

Background Research and Historic Standing Structure Survey for the New Alamo Colleges Office Complex and Veterans Outreach and Transition Center



by
Kristi Miller Nichols

Principal Investigator
Steve A. Tomka

Prepared for:
Facility Programming and Consulting
100 West Houston Street
San Antonio, Texas 78205



Prepared by:
Center for Archaeological Research
The University of Texas at San Antonio
One UTSA Circle
San Antonio, Texas 78249
Technical Report, No. 40

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and Veterans Outreach and Transition Center,
San Antonio, Bexar County, Texas**

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Management Summary:

The Center for Archaeological Research (CAR) at The University of Texas at San Antonio was contracted by Facility Programming and Consulting at the request of the Alamo Colleges to perform background research on six tracts of land and a Historic Standing Structure Survey of three structures that are situated east of downtown San Antonio, Texas. St. Philip's College hopes to use the properties as college offices and to renovate the Good Samaritan Hospital into the Veterans Outreach and Transition Center. The Good Samaritan Hospital opened in 1948 to serve the African American community during a period of heavy segregation. Though the building lay vacant for many years, the structure and the role it played in the community provide important insight to the history of San Antonio as a whole. Therefore, due to its historical and cultural significance to the community, CAR suggests that the structure is potentially eligible for formal listing as a State Archeological Landmark (SAL). Two additional structures that will be impacted by the proposed project are craftsman-style bungalows built sometime prior to 1952. Both structures exhibit alterations that were done after 1952. CAR contends that they do not warrant formal listing as State Archeological Landmarks. Furthermore, because there are no nearby streams that would have attracted prehistoric occupations to the area, the likelihood of encountering buried prehistoric cultural remains is minimal within the project area. Therefore, CAR recommends no pedestrian archaeological survey of the project area. The Architecture as well as the Archeology Division of the Texas Historical Commission reviewed and concurred with these recommendations.

Table of Contents:

Management Summary	i
Table of Contents	ii
List of Figures	iii
Acknowledgements	v
Chapter 1: Introduction	1
Chapter 2: Area of Potential Effect and Environmental Setting	5
Environmental Setting	6
Geology	7
Soils	7
Previous Archaeology	8
Chapter 3: Historical Background	9
Chapter 4: Individual Lot Descriptions	13
Lot 1, Block 8, NCB 1508, Good Samaritan Hospital, 116410	17
Lot 3, Block 8, NCB 1508, 116411	22
Lot 2A, Block 8, NCB 1508, 116409	23
Lot 7A, Block 8, NCB 1508, 116415	24
Lot 12, Block 9, NCB 1509, 116443	25
Lot 15, Block 3, NCB 1495, 116209	26
Chapter 5: Methods	29
Photography	29
Documentation	29
Curation	30
Chapter 6: Historic Standing Structure Survey	31
Historic Resource 1	32
Historic Resource 2	43
Historic Resource 3	47
Chapter 7: Discussion and Recommendations	51
References	53
Appendix A: Standing Structure Survey Forms	57
Appendix B: Texas Historical Commission Concurrence Letters	79

List of Figures:

Figure 1-1. Location of the APE east of downtown San Antonio, Texas 1

Figure 1-2. Location of the parcels to be impacted by the construction of the Alamo College Office Complex 2

Figure 2-1. The location of the APE on the San Antonio East (2998-133) USGS 7.5-minute quadrangle map 5

Figure 3-1. A 1903 map of San Antonio showing the neighborhoods within the Fourth Ward and the location of the Southern Pacific Railroad..... 10

Figure 4-1. Location of a portion of the APE on the 1911-1924 Sanborn Fire Insurance Map..... 13

Figure 4-2. Location of a portion of the APE on the 1911-1924 Sanborn Fire Insurance Map..... 14

Figure 4-3. A portion of the APE on the 1911-1951 Sanborn Fire Insurance Map 15

Figure 4-4. A portion of the APE on the 1911-1951 Sanborn Fire Insurance Map 16

Figure 4-5. Photograph of the Good Samaritan Hospital at its opening in 1948 19

Figure 4-6. Genevieve Troutman and Rachel Star in one of the operating rooms at the Good Samaritan Hospital 20

Figure 6-1. Vacant lot located to the north of the Good Samaritan Hospital. The vacant lot is Lot 15, Block 3, NCB 1495 31

Figure 6-2. Vacant lot located to the west of the Good Samaritan Hospital. The lot is Lot 12, Block 9, NCB 1509..... 32

Figure 6-3. Historic Resource 1, the Good Samaritan Hospital..... 33

Figure 6-4. “GOOD SAMARITAN HOSPITAL” is still seen on front façade..... 33

Figure 6-5. Window located on the north side of Historic Resource 1 35

Figure 6-6. Metal fire escape slide located on the south side of Historic Resource 1 36

Figure 6-7. Stairways leading to the entrances on the south side of Historic Resource 1 37

Figure 6-8. The interior of the Good Samaritan Hospital at the main entryway to the first floor 38

Figure 6-9. The interior of the Good Samaritan Hospital on the second floor above the main entryway 39

Figure 6-10. Room at the Good Samaritan Hospital in the basement that had an open window and plank 40

Figure 6-11. Fuse box noted on the main floor of the hospital 41

Figure 6-12. Example of the sprinkler system present throughout the hospital..... 42

Figure 6-13. Water valve noted on the main floor of the northwestern room in the hospital 42

Figure 6-14. Water line and valve located in the northern room in the basement 43

Figure 6-15. Historic Resource 2, facing southwest 44

Figure 6-16. Historic Resource 2, north elevation 44

Figure 6-17. Rear of Historic Resource 2, facing northeast..... 45

Figure 6-18. Decorative screens covering the windows of the eastern side of the house 46

Figure 6-19. Historic Resource 3, facing southwest 47

Figure 6-20. Historic Resource 3, north elevation48
Figure 6-21. Historic Resource 3, south elevation.....48
Figure 6-22. Associated structure located at rear of lot, Historic Resource 3.....49

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Chapter 1: Introduction

At the request of the Alamo Colleges, the Center for Archaeological Research (CAR) at The University of Texas at San Antonio (UTSA) was contracted by Facility Programming and Consulting to perform background research on tracts of land proposed to be the location of a new office complex for the college as well as a Veterans Outreach and Transition Center (VOTC). The background research is the first phase of the archaeological services requested by the client. Following completion of the research phase, CAR conducted a historic Standing Structure Survey of the buildings currently standing within the Area of Potential Effect (APE).

The project area is situated east of downtown San Antonio, Bexar County, Texas (Figure 1-1). The project will impact six individual lots: 116409, 116410, 116411, 116415, 116443, and 116209 (Figure 1-2) and six properties with the following addresses: 1520 Dakota, 1602 Dakota, 1604 Dakota, 1610 Dakota, 120 Connelly, and 208 Connelly Streets. Parcels 116409 and 116411 each contain houses that are intended to be demolished to accommodate the construction of a parking lot. The old Good Samaritan Hospital Building sits on lot 16410 at the corner of Dakota and Connelly Streets. The plan is to renovate a significant portion of the building. The construction of the new office complex will impact roughly a one acre area.



Figure 1-1. Location of the APE east of downtown San Antonio, Texas.

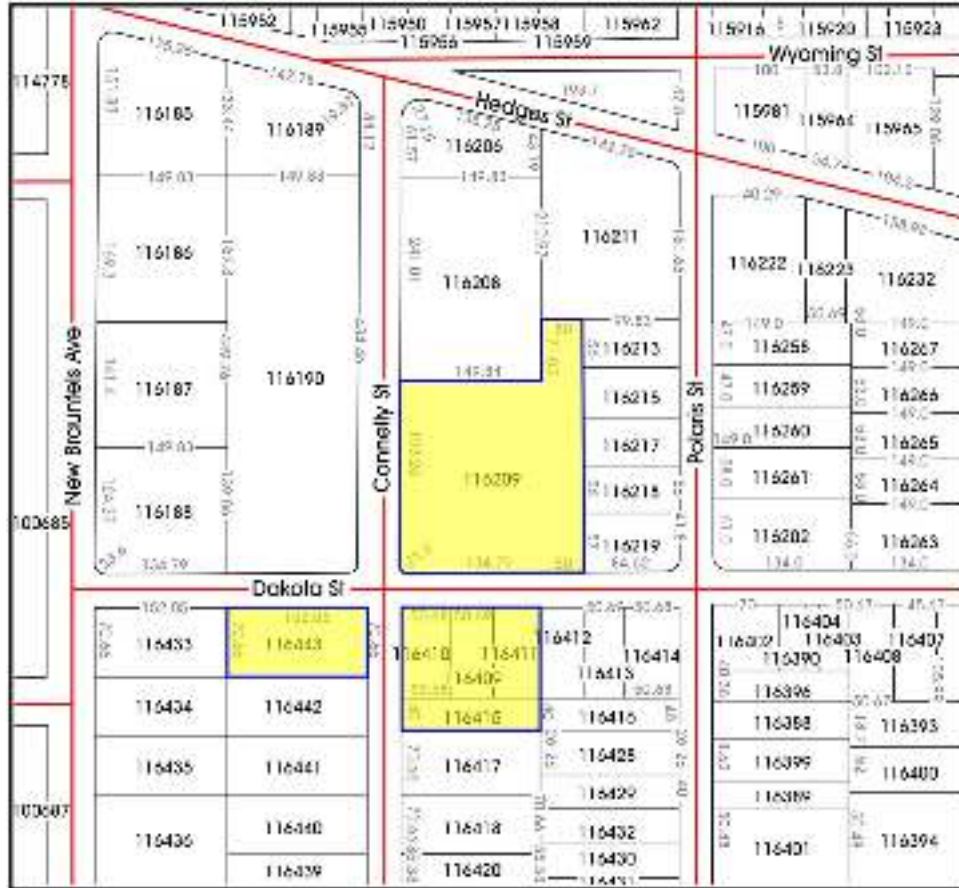


Figure 1-2. Location of the parcels to be impacted by the construction of the Alamo College Office Complex.

According to an ordinance passed in December of 2011, the City of San Antonio plans to fund the acquisition of the Good Samaritan Hospital building that has lain vacant for many years (SAMA 2011-12-15-2011). Once renovations are complete, St. Philip’s College will lease the property from the City to operate the VOTC. The funds for the acquisition and renovations are to be taken from the \$2,000,000 of Fiscal Year (FY) Certificates of Obligation that were part of the FYs 2012-2017 Capital Improvements Budget. The effort will fall under the Eastside Education and Workforce Development Center project (SAMA 2011-12-15-1022). Once the renovations are complete, the VOTC hopes to provide services that “offer a veteran-specific orientation to ease the initial transition into college and/or the workforce; identify and assist veterans and dependents that are job-ready upon separation; direct veterans to education and training for skills upgrade; provide counseling to assist in integration to civilian life; and claims assistance” to veterans in the region (SAMA 2011-12-15-1022).

The background research conducted on these six lots was compiled by consulting several different resources. The main source of information concerning the history of the individual properties is the Bexar County Deed Records (BCDR), which houses the deed information of all properties bought and sold within Bexar County, as well as subsequent information such as liens, mechanics liens, affidavits, and some records that relate to probate. The Spanish Archives are accessible through the Bexar County Records.

In addition to the deed records, previous research conducted on the African American presence in San Antonio and Texas played an important part in documenting the background of the properties because the east side of San Antonio was inhabited predominately by African Americans. By understanding the history of African Americans in Texas, the use of the properties in San Antonio became a little easier to ascertain. Also, the Project Archaeologist had the rare opportunity to speak to a family member of one of the individuals who helped to found the Good Samaritan Hospital that is located on one of the properties within the APE.

Chapter 2: Area of Potential Effect and Environmental Setting

The Area of Potential Effect (APE) is located on the San Antonio East (2998-133) USGS 7.5-minute quadrangle map (Figure 2-1). The lots that are being investigated during this project are located near the intersection of Dakota and Connolly Streets. It needs to be noted that Connolly Street is spelled differently throughout the many deed transactions and historic maps. The spellings encountered include: Connoly, Connelly, Conoly, and Conolly. In later sections of this report, the spelling used on a map or in a deed relating to that period is used.



Figure 2-1. The location of the APE on the San Antonio East (2998-133) USGS 7.5-minute quadrangle map.

