that one-half of the group stayed in San Antonio. Many opened grocery stores and cafes on the near west side in the area that became known as the "La China" barrio. It has not been determined if Gee Woo was one of the "Pershing Chinese."

Between 1928 and 1939, a small frame house with front porch (215 Matamoras) was added (Worley 1928) (Figure 2-8 and 4-3). The structures that previously stood at 414, 416, 418 and 420 Concho (the latter three the "Negro dwellings"), were demolished and replaced by two elongated, multi-family structures containing a total of thirty units. One was a nine-unit dwelling with a porch that faced directly on the street extending from 414-430 Concho. The second was a ten-unit structure with a porch that backed to the east property line and faced into a courtyard. Two rectangular privies stood in the courtyard between the apartment buildings. A one-story addition was also made to the north elevation of the corner two-story structure (217-219 Durango and 434 Concho) (Figures 4-4).



Figure 4-3. 217 Durango, c. 1960 (Institute of Texan Cultures; Ray Howell Collection).



Figure 4-4. 219 Durango, corner Concho, c. 1960 (Institute of Texan Cultures; Ray Howell Collection).

Gee Woo lived in the corner structure and where he also operated the Chong Sing grocery store. A teacher at the Kua Min Hock How Chinese School was also a tenant. The apartment structures, one called the *Colonia Durango*, were rented to Hispanic tenants that included laundry workers, dishwashers, drivers and laborers (Worley 1928, 1935, 1939).

The west portion of Lots 2 and 4 remained in the Woo family until the property was acquired by the Urban Renewal Agency in condemnation proceedings in 1965 (Lis Pendens Records 00009:0217-0219).<sup>11</sup>

### ***Summary of Development***

Lots 2 and 4, NCB 337, were not developed until after 1873. By 1886, three structures faced on Durango Street. The lots were more densely developed by 1896. On Lot 2, a residence faced on Durango, a store stood on the corner facing both Durango and Concho, and a dwelling with numerous additions and auxiliary buildings faced on Concho. On Lot 4, three “Negro dwellings” faced on Concho. The use of the structures changed as the city’s red light district, which extended several blocks west of the project site, thrived in the period from c. 1888 until about 1941 (Bowser 2003:27, 50). The density of development increased after Lots 2 and 4 were divided into two portions along a north/south axis in 1920 and sold separately. The corner store remained standing on the west portion of the lots, and two multi-family structures, one with nine units and the other with ten units were constructed facing an interior courtyard with two privies. The house on the east portion of the lots facing on Durango Street was retained and a smaller dwelling and privy were built to the rear. Two multi-family structures, one with six units and the second with five units, were built behind the house facing an interior courtyard. The east and west portions of Lots 2 and 4 were acquired by the Urban Renewal Agency in 1964 and 1965 respectively and all of the structures were demolished.

## **Lot 5 and 7**

### ***Lot History***

Lots 5 and 7, NCB 337, lay at the southwest corner of East Street (later called South Santa Rosa) and South Fourth Street (later called Matamoras). For clarity of description, the streets will be referred to as Santa Rosa and Matamoras. James Callaghan received Lots 5 and 7 in the 1867 partition of the estate of his father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callahan had purchased the lots in a

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<sup>11</sup> Gee Woo and his wife, Wong Shee Gee (1885-1966), conveyed Lots 2 and 4, NCB 337 to their four surviving children Mae, William, Mary and Jerry J. Gee in 1958, and Mary Gee reconveyed her interest to her parents in 1963. Wong Shee Gee and Gee Woo both died intestate shortly after Lots 2 and 4 were acquired through condemnation (Deed Records 4121:602-604; 5031:626-627; 05783:0686). Gee Woo had previously sold his property to the north, the south one-half of Lot 6, in 1945.

sale of city-owned properties in 1850 (Deed Records I-2:354). The two lots had a shared history from the time they were purchased by Bryan Callaghan in 1851, until at least 1930.

James Callaghan and his wife, Mary, lived on South Flores Street. Their home was adjacent to his brother and sister-in-law, Bryan and Adela Callahan, and sister and brother-in-law, Catarina and Francis Guilbeau (U.S. Bureau of the Census 1880).

Lots 5 and 7, NCB 337, were transferred to the City of San Antonio for payment of \$234 in taxes in 1881, but the lots were apparently redeemed by the Mary Callaghan who sold them to Domingo Fernandez for \$700 in 1887 (Deed Records 20:152-153; 54:35). Augustus Koch's bird's eye view maps for both 1873 and 1886, the year before Fernandez purchased the property, show no standing structures on Lots 5 and 7, NCB 337.

Domingo "Joe" Fernandez (1841- 1925) was born in Spain where he was educated and served in the military before immigrating to the United States in the 1870s. He arrived in San Antonio in 1878 and opened a grocery business (Grobe and Davis c. 1930:1897). Fernandez and his first wife, Adela, operated a grocery store in 1880 (U.S. Bureau of the Census 1880). He married Veronica De Gasperi (1865-1955) in 1886, the year before purchasing Lots 5 and 7. In 1885, Domingo Fernandez operated a feed and wagon yard at the corner of Nueva and Santa Rosa streets in partnership with Manuel Bartolomé. This was across Santa Rosa Street from the project site. By 1891, Fernandez's general merchandise business and camp yard was at the corner of Santa Rosa and Matamoras (104) (Lot 7, NCB 337), and he lived at 311 Santa Rosa.

The 1892 Sanborn-Perris Map Company map shows a one-story corner building fronting on both East and Matamoras Streets. The portion of the building facing on the two streets was used as a store, while the rear portion at the southwest corner of the structure was used as a residence. Three small one-story structures faced on Matamoras west of the store/residence, while narrow, one-story sheds extended along the west property line. The remainder of the lots was designated as a wagon yard (later referred to as a camp yard). The site remained unchanged on the subsequent, 1896 Sanborn-Perris map, with the exception of an additional, one-story structure at the southeast corner of Lot 7 facing on Santa Rosa Street.

Domingo Fernandez continued to improve his property, and by 1904, the building density on Lots 5 and 7 was increased (Figure 2-5). The one-story corner store building had either been replaced or enlarged to become a two-story structure. The two-story structure, shown as a brick structure on Sanborn maps, was also extended along Santa Rosa Street. The structure was numbered 104-106 Matamoras and 401- 407 Santa Rosa. A one-story storeroom numbered 409 Santa Rosa was attached to the south elevation of the

larger structure. A residence had also been added to the west elevation of the small structure at the southeast corner of Lot 5. The building connected to the camp yard shed that had been extended across the south property line. The open area in the center of the site was delineated between the camp yard and a wood yard. Domingo Fernandez continued to do business at the corner of Matamoras and Santa Rosa Streets until retiring. The corner building was occupied during the 1920s by the Hotel Laredo (Appler 1922).

Domingo Fernandez died in 1925 (State of Texas: Texas Department of Health, Death certificate 8986). Following his death, Fernandez's family made many changes to the property. By 1927-28, a 17-unit apartment structure numbered 108 Matamoras had been constructed along the west property line (Worley 1928). This structure, built of Nelstone, replaced the shed along the west property line. It is illustrated on the 1912/1939 fire insurance map (Figure 2-8). The map also shows that the shed along the south property line had been demolished and that a four-part commercial building (405-413 Santa Rosa) had replaced the structures at 407 and 409 Santa Rosa.

Veronica Fernandez, Domingo Fernandez's widow, leased the commercial property facing on Matamoras and Santa Rosa streets to Max Mazur in 1930 for \$335 per month. Mazur had an option to renew the lease for another five years for \$425 per month (Deed Records 1207:348-349). The leased property extended 72-feet on Matamoras and 98-feet on Santa Rosa, and included a basement measuring 33-feet x 42-feet. The lease also included the four store rooms that fronted 64-feet on Santa Rosa and were 33 ½-feet deep. Deed records indicate that this agreement superseded an existing lease between Fernandez and Mazur, and that it would take effect after unspecified improvements were made. In 1930, Fernandez executed a deed of trust to Jacob Rubiola for \$30,000 secured by Lots 5 and 7, NCB 337 (Deed Records 1215:100-103). It is possible that this loan was to finance the referenced renovations.

Max Mazur was a dry goods merchant who operated Maxim's, a dry goods store on Dolorosa Street, from the late 1920s until about 1932. By 1935, Maxim's was located at 104 Matamoras on the corner of Santa Rosa Street. The store remained at the Matamoras Street location until about 1951 (Worley 1928, 1932, 1935, 1939, 1943, 1946, 1948, 1951).

The buildings fronting on Santa Rosa Street were occupied by various tenants from the 1930s until they were demolished in the early 1960s. These included the Matamoras Hotel (c. 1938-1961); the Bosquez Nite Club (1938); a saloon called the Duck Inn (1940); a furniture repair business (1938, 1940); a shoe repair shop and barber shop (1946); and the Atlas Beer Bar (1956). During this period, the buildings behind the commercial structure were rented to a succession of Hispanic tenants (Worley 1938, 1935,

1939, 1943, 1946, 1948, 1951, 1956).

The structures on Lots 5 and 7, NCB 337 remained largely unchanged from the 1920s until at least 1951 (Figure 2-10). Tax records from about 1957 indicate that the corner structure extending along Matamoras and Santa Rosa streets was used as a furniture store, bar, hotel, department store and restaurant (City of San Antonio: San Antonio Municipal Archives, Tax Records, 1955-1964, #C6500, 9390, C9545; C95542). The multi-family residence, then comprised of sixteen units, (108-110 Matamoras), included a rear toilet and shower measuring approximately 4 x 30-feet. The tax record card for 106 Matamoras contains the notation “wreck all improvements.” It is assumed that this is when the multi-family structure was demolished and that part of the lot converted to parking (Figure 2-11)..

The transfer of Lots 5 and 7 to the subsequent owners, Rosette, Paul and Jacob Rubiola, Jr. has not been located. It is likely that the property passed to them from their father, Jacob Rubiola, who held the note on the lots. Rubiola died in 1948, and tax records show that the Rubiola family owned the property in 1957. Like the rest of NCB 337, Lots 5 and 7 were acquired by the Urban Renewal Agency in the early 1960s and the remaining structures were demolished.

### ***Summary of Development***

Lots 5 and 7, NCB 337, were not developed until after 1886. In 1892, a one-story commercial and residential structure stood at the corner of Santa Rosa and Matamoras Streets. Two small dwellings stood on Matamoras, and sheds along the west property line opened onto a wagon yard. The open area was later referred to as both a camp yard and wood yard. The corner store building was either rebuilt or enlarged by 1904, and other one-story commercial structures built along Santa Rosa. In the middle-1920s, a 17-unit apartment structure replaced the sheds along the west property line. This structure was demolished in the late 1950s, and the area converted to parking. The property as acquired by the Urban Renewal Agency in the early 1960s and all of the structures were demolished.

## **Lots 6 and 8**

### ***Lot History***

Lots 6 and 8, NCB 337, were conveyed to Carolina (Caroline) Callaghan in the partition of the estate of her father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callahan had purchased the lots in a sale of city-owned properties in 1850 (Deed Records I-2:354). The two lots faced on Center Street (also spelled Centre and later named Concho). Lot 6 was located approximately 90-feet south of the southeast corner of South Fourth (later Matamoras) and Center streets. Lot 8, NCB 337 adjoined Lot 6 to the north, and formed the southeast corner of South Fourth and Center streets. For clarity of description, the streets

will be referred to as Santa Rosa and Matamoras.

Carolina Callaghan married local banker and businessman, Leonardo (also spelled Leonard) Garza (1844-1923).<sup>12</sup> In 1881, they sold the south portion of Lot 6 for \$450 and all of Lot 8 for \$450 (Deed Records 16:541-543; X1:585). The 1873 Augustus Koch bird's eye view map shows no standing structures on NCB 337 (Figure 3-7). The lots shared a history until 1874 when Lot 8 was sold. In 1881, Lot 6 was divided into two portions which were sold in 1881 and 1902.

### **Lots 6**

Lots 6 NCB 337, were conveyed to Carolina (Caroline) Callaghan in the partition of the estate of her father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callaghan had purchased the lots at a sale of public lands in 1850 (Deed Records I-2:354). Carolina and Leonardo Garza divided Lot 6, NCB 337, into two portions along an east/west axis. They sold the south portion to George Newton in 1881, but held the north portion until 1902 when it was sold to Margarita Calsado (Deed Records 16:541-543; 211:15).

#### ***South portion, Lot 6***

The south portion of Lot 6, NCB 337, sold by the Garzas to George Newton in 1881, measured approximately 41 x 140-feet (Deed Records 16:541-543; 797:407). Newton fenced the property and built a one-story house that is illustrated on the 1886 Augustus Koch bird's eye view map (Figure 3-8). The house, numbered 410 (later 412) Concho was set back from the street in about the middle of the lot. It is also seen on the 1892 Sanborn map with a small auxiliary building (412 ½ Concho) on the east property line.

George W. Newton (1849-1908) was reportedly born in Missouri and came to San Antonio as a child (*San Antonio Light*, August 16, 1908:1). Newton has not been located on early census records, and little is known about him. His obituary states that Newton's parents died when he was a child and that he was raised by "Madame Andrea, who was in the Alamo at the time of the seige [sic] and who nursed the Texans when wounded."<sup>13</sup>

George Newton married Isabel Delgado (1854- 1924) in about 1876 and they had six children (U.S.

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<sup>12</sup> Garza was the grandson of José Antonio de la Garza, who is credited with coining the first money in Texas (Orozco 1996: 3:107).

<sup>13</sup> While the 1900 U.S. Census states that George W. Newton was born in Missouri, the death record of his son, George D. Newton, indicates that George W. was born in New Orleans, Louisiana. Though George W. Newton's 1908 obituary claims that he had been a resident of San Antonio for the last 60 years, this would pre-date his birth. He has not been located on census records in San Antonio in 1850, 1860, 1870 and 1880.



Census Bureau 1900; Texas Birth Records).

George Newton was a shoemaker. He lived west of the project area on Nueva Street in 1877, but by 1883, was living at 410 (later 412) Concho. Newton was living there in 1900 when he was enumerated as a shoemaker (U.S. Bureau of the Census 1900).

George and Isabel Newton lived at 412 South Concho until about 1907, and the house was rented by 1913 (Appler 1906, 1913). Though the auxiliary structure does not appear on the 1912 fire insurance map, city directory listings continue to carry entries for tenants at 412 (rear) South Concho (Appler 1913) (Figures 2-6 and 4-5). The structures were rented when George Newton died in 1924. In 1925, his four surviving children sold the south portion of Lot 6, NCB 337, for \$2,900 to Gee Woo (Deed Records 797:400-401). Woo, one of several Chinese who owned property and did businesses in the area. He also owned the west portion of Lots 2 and 4 which adjoined Lot 6 to the south (see discussion of the west portion of Lots 2 and 4, NCB 337).

Gee Woo made few changes to the property which was occupied by a succession of Hispanic renters during his ownership. The house was rented by a laborer (1938) and other individuals who did not state their professions (Worley 1928, 1935, 1939, 1943). Woo owned the property until 1945 when it was sold to Jesus D. Martinez. Martinez sold the lot in 1946 to Atanacio (also spelled Atanacio) Delgado (129:614-15; 2312:191).



Figure 4-5. 412 S. Concho, c. 1960 (San Antonio Public Library, Texana-Genealogy Department: San Antonio Development Agency Collection, Housing Relocation Book, TX R39).

Atanacio Delgado operated a grocery store at 412 Concho and also rented to various tenants. A small, square store building constructed facing on Concho near the southwest corner of the lot between 1912 and 1939 had been demolished by 1949 (Figures 2-6, 2-8 and 2-9).

Delgado sold the property Jose M. Segovia in 1950 (Deed Records 2863:473-475). Segovia and his wife, Maria, lived at 412 South Concho and also rented to tenants. An addition was made to the front of the house in the 1950s. The original part of the house is designated on Sanborn fire insurance maps in 1939, 1949 and 1952 as “old” (Figures 2-8, 2-9 and 2-10).

Jose and Maria Segovia owned Lot 6, NCB 337, until 1961 when they sold it for \$16,500 to the Urban Renewal Agency (Deed Records 4667:268-269). The building was subsequently demolished.

### ***North portion, Lot 6***

Carolina and Leonardo Garza did not sell the north portion of Lot 6, NCB 337, until 1902 when it was conveyed to Margarite Calsado. The property fronted approximately 17 *varas* (46 feet) on South Concho and extended back 46 *varas* (126 feet).

The Garzas improved the north portion of Lot 6 prior to selling it. The 1892 Sanborn-Perris fire

insurance map shows four structures on the property. A frame dwelling (408) sits back a short distance from Concho Street along the north property line. Two small auxiliary structures, one a dwelling (408 ½), are located behind the house (Figure 4-6). South of the main house, a small rectangular frame structure with a porch faces (later numbered 410) faces directly on Concho. It is not clear if any of these structures are the ones illustrated on the 1886 bird's eye view map. By 1896, another small structure has been added behind the main house (Figure 2-4).

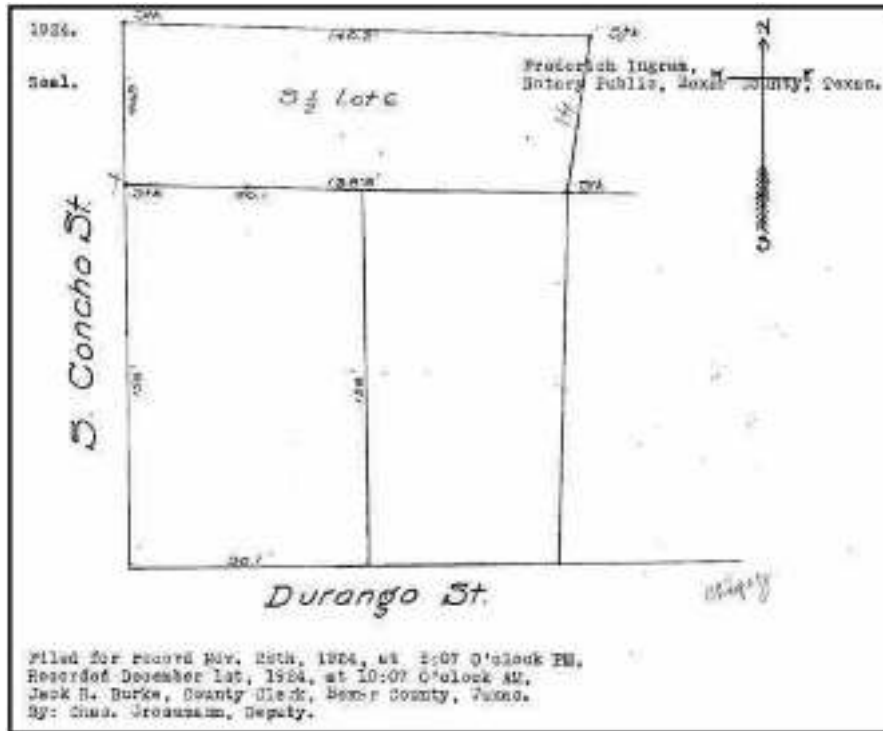


Figure 4-6. Plat, Lot 6, NCB 337, 1924 (Bexar County Deed Records 797:400-401).

Margarite Calsado owned the north portion of Lot 6, NCB 337, from 1902 until 1904 when she was forced to sell the property to settle a judgment. The property was conveyed in a sheriff's sale to Mrs. Charles F. Stevens for \$172.53. Mrs. Stevens and her husband sold the lot in 1905 to her son, Alfonso P. Newton, for \$600 (Deed Records 211:15; 224: 609-611; 229:400).

Mrs. Charles F. Stevens was also known as Ignacia Cortez (c. 1847-1915), "one of the most notorious madams of the era." Her two-story house at 212 Nueva Street west of San Pedro Creek was about four blocks from the project area. Cortez married Charles F. Stevens, a deputy sheriff and constable, in 1901 (Bowser 2003:29, 32-33). Stevens was the constable who presided over the district that included Cortez's house. Alfonso Newton (1861-1950) was Cortez's son. The relationship between Alfonso Newton and George Newton whose family owned the south portion of Lot 6 from 1881 until 1925 has not

been established (see discussion of Lot 6, NCB 337, south portion).<sup>14</sup>

Alfonso Newton owned the north portion of Lot 6, NCB 337, from 1905 until his death in 1950. When Newton died, the property was valued at \$6,000 (Probate Records 71702). During his 45-year ownership, Newton constructed further improvements on the property. By 1912, the structure at 410 had either been enlarged or demolished and replaced, and another dwelling (410 ½) constructed to the rear. Another dwelling (408 1/3) was added by 1939 at the northeast corner of the lot. The structure at 408 ½ was also enlarged. After 1939, the property remained essentially unchanged (Figures 2-6, 2-8, 2-11 and 4-5).

Alfonso Newton operated a saloon at 408 Concho from at least 1907 until about 1913, and retired in 1914 (Appler 1907, 1913, 1914). Newton later lived on El Paso Street several blocks west of the project area (U.S. Bureau of the Census 1900, 1910, 1920). Apart from Newton's brief residency at 408 Concho, the structures on the north portion of Lot 6, NCB 337, were occupied by many Hispanic tenants throughout his ownership.

One notable tenant of 410 Concho was Margarita Garza, a prostitute listed in the 1912 *Blue Book*, a guide to San Antonio's red light district. Garza was a "Class C" prostitute, a designation indicating her pay scale of 25-cents an hour (Keilman 1911-12, 25.) The house at 410 Concho was designated as a "female boarding" house on the 1912 Sanborn fire insurance map. Later occupants included many Hispanic tenants whose professions were not recorded in city directories. It is known that tenants included a tailor and shoemaker (1922-23), a laborer (1939), and a dishwasher (1956) (Appler 1922; Worley 1939, 1956).

The north portion of Lot 6, NCB 337 was sold by Alfonso Newton's widow, Felice, and his daughter, Cecile Newton Kilday in 1951 for \$5,500.<sup>15</sup> The purchaser was Jose M. Segovia who had also acquired the south portion of Lot 6 in 1950, giving him ownership of the entire lot. Segovia and his wife, Maria Ramos Segovia, continued to rent the property. In 1956, 410 Concho was occupied by Pablo Segovia, presumably a relative.

Jose and Maria Ramos Segovia sold Lot 6, NCB 337, in 1961 for \$16,500 to the Urban Renewal Agency (Deed Records 3011:319-321; 4667:268-269).

### ***Summary of Development***

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<sup>14</sup> Ignacia Cortez was tried and acquitted in the death of a lawyer found shot in her house in 1885 (Bowser 2003 32-33). Alfonso Newton was enumerated in 1880 living with Ignacia Cortez. Also in the household was 14-year-old Mary Vance, listed as Cortez's daughter, and Jesus Garza, listed as a nephew (U.S. Bureau of the Census, 1880). Cortez's marital history prior to becoming Mrs. Charles F. Stevens has not been researched.

<sup>15</sup> Alfonso Newton's daughter, Cecile Newton Kilday was married to United States Congressman Paul Kilday.

Lot 6, NCB 337, was not developed until after 1881. By 1892, there were six structures on the lot—four on the north portion and two on the south portion. The first structures on the north portion of the lot were built by Carolina and Leonardo Garza in the 1880s. The main structure on the north portion of the property was a rectangular dwelling set along the north property line. Alfonso Newton operated a saloon there from about 1907 until 1913. By 1912, there were five other houses on the north portion of the lot. One, 410 Concho, was designated a “female boarding” house. The oldest structure on Lot 6 was a house at 412 Concho, set back from the street and built by George Newton. The house was rented after Newton’s death in 1924, and a grocery store operated there in the 1940s. It remained standing until the early 1960s. The property was acquired in 1961 by the Urban Renewal Agency and all of the structures were demolished.

### **Lot 8**

Lot 8, NCB 337, formed the southeast corner of Concho and Matamoras Streets. The lot measured approximately 90-feet on Concho Street and 136-feet on Matamoras Street.

Lot 8 to Carolina (Caroline) Callaghan (1850-1928) in the partition of the estate of her father, Bryan Callaghan, Sr. (Deed Records U2: 174-178). Bryan Callahan had purchased the lot in a sale of city-owned properties in 1850 (Deed Records I-2:354).

Carolina Callaghan married local banker and businessman, Leonardo (also spelled Leonard) Garza (1842-1910).<sup>16</sup> The Garzas sold Lot 8, NCB 337, to Santiago Villanueva in 1874. Villanueva was unable to complete the terms of their agreement and reconveyed the property to the Garzas in 1877 (Deed Records X1:585; 5:349) The Garzas immediately sold the north half of Lot 8 to Patrick Field (Deed Records 5:349; 8:367). Field subsequently purchased one-quarter of the lot for \$100 in June 1878, and the remaining one-quarter in July, also for \$100 (Deed Records 8:367; 10:148-149; 11:98-99).

Patrick Field (1825-1899) and his wife, Ellen (c. 1857-1923), married in 1876. The Fields lived on the west side of Center (Concho) Street opposite Lot 8, NCB 337, in 1878, and he was working as a laborer in 1880 (Deed Records 8:367; U.S. Bureau of the Census, 1880). Little else is known about him.

The 1873 Augustus Koch bird’s eye view map shows no improvements on Lot 8, NCB 337. The subsequent, 1886 map illustrates perhaps as many as five structures—three facing on Matamoras Street and two on Concho Street. The 1892 Sanborn-Perris fire insurance map illustrates a one-story house with a porch at the corner of Concho facing on Matamoras Street. A second, one-story dwelling with a porch

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<sup>16</sup> Garza was the grandson of José Antonio de la Garza, who is credited with coining the first money in Texas (Orozco 1996: 3:107).

(406 Concho) sat a short distance back from the street near the southwest corner of the lot (Figures 2-3, 4-7 and 4-8). The three small dwellings facing on Matamoras Street have no porches. These are probably the same five structures seen on the 1886 bird's eye view map (Figure 3-8).