The APE is located approximately one block to the east of the Eastside Cemetery Historic District. This district includes the following cemeteries: City Cemetery No.1, City Cemetery No. 2, City Cemetery No. 3, City Cemetery No. 4, City Cemetery No. 5, City Cemetery No. 6, Odd Fellows, Confederate, German Lutheran, St. Peter Claver Catholic, Knights of Pythias, Anchor Masonic, Dignowity, Agudas Achim, St. Joseph's Catholic, Alamo Masonic Lodge, Hermann Sons, St. John Lutheran, St. Mary's, Beacon Light Masonic Lodge #50, United Brothers of Friendship, San Antonio Lodge #1, Grand United Order of Odd Fellows, St. Joseph's Society, St. Michael's Catholic, Harmonia Lodge No. 1, Dullnig Family, St. Elmo Lodge No. 25, San Antonio National, and Temple Beth-El. The cemetery district takes up many blocks to the east and north of the current APE. It appears that many of the City's organizations used this area for the burying of their dead. In addition, the district is listed on the National Register of Historic Places.

Located just a few blocks to the east of the APE is St. Philip's College, "one of the oldest and most diverse community colleges in the nation [and] the only college to be federally designated as both a historically Black college and a Hispanic-serving institution" (St. Philip's College 2012). The school has undergone many changes since opening in 1898. In 1917, it was moved from 502 La Villita to its current location, and before becoming a public community college in 1942, it was an industrial school for girls (1898-1902), a high school and junior college (1902-1927), and a private junior college (1927-1942; Gray 2012; St. Philip's College-Our History 2012).

The APE lies in what is a very culturally rich area of San Antonio. Much of its history is reflected in the growth of the African American community in the City.

Environmental Setting

Bexar County sits at the edge of the Edward's Plateau on the Balcones Escarpment that encompasses parts of the Gulf Coastal Plain, the Hill Country, and the Edwards Plateau, thereby offering a suite of wildlife and natural resources which were exploited by inhabitants of the area throughout the region's human history. The escarpment is a line of hills and cliffs that extend through Central Texas and serve as a dividing line between the ecological zones of the Edwards Plateau and the Blackland Prairie. It is the surface expression of the Balcones fault zone, which is a series of faults running from Del Rio to Waco, dividing limestones on the west from claystones, chinks, and marls on the east. Numerous caves and springs exist along the fault zone that feed rivers and provide fresh water sources that encouraged human settlement of the area. These spring-fed rivers offer fresh, alkaline, and very hard water from the percolation of rainwater through Edwards limestone into the Edwards Aquifer. The landscape changes

dramatically from east to west across the escarpment. The Edwards Plateau to the west is rugged with thin, stony soils supporting a juniper-live oak savannah best suited for ranchlands. To the east, the Blackland Prairie features rolling hills, broad rivers, and fertile clays that support native prairie grasslands and modern agricultural land use (Woodruff and Abbott 1986).

The San Antonio River is located to the west of the project area. Its headwaters are commonly reported to be the San Antonio Springs at the “Blue Hole.” Numerous springs rising from the Edwards Aquifer feed the river within the Olmos Creek catchment basin to the north. The greater San Antonio River Basin drains 6,727 sq. km (4,180 sq. mi.) of land into the San Antonio River, which flows into the Guadalupe River and finally into San Antonio Bay. The San Antonio River is 290 km (180 mi.) long stretching from downtown San Antonio to Tivoli, where it empties into the Guadalupe River. The Medina River and Cibolo Creek are its two major tributaries (SARA n.d.).

Geology

The geology of San Antonio is the result of Miocene uplifting that formed the Edwards Plateau and the Balcones Escarpment. Areas close to the San Antonio River consist of Holocene Alluvium floodplain and Pleistocene Fluvial terrace deposits composed of gravel, sand, silts, and clays. Deposits located above the terrace of the San Antonio River are the Navarro Group and Marlboro Marl formations composed of marl, clay, sandstone, siltstone, and limestone concretions. The Austin Chalk deposits in the Sunken Garden area and Alamo Quarry area contain chalks, marls, and limestone, which were mined during the historic period. The Uvalde Gravel formation lies to the north of the current APE. These gravels include cobbles of chert, quartz, limestone, and igneous rock. Chert cobbles in this formation, as well as in the Edwards Limestone formation in the Balcones fault zone farther to the north of the APE, were an important raw material for prehistoric inhabitants of the area.

Soils

Soil units in the project are defined by the Soil Conservation Service (Taylor et al. 1991; Soil Survey Staff 2012). The project area passes through Lewisville, Trinity, and Frio soils. The Lewisville soils are found on stream terraces above the Trinity and Frio floodplain soils. The western end of the APE as it skirts the driving range is classified as Lewisville silty clay, 0-1 percent slopes (LvA). Lewisville silty clay, 1-3 percent slopes (LvB), is in the extreme eastern section of the APE in the northeast corner of the golf course. Lewisville soils are deep, well-drained soils common on stream terraces. Profiles depict brown, subangular blocky silty clay over reddish-yellow silty clays with calcium carbonate nodules. The

center of the survey area and area of data recovery fall within the Trinity and Frio soils. These are found in floodplains and are therefore frequently flooded. Trinity and Frio soils are deep, slowly permeable, calcareous clays and clay loams. Trinity soils are clays derived from Holocene age clayey alluvium. A typical profile is clay to 2.0 m (6.6 ft.) with 25 percent CaCO₃. Frio soils are also Holocene aged with a typical profile of silt clay loam to 1.27 m (4.2 ft.) and clay loam to 2.0 m (6.6 ft.) and 40 percent CaCO₃.

Previous Archaeology

No previous archaeological investigations have been conducted within the immediate APE. The closest recorded archaeological site is in the vicinity of the Alamodome. Archaeological investigations in 1990 led to the recording of at least seven archaeological sites (THC 2011; Wright 1997). Several neighborhood surveys were conducted in and around the area to record significant structures and resources, although the closest (Pittman-Sullivan Park) is located a couple blocks to the south of the APE.

Chapter 3: Historical Background

During colonization, the Spaniards brought a small number of enslaved and free people of African descent to assist in the establishment and expansion of their country's presence in the area that would become Texas (Mason 1994:2). Until 1800 the population of people of African descent remained relatively low; however, in the early nineteenth century, the numbers of enslaved and free people, both from Africa and of African descent, increased along with the area's overall population as people from the eastern and southern portions of the United States moved west (Williams 1997). In the years leading up to Texas Independence and the United State Civil War, African Americans living in Texas found themselves in a highly unstable political and social environment in which their rights were challenged, changed, or taken away altogether (Williams 1997). After the Civil War, as citizens of the United States all slaves, including those living in Texas, were granted freedom. Despite emancipation and the slight improvements brought about through Reconstruction, African Americans in Texas were still subjected to the laws established by the local and state governing officials (Williams 1997).

In the late nineteenth century, the increased industrialization of the city caused the wealthier residents to move out of the inner city area, leaving less desirable areas open for working-class people who could not afford to move out of the area (Mason 1994:41). This movement of people aided in the creation of black communities throughout San Antonio. One such community was called "Baptist Settlement," due to the number of Baptist churches in the area, and was located in the Fourth Ward as a direct result of mass public transportation routes (Mason 1994:56). The Baptist Settlement contained portions of the historic neighborhoods of Dignowity Hill, Jefferson Heights, and Denver Heights (Figure 3-1).

The Baptist Settlement was located a short distance from the Galveston, Houston, and San Antonio Railroad Depot and, later, the Southern Pacific Railroad Depot, currently known as Sunset Station (Figure 3-1), and as a result, the railroad industry provided a source of jobs to the inhabitants of the area. Prominent jobs for African Americans with the railroad consisted of porters, redcaps, and freight loaders, while repairing and servicing the railroad track were seen as less prestigious railroad jobs. Edward Steves had established a lumber business during the late 1860s at Bonham and Blume Streets, and he expanded to the corner of Walnut and Alameda (Commerce) Streets after the arrival of the railroad in 1883 (Cox 1997:23). Although the business only employed 20 to 25 individuals, the lumberyard provided additional job opportunities for the residents of the Baptist Settlement and surrounding communities (Pfeiffer 1997:75).

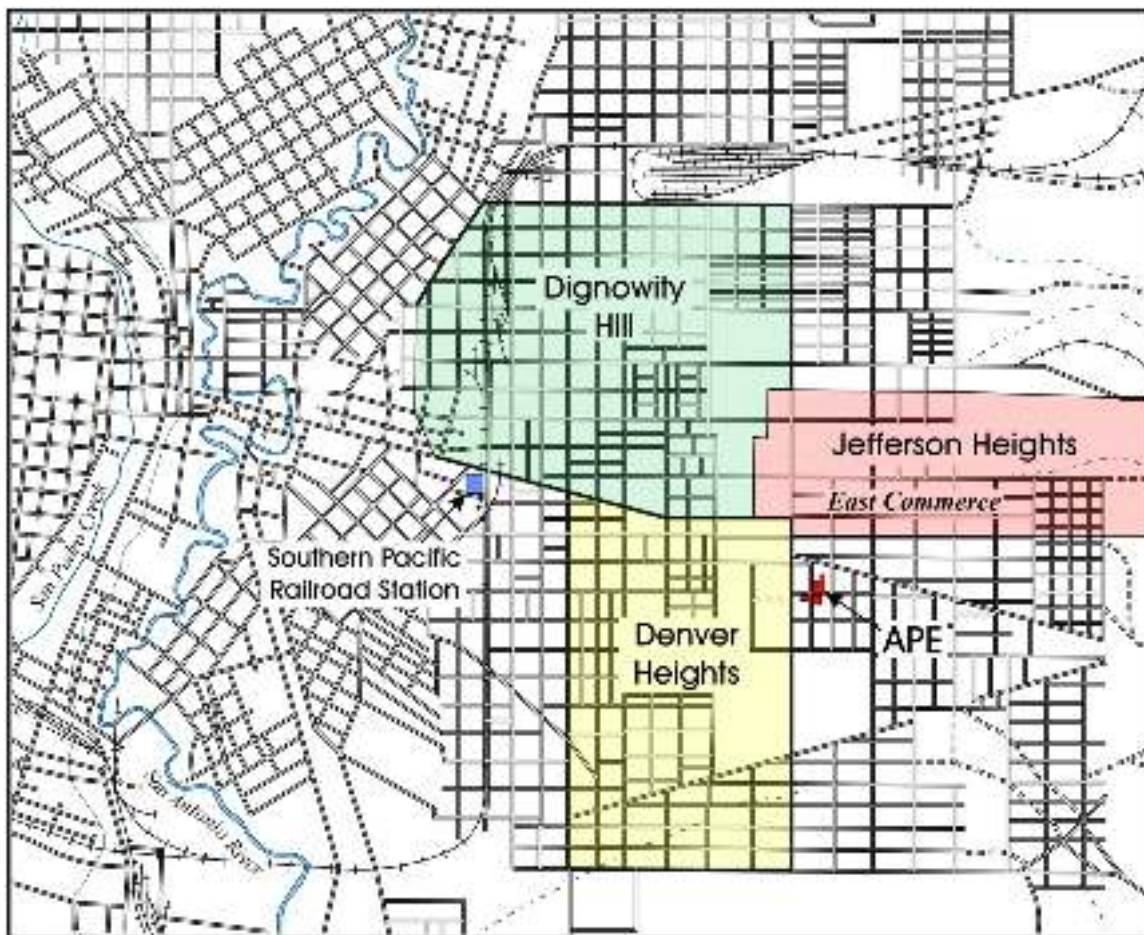


Figure 3-1. A 1903 map of San Antonio showing the neighborhoods within the Fourth Ward and the location of the Southern Pacific Railroad.

By the early portion of the twentieth century, the African Americans were still subjected to discrimination and hate. In Texas, laws were passed that forced the creation of separate waiting rooms, washrooms, train cars, street cars, schools, and separate facilities at libraries, parks, and other public spaces. San Antonio passed a law in 1956 that abolished the segregation at some public facilities and on some forms of public transportation; however, this was one of the few laws passed during this period that offered African Americans some glimpse of equal treatment (Uhler 2003b).