Figure 4-7, 408 S. Concho, c. 1960 (San Antonio Public Library, Texana-Genealogy Department; San Antonio Development Agency Collection, *Housing Relocation Book, TX R-39*).



Figure 4-8. 402 S. Concho (*Institute of Texan Cultures: Ray Howell Collection*).

Patrick Field leased the portion of Lot 8 fronting 50.6- feet on Concho Street to Pietro Nigra for six years beginning in September 1890. The terms of the lease were \$5 a month and Nigra agreed to improve the lot at his own expense (Deed Records 66:322-324; 327:626). Pietro (also called Peter) Nigra operated a saloon at 226 South East (later Santa Rosa) Street in 1891 (Johnson and Chapman 1890). In 1893, Nigra was operating the Nigra Restaurant and Monterey Saloon at 302 East (Santa Rosa) Street. The following year, Peter Nigra had moved and was operating a fruit stand on Main Plaza (Appler 1893, 1894).

By 1896, the three dwellings on Lot 8, NCB 337, were divided into duplexes and numbered 112, 114 and 116 Matamoras. The dwelling at 406 was also divided into a duplex and a small auxiliary structure built behind it about midway toward the east property line (Figure 2-4). Other changes between 1892 and 1896 include a rear addition to 406 Concho.

Patrick Field died intestate on January 13, 1899. He had no children and was survived by his wife and three widowed sisters (Deed Records 228:93). Ellen Field sold Lot 8 to Green Stinson for \$1,200 in 1902 (Deed Records 203:374; 427:626). Stinson immediately sold the lot to Franklin E. Smith, and between 1902 and 1905, it was sold to W.C. Sullivan and F.L. Town (Deed Records 211:21-23; 189:608-609; 229:567-568). Town held the property until 1912 when it was conveyed to George D. Bihl (1874-1932), a local cattleman and real estate investor. Bihl also owned Lot 3, NCB 337 that faced on Santa Rosa



Street, and had owned Lots 2 and 4, NCB 337, from 1913 until 1916 (see discussion of Lots 2 and 4 and Lot 3).

The density of Lot 8, NCB 337, continued to increase throughout the early 1900s. The corner building doubled in size by 1904, and the enlarged structure numbered 402-404 South Concho. The corner portion (402) was designated as a saloon and the adjoining portion (404) was a residence. A rectangular auxiliary structure was added behind the saloon/residence (Figure 2-5). Between 1904 and 1912, a rectangular dwelling was constructed behind 114 Matamoras. A store building was also built at 118 Matamoras, forming an interconnected commercial/residential complex that extended from 116 to 406 South Concho (Figures 4-9 through 4-15).



Figure 4-9. 402 S. Concho (rear) (Institute of Texan Cultures: Ray Howell Collection).

With the exception of the corner building, the structures on Lot 8, NCB 337, were occupied primarily by a succession of almost exclusively Hispanic renters. The house at 406 Concho and the adjoining portion of the corner building designated 404 Concho were designated as “female boarding” dwellings in 1912. The house at the northeast corner of Lot 8, 114 Matamoras, was also a “female boarding” house (Figure 2-6).



Figure 4-10. *112 Matamoros (Institute of Texan Cultures; Ray Howell Collection).*



Figure 4-11. *112 1/2 Matamoros (Institute of Texan Cultures; Ray Howell Collection).*



Figure 4-12. 116 Matamoros (Institute of Texan Cultures: Ray Howell Collection).



Figure 4-13. 116 Matamoros (rear) (Institute of Texan Cultures: Ray Howell Collection).



Figure 4-14. 118 Matamoros (Institute of Texan Cultures: Roy Howell Collection).



Figure 4-15. 406 S. Concho (Institute of Texan Cultures: Roy Howell Collection).

In 1922, residents included a grocer and a tailor, and by 1934, the corner structure was occupied by the Matamoras Café operated by the Cuellar family. Jenoveva (Genoveva) Cuellar, who acquired Lot 8 with other family members in 1956, lived at 116 Matamoras in 1938. The Matamoras Care and La Montaneza (Montanesa) tailors and cleaners did business at 118 Matamoras from the late 1930s until at least 1956 (Worley 1939, 1943, 1946, 1948, 1951, 1956).

By 1939, a third dwelling unit was added to the rear of 112 Matamoras, and by 1949, a rectangular dwelling was added on the south property line behind 116 Matamoras. The site remained unchanged from about 1949 until it was acquired by the Urban Renewal Agency (Figures 2-6, 2-8, 2-9 and 2-11).

George Bihl's widow and his two daughters owned Lot 8, NCB 337, until 1956 when it was sold to members of the Cuellar family. Lot 8, NCB 337 was acquired by the Urban Renewal Agency from the Cuellar family through condemnation in 1963 (Deed Records 386:89-90; 3825:249-250; Lis Pendens Records 00008:0175-0176).

### ***Summary of Development***

Lot 8, NCB 337, was not developed until after 1886. By 1892, Patrick Field had built five dwellings on the lot, one facing on Concho Street near the south property line, and four facing on Matamoras Street. The house at the corner of Matamoras and Concho became a saloon, and additional structures were built to connect several of the buildings. Two of the structures were designated "female boarding" houses in 1912. Jenoveva Cuellar and her family lived in the corner building and operated a café there for many years. Another dwelling was built near the south lot line in the 1940s. Lot 8 was acquired by the Urban Renewal Agency in 1963 and the buildings were demolished.

## Chapter 5: History of Block NCB 338

### Overview

The property later known as New City Block (NCB) 338 was designated on François Giraud's survey of lands west of San Pedro Creek as Lots 1-8, Block 3, First South Range. The block was bounded on the north by South Third Street (later Monterey), on the south by South Fourth Street (later Matamoras), on the east by East Street (later Santa Rosa) and on the west by Center Street (also spelled Centre and later named Concho). The eight lots were purchased at city land sales in 1850 and 1857 by four owners.

Lot 1 and 3	James M. Devine	1850
Lot 2 and 4	Francisco Guilbeau	1850
Lot 5 and 6	Louis Zork	1857
Lot 7 and 8	Walter Bennett	1857

Three of the four who purchased the lots in NCB 338 were among the city's leading residents. James M. Devine (1811-?) had just completed his first term as mayor of San Antonio when he purchased Lots 1 and 3. He went on to serve two additional terms (Heusinger 1951:79). Francisco (more commonly referred to as Francis or François), was the son of François Guilbeau, the French consul in San Antonio, and Louis Zork was a dry goods merchant. Little is known about the fourth purchaser, Walter Bennett, who was living in Providence, Rhode Island, when he sold Lots 7 and 8 in 1876 (Deed Records 8:200).

At the time of François Giraud's survey of public lands and prior to James M. Devine purchasing Lot 3, NCB 338, the city called for individuals with claims on any of the public property to come forward. Though some claims were submitted in a timely fashion, others were more belated. It was not until after the city sold the land in NCB 338, to James M. Devine in 1851, and he conveyed it to developers Adams and Wickes in 1869, that descendants of Alberto Morales came forward claiming the property, citing a 1775 land grant (Figure 3-3). In 1881, Morales' heirs, Martina and Francisca Morales, finally accepted a payment of \$150 for their interest in the property, allowing Adams and Wickes to sell Lot 3, NCB 338 (Deed Records 12:330).

The 1873 Augustus Koch bird's eye view map shows only three standing structures on NCB 338. The subsequent 1886 bird's eye view map illustrates about 19 structures on the block. In some cases it is

difficult to differentiate free-standing and attached structures.

NCB 338 lay immediately southeast of Washington Square, a public plaza that was used for open-air market activities. The block became densely developed in the late 1800s and early 1900s, and structures were used for a mix of commercial and residential purposes. Notably, in 1912, there were 19 structures designated “female boarding” (houses of prostitution). Notably, the block was home to Dora McNew, known professionally as Hattie Baxter, one of the leading madams of the city’s thriving red light district.

A partial abstract of title for Lot 1, NCB 338, is found in the Stewart Title Collection at the University of Texas at San Antonio Archives. In addition, block books in that collection contain partial documentation of transactions in NCB 338.

The following discussion will only deal with Lots 3 through 8. Lots 1 and 2, located at the north end of NCB 338, were largely eliminated in the middle 1960s when Nueva Street was reconfigured and extended to connect with Monterey Street (Figure 5-1). While some reference is made to these lots, they are not part of the project site.

### **Lot 3**

#### ***Lot History***

Lot 3, NCB 338, was located approximately 80-feet south of the southwest corner of South Third Street (later Monterey) and East Street (later South Santa Rosa). For clarity of description, the streets will be referred to as Monterey and Santa Rosa. Lot 3 fronted approximately 30 *varas* (84 feet) on East Street and ran back to the west 47 ½ *varas* (132 feet). It was bounded on the north by Lot 1, on the west by Lot 4, and on the south by Lot 5, NCB 338.

Though a map found in the Stewart Title Company collection indicates that Lot 3, NCB 338, was owned by “Hays,” it was actually acquired by James M. Devine from the City of San Antonio for \$808 in an 1851 land sale (Deed Records I2:429-430). Devine’s purchase also included other unrelated property.

James Devine (1811-?) served his first term as mayor of San Antonio from January 1, 1849 to January 1, 1851, and had just left office when he purchased Lot 3, NCB 338. He served two additional terms as mayor, from 1853 to 1854 and 1856 to 1857, before resigning on June 3, 1857 (Heusinger 1951:79; Chabot 1937:322).

Born in Nova Scotia and married to a native of Connecticut, Devine was a Unionist. He moved returned to New Haven, Connecticut, and after his wife, Sarah, died c. 1867, he remarried (Probate Records 782).



James and Sarah Devine's children, Minnie and James, gave their share of Lot 3 to their father, and in 1869, James M. and Charles Devine sold Lot 3, NCB 338, to real estate investors, H.B. Adams and E.D.L. Wickes (Deed Records 43:399; 51:51-52; U2:591-593). They held the property for twelve years before selling it.

As discussed in the overview, descendants of Alberto Morales belatedly claimed property that was part of Lot 3, NCB 338, based on a Spanish land grant made to him in 1775. James M. Devine sold Lot 3 to developers Adams and Wickes in 1869, and it was not until 1881 that Morales' heirs, Martina and Francisca Morales, accepted a payment for \$150 for their interest in the property, allowing Adams and Wickes to finally sell the property (Deed Records 12:330).

With the title dispute settled, Adams and Wickes conveyed Lot 3, NCB 338, to Sixto Navarro for \$600 in 1881 (Deed Records 23:544-546). Two houses are illustrated on the 1873 Augustus Koch bird's eye view map near the northeast corner of NCB 338. The house closer to the corner of Santa Rosa and Monterey is likely on Lot 1, NCB 338, but it is possible that the smaller house to the south is situated on Lot 3. Only one other structure stands on the block in 1873— a house facing on Center Street (later South Concho) near the northwest corner of Monterey. That building appears to be located on Lot 2, NCB 338.

The 1886 bird's eye view map indicates that the block was much more densely developed. Small houses stand on Lot 3, NCB 338, but it is not possible to distinguish lot lines. The 1892 and 1896 Sanborn-Perris fire insurance maps show two dwellings on Lot 3 (Figures 2-3 and 2-4). A rectangular house at 309 (later 313) Santa Rosa has a front porch and rear "L" extension, while the house at 311 (later 315) appears to be a shotgun house with a small front porch. Both are set back a short distance from the street. A small auxiliary structure stands between the structures near the west property line.

The two houses and auxiliary building were the only structures on Lot 3 when Sixto Navarro and his wife, Genoveva, sold it in 1902 to John W. Stennick for \$1,700. Stennick immediately sold the property for \$2,000 to Demas Elliott (Deed Records 211:129-130; 210:97). Demas Elliott operated various boarding houses and hotels in the downtown area during the 1890s and early 1900s. These included the Eureka Lodging House on South Flores Street, OK Rooms on Galan Street, and in 1905, Elliott Flats on Main Plaza (Johnson and Chapman, 1890; Appler 1903, 1906).

Demas Elliott rented the two houses before selling the property in 1908. Elliott subdivided Lot 3, NCB 338, into two portions on an east/west axis, and sold the parcels to two purchasers, Frank Allen (north portion) and Louisa Lingsweiler (south portion).

Elliott died on October 3, 1908 (Probate Records 5077).

### ***North portion, Lot 3***

Demas Elliott sold the north 51-foot wide portion of Lot 3, NCB 338, with the house numbered 313 South Santa Rosa Street, to Frank Allen \$3,000 in July 1908. Elliott died on October 22, 1908. Allen immediately transferred it to R.L. Timmins (Deed Records 288:149; 288:166; Probate Records 5077). When Timmins experienced financial difficulties and many judgments were entered against him, the north portion of Lot 3, NCB 338, was struck off to R.B. Craig in a sheriff's sale held in February 1910 (Deed Records 331: 268-269).