The neighborhoods in San Antonio were a dramatic mix of those who had more and those who had less, and those African Americans who could afford to purchase nicer homes were prevented from doing so due to certain restrictions regarding the purchase and ownership of land (Uhler 2003a). Denver Heights became the neighborhood for the City's prominent African American citizens (Mock 1997:89). Sylvester Jones, a resident of the settlement, recalled that many of the men who lived in that area worked as Pullman porters or construction workers (Mock 1997:90). The Pullman porter was the top-ranked job

because it was the highest position an African American could get in the railroad business. Other highly sought after jobs included bellboys and waiters; however, a job working for the city, in lumberyards, as clerks, as cooks, or as domestic servants, was considered less desirable because during the Depression these workers were the first to be let go (Mock 1997:90).

As the Depression era neared its end, the settlement patterns of the inhabitants of San Antonio shifted once again. The older homes, most in deteriorated conditions, were sold or rented to individuals of lower class, and in many cases, Anglo Americans moved to the north and sold their properties to African Americans (Mock 1997:89). The houses within Denver Heights and the Baptist Settlement were desirable to the African American community due to their close proximity to jobs and public transportation (Mock 1997:89; Figure 3-1).

In 1936, African Americans participated in the Texas Centennial made way for organizations to form that focused on the fight for the end of segregation and to overturn the legislation that denied them the citizenship rights (Dulaney 2012). These committees had many victories within the next decade, such as finding the white primaries unconstitutional and desegregation of graduate and professional schools (Dulaney 2012).

Remembrances of segregation in San Antonio have a mixed tone. Whereas the inability for the African Americans to have all the civil liberties that other citizens held was a low point, the fact the community was tight-knit was a high point (Uhler 2003b). Religion and social interactions brought the community together, and where doors were closed to African Americans within the Anglo areas of San Antonio, others were opened for entrepreneurs who wanted to bring services and goods to the African American community.

Chapter 4: Individual Lot Descriptions

The earliest Sanborn Fire Insurance Map that displays the area was drawn in 1912. The lots were depicted on two pages in Volume 3 of the 1911-1924 edition (296 and 291). The six lots all have structures on them in 1912. The East End Baptist Church is shown on the southeast corner of Dakota and Connolly Streets (Figure 4-1). The Church does not take up the entirety of Lot 1 in New City Block (NCB) 1508 but appears to be about twice the size of some of the dwellings located to the east in Lot 2A. There are dwelling structures present in Lots 2A and 3, which are located to the east of the Church. The structure located on Lot 2A is a rectangular, one-story dwelling with a front and rear porch. An outbuilding is noted on the southern edge of the lot. Lot 3 has an L-shaped structure that has a front and side porch. It is a one-story building, similar to the one in Lot 2A. Lot 7A, located to the south, is vacant. One structure was present on Lot 12, Block 9, NCB 1509, located at the southwest corner of Dakota and Connolly Streets. This is a very small, one-story, square structure with a porch facing Connolly Street.

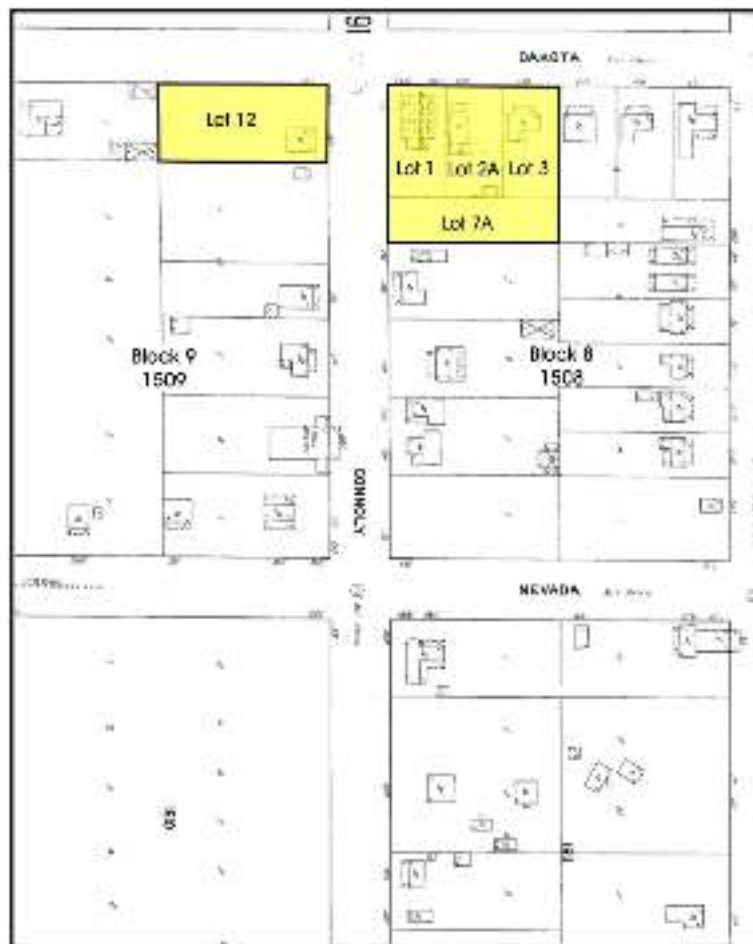


Figure 4-1. Location of a portion of the APE on the 1911-1924 Sanborn Fire Insurance Map.

Page 291 of the 1911-1924 edition of the Sanborn Fire Insurance Maps depicts Lot 15, Block 3, NCB 1495 (Figure 4-2). This lot had ten dwellings on the property, which appears to consist of three different lots on the map. The dwellings fronting Dakota Street are small, rectangular, one-story structures, and each has a front porch. Four structures within the current property line front Connolly Street. Two are similar to the ones that front Dakota Street, although the front porch of one is not as large. The other is located north of the small structures and is a larger, T-shaped, one-story structure. This T-shaped structure has a front and rear porch, as well as an outbuilding on the property.

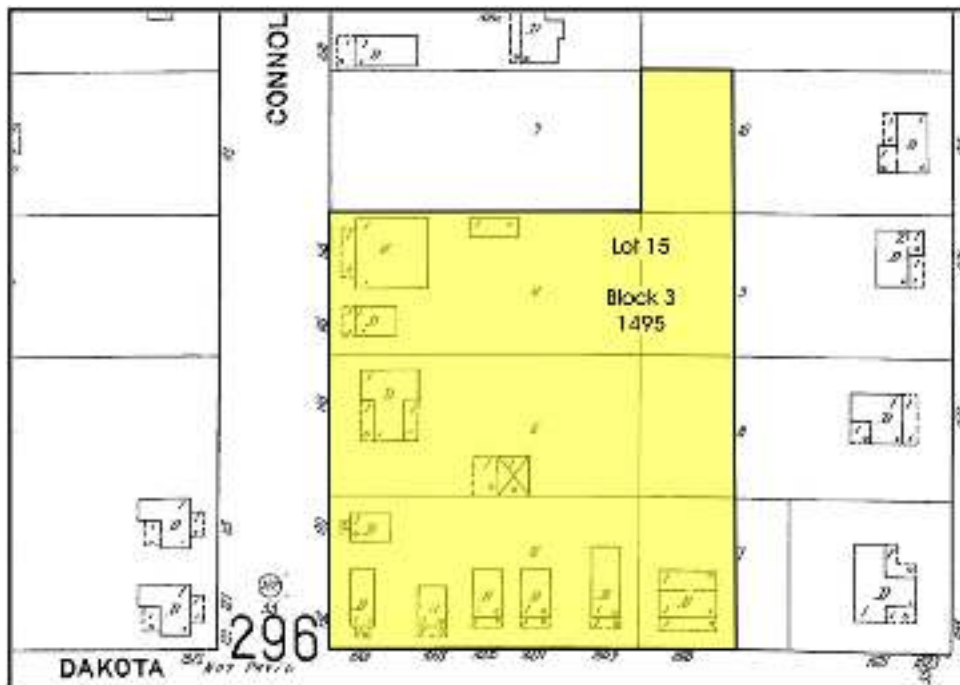


Figure 4-2. Location of a portion of the APE on the 1911-1924 Sanborn Fire Insurance Map.

The next group of maps that include the current APE were drawn in 1951 and found within the group listed as 1911-1951. Similar to the previous map series, the APE spans two pages in Volume 3. Page 296 depicts the portion of the APE that is located on the south side of Dakota Street (Figure 4-3). Page 291 depicts the portion of the APE that is located north of Dakota Street (Figure 4-4). At the southeast corner of Dakota and Connolly Streets, the Sanborn map shows the Good Samaritan Hospital. The hospital is located on Lot 1, Block 8, NCB 1508, where the East End Baptist Church was shown in the earlier insurance map (see Figure 4-1). The hospital took up the majority of the lot at the time this map was drawn, which indicates that the church building was subjected to some major changes to accommodate the hospital. The lots located to the east of the hospital reveal that major changes were done to the structures depicted in the 1912 version. The dwellings are larger and shaped differently. Each residence

appears to have an outbuilding located in the southern portion of each lot. Porches facing Dakota Street are still present, although these appear to be smaller than those depicted in the 1912 map. The vacant lot located to the south of the Church in 1912 has a dwelling in the 1951 map. The structure is a one-story, T-shaped building with a porch fronting Connolly Street and another on the north side of the structure. An associated outbuilding is depicted on the 1951 map.

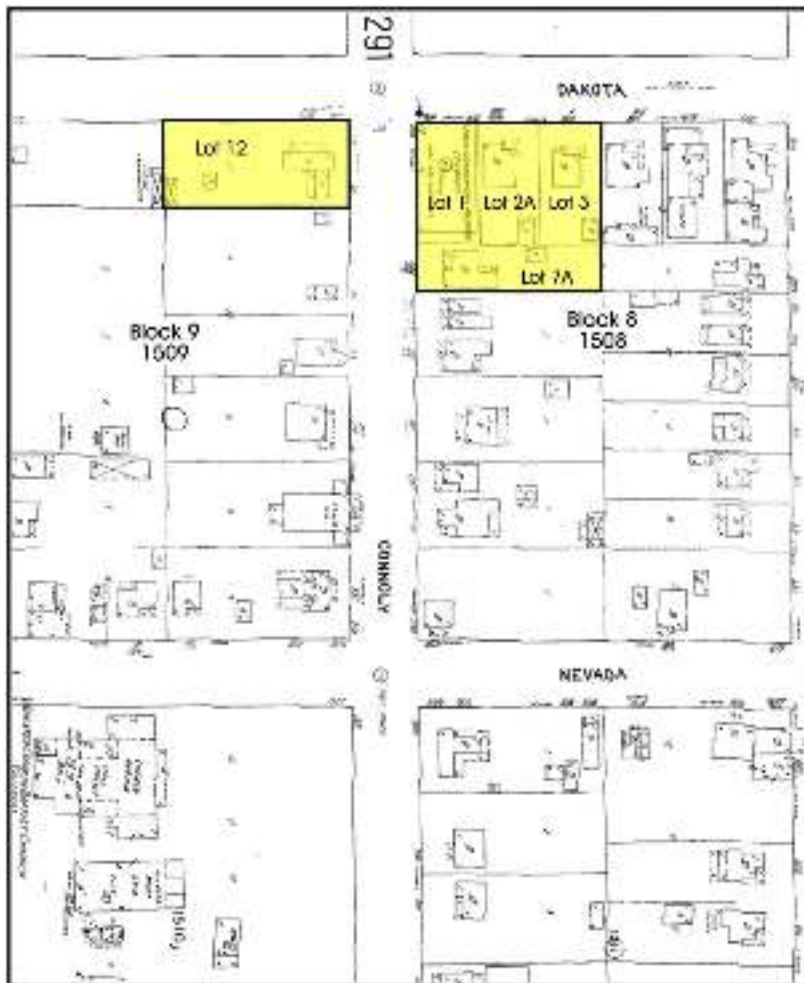


Figure 4-3. A portion of the APE on the 1911-1951 Sanborn Fire Insurance Map.



Figure 4-4. A portion of the APE on the 1911-1951 Sanborn Fire Insurance Map.

Alterations were made to the structure on the lot located on the southwest corner of Dakota and Connolly Streets as well. The small, square structure was converted into a larger, L-shaped structure with porches that fronted both Dakota Street and Connolly Street. An outbuilding is depicted on the 1951 map that was not present on the 1912 map.

The property within the APE that is located to the north of Dakota Street is depicted on page 291 in Volume 3 of the 1911-1951 Sanborn Fire Insurance Maps (Figure 4-4). What had been six structures that fronted Dakota Street had become five in 1951. The map shows a much larger structure at 1601 Dakota, and 1603 is absent, suggesting that the two were absorbed into each other. Some alteration is evident on both 1605 and 1607 Dakota Street as well, but 1609 Dakota Street appears to be in much of the same shape as it was in 1912. The difference that is noted is that the address is listed as 1609 and 1611 on the 1951 map. In addition, 1619 Dakota retained the same footprint as depicted on the earlier map.