After the north portion of Lot 3, NCB 338, was acquired by R.B. Craig, it changed hands four times between February 1910 and April 1913. The owners during this period were J.E. King, Elijah Smith, T.N. Givens, and J.H. Watkins (Deed Records 337:156-157; 393: 22-23; 408:65-66; 407: 572). By 1912, a small, square structure, probably a commercial building, had been built at the northeast corner of the lot close to Santa Rosa Street (Figure 2-6). The structure at 313 Santa Rosa was designated a "female boarding" house in 1912. The *Blue Book* listed it as the residence of Maria Rodriguez, a "Class C" prostitute ([Keilman] 1911-1912:27).

John H. Watkins and his wife, Katie, owned the north portion of Lot 3 until late 1913, when they sold it to J.D. Dupuy. Dupuy, who lived in Palestine, Texas, sold the lot in 1919 to Manuel L. Portillo for \$4,500 (Deed Records 432:264-266; 555:268). Portillo agreed to construct, at his own expense, improvements valued at no less than \$1,200 within four months. In late 1919, six months after acquiring the property, and presumably constructing the required improvements, Portillo and his wife, Guadalupe Canela Portilla, sold the north portion of Lot 3, NCB 338, to Francisco and Anita Pons for \$6,050 (Deed Records 566:416).

After Pons and his wife purchased the north portion of Lot 3, they demolished the one-story house at 313 Santa Rosa and replaced it with a large bakery. The building faced directly onto the street and had a canopy. It was two-stories in the front and one-story in the rear. The front portion was of brick construction on the first floor and brick faced tile on the second floor, while the rear of the building was constructed of tile. Ovens were located in the center of the structure. A one-story elongated frame residence stood behind the bakery (Figures 2-8, 5-1 and 5-2).



Figure 5-1. 301-313 S. Santa Rosa (Institute of Texan Cultures: Ray Howell Collection).



Figure 5-2. 219 Durango (Institute of Texan Cultures: Ray Howell Collection).

Francisco (Frank) and Anita Pons operated El Bravo Bakery and lived in the rear residence until about 1932 (Appler 1922; Worley 1928). They continued to own the property, but the bakery was operated by Elias and Francisca Escamilla who, by 1935, lived in the rear. The Pons sold the north portion of Lot 3, NCB 338, in 1947 to Mariano and Beatrice Gonzalez for \$19,500 (Deed Records 2387:104-105). In 1946, the building housed the Guadalajara Café, and rooms were rented by Blanca Martinez (Worley 1946). Martinez continued to rent rooms after it was acquired by the Gonzalez family as well as the subsequent owner, T.G. Garza, who purchased the property in 1949 (Deed Records 2725: 80-81).

T.G. Garza owned the property for two years and conveyed it in 1951 to Lew Moon Fong, Mon G. Lee and Leo Ning, trustees for Min Chih Tang, a Chinese Freemasonry organization. The downstairs of the building became El Patio Club operated by Shu Louie, and the lodge held its meeting upstairs. Blanca Martinez continued to reside in the rear. By 1961, the lodge was the building's only occupant (Worley 1951, 1956, 1962).

Min Chih Tang retained the north portion of Lot 3, NCB 338, until it was acquired in condemnation proceedings by the Urban Renewal Agency in 1964 (Deed Records 3085:359-360; Lis Pendens Records 00009:78-79).

### ***Summary of Development***

The north portion of Lot 3, NCB 338, was first developed at least by 1886, and possibly as early as 1873. A one-story house with rear wing that stood on the lot from at least 1892 until about 1919 was one of the “female boarding houses in San Antonio’s thriving red light district. About 1919, the house was demolished and replaced by one and two-story bakery built of brick and tile. A one-story frame residence stood behind the bakery. In the 1950s, the second floor was occupied by a Chinese Freemasons organization. The buildings were demolished after the property was acquired by the Urban Renewal Agency in 1964.

### ***South portion, Lot 3***

Demas Elliott sold the south 31.5-foot portion of Lot 3, NCB 338, with the smaller, shotgun house (315 South Santa Rosa) to Louisa Lingsweiler in 1908 (Deed Records 279:125-126). Lingsweiler was a long-time San Antonian whose family came to Texas with Prince Solms- Braunfels. They settled in San Antonio in 1844 when Louisa was about seven-years old (San Antonio *Light*, January 10, 1916, p. 10).

Sometime between 1904 and 1912, a rear addition (315 ½) was added to the house at 315 Santa Rosa. It is likely that this was added by Lingsweiler after she purchased the property (Figures 2-5 and 2-6). The

structure at 315-315 ½ Santa Rosa was designated a “female boarding” house in 1912. The *Blue Book* listed it as the residence of Maria Lopez, a “Class C” prostitute.

Louisa Lingsweiler apparently purchased the property as an investment. She is not listed in the city directory until 1912. Lingsweiler was the widow of Andrew Lingsweiler. The property was vacant for at least part of the time that it was owned by Louisa Lingsweiler (Appler 1913). In 1914, she conveyed it to her daughter, Louise Allardyce, in consideration of the care given her. When Lingsweiler died in 1916, Louise was her only survivor. The house remained vacant and the property was sold by the extended Lingsweiler family to L[uis] Lopez in 1920 (Deed Records 463:633; 606:481-482, 482-483 and 483-485; San Antonio *Light*, January 10, 1916:10; Probate Records 7978).

Luis Lopez continued to expand the structure at 315/315 ½ Santa Rosa. He built another addition at the west end of the house, filling the entire lot. This addition was probably made shortly after he acquired the property (Figure 2-8). There were three families living there in 1927, and four in 1934. Various individuals rented the property in the 1930s and 1940s. In 1951, it was occupied by the Select Inn restaurant. The La Perla de Oro bar was located in the front of the structure in 1956, and the rear was rented as a residence (Worley 1928, 1935, 1943, 1946, 1948, 1951, 1956).

The south portion of Lot 3, NCB 338 remained in the Lopez family until 1961. The building was vacant in 1961, the year that the property was sold by Anastacia R. Lopez to the Urban Renewal Agency for \$7,350 (Deed Records 4679:443-445). The building was then demolished.

### ***Summary of Development***

The south portion of Lot 3, NCB 338, had been developed by 1886. It is not clear if an earlier structure that was possibly located on Lot 3, stood on the north or south portion of the lot. In 1892, a rectangular dwelling set back from the street stood on the south portion of the lot. A small auxiliary structure was built on the north property line by 1896, but was not standing in 1904. By 1912, an addition to the west end of the dwelling doubled its size, and the house was designated “female boarding,” denoting a house of prostitution. With the exception of a porch added to the north side of the structure, it remained unchanged until 1961 when it was acquired by the Urban Renewal Agency.

## **Lot 4**

### ***Lot History***

Lot 4, NCB 338, was located approximately 81-feet south of the northwest corner of South Third (later Monterey) and Center (later South Concho) streets. For clarity of description, the streets will be referred to as Monterey and Concho. The lot fronted 30 *varas* (84 feet) on Center Street and ran back to the east

47 ½ *varas* (132 feet). It was bounded on the north by Lot 2, on the east by Lot 1, on the west by Center Street, and on the south by Lot 6, NCB 338.

Lot 4, together with Lot 2 to the north, was purchased by Francisco (also spelled François) Guilbeau from the City of San Antonio for \$226 in 1850 (Deed Records I1:542). Because Lot 2 was eliminated when Monterey Street was reconfigured as part of the Central West Urban Renewal Project in the middle-1960s, it is not being discussed as part of this study.<sup>17</sup>

François Guilbeau sold Lot 4 to Josefa Rodriguez in 1851 for \$50, and she conveyed it to Robert Caile in 1857 for \$160. Caile held the property until 1862 when he sold it to Rosa Benavides, the wife of David Steele (also spelled Steel and Stiele) (Deed Records P2:76-77; P2:177-178; T2:445-446).

Rosa Benavides Steele(1839-1914) was born in Laredo, Texas. The date of her marriage to David Steele (1833- c. 1880) is not known, but they were married for about 25-years when he died c. 1880. The Steeles were enumerated on the 1860 census living in San Antonio, and David Steele was working as a farmer. Ten years later, he stated his profession as “gambler” (U.S. Bureau of the Census 1860, 1870).<sup>18</sup>

The 1873 Koch bird’s eye view map illustrates a one-story stone or adobe house facing on Concho Street that is likely the Steele’s residence. This stone house was one of only two located on either NCB 337 or NCB 338. The second stood to the north on Lot 1, NCB 338. The 1892 and 1896 Sanborn-Perris fire insurance maps show the structure, numbered 308 Concho, located at the northwest corner of the lot. In 1892, a very small, one-story auxiliary building stands near the southeast corner of the lot. The 1896 fire insurance map indicates that the auxiliary structure has been enlarged and converted to a dwelling (306 ½ Concho). A rectangular auxiliary structure stands in the northeast corner of the lot. By 1904, a small frame dwelling stands at the southwest corner of the lot at 314 Concho (Figure 2-3).

Rosa B. Steele retained Lot 4, NCB 338, following her husband’s death c. 1880 and continued to live there until at least 1898 (Appler 1898). She divided Lot 4, NCB 338, it into two parts along an east/west axis in about 1903. The south portion, comprised of a ten-*vara* and a three-*vara* parcel, fronted a total of thirteen *varas* on Concho Street. The north portion fronted 17 *varas* on Concho Street and contained main dwelling and a small auxiliary structure in the northeast corner of the lot. Steele deeded the south

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<sup>17</sup> It is interesting to note that Lots 2 and 4, NCB 338, were conveyed to Francisco Guilbeau by the City of San Antonio through its mayor, James M. Devine. After completing his first term as mayor in early 1851, James M. Devine acquired Lots 1 and 3 which adjoined Guilbeau’s property to the east. Devine served two more terms as mayor, from 1853 to 1854 and 1856 to 1857.

<sup>18</sup> David and Rosa Steele have not been located on the 1880 census. They were listed in the 1877-78 city directory living on the east side of Center Street. Rosa Steele did not appear in another directory until 1885-86 when she was listed as a widow living at 308 S. Concho (Morrison and Fourmy 1877, 1883, 1886).

portion to Julian Johnson in 1903, and gifted the north portion to Urbano Ramirez in 1908 (Deed Records 226:241; 279: 416-417). The south portion of the lot contained the small dwellings in the southwest and southeast corners (314 and 314 ½ Concho). In 1904, 314 Concho was designated “female boarding,” one of the three houses of prostitution on the block.

### ***South portion, Lot 4***

Rosa Steele sold ten *varas* of the south portion of Lot 4, NCB 338, to Julian Johnson of Dimmitt County, Texas, in 1903, and Johnson sold the property to Camille Bonnin in 1908 (Deed records 226:241; 282: 508). Steele still owned the north portion of Lot 4 in 1908, and conveyed a three-foot-wide strip to Camille Bonnin within days of his acquiring the south portion of the lot. These acquisitions gave Camille Bonnin a 13-*vara* frontage (approximately 36-feet) on Concho Street.

Camille Bonnin (?-c. 1911) was a farmer and wood yard operator who lived on South Laredo Street south of the project area. There is no indication that he lived on Lot 4 (Appler 1903, 1904, [1905], 1909).

Camille Bonnin owned the south portion of Lot 4, NCB 338, until 1911 when his estate sold it for \$1,500 to Candido Miorelli (Deed Records 371: 198-199). Miorelli also purchased the western portion of Lot 8, NCB 338, located at the southwest corner of NCB 338 in 1917 (Deed Records 501: 612-613).

By 1912, three additional structures had been built on the south portion of Lot 4, NCB 338. These were either built by Camille Bonnin between 1904 and 1911, or by Candido Miorelli immediately after he purchased the property. A square, one-story residence with front porch stood at 314 (later numbered 310-312) Concho Street. Behind it was “U” shaped frame building (314 ½). The small residence constructed by Rosa Steele was numbered 314 1/3 Concho, and a fourth, smaller dwelling at the southeast corner of the lot was numbered 314 ¼ Concho (Figure 2-4).

The south portion of Lot 4, NCB 338, was acquired by Dora McNew from Candido Miorelli sometime after 1911. The transaction has not been documented, but it was likely that McNew purchased the property fairly soon after 1911. It is known that McNew owned the property by 1935. The buildings on the lot 4 were altered between 1912 and 1939 (Figure 2-8).<sup>19</sup>

Dora McNew (1874-1944), also known as Hattie Alice Baxter, was a leading figure in San Antonio’s red light district. Born in Arkansas, McNew was living in San Antonio under the name of Hattie Baxter by

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<sup>19</sup> Candido Miorelli died in 1923 and his estate was finally portioned among family members in the United States and Italy in 1934. Camille Bonnin’s heirs in France quit claimed their interest in the lot to McNew in 1935 (Probate Records 12765; Deed Records 1497: 24-26). The deed, presumably from Miorelli or his heirs to McNew has not been located.



1900. She did not appear in the 1898 city directory. McNew resided at 216 Matamoras, not part of this project site, with a 24-year-old female boarder. In 1910, also using the name Hattie Baxter, she lived at 317 Santa Rosa (Lot 5, NCB 338), where her household included two female lodgers, ages 19 and 24-years-old (U.S. Bureau of the Census 1900, 1910; Appler 1898). McNew's marital status was stated in various ways—sometimes as a divorcee and sometimes as a widow.

Because the dwellings at 314 and 314 ½ Concho were designated “female boarding” in the 1911/1912 *Blue Book*, it is possible that they were owned by Dora McNew at the time.<sup>20</sup> According to the *Blue Book*, the duplex (then numbered 312 and 314 Concho) was occupied by two “C” women, Cecile Duval and Blanche Ray ([Keilman] 1911-1912: 25).

From 1900 until her death in 1944, Dora McNew lived at several addresses in the red light district. She resided at 410 Matamoras Street (1905); 214 Matamoras (1907); 420 Matamoras (1921); and 317 South Santa Rosa (1917). McNew's primary residence for many years was 316 South Concho (Lot 6, NCB 338), and she died at that address (*San Antonio Express*, October 28, 1944 [A-4]) (see discussion of Lots 5 and 6, NCB 338).

The structures on the south portion of Lot 4, NCB 338, were remodeled to meet the needs of Dora McNew's business. By 1939, the main house was divided into a duplex, the “U”-shaped structure either demolished and replaced or remodeled into two separate structures, and the dwelling at the southwest corner either remodeled or replaced. The four structures behind the main house were designated A, B, C, and D. After 1939, the site remained unchanged until it was acquired by the Urban Renewal Agency in 1961 (Figures 2-4, 2-8 and 2-11).

Dora McNew died in 1944. She willed small sums of money to her two sisters and one piece of real estate to her brother. The remainder of her sizeable estate was bequeathed to L[loyd] D. Carter, her “trusted friend and business associate for many years who has been of great assistance, lending his aid and efforts in accumulating whatever estate I may leave at the time of my death.” She also named Carter as her executor (Probate Records 52,835).

McNew's siblings contested her will, but did not prevail. Court papers indicate that Lloyd D. Carter and Dora McNew had a common law marriage. They “entered into an agreement to become husband and wife, and did live together...” McNew's will also stated that Carter was her husband. The inventory of

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<sup>20</sup> It is possible that Blanche Ray was related to Catarina Rey, a “C” woman who resided at 114 Monterey Street. That house was on Lot 2, NCB 338, the portion of the block taken for the realignment of Nueva and Monterey Streets.

Dora McNew's separate property and her community property with Lloyd Carter includes eight properties, all with houses, on Matamoros, Concho, and Santa Rosa Streets. These included the houses at 310 and 316 South Concho (Lots 4 and 6) and 315-317 South Santa Rosa (Lot 5).

Dora McNew's estate also included real property and extensive personal property valued at approximately \$60,000. The detailed inventory provides a glimpse of her long and interesting career. Included among household furnishings and personal items are 12 beds and 56 bed slats, numerous dining room chairs, parlor furnishings, rugs and decorative items. Dora McNew also had a large amount of jewelry in a bank safety deposit box as well as her personal safe at 316 Concho. She owned no fewer than 12 diamond rings, assorted gold and jeweled earrings pendants and pins, and a pearl-handled 45-caliber pistol.

Lloyd Carter sold the south portion of Lot 4, NCB 338 to Bertha Anderson in 1956. Anderson reconveyed it to Carter in 1957, and the lot was sold by Carter's estate to the Urban Renewal Agency in 1961 for \$6,000 (Deed Records 3825: 572; 3977: 401-402; 4675: 257).

#### ***North portion, Lot 4***

The north portion of Lot 4, NCB 338, fronted 17 *varas* (approximately 47 feet) on Concho Street and extended back to the east 132.3 feet. This part of Lot 4 was the location of the one-story stone (or adobe) house built by David and Rosa Steel after they purchased the property in 1862. As discussed, the house, located at the northwest corner of the lot, is shown on the 1873 Koch bird's eye view map, and appears on the 1892 and 1896 Sanborn-Perris fire insurance maps as 308 South Concho. By 1896, a rectangular auxiliary structure stood at the northeast corner of the lot.

The auxiliary building seen on the 1896 Sanborn-Perris map is referenced in a court case filed in the 45<sup>th</sup> District Court (Case 5471) in 1892. The case, which involved Lot 2, NCB 338, which adjoined Lot 4 to the north, indicates that the lots were separated by a fence and that a shed or stable stood in the northeast corner of Lot 4 (Stewart Title Company collection, University of Texas at San Antonio archives).

Rosa B. Steel conveyed the north portion of Lot 4 to Urbano Ramirez (also spelled Ramires) for "love and affection" in 1908. Ramirez was the minor son of Pedro and Carmen Garcia de Ramirez. The nature of Steel's relationship with the Ramirez family is not known (Deed Records 279: 416-417).

Sometime between 1904 and 1912, the small auxiliary structure at the northeast corner of the lot was demolished and replaced by a rectangular dwelling (308 ½ Concho) located along the north property line. A square auxiliary building was built on the east property line. These structures were built either by

Steele prior to her sale of the property in 1908, or by the Ramirez family which owned the lot between 1908 and 1929. The 1911/1912 Sanborn map does not indicate that the buildings on the north portion of Lot 4 were used as “female boarding” houses.

Urbano Ramirez and his family lived at 1016 Monterey Street, several blocks west of NCB 338. He was about nine years old when Rosa Steele gave him the north portion of Lot 4 (U.S. Bureau of the Census 1910). Urbano Ramirez, a butcher, and his wife, Maria, lived at 308 ½ Concho Street in 1922 (Appler 1922). Apart from Ramirez’s brief residency, renters occupied the property during his ownership.

In 1929, a receiver was appointed to partition the north portion of Lot 4, NCB 338, between Pedro and Santiago Ramirez. The partition resulted from a judgment entered in a lawsuit brought by Pedro Ramirez against Santiago Ramirez. The property was surveyed and divided into two irregularly-shaped lots along existing fence lines. The north and south parts of the lot fronted 22.08-feet and 28.62-feet respectively on Concho Street (Deed Records 1101:543-545; Plat Records 811:422-424). The north part of the lot incorporated a 2.8-foot-wide strip off the south side of Lot 2 which adjoined to the north. (Figure 5-3).

Following the judgment and partition of the north portion of Lot 4, the court-appointed receiver sold the property in 1929 to Frank Pizzini (1867-1944) for \$1,300, and the proceeds were divided equally between Pedro and Santiago Ramirez (Deed Records 1101:543-545; 1839: 215).

Frank (also called Francisco) Pizzini (1867-1944) was born in the Austrian Tyrol. He arrived in San Antonio in 1888 and married Benigna Saldana (1875-1963) Pizzini first worked in the produce business of another Italian immigrant, Paul Broggi, before establishing his own grocery store and import business at 107 South Concho north of the project area. Pizzini was successful and eventually became president of Crown Macaroni Company and vice-president of the National Grocer Company (San Antonio *Express*, June 24, 1944, 12). He apparently used the structures on the north portion of Lot 4, NCB 338, as rental property.

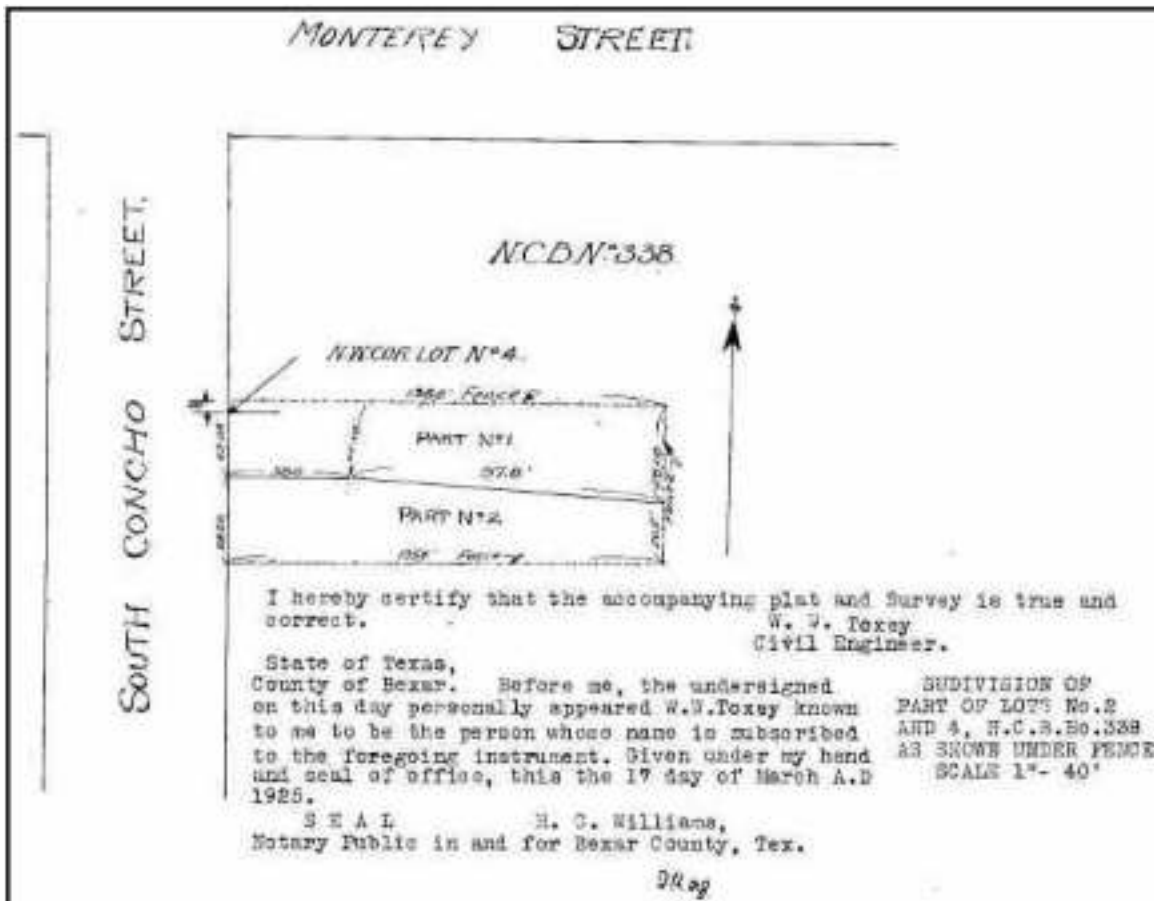


Figure 5-3. Plat, Lot 4, NCB 338, 1925 (Bexar County Deed Records 811:422-424).

Frank Pizzini constructed additional improvements on the north portion of Lot 4. A one-story commercial structure (308 South Concho) was added to the south elevation of the main house (renumbered 306). The auxiliary structure on the east property line was either rebuilt or enlarged to become a dwelling (306 ½ Concho). A long, rectangular one-and-two story tile apartment building was also constructed along the south property line. The rectangular dwelling (308 ½ Concho) was retained (Figure 2-8).

Pizzini rented the property, and in 1935, Mrs. Eufemia Lopez operated a restaurant at 308 Concho. In 1938, Micaela Juarez operated the Juarez Café there (Appler 1935, 1939).

Between 1939 and 1949, the dwelling at 308 ½ Concho was enlarged or reconstructed as a three-part stucco structure with a covered porch, and the building in the northeast corner of the lot enlarged to a duplex that also had a porch. A rear tile addition was built on the east elevation of the main house. After 1949, the structures on the lot remained unchanged until they were demolished after 1962 (Figures 2-8, 2-9 and 2-11).

The Juarez Café continued to operate in 1946, but by 1951 was known as Los Arcos Café. Los Arcos operated as late as 1956 (Appler 1946, 1951, 1956).

Frank Pizzini died at the age of 74 in 1944, and his estate included numerous pieces of real estate including the north portion of Lot 4 which contained a two-story hollow tile building valued at \$4,500 (Probate Records 51385). Pizzini's estate was inherited by his widow, Benigna S. de Pizzini. She continued to own the north portion of Lot 4, NCB 338, until it was sold to the Urban Renewal Agency for \$16,500 in 1962 (Deed Records 4835:390-391).

### ***Summary of Development***

Lot 4, NCB 338, was first improved after it was acquired by Rosa Steele in 1862. Steele constructed a stone or adobe house on the property. An auxiliary structure built at the southeast corner of the lot was converted to a residence in the late 1890s. Another small structure was built facing the street at the southwest corner of the site. The lot was divided into a north and south portion about 1903, and the two parcels were sold separately.

The house facing the street on the south portion of the lot was a “female boarding” house in 1904. By 1912, two additional structures had been built behind the house, one also designated “female boarding.” These structures were later reconstructed and by 1939 there were five buildings on the south portion of Lot 4. The improvements on the south portion of Lot 4 remained unchanged from 1939 until they were acquired by the Urban Renewal Agency in 1962.

The oldest structure on Lot 4, NCB 338, was the adobe or stone house located on the north portion of the lot. Various additions were made to the stone house in the early 1900s. Between 1896 and 1912, auxiliary structures were built on the lot. After it was acquired by Frank Pizzini in 1929, the density increased. A tile, multi-family apartment structure was built at the southeast corner of the property, and a structure on the north property line was enlarged in the 1940s to become another multi-family building.