Lot 1, Block 8, NCB 1508

Good Samaritan Hospital

116410

All lots within the current APE that are located in Block 8 of NCB 1508 were part of the Maverick's 6th Addition to San Antonio Survey. The APE was conveyed to Sam Maverick, Jr. in 1879 by his mother, Mary Maverick (BCDR 4:356). According to the records, Mary Maverick conveyed a large portion of property to Sam Maverick, Jr. for a sum of \$17,395. Many of the holdings were property that Sam Maverick had acquired prior to his death in October of 1870. Lot 96, Range 4, District 1, which includes the current APE, was approximately 43 acres out of the approximate 20,000 acres he received. In subsequent deed records, the description of the property sometimes changes, referring to Range 4 and Range 3 at different times, but all early deeds indicate that the parcels within the current APE were located in Maverick's 6th Addition. In March of 1893, Regan Houston acting on behalf of Sam Maverick, Jr. conveyed the larger property to H. Yoakum for a sum of \$650 (BCDR 113:589). In April of 1893, Yoakum entered into a Deed of Trust with Ellen W. Young for the payment of the note on the property (BCDR 122:99). Young stipulated within this deed that Yoakum had to make the required payments within the given time to be released from the Deed of Trust. In 1898, Young found Yoakum to be in default of the Deed of Trusts and took possession of the property (BCDR 172:71).

In January of 1900, Young sold the property to A. Horton and his wife, Eliza (BCDR 185:214). The property conveyed was listed as Lots 1, 2, 11, and 12 in Block 8 of Maverick's 6th Addition. In March of the same year, Young created a Vendors Lien on the property with the grantees listed as T.M. Massey, Green Banks, Austin Horton, Harry Francies, and A.E. Henderson; all were Trustees of the East End Baptist Church (BCDR 185:532). In 1905, these individuals then conveyed the property to Austin Horton, Green Banks, Green Yates, Albert Wallace, and Tom Brown, who were the new Trustees for the East End Baptist Church (BCDR 247:467). In December of 1909, the West End Lumber Company was hired to provide approximately \$550 in lumber and services to erect a church on Lots 1 and 7 of the re-subdivision of Lots 1, 2, 11, and 12 of Block 8, NCB 1508 (BCDR Y:75). Lot 1 fronted Dakota Street, whereas Lot 7 fronted Connolly Street. In March of 1914, Lot 7 of the parcel of land owned by the East End Baptist Church was conveyed to Walter G. Lehr for a sum of \$185 (BCDR 439:189). Shortly after this transaction, the East End Baptist Church contracted with Ed Steves and Sons to make improvements on Lot 1 (BCDR 15:151).

In between 1914 and 1926, the East End Baptist Church changed its name to the Corinth Baptist Church. In a Resolution dated to June 7, 1926, the members of the congregation voted that the name would remain the Corinth Baptist Church, and all holdings of the East End Baptist Church were to be converted to the new church name (BCDR 899:41). Apparently, the change of name had not been officially determined by the congregation, and it was decided at this time that it would remain Corinth Baptist Church hereafter. Corinth Baptist Church contracted with Ed Steves and Sons again in December of 1928 for \$216 worth of lumber, materials, and labor for improvements to Lot 1 (BCDR 134:342). In October of 1931, the church contracted with Charles Bellinger for \$4000 and \$11,800 worth of lumber, materials, and labor for improvements to Lot 1 of Block 8, NCB 1508 (BCDR 1279:133; BCDR 172:173). Bellinger was a successful businessman and a well-know and prominent political leader with the African American community in San Antonio. Due to his business and political standing, he was able to secure City funds for improvements to utilities and public facilities in the African American community (Barr 2012).

Corinth Baptist Church remained at that location until the need arose for a hospital in the area. The congregation decided to move the church to another location and build the hospital at the corner of Connelly and Dakota Streets. The church was able to purchase the 500 block of S. New Braunfels from the Bellinger Estate and constructed a three-story building there (Russell 2005). The church was completed and opened by 1950 (Russell 2005).

The Good Samaritan Hospital was built on the property that had once housed the East End Baptist Church. Located in the area that was predominately populated by African Americans, the Good Samaritan Hospital allowed for the members of the surrounding community to have easier access to health care. Construction on the Good Samaritan Hospital was started in the late 1940s and was completed in 1948 (Figure 4-5).



Figure 4-5. *Photograph of the Good Samaritan Hospital at its opening in 1948. San Antonio Light Photograph collection, MS 359, University of Texas San Antonio Libraries Special Collections from the Institute of Texan Cultures.*

In 1948, the Church took out a \$65,000 note on both of the properties it owned: the location of the Good Samaritan Hospital at Dakota and Connelly Streets, and the new location of the Corinth Baptist Church at 500 S. New Braunfels (BCDR 2581:308). It is during this time that the Hospital was opened. On 27, 1948, the *San Antonio Light* published an article discussing the development of the Good Samaritan Hospital from the old Corinth Church site. The hospital provided in-house laboratory and x-ray facilities, an operating room, and labor and delivery rooms for mothers and their new born children (*SA Light* 1948a, 1948b).

The church provided the location and funding for the hospital after being petitioned by Rachel Starr, R.N., and Genevieve Troutman, medical technician, two women who had recognized the need for a hospital within the African American community (*SA Light* 1948a). Genevieve Troutman had been active in the community prior to the construction of the Good Samaritan Hospital. Norma Stafne, Genevieve Troutman's granddaughter, spoke of how Genevieve had helped to perform surgeries on her kitchen table during a time when it was difficult for African Americans to get medical attention or to have the money to pay for it. Ms. Stafne noted that Genevieve was often paid in sorghum and chickens as this was all they

patients had to offer. Genevieve was considered a practical nurse rather than having the degree of a registered nurse, and while she did not have the same credentials as a RN, she was just as knowledgeable of the processes of medical and surgical care (Stafne pers. comm.). Genevieve was born in Missouri in 1896 and remained within the state for many years. At some point in the 1930s, Genevieve moved to San Antonio with her second husband, Mr. Troutman, who Ms. Stafne believes was a doctor, and it is likely that during this time Genevieve aided in the surgeries performed in her kitchen.



Figure 4-6. Genevieve Troutman and Rachel Star in one of the operating rooms at the Good Samaritan Hospital. San Antonio Light Photograph collection, MS 359, University of Texas San Antonio Libraries Special Collections from the Institute of Texan Cultures.

In November of 1958, Harris Engineering and Construction, Inc. was contracted by the City of San Antonio to do improvements on the roads fronting the hospital. Harris Engineering and Construction placed a lien on the property in March of 1961 for a sum of \$83.62 for the grading and addition of curbs (BCDR 4570:266). In March of 1962, trustees for the Corinth Baptist Church conveyed the property on which the hospital is situated to another group of individuals, including Victor Hackett, Kathleen Morris, Carolyn Green, and Theodore Williams (BCDR 4753:218). In March of 1963, Carolyn Green sold her interest in the property to Theodore Williams and Frank Bryant, Jr. (BCDR 4941:112). In June of 1963, Hackett conveyed his interest in the property to Williams and Bryant as well (BCDR 5365:434). Kathleen Morris followed suit in October of 1963 (BCDR 5076:267). In this deed record, Morris not only conveyed the parcel of land but also the property inside the building including bunk beds, bedroom suites, a freezer, 3 washing machines, one dryer, a refrigerator, a cafeteria style gas cooking stove, and all desks and fixtures. According to this record, the building was a dormitory, rather than a hospital. In addition, no record of hospital equipment was discussed in the document. Williams and Bryant retained the ownership of the property for the next two decades, although it appears that they took out several loans against it. In June of 1989, after not repaying certain promissory notes, the property was sold at auction to Travis Savings and Loan Association (BCDR 4586:534).

Travis Savings and Loan quickly sold the property to Elizabeth Holeyfield in September of 1989 for a sum of \$64,000 (BCDR 4669:1033). Holeyfield retained ownership until December of 1994 at which time she conveyed the property to Francis(ca) Keith. Keith assumed the unpaid balance of the note that Holeyfield had taken in 1989 (BCDR 6315:1433). In June of 2010, the City of San Antonio placed a lien on the property for costs of cleaning the property (BCDR 14614:1743). Another lien was issued in December of 2011 for the securing of the unoccupied building (BCDR 15463:329). As part of a bankruptcy proceeding, Keith sold the property to the City of San Antonio in May of 2012 (BCDR 15488:853).

Based on the deed records from 1963 until 2012, it would appear that the building ceased to function as a hospital by 1963. Desegregation practices in San Antonio started in 1954 when the San Antonio School District was one of the first school districts to comply with the *Brown v. Board of Education* ruling. The Civil Rights movement in San Antonio extended into the late 1960s, though many places of business desegregated by the early 1960s. One of the last newspaper articles that referenced the Good Samaritan Hospital appeared in 1958 when a doctor was accused of stealing Demerol. Rachel Starr was mentioned in the article as still running the Good Samaritan Hospital (San Antonio *Light* 1958). It is possible that the building functioned as a type of dwelling after 1963 that contained dormitory-style living spaces, but

no documents were recovered that indicated what the building was used for. It has been vacant for many years, and may have been so since early 1989 when the Travis Savings and Loan Association took possession of the property as a result of Williams and Bryant not fulfilling the payment of promissory notes.

The Good Samaritan Hospital is examined further in the Historic Standing Structure portion of this report. The hospital is recorded as Historic Resource 1.

Lot 3, Block 8, NCB 1508

116411

As stated in the previous section, Lot 3, Block 8 in NCB 1508 was part of Maverick's 6th Addition to San Antonio. The property was conveyed to Yoakum, then to Ellen Young by 1898. It appears at some point that Ed Steves and Sons acquired the property prior to 1940.

Carl and Annie Johnson had purchased the property from Ed Steves and Sons in July of 1940 for a sum of \$1,800 that was to be payable in \$20 monthly installments until the balance was paid in full (BCDR 1773:133). In two affidavits encountered while searching for the deed, information concerning the Johnsons was found. Carl Johnson had first been married to Bertha Clark Johnson in Travis County in 1909, but she passed away in 1924 (BCDR 1769:365). Carl married Annie in 1936 in Bexar County (BCDR 1773:78). In June of 1940, Carl was 57 years old and living on Refugio Street in San Antonio with his wife. Both affidavits indicated that they had been at that residence since 1936. In addition, Carl had been working for the Service Parking Lot for three years at the time of the records. Both records also made a point to note that Carl Johnson was a colored man of sound mind, as there was another individual with the same name living in the county who had been declared insane per Lunacy Proceeding No. 24,227 (BCDR 1773:78). The affidavits were filed prior to the Johnsons obtaining the property from Ed Steves and Sons. At the time that the property was conveyed, it was referred to as 214, 216, and 218 Connelly Street (BCDR 1773:133). Willie E. Foster received the property for a sum of \$750 in 1952. The deed indicated that the property was conveyed as part of the settlement of the estates of Carl and Annie Johnson, to whom Foster was related. McChristol Harris, another heir of the Johnsons, was the individual who executed the deed (BCDR 3167:368). Frank and Callie Hornsby purchased the lot from Foster in October of 1962 (BCDR 4849:233). Shortly thereafter, Frank and Callie Hornsby set up a deed of trust for the property with Elroy Dierks for a sum of \$2,500 that was to be paid to Myrtha Gersdorff (BCDR 4846:86). Another deed of trust was signed by Dierks in November of 1962 to make payment of one

promissory note to Myrtha Gersdorff for the sum of \$700 (BCDR 4850:551). In February of 1997, the City of San Antonio put a lien on the property with the intent to demolish the structure that was standing at the time. The structure had fallen into disrepair and was deemed a hazard to public health, safety, and welfare (BCDR 7347:1885). The lien was directed to Callie Hornsby in the sum of \$917.74 for the costs of demolition and administrative costs. Although there was a lien against the property, Callie Hornsby conveyed the property to Charles Hornsby in July of 1997 (BCDR 7157:1731). In December of 2007, Lot 3 and Lot 4 of Block 8, NCB 1508 were conveyed to Rodolfo and Lillian Zapata (BCDR 13282:91). In February of 2008, the City released the property owners from the lien on the property due to a payment of \$1,129.50 they had received (BCDR 13456:1760). An extension to the previous Deed of Trust promissory notes on the property with Hornsby as the Grantor again had Dierks making payments to Myrtha Gersdorff for a total sum of \$4,637.55 (BCDR 7590:238).