The improvements on the north portion of Lot 4 remained unchanged from 1949 until they were acquired by the Urban Renewal Agency in 1962.

All improvements on Lot 4, NCB 338, were demolished after the property was acquired by the Urban Renewal Agency.

## **Lots 5 and 6**

### ***Shared Lot History: 1857-1878***

Lot 5, NCB 338, was located approximately 167-feet south of the southwest corner of South Third (later Monterey) and East (later South Santa Rosa) streets. For clarity of description, the streets will be referred to as Monterey and Santa Rosa. It fronted approximately 30 *varas* (84 feet) on Santa Rosa Street and ran back to the west 47 ½ *varas* (132 feet). Lot 5, NCB 338, was bounded on the north by the south portion of Lot 3, NCB 338, on the south by Lot 7, on the east by Santa Rosa Street and on the west by Lot 6.

Lot 6 was located approximately 168-feet south of the southeast corner of Monterey and Concho streets. It fronted approximately 30 *varas* (84 feet) on Concho Street and ran back to the east 47 ½ *varas*. It was bounded on the north by Lot 4, NCB 338, on the south by Lot 8, on the east by Lot 5, and on the west by Concho Street.

Lots 5 and 6 shared a history from 1857 until they were sold to two different owners in 1878 and 1881. They were owned separately until 1906 when they were acquired by the same owner. The lots again shared a history until 1961 when they were purchased by the Urban Renewal Agency.

Louis Zork purchased Lots 5 and 6, NCB 338, from the City of San Antonio for \$143 in 1857 (Deed Records O2:459-460). Zork held the lots for 14-years and sold them individually to John Lazalere in 1871 for \$350 apiece (Deed Records W1:262-263; 8:48).

Zork (1812-1885) was a dry goods merchant who immigrated to the United States from Prussia c. 1850. He was living in Texas by 1852 when his first child was born. In 1860, Lewis Zork estimated his holdings at \$50,000 (U.S. Bureau of the Census 1860). The Augustus Koch bird's eye view map published in 1873 shows no structures on Lots 5 and 6, NCB 338, indicating that Lewis Zork constructed no improvements.

## **Lot 5**

### ***Lot History: 1878-1906***

John Lazalere sold Lot 5, NCB 338, to M.W. Graves in 1878 in exchange for Lot 6, and Graves and his wife, Mary, sold lot 5 to Monroe Pratt for \$440 in 1882. (Deed Records 13:123-124). Monroe Pratt was working in Austin as a saloon keeper in 1880, before coming to San Antonio (U.S. Bureau of the Census 1880). He purchased Lot 5 in 1882, and joined Richard E. McIlvaine to operate a saloon on Soledad Street, several blocks east of NCB 338. Pratt made improvements to Lot 5, and by 1885, he was living at

319 South Santa Rosa Street (Morrison and Fourmy 1885)

The 1886 Koch bird's eye view map illustrates multiple small dwellings facing onto Santa Rosa Street. It appears that two of these structures are the frame shotgun houses with rear additions located on Lot 5 and illustrated on the 1892 Sanborn-Perris fire insurance map. The two structures were set back a short distance from the street. Both had front porches and the rear additions also had porches. No auxiliary buildings are shown. The houses were numbered 315 and 317 (later 317 and 323) Santa Rosa.

Monroe Pratt continued to live on Lot 5 at least until 1900 (Appler 1900). The structures on the property remained unchanged during Monroe Pratt's ownership, and he sold Lot 5, NCB 338, to Dora McNew in 1906 for \$2,000 (Deed Records 252:38).

## **Lot 6**

### ***Lot History: 1878-1906***

John Lazalere sold Lot 6, NCB 338, to M.W. Graves in 1878 for \$400. As previously discussed, Lazalere reacquired Lot 6 in a trade with Graves (Deed Records 8:48, 12:123-124). He then sold Lot 6 to Monroe Pratt in 1881 for \$500 (Deed Records 19:251-251).

Monroe Pratt made improvements to Lot 6. The 1886 bird's eye view map illustrates a large dwelling with auxiliary buildings set back from Concho Street. Pratt sold the lot in 1888 to R.H. Hunstock for \$2,200 (Deed Records 59:372-373). At various times, Hunstock was a traveling salesman, store clerk, and in 1887-88, operated a rooming house at the corner of Dolorosa and South Flores Streets northwest of the project site (Morrison and Fourmy 1883, 1886, 1888).

The 1892 Sanborn-Perris fire insurance map shows the large, one-story dwelling with an elongated wing at the northeast corner of the house, and a freestanding, one-story structure near the southeast corner (Figure 2-1).<sup>1</sup> A second, L-shaped dwelling is located behind the main house. The main house was situated along the north line of Lot 6. By 1896, the wing of the house and freestanding structure were interconnected (Figure 2-2). Part of the small dwelling behind the house was been removed and a porch added. The 1904 fire insurance map shows that the main house has been enlarged (Figure 2-3). In 1904, the main house was designated "female boarding," one of the early houses of prostitution on Lot 6.

R.H. Hunstock owned Lot 6, NCB 338, for only a short time. During the period from 1888 to 1906, Lot 6 had seven changes in ownership— R.H. Hunstock (1888-1890); Arthur Somers (1890-1892); George P. Epstein 1892- 1893); P.H. Miller (1893-1895); J.S. Thornton (1895-1898); J.H. James, Bexar County Sheriff (1898-1899); and P.H. Miller (1899-1906). P.H. and Ruth M. Miller sold Lot 6 to Dora McNew



in 1906 for \$3,500 (Deed Records 76:296-298; 106: 459-461; 114:610; 145: 146-148; 175:236; 241:600).

### ***Shared Lot History: 1906-1961***

Lots 5 and 6, NCB 338, were both acquired by Dora McNew in 1906, and the properties shared a history until they were sold to the Urban Renewal Agency in 1961.

As previously stated, Dora McNew (1874-1944) was a leading figure in San Antonio's red light district (see discussion, Lot 4, NCB 338). She owned eight houses throughout the district, and for many years, lived in the house on Lot 6, NCB 338. She died there in 1944 (San Antonio *Express*, October 28, 1944 [A-4]).

By 1912, Dora McNew had greatly enlarged the main house on Lot 6, extending the structure to, and beyond, the east property line. The small dwelling in the southeast corner of Lot 6 was demolished. On Lot 5, the shotgun house at 317 Santa Rosa (the north portion of the lot) was either enlarged or replaced. The house is slightly wider than the one standing in 1904, and also has a bay window and front porch. The shotgun house at 323 Santa Rosa (the south portion of the lot) appears to have been rebuilt as a two-story house with a rear "L" at the southwest corner and porches along the north elevation.

In 1911-1912 the houses at 316 Concho and 317 and 323 Santa Rosa were all designated "female boarding." The house at 323 Concho was occupied by four "A" women—Hazel Clarke, Evelyn Thaw, Emma Wiley, and Marguerite Williams, and two "C" women, Rafaelo Cantu and Theresa Carrejo. The house at 317 Santa Rosa was occupied by one "A" woman, Frankie Ray, and three "B" women, Bertha Epps, Frances Pruitt, and Myrtle Singleton ([Keilman 1911-1912, 23]. (Figures 5-4 and 5-5).

Dora McNew continued to make changes to the structures on Lots 5 and 6, NCB 338. By 1939, some of the additions to the house on Lot 6 had been removed. The structures on Lot 5 appear to have been demolished and rebuilt (Figure 2-8). A simple, rectangular house with a small storefront at the southeast corner stands at 315A Santa Rosa. To the south at 319 Santa Rosa, there is another dwelling with larger front addition, possibly a store. Along the south line of Lot 5 behind 319 Santa Rosa is a rectangular dwelling numbered 309 ½.

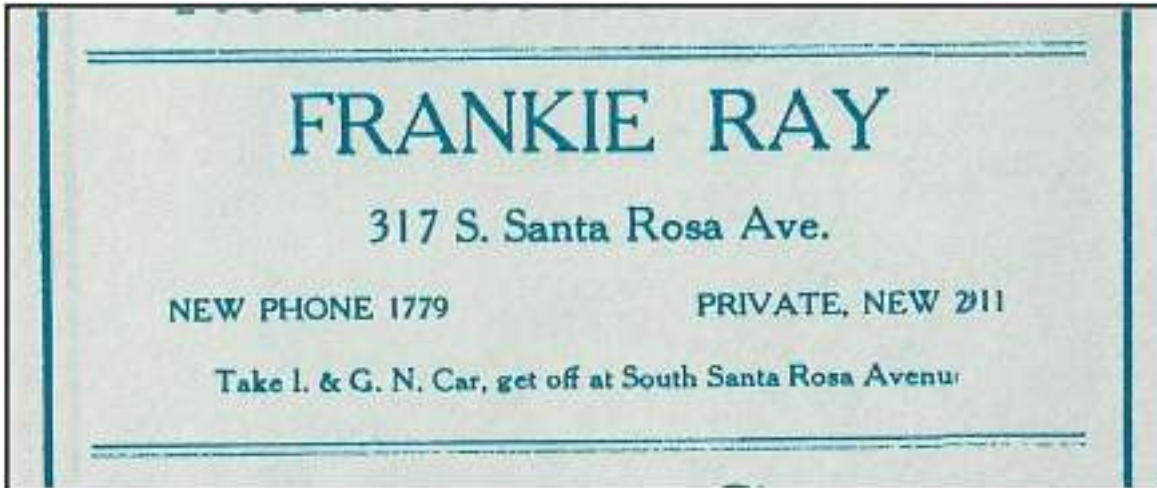


Figure 5-4. Advertisement for Frankie Ray, 317 S. Santa Rosa Avenue ([Keilman] 1911-12:16).

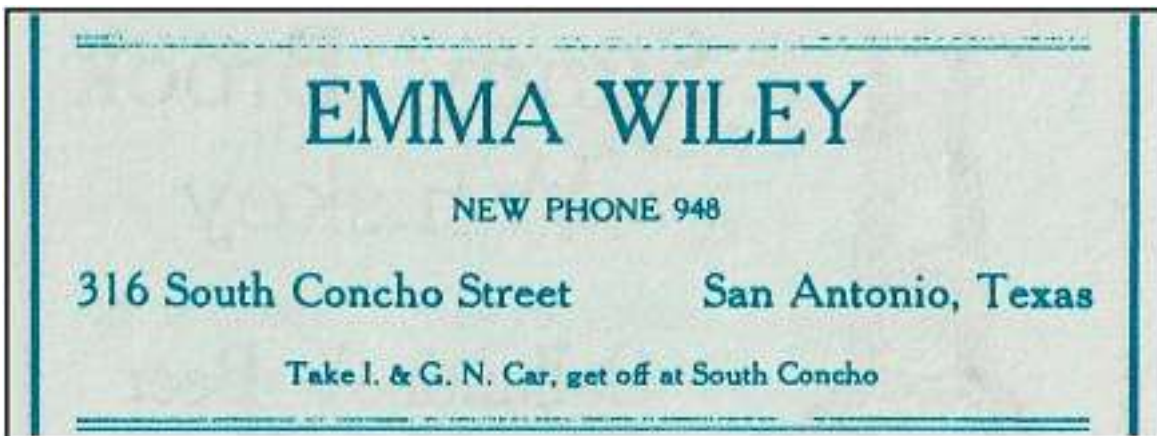


Figure 5-5. Advertisement for Emma Wiley, 316 S Concho ([Keilman] 1911-12:10).

Fire insurance maps subsequent to 1939 show few changes to either lot. In 1949, the structure at 309 ½ Santa Rosa had been damaged by fire, and a small auxiliary building constructed near the southwest corner of the lot. The damaged structure was demolished by 1952, and the auxiliary building either replaced or enlarged. In 1951, the structure at 315 Santa Rosa was used as the Select Inn restaurant (Figures 2-9 and 2-10)(Worley 1951).

Dora McNew died in 1944. After McNew's death and until the early 1950s, her heir and executor, Lloyd D. Carter, operated his real estate business at 416 Concho Street (Worley 1946, 1951). He made no further changes to the structures (Figure 2-9). Carter sold Lots 5 and 6, NCB 338, to F. de los Santos and Andres Rivera Jr., for \$16,000 in 1956.

De los Santos and Rivera also made no changes to the property (Figure 2-11). In 1956, 315 Santa Rosa

was used as La Perla de Oro bar, and the rear was rented and 316 Concho was vacant. Rivera conveyed his one-half interest in the property to de los Santos in 1957, and in 1959, the property was sold to Dr. Enrique Novoa and his wife, Elisa. The Novoas sold Lots 5 and 6 to the Urban Renewal Agency for \$32,750 in 1961, and the buildings were demolished (Deed Records 3891:99-100; 4049:530-531; 4323:109-110; 4667: 270-271).

### ***Summary of Development***

Lots 5 and 6 shared a history from 1857 until 1878, and again from 1906 until 1961 when they were acquired by the Urban Renewal Agency. There were no improvements on the lots in 1873.

The first structures were built on Lot 5 in the early 1880s after it was purchased by Monroe Pratt. The two frame shotgun dwellings were standing by 1886.