Currently, a house, likely built between 1912 and 1952, stands on the property. The house has been recorded as Historic Resource 3. To the rear of the property is another structure that is in disrepair, but according to the Sanborn Fire Insurance Map, it is likely that the structure was an apartment that had been constructed by 1952. Further discussion of the structures is in a following chapter.

Lot 2A, Block 8, NCB 1508

116409

Lot 2A, Block 8, NCB 1508 also had the same early ownership as Lot 1. The lot was part of Maverick's 6th Addition to San Antonio. The property was part of a larger group of lots conveyed to H. Yoakum in 1893. The property was then sold at auction because Yoakum had not been making payments on the promissory note he had agreed to with Ellen Young. Young was able to repurchase the property on the steps of the courthouse due to Yoakum's default in 1898. The property was then part of a parcel that Young conveyed to the Horton family in early 1900. The Horton family donated their property to the East End Baptist Church, which had been established in 1905. Lot 2A is located to the east of the property that became Corinth Baptist Church and later the Good Samaritan Hospital.

Mildred Milledge conveyed the property to Henry Lee Taylor on May 28, 1968, for a sum of \$3,000. At the time, Milledge was a widow (BCDR 5973:887). Her husband, John Milledge, had passed away on October 11, 1954 (BCDR 4865:133). In addition, Mildred Milledge and Henry Lee Taylor were sister and brother (BCDR 4865:125). On June 6, 1973, Susie Simmons purchased the property from Taylor for a sum of \$3,671.70 (BCDR 7121:553). Simmons was a widow at the time of the sale, and she agreed to

pay the note in monthly installments. In December of 1979, Simmons made a payment to Taylor that fulfilled the amount of the lien that had been placed in the property. On that date, the lien was lifted (BCDR 1788:404).

In September of 2008, the City of San Antonio placed a lien on the property as it had been deemed a hazard to the community. The City cleaned the property in July of 2008 and charged Simmons a fee of \$240 (BCDR 13693:1449). Another lien was placed on the property on July 20, 2010, by the City for additional cleaning done in May 2010. At this time, the fees totaled \$270 to be paid by the last known owner, Simmons (BCDR 14581:647). In October of 2010, another lien was placed on the property by the City for additional cleaning that took place in June of that year. The total for the June cleaning equaled \$375 (BCDR 14678:1671). A final lien found in the records indicates that the City again cleaned the property in June of 2011. The lien was placed on the property for a sum of \$495 (BCDR 15189:314). Each of these liens was in response to the City deeming the property vacant and a hazard to the rest of the community. No records indicate that Simmons paid off each lien, so it is assumed at this time that the liens are still in effect.

A structure still stands on the property. This structure appears to have built prior to 1952 according to the fire insurance maps. On those maps, it is indicated that a separated structure, which is no longer standing, had been located to the rear of the property as early as 1912. The structure is identified as an apartment. Further discussion of the structure, recorded as Historic Resource 2, is located in the Historic Standing Structure portion of the report.

Lot 7A, Block 8, NCB 1508

116415

Lot 7A, Block 8, NCB 1508 had been a portion of the property owned by Ellen Young prior to 1900. At that time, the conveyance of the property included Lot 1A as well (see Good Samaritan Hospital). The parcel remained part of the East End Baptist Church holdings until March of 1914, when Lot 7 was conveyed to Walter G. Lehr for a sum of \$185 (BCDR 439:189). Lehr was involved in many real estate transactions within San Antonio during the early to mid-portion of the twentieth century.

Sam and Hettie Adams purchased the property from Lehr at some point between 1914 and 1948, although the exact deed was not located. Lehr made many transactions over his life, and locating the right deed

proved difficult. Sam Adams died in January of 1948, passing his holdings onto his wife, Hettie (BCDR 2987:71). Susie Miller, noted as a feme sole, and Willie Andrew Miller purchased the property from Hettie Adams and Norris King in March of 1959. The note was for the sum of \$3,510 (BCDR 4277:366). Shortly after the property was conveyed to Miller, Adams drew up a document that gave power of attorney to her widowed daughter, Lucy Freeman, for the purpose of collecting on the promissory note between Miller and Adams in the event that Adams was no longer able to do so (BCDR 4291:596).

In March of 1996, a lien was placed on the property by the City of San Antonio. Susie Miller was required to pay \$825 for the cost of demolition and clearing of the land. According to the records, the City had removed a structure in November of 1988 (BCDR 6720:2057). In December of 1996, another lien was placed on the property for the same demolition that was for the sum of \$788.76 (BCDR 7014:621). In September of 2010, another lien was placed on the property for a sum of \$395 for the cleaning of the property (BCDR 14651:104). With the unpaid liens against the property, it is likely that the City will or has already taken possession; however, no record is currently on file at the Bexar County Courthouse.

Lot 12, Block 9, NCB 1509

116443

Similar to the lots located on NCB 1508, NCB 1509 was also a portion of land that was at one time owned by Maverick. Initially, the area was recorded as Range 3 (with the stipulation in many of the deeds that was referred to sometimes as “4”) in District 1. This lot was part of a section originally called City Lot 96. In March of 1893, C. H. McKay purchased the property from Reagan Houston for a sum of \$150. Houston was working as an agent for Maverick, who owned the property at the time (BCDR 113:599). Alejandro Vidal purchased the property from McKay for a sum of \$225 on May 3, 1893 (BCDR 114:557). On December 17, 1895, William Zizelmann purchased the property from Alejandro Vidal for a sum of \$400 (BCDR 140:617). At that time, the property was referred to as Lot 12, Block 9, a subdivision of the original Lot 96 in Range 3, which was sometimes called Range 4 District. In February of 1914, Wade and Jemima Haywood purchased the property from the widowed Mary Zizelmann. After William’s death, Mrs. Zizelmann and heirs sold the property for a sum of \$1,790, which the Haywoods were to pay in at least \$15 per month increments until the balance was paid off (BCDR 432:612). The Haywoods conveyed the lot to their daughter Lillian Haywood in February of 1940. The property was given to their daughter with two stipulations. One was that the note of \$1,037.50 was to be paid by

Lillian. The second was that Wade and Jemima were to be allowed to reside at the location until their death (BCDR 1739:625). Paschal Haywood, Jr. received the property as part of the estate of his deceased mother. Lillian, who died on May 29, 1963, had stipulated in her will that the property was to be given to Paschal when he reached the age of 25. Paschal turned 25 on March 15, 1969, and petitioned in September of that year for the release of the property, which was granted by the executor of the will (BCDR 6231:502).

Due to delinquent taxes, William Emick was able to purchase the property on the stairs of the courthouse during an auction in May of 1989 (BCDR 4563:595). Up until that point, Paschal Haywood, Jr. had retained ownership of the property. The City of San Antonio placed a lien on the property in December of 2003 for fees in relation to the cleaning of the parcel of land. The City had deemed it a hazard and cleaned the property in August of 2001 for a fee of \$298 (BCDR 10665:121). Emick paid the fees in April of 2007, which released the property from the lien (BCDR 13156:1502).

Lot 15, Block 3, NCB 1495

116209

Similar to the previously discussed parcels of land, Lot 15, Block 3, NCB 1495 was part of the property conveyed to Sam Maverick, Jr. by his mother, Mary Maverick, in 1878. It appears that Sam Maverick, Jr. began selling much of his property in San Antonio during the early 1890s. It is likely that these lots were sold to individuals during that time. Due to the quantity of land that changed hands between Sam Maverick, Jr. and other individuals, it can be difficult to track down each transaction. According to a plat recording the lot that was drawn in 1987, Lot 15 was composed of arbitrary lots then converted into one larger lot after the Urban Renewal Agency gained ownership. This portion of the APE was also once owned by Sam Maverick, Jr. and began to change hands in 1890. One lot of land that was referred to as Lot 4 in early deed descriptions was conveyed by Lula Mae Norton to David and Willie Mae Jones for a sum of \$10,400 in March of 1978 (BCDR 1076:507). Joe Loper served as the Trustee for the mortgage company that took on the note for this transaction. David and Willie Mae Jones conveyed the property to the Urban Renewal Agency in December of 1987 for a sum of \$20,000 (BCDR 4204:2088). This was after the Agency won suit to condemn the property in October of 1987 (BCDR 4160:1827).

In December of 1972, historic Lot 5 was obtained by Joe L. Alegria from the Travis Savings and Loan Association (BCDR 6967:214). Typically, when properties are acquired from a bank, it is likely that previous owners defaulted on the property note. Many deed transactions were located listing Travis

Savings and Loan. Due to the number of records and lack of lot descriptions in the database, the record that indicated who the property was taken from prior to being sold to Alegria was not located. Alegria sold the property to Maria Lydia Alvarez for a sum of \$3,500 in September of 1973 (BCDR 7189:716). Alvarez, who was a single woman, appears to have been very active in real estate dealings. Alvarez conveyed the property to Melvin and Margaret Huff for a sum of \$5,195.83 in September of 1974 (BCDR 7474:297). The Huffs defaulted on the note on the property, and Alvarez was able to repurchase it for a sum of \$3,000 in February of 1975 (BCDR 7531:562). Alvarez then sold the property to Rodolfo and Margarita Orta for a sum of \$3,500 in March of 1975 (BCDR 7541:919). Rodolfo and Margarita conveyed the property to their son, Romualdo, in February of 1986 (BCDR 3625:1730). Similar to what happened with historic Lot 4, the Urban Renewal Agency filed suit in October of 1987 to condemn the property (BCDR 4160:1829). Orta and the Agency did not settle on the matter until March of 1988, when the Agency paid \$21,500 to Orta for the property (BCDR 4284:1219).

A small portion of historic Lots 8, 9, and 10 appears to have been absorbed into the current Lot 15. The plat drawn in 1987 indicates that these portions were used to create an easement between Lot 15 and Lots 17 through 21 (BCDR 9520:228). Jacob Schmitter purchased historic Lot 9 (then referred to as Lot 9, Block 3, Original City Lot 96, Range 3, District 1) from August A. Fussel in December of 1890 (BCDR 87:47). During this transaction, the deed states that the property had been conveyed to E. A. Honck by Sam Maverick in February of 1890 (BCDR N70:390) and then given to Honck's wife in August of 1890 (BCDR 66:307). In February of 1914, Thomas Murphree purchased historic Lot 9 from Jacob Schmitter and Fritz Schmitter (BCDR 439:234). In addition, the same lot was conveyed to Murphree by Rose and Frank Brown, and Silvia and Phillip Eisenhauer (BCDR 439:235). A third deed was located that conveyed historic Lot 9 to Murphree by Bertha and Daniel Hahn in April of 1914 (BCDR 439:236). It appears that the property stayed within the Murphree family (although Hines and Atkins are also surnames associated with Thomas Murphree).

Sam Maverick, Jr. conveyed historic Lot 10 (referred to as Lot 10, Block 3 in Old City Lot 96, Range 3, District 1) to Janet Brown for a sum of \$250 in January of 1891 (BCDR 94:74). Janet Brown conveyed historic Lot 10 to the First Presbyterian Church according to her will recorded in probate Vol. 71 page 260. Brown died in 1906, though the property was not conveyed to the Church until November of 1919 (BCDR 582:186). Thomas G. Murphree purchased historic Lot 10 from the First Presbyterian Church for a sum of \$800 in November of 1919 (BCDR 582:187). Jewell Redfield Atchison purchased the property from Murphree et al. in June of 1944 (BCDR 2061:237). Atchison was the daughter of Thomas and Gussie Murphree. Her siblings were all heirs to the property at the time of their father's death in 1944

(BCDR 2063:164). Shelley and Annie Fischer purchased the property from Atchison for a sum of \$1,650 in July of 1946 (BCDR 2277:97). In April of 1967, Shelley Fischer contracted with General Home Builders to build a 3.7-x-4.6-m (12-x-15-ft.) addition to their house, level and raise the house, and repair the foundation. The work was to cost a total of \$2,476.80 (BCDR 687:330). During the course of their marriage, the Fischers had no children; therefore, at the time of Shelley's death in July of 1968, Annie was the sole heir to the property (BCDR 6211:857). Elevia Holland purchased the property from Annie Fischer in September of 1985 (BCDR 3521:1428). Robert and Elevia Holland contracted with Perma-Stone San Antonio Co. in October of 1985 to repair the roofing and replace rotting wood on the structure on historic Lot 10 for a sum of \$5,888 (BCDR 3585:431). The Urban Renewal Agency purchased the Lot from Elevia Holland for a sum of \$24,000 in August of 1988 (BCDR 4387:411).

In April of 2004, the Urban Renewal Agency sold the combined property to the Bexar County Opportunities Industrialization Center, Inc. as Lot 15, Block 3, NCB 1495 (BCDR 10671:476). Between 2003 and January of 2012, the property was cleaned by the City of San Antonio several times, which resulted in twelve liens.

Chapter 5: Methods

A standing structures survey was conducted to document the architectural characteristics of the structures that will be impacted by the project. Since guidelines for surveys conducted in Texas have not been uniformly set, the historic standing structure survey conducted of the properties within the current APE follows guidelines prepared by the Louisiana Division of Historic Preservation (LDHP; 2010). Documentation of the standing structures occurred during two on-site visits within the APE.

Photography

Architectural photographs of the structures were taken during the on-site visits. The photographs were of two types: perspective and elevation. Perspective photographs are used to document the structure by giving it a three-dimensional form; therefore this type of photograph is taken at a 45-degree angle, showing two sides of the structure, with the structure taking up 75 percent of the frame while the remaining 25 percent provides an environmental context (LDHP 2010:7). Elevation photographs are used to document shape and proportion, and to allow for approximate measurements to be made, this type of photograph should be taken head-on showing one side of the structure with the structure filling the frame (LDHP 2010:7).

At least two perspective photographs and one elevation photograph were taken for each structure. One of the two perspective photographs includes the front of the structure and one side, while the other has the back of the structure and the other side. This sufficiently documented the structure unless there were structures that had additional walls or angles. In the cases of uniquely shaped structures, additional frames were shot to document the entire building.

Documentation

A Standing Structure Survey form was completed for each structure. The form contained information concerning the shape, use, construction, and potential eligibility of each structure. Construction materials were noted on each form. The form also includes a section for miscellaneous observations regarding the resource and its characteristics. Following the field survey, the photographs were linked to the forms.

Curation

All records obtained and generated during the project were prepared in accordance with federal regulation 36 CFR Part 79 and Texas Historical Commission requirements for State Held-in-Trust collections. Additionally, the materials are curated in accordance with current CAR guidelines. Field notes, field forms, and photographs were placed into labeled archival folders. Digital photographs were printed on acid-free paper, labeled with archive-appropriate materials, and placed in archival-quality plastic sleeves. All field forms were completed with pencil. Ink-jet-produced maps and illustrations were placed in archival quality plastic page protectors to prevent against accidental smearing due to moisture. All project related documentation is permanently housed at CAR.

Chapter 6: Historic Standing Structure Survey

Although there were several lots that were researched in the background history of the project area, only three structures remain standing. The area located to the north of the hospital was a vacant field at the time the report was written (Figure 6-1). In addition, the lot located to the west of the hospital was also vacant, the house having been demolished years ago (Figure 6-2). Each of the three structures was documented according to the guidelines set out in the previous chapter. All three properties were vacant at the time of documentation, although evidence of squatters living in the hospital was found. The three properties were located in NCB 1508 and included Lots 1, 2A, and 3.



Figure 6-1. Vacant lot located to the north of the Good Samaritan Hospital. The vacant lot is Lot 15, Block 3, NCB 1495.



Figure 6-2. *Vacant lot located to the west of the Good Samaritan Hospital. The lot is Lot 12, Block 9, NCB 1509.*

Historic Resource 1

Historic Resource 1, the Good Samaritan Hospital, is located at the corner of Dakota and Connelly Streets (Figure 6-3) on Lot 1, Block 8, NCB 1508. At the time of documentation, the hospital was boarded up and a chain-link fence surrounded the building along the north, west, and south elevations. The Good Samaritan Hospital is a designated City of San Antonio local historic landmark. The structure is a two-story, flat-roofed, rectangular building on a raised basement with a few architectural styles exhibited, including Classical Revival and Greek Revival elements. The west and east elevations of the building are symmetrical to each other and so are the north and south elevations. There is a main floor, a second floor, and a basement. The entire structure has a stucco façade. At the top of the building, on the parapet, the words “GOOD SAMARITAN HOSPITAL” are stenciled on either side of the pediment (Figure 6-4).



Figure 6-3. *Historic Resource 1, the Good Samaritan Hospital.*



Figure 6-4. *"GOOD SAMARITAN HOSPITAL" is still seen on the front façade.*

Although the building sits on a corner lot, there is only one main elevation, the west elevation of the building facing Connelly Street. While arched wooden windows accent the north and south elevations, the presence of fire escapes and ramped exits from the building on these elevations suggest that the building was constructed to face Connelly Street.

The Greek Revival architectural accents on the façade of the building consist of a columned entranceway with a pediment above. Along the front of the building there are a total of 23 windows. The second floor of the building has 11 windows, the main floor has six, and the basement has six much smaller windows. Each window is wood framed. The majority of the windows are most likely 6/6 wooden sash spaced along the front of the building. The wood muntins have deteriorated in almost all of the windows, though historic photographs show a 6/6 configuration. Most of the windows are boarded, and the few that have some glass remnants appear to have six panes of glass. It is possible that the 6/6 windows are double hung as that would remain consistent with the construction styles of the time, but close inspection of the sashes were not possible during the site visit. The basement windows exhibit a single pane and are set in a wood frame. All windows appear to be part of the original construction of the building.

The square columns at the front of the building exhibit wood capitals and shafts, but the columns are sitting on concrete bases (Figure 6-4). The square column is loosely based on Greek and Roman style, but square prototypes do not exist. These types of columns are considered to be vernacular Doric simplifications that are commonly used in the Greek Revival architectural style. The wood appears to be fairly weathered. In addition to the wood columns, a wooden architrave is present near the top of the building. A very thin cornice, also made of wood, is at the top of the building.

The majority of the eastern side of the building is covered in ivy that does not permit a comprehensive inspection of the structure's eastern façade. The civil engineer survey of the structure was also not able to document the eastern elevation of the structure due to the ivy cover (Gauthier 2012). Though the ivy covering has impeded documentation, it appears that the architrave does not extend all the way around the building and is missing from the east elevation. Documentation of the east elevation after the removal of the ivy and prior to any alterations the building is recommended.

The north side of the hospital also has ivy clinging to a portion of the building. Evidence of the wood architrave and cornice are noted on this side. A metal fire escape slide is present on the north side. There are two entrances to the building on the north side. One entrance consists of concrete steps that lead to a door that opens to the main floor of the structure. The second set of concrete steps leads down to the

basement. An ornate arched window is located on this side of the building as well. The window exhibits a Classical Revival architectural feel with a Palladian style to the feature. This window appears to have been boarded up with clapboard covering. Approximately half of the boards are now missing, and it is unknown if the covering was added after the building was vacated to protect the window (Figure 6-5).



Figure 6-5. *Window located on the north side of Historic Resource 1.*

In addition to the arched window, the north elevation exhibited ten windows that were visible. More are likely present under the ivy covering. The basements windows are single-lite wood sash construction. The northeast corner had two double set windows, one set for the main floor and another for the top floor of the structure. The set on the main floor appears to be 6/6 wood sash window, which may indicate that the window on the top floor was the same. Similar to the east elevation, the windows are boarded, and the glass has been broken out.

The south elevation of the building is similar to the north. Ivy has invaded the southwest corner, making that portion difficult to document, but the architrave and cornice are present on this side as well. Along the south side of the building is a metal slide used as a fire escape (Figure 6-6). The door from which one could use the fire escape was boarded up. Three additional entrances to the building were located on the

south side of the building. One accessed the main floor by means of a wooden ramp; the other accessed the main floor by way of concrete steps. The third entrance was a set of concrete steps leading down to a basement door (Figure 6-7). The entrance to the main floor has an arched wooden frame that likely held glass panes. It is similar in design as the north elevation Palladian style window, but the south one exhibits an entrance to the building. Classical Revival structures exhibit this fanlight and side panel construction to the entryway. In addition, a tri-partite window sits above the doorway separating the fan light and the door. This may be in keeping with the Early Classical Revival architectural style that also exhibits semi-circular fanlights over paneled doors.

Eleven windows are visible on the south side of the structure. Most of the window glass has been broken. Two of these windows, one located on the second floor and one on the main floor, are likely double set 6/6 wooden framed. Most of the windows have been boarded up, but one located on the main floor in the southeast corner still has the glass intact. That window exhibits wrought iron bars. One basement window is visible from the street. Three additional basement windows are located under the ramp.



Figure 6-6. *Metal fire escape slide located on the south side of Historic Resource 1.*



Figure 6-7. *Stairways leading to the entrances on the south side of Historic Resource 1.*

Interior

CAR staff was allowed access into the structure to examine its architectural features and observe the layout of the building. Entry was obtained from a southern door accessible from a steep ramp. A few boards on the ramp were missing at this time. Rooms were located on either side of the hall that was entered from the southern door. The hallway led to the main foyer and additional rooms in the northern portion of the building. Each room was examined, and photographs were taken. Many of the rooms had boarded windows, so the interior of the building was dark.

The floors of the first floor were wood with wooden joists and a few steel beams. Both the joists and steel beams were visible in areas that the wood flooring was missing. The wood is decaying due to water damage, and there were areas where the floor was no longer intact (Figure 6-8). A portion of the second floor had fallen into the first and exposed the basement of the structure. The main hallway was still intact, but the northwestern room floors were not present. The flooring along a portion of the east wall was also missing on the first floor.



Figure 6-8. *The interior of the Good Samaritan Hospital at the main entryway to the first floor.*

The plaster walls on the first floor were intact in some places and not in others. The southern portion of the building seems to have had less damage than the central and northern portion. In the grand foyer, evidence was noted of the plaster falling off the wire mesh frame. The wire mesh is degrading and can no longer hold the plaster to the wall. In an eastern room, the plaster has fallen completely away, revealing a good portion of the wood frame. The central portion of the eastern wall is brick. Due to the ivy covering on the eastern elevation, it is unknown if the brick is exposed on the exterior.

The second floor was missing a good portion of its wood flooring (Figure 6-9). Stairs leading to the second floor from the main foyer were missing, but remnants of the frame were still visible. Access to the second floor was obtained through a smaller stairwell southeast of the main entrance. These stairwells would have mirrored each other. The missing stairwell was removed at one time due to the damage resulting from the fallen roof and ensuing exposure to the elements. Two stair treads were missing in the remaining stairwell. The flooring at the head of the stairs on the second floor was extremely waterlogged and weakened. What appears to be a door was laid across missing flooring to allow for access to a portion of the second floor. The main hallway of the second floor was intact. The area above the foyer was missing floor boards as well as portions of the floor in each corner of the second floor.



Figure 6-9. *The interior of the Good Samaritan Hospital on the second floor above the main entryway.*

One stairwell gave access to the basement. The stairs were in much better condition than those leading to the second floor. The basement had concrete flooring and concrete walls. Steel beams were visible on the ceiling of the basement but showed signs of rust. There were several smaller side rooms in the basement off a larger main room. Small windows were located in these rooms but were currently boarded up. The west central portion of the basement under the main entrance to the hospital had remnants of the first floor collapse. Rotted wood flooring and floor joists mixed with other debris filled the western rooms. Evidence of water seepage and flooding was noted in the waterlogged wall and warped doors. In the main room of the basement the plaster has either fallen or been knocked off the walls exposing the wood frames.

Both the first and second floor contained evidence of squatters. There were empty food containers, newspapers, discarded clothing, and other trash strewn about the southern portion of the second floor. In the southernmost room of the second floor, there was so much trash and clothing that it was difficult to see the floor. The first floor had an area set up for a dining table. One room had several mattresses and was set up like a bedroom. It appears that squatters are still utilizing the building at the time of the visit. One room in the basement located on the east side of the building had the window un-boarded and a plank was resting on the window sill (Figure 6-10). This provided access into the building from the small space between Historic Resource 1 and Historic Resource 2.



Figure 6-10. Room at the Good Samaritan Hospital in the basement that had an open window and plank.