Lot 6 was first improved by Monroe Pratt in the early 1880s. A large frame dwelling and auxiliary structures stood on the lot by 1886. By 1904, the main structure was designated a “female boarding” house.

After Lots 5 and 6 were acquired by Dora McNew, a prominent local madame, in 1906, the density of the lots increased. The main house on Lot 6 was enlarged, and the auxiliary buildings at the southeast corner was either demolished and replaced or enlarged. The frame shotgun structures on Lot 5, were enlarged and by 1912 were designated “female boarding” houses. By 1939, some additions to the large house on Lot 6 had been removed and the structures on Lot 5 either demolished and rebuilt or extensively remodeled. There were three separate dwellings on Lot 5 in 1939. Two dwellings with front additions, perhaps storefronts, faced directly onto Santa Rosa, while a third structure on the south property line faced an open courtyard to the north. This structure was damaged by fire in the 1940s and demolished. A small auxiliary building was built in the southwest corner of Lot 5. The improvements on Lots 5 and 6 remained unchanged from at least 1952 until they were acquired by the Urban Renewal Agency in 1961 and demolished.

## **Lots 7 and 8**

### ***Shared Lot History: 1857-1878***

Lots 7 and 8 formed the southern end of NCB 338. Lot 7, at the southeast corner of the block, faced 30 *varas* (84 feet) on East Street (later South Santa Rosa) and ran back to the west 47 ½ *varas* (132 feet) along the north boundary of South Fourth (later Matamoras). Lot 8, at the southwest corner of the block, abutted the west line of Lot 7. It fronted 30 *varas* on Center Street (later South Concho), and ran back to the east 47 ½ *varas* along the north line of South Fourth. For clarity of discussion, the streets will be

referred to as Santa Rosa, Matamoras and Concho.

Lots 7 and 8 shared a history from 1857 until 1882. The lots were purchased by Walter Bennett from the city of San Antonio for \$180 in 1857 (Deed Records P2:338-339; 7:19-20). Little is known about Bennett. In addition to his purchase of Lots 7 and 8, NCB 338, Bennett's only recorded business transaction in Bexar County involved the purchase in 1856 of "one mowing machine of Mannings Patent" from L.H. McLean for \$115. Bennett had been using the machine prior to purchasing it (Deed Records O1:270).

Walter Bennett has not been located in Texas on either the 1860 or 1870 United States census (U.S. Bureau of the Census 1860, 1870). He was living in Providence, Rhode Island, when he sold Lots 7 and 8, NCB 338, to H.A. and Laura J. Mitchell in 1876 for \$300. The Mitchells sold the property in 1877 to William Hoefling for \$700, and he immediately sold it to Edward Villemain for \$775 (Deed Records 8:200; 8:333).

Edward Villemain (1847-1929) was born in France and arrived in Castroville, Texas, with his family in about 1854 (*San Antonio Express*, June 20, 1929:16). He became a freighter and in 1880, he and his brother, John, were enumerated on the United States Census as wagon masters in the suburbs of San Antonio (U.S. Bureau of the Census, 1880).

By 1885, Edward Villemain was working in the family grocery and dry goods business, C. Villemain and Brothers. The company was a partnership that, at various times, included Edward, Celtius, Celestin (also spelled Celestine) and John Villemain. The business was located at the corner of West Commerce and Santa Rosa Streets, and in 1888, Edward was living at the corner of Commerce and Pecos Streets (Morrison and Fourmy 1888). The family later lived on North Flores Street (Pease n.d., n.p.; U.S. Bureau of the Census 1900, 1910, 1920).

The 1873 Koch bird's eye view map shows no improvements on Lots 7 and 8, and it appears that none were constructed until after the property was acquired by Edward Villemain. The first structures were built by Villemain between 1873 and 1886. The 1886 bird's eye view map illustrates a small residential structure facing onto Matamoras Street. That structure, which is also seen on the 1892 Sanborn-Perris fire insurance map, appears to be on Lot 8. The 1892 fire insurance map also shows a large, two-story store with a canopy at the corner of Concho and Matamoras, and immediately to the east, a duplex residence. Three structures stood on Lot 7 in 1892. A small frame store building with a canopy was located at the southeast corner of the block (Matamoras and Santa Rosa) and a one-story frame dwelling (319 Santa Rosa) located on Lot 7 in 1892. A rectangular frame building on Matamoras at the southwest corner of

the lot was designated “baling hay” (Figure 2-1).

The 1892 development pattern changed slightly by 1896 when the hay baling building had been converted to a dwelling with a rear addition (109 Matamoras), the store building enlarged at the corner of the block (337 Santa Rosa), and a small addition made to the residence at 325 (formerly 319) Santa Rosa (Figure 2-4).

### **Lot 7**

Edward Villemain subdivided and sold Lot 7, NCB 338, in 1901 and 1902.

#### ***Western portion, Lot 7***

The western portion of Lot 7, NCB 338, was comprised of two parcels joined to form a single, 48-foot wide lot. One parcel was 38-feet-wide, and the second, 10-feet-wide.

Edward Villemain sold the western 38-feet of Lot 7, NCB 338, to Trinidad Parada (also spelled Prada) in 1901. Shortly after selling that parcel to Parada, Villemain also sold him the 10-foot-wide strip that adjoined to the east (Deed Records 192: 370-72; 194: 348-350). Parada’s property contained the house at 109 Matamoras constructed originally c. 1892 as a building for baling hay. Prior to his death in 1902, Trinidad Parada and his wife, Emilia H. Parada, were tenants in the house at 325 Santa Rosa on the east portion of Lot 7 (Appler 1898, 1900).

Trinidad Parada died intestate in March 1902, one year after purchasing the property, and by 1904, Emilia Parada had built a second dwelling (109 ½ Matamoras) at the northwest corner of the property behind the main house. She lived in the secondary structure for a short time and rented the main house. After 1903, both structures were rented. J. and Josefa Hernandez were long-time tenants in the house at 109 Matamoras (Appler 1903; 1907, 1913, In 1911-1912, the house at 109 ½ Matamoras was designated “female boarding,” one of many houses of prostitution on NCB 338 (Figures 2-6 and 5-6).

By 1939, the main house was divided into three storefront units— 107-109A and B Matamoras— sometime in the early 1930s. In 1934-35, these were occupied by West Side Cleaners, a barber shop, and a watch repair shop (Worley 1935) (Figure 2-8). The rear structure remained a residence. A succession of residential tenants followed.



Figure 5-6. 103-107 Matamoros (Institute of Texan Cultures: Ray Howell Collection).

The western portion of Lot 7, NCB 338, remained under the Parada family's ownership in the late 1950s. The transaction conveying the tract to the Urban Renewal Agency has not been located.

### ***Southeast portion, Lot 7***

The southeast portion of Lot 7, NCB 338, which comprised the southeast corner of the block, fronted 15 *varas* (approximately 42 feet) on Santa Rosa Street and ran back to the west 30 *varas* (84 feet) along Matamoros Street. It was bounded on the north by the northeast portion of Lot 7, on the south by Matamoros Street, on the east by Santa Rosa Street and on the west by the west 10-foot-wide parcel of Lot 7 that was separately owned.

Edward Villemain sold the southeast portion of Lot 7, NCB 338, to Blanche Fecci in 1902 for \$1,000 (Deed Records 210:475). At the time Fecci acquired the property, it included the small store structure at the southeast corner of the lot illustrated on the 1892 and 1896 Sanborn-Perris fire insurance maps.

By 1904, Fecci had divided the corner structure to create a small residence, corner saloon, and adjoining store. The residence faced on Matamoros Street and the saloon and store faced on Santa Rosa Street. A rectangular store building had also been constructed at 105 Matamoros Street near the southwest corner of the lot (Figure 2-3).

In 1906, four years after purchasing the southeast portion of Lot 7, NCB 338, Blanche Fecci acquired the northeast portion of the lot (see discussion, Lot 7, NCB 338- northeast portion). It was likely at this time that Fecci made further improvements to the southeast portion of the lot. By 1912, the small frame store/saloon/dwelling structure on the corner was replaced by a three-part, one-story brick commercial (327-331 Santa Rosa and 101 Matamoras). There were also three frame structures at 103, 105 and 107 Matamoras. These structures were later joined together to form four dwelling units (103-107 ½ Matamoras) (1939) (Figures 5-6 and 5-7). A one-story auxiliary structure was constructed behind the units. The structure at 107 ½ Matamoras was demolished between 1949 and 1952 (Figure 2-6 and 2-9).



Figure 5-7. 325 S. Santa Rosa, corner Matamoras (Institute of Texan Cultures; Ray Howell Collection)

Numerous tenants, primarily bars and cafés, occupied the brick commercial building until it was demolished c. 1963. These included the Universal Bar (1917); the Santa Rosa Bar (1939); Rivera's Café (1941); Jesse's Bar (1946); Atlas Bar (1951); and Nora's 66 In (1956). Garza's barber shop was located at 313 Santa Rosa from approximately 1938 until 1956. A fruit stand and used car dealer were located at 323 and 325 Santa Rosa in 1962 prior to the building's acquisition by the Urban Renewal Agency (Appler 1917; Worley 1939, 1941, 1946, 1951, 1956).

The southeast portion of Lot 7, NCB 338 remained in the Fecci family until it was acquired by the Urban Renewal Agency in condemnation proceedings in 1963 (Lis Pendens Records 00008:0145).

### ***Northeast portion, Lot 7***

The northeast portion of Lot 7, NCB 33, fronted 15 *varas* (approximately 42 feet) on Santa Rosa Street and ran back to the west 30 *varas* (84 feet) in a line parallel with Matamoras Street. It was bounded on the north by Lot 5, NCB 338, on the south by the southeast portion of Lot 7, on the east by Santa Rosa Street and on the west by 10-foot strip previously sold by Edward Villemain. The northeast portion of Lot 7 also incorporated a narrow, 8/10-foot-wide strip off the south side of Lot 5.

Edward Villemain sold the northeast portion of Lot 7, NCB 338, to Louis G. Espinosa (also spelled Espinoza) in May 1901 for \$900 (Deed Records 199:52-54). Espinosa lived there and operated the Eclipse Saloon with his brother, Ignacio Espinosa (Appler 1903). A rectangular auxiliary building was constructed behind the house c. 1904.

Louis Espinosa and his wife, Francisca, married in Laredo in about 1882, and had four children (37<sup>th</sup> District Court 15946). The family made their homestead on the northeast portion of Lot 7, NCB 338, after purchasing it in 1901. They divorced in 1904, and the property was partitioned and sold to Ignacio Espinosa in 1906. Espinosa, presumably a relative, immediately conveyed the property to Blanche Fecci. Fecci had purchased the southeast portion of the lot four years earlier (Deed Records 243: 390-392; 484). The property contained the one-story frame house (315/325 Matamoras) illustrated on the 1886 bird's eye view map and subsequent fire insurance maps (Figures, 2-3, 2-4 and 3-8).

Blanche Sarran Fecci (c. 1866-1924) was the wife of Jacob (Jake) Fecci (1874-1958), who worked as a clerk at various local mercantile businesses. Blanche Fecci was of French descent. She first married city physician and health officer Dr. Julius Braunnagel. They lived east of the project site at 323 South Laredo Street before divorcing in about 1894. In 1896, Blanche married Jacob Fecci, a naturalized citizen from Italy who, like other immigrant Italians, lived and worked west of San Pedro Creek (Freeman, Pfeiffer and Green 2010: 119-120). After their marriage, the couple continued to live on Laredo Street (U.S. Bureau of the Census 1910, 1920).

Blanche Fecci operated the house at 325 Santa Rosa (also numbered 321 Santa Rosa) as rental property (Figures 5-8 and 5-9). In 1911-1912, the house was at designated "female boarding," one of the many houses of prostitution on NCB 338. The *Blue Book* listed the resident as Paula Valdez, a "C" class prostitute ([Keilman] 1911-1912, 25).





Figure 5-8. 321 S. Santa Rosa (Institute of Texan Cultures; Ray Howell Collection).



Figure 5-9. 117 Matamoros, corner S. Concho (San Antonio Public Library, Texana-Genealogy Department; San Antonio Development Agency Collection, Housing Relocation Book, TX R-39).

Blanche Fecci died in 1924. A final account of her estate lists rental income from tenants of Fecci's

various properties (Probate Records 13892). Monthly rents ranged from as little as \$9 to \$25. Fecci's heirs subdivided the house at 325 Santa Rosa into a duplex between 1939 and 1947, and it was rented to a succession of tenants (Figures 2-8 and 2-9). The structure remained standing when the property was acquired by the Urban Renewal Agency in 1963.

Blanche Fecci's heirs owned the northeast portion of Lot 7 and the adjoining southeast portion until the entire parcel was acquired by the Urban Renewal Agency in condemnation proceedings in 1963 (Lis Pendens Records 00008:0145).

## **Lot 8**

### ***Western portion, Lot 8***

Edward Villemain sold the western portion of Lot 8, NCB 338, to Giovanni Giorgio (also spelled Giordo, Giorda and Giorgia) for \$400 in 1882 (Deed Records 22: 270-217). The property formed the southwest corner of NCB 338. It fronted 84-feet (30 *varas*) on Concho Street and 90-feet on Matamoras Street.