All fixtures have been removed from the structure. Each of the fuse boxes has been opened, and the fuses and wiring have been torn out (Figure 6-11). In many of the bathrooms the toilets and showers have been smashed. There are no switches, doors, door knobs, glass window panes, or any decorative pieces. The air ducts have been ripped open. Only three things with ties to the original construction were noted in the building. One is the sprinkler system. The lines are still present and can be seen throughout the building (Figure 6-12). The second is a water valve located in the northwestern room on the first floor (Figure 6-13). The date on the piece is 1948. The third is located in the basement and is likely connected to the water system (Figure 6-14). It is a control valve that appears to have been part of the original construction.



Figure 6-11. Fuse box noted on the main floor of the hospital.



Figure 6-12. Example of the sprinkler system present throughout the hospital.



Figure 6-13. Water valve noted on the main floor of the northwestern room in the hospital.



Figure 6-14. *Water line and valve located in the northern room in the basement.*

Historic Resource 2

Historic Resource 2 is a one-story Craftsman bungalow located at 1604 Connelly Street on Lot 2A, Block 8, NCB 1508 (Figure 6-15). It is a wood frame, wood siding, clapboard dwelling that rests on a pier-and-beam foundation. The low roof line, wide overhanging eaves, and exposed rafter ends add visual interest as do the decorative brackets supporting the overhanging eaves. The roof is covered with fiberglass shingles. Craftsman-influenced square boxed piers topped with square box columns support an attached front- and side-gabled porch.



Figure 6-15. *Historic Resource 2, facing southwest.*

The porch has rails and a clapboard skirt below the railing. Concrete steps provide access to the porch level of the dwelling off the concrete sidewalk that is framed by two stone columns offset from the curb (Figure 6-16). The north elevation, the front of the dwelling, has one 1/1 wood sash window centered under the space defined by the covered porch, and two doorways provided entry into the dwelling, one facing the stairway and the other to right of it. A double set of 1/1 wood sash windows are centered in the façade.



Figure 6-16. *Historic Resource 2, north elevation.*

The south elevation, or back façade of the dwelling, has two boarded doors that open onto a covered porch (Figure 6-17). Turned spindle columns support a shingled roof, and the floor of the porch is supported by a combination of milled dimensional lumber and logs. The railing frames the porch on two sides, and the entire porch is a later construction possibly having replaced a previous porch given the doorways that opened to the back of the house. A double-hung wood sash window overlooked the backyard prior to having been boarded up. A narrow sheet-rock-framed addition at the southwestern corner of the back of the dwelling, and given the chimney pipe extending from it through the roof of the house, the addition may have housed the water heater.



Figure 6-17. *Rear of Historic Resource 2, facing northeast.*

The windows that are not boarded up on the house exhibit decorative screens (Figure 6-18). The screens were hinged to the top of the window frame. The front windows of the house also have decorative wrought iron bars. One window on the side had shutters on the interior of the house that could be seen through the screen.



Figure 6-18. *Decorative screens covering the windows of the eastern side of the house.*

The east elevation is partially formed by the wrap-around porch. The remainder of the east façade has three 1/1 wood sash windows, in addition to a single smaller window. The western elevation is difficult to observe due to the narrow space between the Good Samaritan Hospital and the edge of the property. It has a single 1/1 wood sash window and a smaller wood framed window similar in size to the one on the eastern elevation. An aluminum sunshade attached over the smaller of the windows most likely dates to the days before the construction of the hospital, and it may have been added later to provide privacy.

The structure was vacant, and no access was gained to the inside of the dwelling at the time of the two field visits. At least a portion of Historic Resource 2 was likely constructed by 1912 and altered by 1952 (according to the Sanborn maps). The two Sanborn Fire Insurance Maps of the property show different shapes. The earlier map depicts a shotgun style, and the later map exhibits the current bungalow design. It is likely that the early house was altered rather than torn down. On both of these maps, a small building is located to the rear of the main house and is identified as an apartment on the 1952 edition of the maps. No evidence of the outbuilding depicted on the Sanborn maps within the property was noted in the dense foliage covered yard.

Such detached apartments were a common element on lots of the period as owners attempted to capitalize on the large numbers of World War II veterans returning from the European theater and looking for both a

place to live and employment. The Old West Austin Historic District, located in Austin, Texas, is an example of this kind of setup with its large number of bungalow style residences with detached apartments or garages converted into apartments constructed around the late 1940s and early 1950s. It is possible that the concept also occurred in San Antonio during that time period.

Historic Resource 3

Historic Resource 3 is located to the east of Historic Resource 2 at 1610 Connelly Street on Lot 3, Block 8, NCB 1508. It is a one-story wood frame, wood siding, clapboard dwelling that rests on a pier-and-beam foundation (Figure 6-19). The dwelling has double front-facing gables. The moderate roof line, wide overhanging eaves, and exposed rafters are Craftsman style elements. Decorative brackets support the overhanging eaves. The pinnacles under the eaves exhibit decorative lattice details. The porch is supported by metal posts rather than wooden columns. The floor plan appears to be a variation on that employed in Historic Resource 2 with entry to the dwelling provided through two doors that open on the front porch. The structure exhibits a standing-seam metal roof.



Figure 6-19. *Historic Resource 3, facing southwest.*

The porch has no railing, and its floor is a massive slab of concrete. Concrete steps provide access to the porch level of the dwelling off the concrete sidewalk (Figure 6-20). The north elevation, the front of the dwelling, has one 1/1 wood sash window centered under the space defined by the covered porch, and two

doorways provided entry into the dwelling, one facing the stairway and the other to right of it. A double set of 1/1 wood sash windows are centered in the façade. Flat board moldings frame each of the windows.



Figure 6-20. *Historic Resource 3, north elevation.*

The south elevation of the dwelling has a wood framed door that opens onto wooden steps providing access to the backyard (Figure 6-21). A window, which is now boarded up, overlooked the backyard.



Figure 6-21. *Historic Resource 3, south elevation.*

The east elevation best exhibits the later addition to the back of the dwelling. It has a small 1/1 wood sash window in the center of the wall and two double set of 1/1 wood sash windows on either side. Each of these is framed with flat board moldings. The addition at the rear of the dwelling has a 2/2 aluminum framed window. The west elevation is partially obscured by nearby fencing and was difficult to photograph. The addition to the original core dwelling contains a single, flat board framed single-pane window. The original portion of the dwelling contains a single, flat board-framed window near the addition and a 1/1 double hung board framed sash window toward the front of the unit.

The main portion of the house has a tin roof. The back addition to the structure exhibits a composite shingle roof. The main portion of the house has wood framed windows. The back addition has one aluminum frame window. No screens are present on the windows. The rear window is boarded over. The remaining windows have tarps or sheets blocking the view to within. The window frames on this resource are not as finely crafted as on Historic Resource 2 and lack screen coverings.

At the back of the property is a small outbuilding that appears to have more recently been used as a workshop or shed (Figure 6-22). The outbuilding may be contemporaneous with the main house, likely built between 1912 and 1952 as evident on the Sanborn maps. The roof is of the same material (tin sheets) as that used on the main portion of the house. The structure exhibits a house number on the front, suggesting that it was used as a residence at one point. If this is the case, the structure has not been used in many years as the siding and door has been removed.



Figure 6-22. *Associated structure located at the rear of the lot, Historic Resource 3.*

Similar to Historic Resource 2, the main structure exhibited changes between the 1912 and 1952 Sanborn Fire Insurance maps. The apartment was not on the earlier map but was on the 1952 version depicting the area after the construction of the Good Samaritan Hospital was completed.

Chapter 7: Discussion and Recommendations

The current APE falls within a portion of town that has strong ties to the African American community. The area is considered part of the Baptist Settlement which is characterized by the predominance of Baptist Churches that served the African American population. The East End Baptist Church, later known as the Corinth Baptist Church and today known as Greater Corinth Baptist Church, serviced the community that lived on the east side of the historic San Antonio cemeteries. Historical accounts indicate that there may have been some mix in the affluence of the individuals that lived in this area, but it was predominately lower income minorities who preferred to live close to the center of town.

The Good Samaritan Hospital was located in an already established African American community that relied on the East End Baptist Church. The hospital was built to serve the African American community that had few options for receiving medical care due to segregation. The congregation worked with Rachel Starr and Genevieve Troutman to raise funds and to provide a location for the much needed hospital. In addition, the congregation received help relocating their church from Charles Bellinger, a prominent leader of the community, who helped by providing the Church with property that had at one time been his residence.

The Good Samaritan Hospital plays an important role in the history of the east side of San Antonio. Due to its importance to the African American community, the structure is potentially eligible to be listed as a State Archaeological Landmark. Architecturally, it appears to be a combination of different styles, but the structure already meets Criteria A (property related to significant historical trends) at the state level for listing on the National Register of Historic Places, which is a prerequisite for SAL listing. The structure is designated as Historical Landmark by the City of San Antonio. It would be desirable to save as much of the structure as possible. This is a difficult task, though, as the structural integrity is poor. According to the structural assessment, provided by Coyle Engineering, “significant degradation” is evident in the roof and flooring of the building “due to exposure to weather, small fires set by squatters, and general lack of maintenance resulting from years of building vacancy” (Gauthier 2012:1). Major structural problems include a rotting wood frame, a fallen main roof truss, water in the basement, the presence of asbestos, and lead based paints. In addition, in their current state, the floors do not meet current load standards and will require much work to bring them to standard. Architects estimate that at least 50 percent of the floor framing on each level of the structure, at least 50 percent of the roof framing, and all of the roof deck needs to be replaced (Gauthier 2012). Repairing and rebuilding of much of the interior will be required to reuse the building.

Saving the structure will require much work, but the architectural assessment indicates that barring any unforeseen impacts it is possible. Excavation around the perimeter of the structure would be necessary to install a foundation drain and add waterproofing. Removal of the concrete slab of the basement floor is proposed to investigate the foundation construction. It would be replaced with a slab that meets current standards. Bringing everything up to code will be a major undertaking. Due to the designation as a local historic landmark, coordination with the City's Office of Historic Preservation will be required prior to any exterior modifications or alterations.

The remaining two historic resources located to the east of the hospital were constructed to their current dimensions sometime between 1912 and 1952. Structures were noted on the 1912 Sanborn Fire Insurance Map that were in the same location but were different shapes. By the 1952 edition, the structures were in the shape seen today. Both structures have undergone some alterations throughout the years including back porch additions and changes to the front porches that have diminished their architectural significance. Also, due to the presence of many similar styled structures in the area, some in much better condition than these, CAR does not recommend that Historic Resource 2 or 3 is eligible for listing as an SAL. The structures, though old enough, do not contribute significantly to the cultural understanding of the community. The CAR archaeologists were informed that the structures were slated for demolition. At this time, CAR does not feel that the structures are significant enough to warrant further research.

In addition, several investigations including the large Alamodome excavations have provided detail to the different groups of people living in the vicinity. Though there is likely to be subsurface deposits, CAR does not deem the research potential to be great enough to warrant a pedestrian survey of the APE. The majority of the structures that once inhabited the lots have been razed. It is likely that the lots have experienced some disturbance. In addition, the APE is not located near enough to a stream or other significant water source that would create a potential for the presence of significant prehistoric deposits. Therefore, CAR recommends that there are no further investigations within the current APE.

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Appendix A:
Standing Structure Survey Forms

Historic Standing Structure Inventory Form

Thursday, May 24, 2012

3:08:58 PM

Dakota Street

City San Antonio County Bexar Inventory # 1
Historic Name Good Samaritan Hospital Complex/Site Name Dakota Street ACCD Complex

Location 1602 Dakota Street

Resource Type Hospital Property Type Commercial

Landscape/Site Features

Outbuildings none

Function: Current Use vacant Historic Use hospital/church

Construction date: 1948 Actual Estimated

Architect _____ Builder _____

Possible Threats Demo Development None Alteration Relocation Vacant Utility Expansion

Integrity: Location Design Materials Workmanship Setting Feeling Association

USGS Quad # San Antonio East 2998-133 Year _____ UTM Zone: 14 Easting 552385.86 Northing 3254165.43

Boundary Description and Justification

Lot 1 Blck 8 NCB 1508

Recorder: Kristi Miller Ulrich Date 5-1-12

Stylistic Influence Greek Revival

Roof Type wood frame Materials Wood, stucco, steel

Wall Façade Greek Revival, stucco and wood Foundation concrete slab basement

Window Type wood frame Materials glass, wood

Door Type _____ Door Material _____

General Architectural Description

At the time of documentation, the hospital was boarded up and a chain-link fence surrounded the building along the north, west, and south elevations. The structure is a three story, flat-roofed rectangular building with a few architectural styles exhibited, including Classical Revival, Greek Revival, and Colonial Revival elements. The west and east elevations of the building are symmetrical to each other, as are the north and south elevations. There is a main floor, a second floor, and a basement. The entire structure has a stucco façade. At the top of the building, on the frieze, the words "GOOD SAMARITAN HOSPITAL" are stenciled on either side of the pediment. Although the building sits on a corner lot, there is only one main elevation, the west elevation of the building facing Connelly Street. While arched wooden windows accent the north and south elevations, the presence of fire escapes and ramped exists from the building on these elevations suggest that the building was constructed to face Connelly Street.