The low selling price indicates that there were no standing structures on Lot 8 at the time Giorgio acquired the property. No improvements are shown on the 1873 Koch bird's eye view map, but the 1886 bird's eye view map shows a one-story structure facing on Concho Street at the corner of Matamoras. This structure appears to have been built by Giorgio who operated a saloon and grocery store on this corner from 1883 until about 1896 (Morrison and Fourmy 1883, 1886; Johnson and Chapman 1890).

Giovanni Giorgio was a native of Italy. He married in Italy and came to the United States about 1889 with his wife, Louise, and their son, Louis. The date of the family's immigration is not known (U.S. Bureau of the Census 1900).<sup>21</sup>

Giovanni Giorgio continued to improve the western portion of Lot 8, NCB 338. The 1892 Sanborn-Perris fire insurance map illustrates five structures on the lot. The corner building has been replaced by a two-story structure with a canopy along both Concho and Matamoras Streets (Figure 5-9). A single dwelling with a front porch is located at 320 Concho Street. Behind it is a one-and-one-half story auxiliary structure (320 ½ Concho) and a one-story auxiliary structure. These structures were erroneously labeled 321 and 321 ½ on the Sanborn-Perris map. A duplex dwelling faces on Matamoras Street. All of the

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<sup>21</sup> Louise Georgia (sic) is enumerated on the 1900 United States Census as a widow, born in Italy and in the United States for ten years.

structures are frame, except the corner building which is brick.<sup>22</sup>

Giovanni Giorgio built the structure at Concho and Matamoras streets to house his saloon and grocery business. He used various pieces of property for collateral on a loan in 1896. The Lot 8, NCB 338, parcel was described as “the southwest one-half of Lot 8, NCB 338 now occupied by a two-story brick building, 326 South Concho” (Deed Records 149:470-472). Giorgio experienced financial difficulties in 1896. After foreclosure proceedings, the property was acquired by Almira Reed. When he died in 1908, Giorda was eulogized as “a prominent member of the Italian colony of this city” (Deed Records 149:470-472; 146:598; 159:481; *San Antonio Light*, May 5, 1908: 2)<sup>23</sup> Louise Giorgio continued to operate a grocery business at another location and was enumerated on the 1900 U.S. Census as a “grocery woman” (U.S. Bureau of the Census 1900).

Almira Reed sold the western part of Lot 8, NCB 338, to Peter Gianotti in late 1897 (Deed Records 162:426-427). Peter (Pete) Gianotti (1859-1915) was born in Italy and immigrated to the United States about 1887 after spending a short time in Mexico. He worked as a bartender at Giovanni Giorgio’s saloon as early as 1891, and later became a successful contractor. Peter Gianotti married Louise Giorgio in 1901, and the couple had one child, Alfred (Grobe and Davis 2299; U.S. Bureau of the Census 1900, 1910).

Peter Gianotti rented the two-story building at Concho and Matamoras Streets to Candido Miorelli who continued to operate a grocery store there. Miorelli also owned the southern portion of Lot 4, NCB 338. In 1904, the house at the northwest corner of the lot (320 Concho) was a “female boarding” house, one of the many houses of prostitution locate on NCB 338. Occupants in 1911-1912 were two “C” class prostitutes, Anita Dupre and Marian Durant ([Keilman] 1911-1912, 25). By 1912, the house at 117 Matamoras was also designated “female boarding” (Figures 2-6 ). Part of the corner building was used as a barber shop in 1912 and the other space was vacant. The residential structures were later rented to various individuals (Appler 1913).

Peter Gianotti later built his own mercantile store on North Laredo Street which he operated until he died in 1915 (Grobe and Davis 2299). In 1917, Louise Gionatti sold the western portion of Lot 8, NCB 338, to Candido Miorelli for \$4,000 (Deed Records 501:612-613). The structure at 320 Concho was occupied by

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<sup>22</sup> The two-story corner building was standing by 1892. In 1895, Giovanni Giorgio executed a promissory note for \$2,000 made by the San Antonio Pressed Brick Association. It is likely that this note covered materials purchased by Giorgio for the improvement of his property, but the timing of this note and the improvements is not clear (Deed Records 143:326-328).

<sup>23</sup> No death record has been located for Giovanni Giorgio.

Cecil Duval, one of the area's prostitutes, in 1921 (Appler 1921). Candido Miorelli died in 1923, and the estate was finally partitioned among his heirs in the United States and Italy in 1934 (Deed Records 1455:421-424).

The building had various tenants after Candido Miorelli's death in 1923. These included a piano repair business, barber and tailor shop (1934), a dry cleaning shop (1938), and the Red Rock bar (1938-1956) (Worley 1934, 1939, 1943, 1948, 1951, 1956).

The western portion of Lot 8 remained in the Miorelli family until 1964, when it was acquired through condemnation procedures by the Urban Renewal Agency (Lis Pendens Records 9:80).

### ***Eastern portion, Lot 8***

The eastern portion of Lot 8, NCB 338, fronted 52-feet on the north side of Matamoras Street, and ran back 84-feet (30 *varas*) to the north (Deed Records 114:148). The 52-foot frontage on Matamoras was actually comprised of two parcels—the eastern 47.27-feet of Lot 8 and the western 4.73-feet off the west side of Lot 7.

The 1886 bird's eye view map illustrates a small residential structure facing onto Matamoras Street. That structure is also seen on the 1892 Sanborn-Perris fire insurance map.

Edward Villemain sold the eastern portion of Lot 8, NCB 338, to the *Sociedad Benovolencia Mexicana* (also known as the *Benevolencia Sociedad Mexicana* or Mexican Benevolent Society) in 1892, for \$1,300. The dwelling on the property remained standing at least until 1896, but by 1904, it had been replaced by a large, frame one-story building (113 Matamoras and later numbered both 111-113 and 111-117). The configuration of the building suggests that it served as the society's meeting hall. The building was vacant by 1912. A second story was subsequently added to the structure and it was subdivided into residential and commercial units (Figures 2-3, 2-4, 2-5 and 2-6).

Little is known about the Mexican Benevolent Society, though it is assumed to have been a mutual aid society. The society met in the Recorder's court, presumably in a publicly owned building, prior to purchasing the Matamoras Street property (Johnson and Chapman 1891:50). The Mexican Benevolent Society owned the property until 1935. The 1912/1935 Sanborn Company map indicates that the building was used as a private school for Mexicans (Figure 2-7). Faced with foreclosure on a \$3,109 debt, members held a special called meeting and voted to quit claim the property to Ernest Broggi (Deed

Records 1475:322-324; 1481:10-11).<sup>24</sup>

Shortly after receiving the property in 1935, Ernest Broggi and his wife, Tillie, sold the eastern portion of Lot 8 to Jesus Perez and his wife, Crisanta Perez de Partida. (Deed Records 1481:12-13). The Partidas lived in a portion of the structure and operated the Nehi Café there until at least 1956. Other parts of the building were rented to various individuals (Worley 1935, 1939, 1943, 1946, 1948, 1951, 1956).

Jesus and Crisanta Partida owned the eastern portion of Lot 8, NCB 338, until 1962 when they sold it for \$11,250 to the Urban Renewal Agency (Deed Records 4787:250-252).

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<sup>24</sup> Officers of the Mexican Benevolent Society in 1935 were Feliciano [sic] C. Rendon, president and Andres Flores Ayala, secretary. The motion to quit claim the property to Ernest Broggi was made by Albino Moran and seconded by Marcos Perales (Deed Records 1475:322-324; 1481:10-11).

## Chapter 6: Summary and Recommendations

The Center for Archaeological Research was contracted by Ford, Powell, and Carson Inc., to conduct archaeological and historical background research related to the proposed Police and Fire Administration Building to be located at the southwest corner of South Santa Rosa Avenue and West Nueva Street. In 1979, the project area was part of an archaeological survey to determine if any significant cultural resources were to be found within ½ mile of the San Antonio River that may be impacted by flood waters. No significant cultural resources were noted within the current project area. In addition, only three archaeological sites have been recorded within the vicinity of the current APE.

However, archival research has shown that the APE has a long and varied history of occupation and use. During the Spanish Colonial Period, the area was on the outskirts of the main town and was used primarily as grazing and farming land. The use of the project area in the early years of San Antonio was mainly agricultural in nature, though inhabitants of the area may have constructed jacales or corals on the open pasture land. As the town developed, more people moved to the outskirts of town, the original urban sprall, despite the potential for attacks by hostile Native American groups. By the late 1700s and early 1800s, land grants were distributed that conveyed portions of land outside of the protected confines of the town. The area in the vicinity of the APE was still relatively unoccupied, but by 1806 population density increased to levels that warranted its inclusion as one of the town's barrios. During the late 1840s, the City ordered that the area of town that included the current APE be surveyed and divided into Blocks and Lots to be sold to create revenue for the City. The majority of the new lots were purchased by wealthy and prominent citizens of San Antonio.

The Koch Bird's Eye View drawings of San Antonio reveal the extent of occupation within the APE in 1873 and 1886. The 1873 drawing depicts only a few structures on the blocks, however, by 1886 many more structures were present within the project area. It should be noted that two structures that were seen on the 1886 drawing appeared to have remained standing until the 1960s when they were demolished during the City's Urban Renewal Project.

Sanborn Fire Insurance Maps, deed records, and the City Directory indicated that the area experienced a boom during the next decade. The number of structures, representing a mix of commercial and residential uses, tripled within the APE. By the 1920s, the area boasted of an ethnically varied population as depicted by maps of the project area showing structures labeled as "Negro Dwellings" and "Mexican Dwellings". Shops in the area were owned by Italian and Chinese immigrants. In addition, two cultural societies, one Chinese and one Mexican, were located within the project area.

During the 1880s and into the 1890s, it is likely that prostitution houses were located within the project area. In 1889, the City passed an ordinance that required prostitutes to be licensed and a fee to be paid by houses. Talk of organizing a Red Light District within the City began in 1901. The earliest houses of prostitution within the project area were depicted on the 1904 Sanborn Fire Insurance maps. By 1911, the Red Light District had grown and was flourishing. Twenty-four prostitution houses were located within the project area by 1911.

While parts of the project area experienced vacancies by the 1930s, construction of multi-family tenement structures known as *corrales* increased density in other parts, notably NCB 337. These changes were probably due to the decline of the Red Light District and the large number of Mexican immigrants that began arriving in San Antonio following revolutions in Mexico in 1910 and later years. Overall, the project area remained commercial and residential, but was more traditional in its occupants. By the 1940s, San Antonio's Red Light District had closed and most of the houses of prostitution moved to the outskirts of town where they were not considered illegal.

During the 1950s, the area to the west of the project area was affected by the development of an urban expressway. Further changes occurred by the 1960s. In 1960, the City of San Antonio began an Urban Renewal program aimed at revitalizing areas of town that had fallen into disrepair. That year, the City began purchasing lots within the project area. To obtain all the properties that were part of the renewal program, the City sometimes resorted to condemnation of certain parcels. All lots located within the project area were acquired by the City by 1965, either by purchase or condemnation. After the lots were obtained, the two Blocks were combined into one 4.6 acre tract. The tract was sold, and a 60,000 square foot structure was erected on the premises. The same structure is present on the property today.

## **Recommendations**

Careful review of historic maps, deed records, previous archaeological investigations and historic documents indicate that the project area has been in use and occupied throughout much of San Antonio's history. The two blocks that make up the current tract to be impacted by the proposed Police and Fire Administration Building have been occupied since at least 1873 (as seen on Koch's Birds Eye View of San Antonio). The occupation of the blocks only increased as the years went by. At least two structures found on these blocks appear to have been in place since 1886 and were illustrated on the later Sanborn Fire Insurance maps. These older structures were razed only after the property was obtained by the City during the Urban Renewal Program.

A standing structures and pedestrian survey of the project area and its vicinity was conducted in 1979 to

assess the cultural resources present within the APE. No archaeological sites were located within the project area, although no subsurface testing was conducted during this survey. The development of the property during the late 1960s as part of the Urban Renewal Program likely impacted cultural remains found within the area including architectural remnants (e.g., foundations) of previous structures. We expect this assumption to be especially true in relation to the area found within the footprint of the existing structure, the K-Mart building. Other portions of the APE were converted into a large parking lot during the most recent development. Depending on the extent of the grading that occurred during the 1960s, historic archaeological remains that can inform us about cultural dynamics during the second half of the 19<sup>th</sup> century may exist under the parking lot. If construction impacts from the 1960s redevelopment project were relatively shallow, there is potential for encountering structure foundations, privies, and trash middens within the APE. Such remains would be critical to our ability to reconstruct ethnic interactions, identity formation and culture change within this multi-cultural setting during the formative days of San Antonio. Therefore, CAR recommends archaeological monitoring of construction activities within the project APE. Intact architectural features and cultural deposits should be documented, their ages assessed and their research value should be defined relative to the broader research questions.



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