The Greek Revival architectural accents on the façade consist of the building has a columned entranceway with a pediment above. Along the front of the building there are a total of 23 windows. The second floor of the building has 11 windows, the main floor has six, and the basement has six much smaller windows. Each window is wood framed. The majority of

City	<u>San Antonio</u>	County	<u>Bexar</u>	Inventory #	<u>1</u>
Historic Name	<u>Good Samaritan Hospital</u>	Complex/Site Name	<u>Dakota Street ACCD Complex</u>		

the windows are most likely 3/3 single hung wooden sash spaced along the front of the building. Most of the windows are boarded, and the couple that have some glass remnants appear to have six panes of glass. The basement windows are single paned.

The square columns at the front of the building exhibit wood capitals and shafts but are sitting on concrete bases. The square column is loosely based on Greek and Roman style but square prototypes do not exist. These types of columns are considered to be vernacular Doric simplifications that are commonly used in the Greek Revival architectural style. The wood appears to be fairly weathered. In addition to the wood columns, a wooden architrave is present near the top of the building. A very thin cornice is also of wood at the top of the building.

The majority of the eastern side of the building is covered in ivy that does not permit a comprehensive inspection of the structure's eastern façade. The civil engineer survey of the structure was also not able to document the eastern elevation of the structure due to the ivy cover. Thought the ivy covering has impeding documentation, it appears that the architrave does not extend all the way around the building and is missing from the eastern elevation. It would be ideal to document the east elevation after the removal of the ivy and prior to any alterations the building.

The north side of the hospital also has ivy clinging to a portion of the building. Evidence of the wood architrave and cornice are noted on this side. A metal fire escape slide is present on the north side. There are two entrances to the building on the north side. One entrance consists of concrete steps that lead to a door that opens to the main floor of the structure. The second set of concrete steps leads down to the basement. Beautifully ornate arched window is located on this side of the building as well. The window exhibits a Colonial Revival architectural feel with a Palladian style to the feature. This window appears to have been boarded up with clapboard covering. Approximately half of the boards are now missing, and it is unknown if the covering was added after the building was vacated to help protect the window. In addition to the arched window, the north elevation exhibited ten windows that were visible. More are likely present under the ivy covering. The basements windows are of single-paned wood sash construction. The northeast corner had two double set, single-hung windows, one set for the main floor and another for the top floor of the structure. The set on the main floor appears to be 6/6 wood sash window, which may indicate that the window on the top floor was the same. Similar to the east elevation, the windows are boarded and the glass has been broken out.

The south elevation of the building is similar to the north. Ivy has invaded the southwest corner, making that portion difficult to document, but the architrave and cornice are present on this side as well. Along the south side of the building is a metal slide used as a fire escape. The door from which one could use the fire escape was boarded up. Three additional entrances to the building were located on the south side of the building. One accessed the main floor by means of a wooden ramp, the other also accessed the main floor, by way of concrete steps. The third entrance was a set of concrete steps down to a basement door. The entrance to the main floor has an arched wooden frame that likely held glass panes. It is similar in design as the north elevation Palladian style window, but the south one exhibits an entrance to the building. Colonial Revival structures exhibit this fanlight and side panel construction to the entryway. This may be in keeping with the Early Classical Revival architectural style that also exhibits semi-circular fanlights over paneled doors.

There are eleven visible windows on the south side of the structure. Most of the window glass has been broken. Two of these windows, one located on the second floor and one on the main floor, are likely double set 6/6 wooden framed. Most of the windows have been boarded up, but one located on the main floor in the southeast corner still has the glass intact. That window exhibits 12 panes of glass and wrought iron bars. One basement window is visible from the street. Three additional basement windows are located under the ramp.

Additions/Modifications Dates

Was a church until 1940s. Converted into a hospital by 1948.

Associated Context Historical Information

The Good Samaritan Hospital was a result of members of the Corinth Baptist Church founding a hospital for the African American community due to the issues of segregation during the 1940s. The Hospital was started in 1948.

1



2



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City San Antonio County Bexar Inventory # 2
Historic Name Complex/Site Name Dakota Street ACCD Complex

Location 1604 Connelly Street

Resource Type house Property Type residential

Landscape/Site Features

Outbuildings none

Function: Current Use vacant Historic Use dwelling

Construction date: 1912- Actual Estimated
1952

Architect

Builder

Possible Threats Demo Development None Alteration Relocation Vacant Utility Expansion

Integrity: Location Design Materials Workmanship Setting Feeling Association

USGS Quad # San Antonio East 2998-133 Year UTM Zone: 14 Easting 552399.87 Northing 3254166.89

Boundary Description and Justification

Lot 2A Block 8 NCB 1508

Recorder: Kristi Miller Ulrich Date 5-1-12

Stylistic Influence Arts and Crafts-Bungalow

Roof Type gabled, shingled Materials composite shingle, wood

Wall Façade wood Foundation pier and beam

Window Type wood frame with bars Materials wood, glass, wrought iron

Door Type standard Door Material wood

General Architectural Description

At the time of the site visit the structure appeared to be vacant. It is a wood frame, wood siding clapboard dwelling that rests on a pier-and-beam foundation. The low roof line, wide overhanging eaves and exposed rafter ends add visual interest as do the decorative brackets supporting the overhanging eaves. The roof is covered with fiberglass shingles. Craftsman-influenced square boxed piers topped with square box columns support an attached front and side gabled porch. The porch has rails and a clapboard skirt below the railing. Concrete steps provide access to the porch level of the dwelling off the concrete sidewalk that is framed by two stone columns offset from the curb. The north elevation, the front of the dwelling, has one 1/1 wood sash window centered under the space defined by the covered porch and two doorways provided entry into the dwelling, one facing the stairway and the other to right of it. A double set of 1/1 wood sash windows are centered in the façade. The south elevation, or back façade of the dwelling has two boarded doors that open onto a covered patio. Turned spindle columns support a shingled roof and the floor of the patio is supported by a combination of hewn lumber and logs. The railing that frames the patio on two sides and the entire patio is a later construction possibly having replaced a previous patio given the doorways that opened to the back of the house. A double hung wood slash window overlooked the backyard prior to having been boarded up. A narrow sheet-rock-framed addition at the southwestern corner of the back of the dwelling may have housed the water-heater given the chimney pipe extending through the roof of the house from it. The windows that are not boarded up on the house exhibit decorative

City	<u>San Antonio</u>	County	<u>Bexar</u>	Inventory #	<u>2</u>
Historic Name				Complex/Site Name	<u>Dakota Street ACCD Complex</u>

screens. The screens were hinged to the top of the window frame. The front windows of the house also have decorative wrought iron bars. One window on the side had shutters on the interior of the house that could be seen through the screen. The east elevation is partially formed by the wrap-around porch. The remainder of the east façade has three 1/1 wood slash windows, in addition to a single smaller window. The western elevation is difficult to observe due to the narrow space between the Good Samaritan Hospital and the edge of the property. It has a single 1/1 wood sash window and a smaller wood framed window similar in size to the one on the eastern elevation. An aluminum sun-shade attached over the smaller of the windows must date to the days before the construction of the hospital or may have been intended to provide privacy.

The structure was vacant and no access was gained to the inside of the dwelling at the time of the two field visits. At least a portion of HR 2 was likely constructed by 1912 and altered by 1952 (according to the Sanborn maps). The two Sanborn Fire Insurance Maps of the property show different shapes. The earlier map depicts a shotgun style, and the later map exhibits the current bungalow design. It is likely that the early house was altered rather than torn down. On both of these maps, a small building is located to the rear of the main house and is identified as an apartment on the 1952 edition of the maps. No evidence of the outbuilding depicted on the Sanborn maps within the property was noted in the dense foliage covered yard.

Such detached apartments were a common element on lots of the period as owners attempted to capitalize on the large numbers of WW II veterans returning from the European theater and looking for both a place to live and employment. The Old West Austin Historic District has a large number of bungalow style residences with detached apartments or garages converted into apartments constructed around the late 1940s and early 1950s.

An entryway to the yard is marked by stone columns and iron bars. One of the stone columns has a concrete urn.

Additions/Modifications Dates

between 1912 and 1952

Associated Context Historical Information

Part of a parcel of land sold to the Horton family that was later donated to the East End Baptist Church. Refer to HR 1.

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Photo Data: Roll

Frame 17-28

Feature

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City San Antonio County Bexar Inventory # 3
Historic Name _____ Complex/Site Name Dakota Street ACCD Complex
Location 1610 Dakota Street
Resource Type house Property Type residential

Landscape/Site Features

Outbuildings one smaller building. Possible apartment

Function: Current Use vacant Historic Use dwelling

Construction date: 1912- Actual Estimated
1952

Architect _____ Builder _____

Possible Threats Demo Development None Alteration Relocation Vacant Utility Expansion

Integrity: Location Design Materials Workmanship Setting Feeling Association

USGS Quad # San Antonio East 2998-133 Year _____ UTM Zone: 14 Easting 552415.99 Northing 3254168.36

Boundary Description and Justification

Lot 3 Block 8 NCB 1508

Recorder: Kristi Miller Ulrich Date 5-8-12

Stylistic Influence Arts and Crafts-Bungalow

Roof Type Gabled, tin Materials wood frame, tin

Wall Façade wood Foundation concrete slab ?

Window Type wood frame Materials Wood, glass

Door Type standard Door Material wood

General Architectural Description

The house is similar in construction style to HR 2, but exhibits what appears to be a more modern design. It is a one-story wood frame, wood siding clapboard dwelling that rests on a pier-and-beam foundation. The dwelling has double front-facing gables. The moderate roof line, wide overhanging eaves and exposed rafters are Craftsman style elements. Decorative brackets support the overhanging eaves. The pinnacles under the eaves exhibit decorative lattice details. The porch is supported by metal posts rather than wooden columns. The floor-plan appears to be a variation on that employed in HR #2 with entry to the dwelling provided through two doors that open on the front porch. The roof consists of corrugated metal sheets. The porch has no railing and its floor is a massive slab of concrete. Concrete steps provide access to the porch level of the dwelling off the concrete sidewalk. The north elevation, the front of the dwelling, has one 1/1 wood sash window centered under the space defined by the covered porch and two doorways provided entry into the dwelling, one facing the stairway and the other to right of it. A double set of 1/1 wood sash windows are centered in the façade. Flat board moldings frame each of the windows. The south elevation of the dwelling has a wood framed door that opens onto wooden steps providing access to the backyard. A window overlooked the backyard prior to having been boarded up. The east elevation best exhibits the later addition to the back of the dwelling. It has a small 1/1 wood sash window in the center of the wall and two double set of 1/1 wood sash windows on either side. Each of these is framed with flat board moldings. The addition at the rear of the dwelling has a 2/2 aluminum framed window. The west elevation

City San Antonio County Bexar Inventory # 3
Historic Name Complex/Site Name Dakota Street ACCD Complex

is partially obscured by nearby fencing and was difficult to photograph. The addition to the original core dwelling contains a single flat board framed single-pane window. The original portion of the dwelling contains a single flat board-framed window near the addition and a 1/1 double hung board framed sash window toward the front of the unit.

The main portion of the house has a tin roof. The back addition to the structure exhibits a composite shingle roof. The main portion of the house has wood framed windows. The back addition has one aluminum framed window. No screens are present on the windows. The rear window is boarded over. The remaining windows have tarps or sheets blocking the view to within. The window frames on this resource are not as finely crafted as on HR 2 and lack screen coverings.

At the back of the property is a small outbuilding that appears to have more recently been used as a workshop or shed. The outbuilding may be contemporaneous with the main house, likely built between 1912 and 1952 as evident on the Sanborn maps. The roof is of the same material (tin sheets) as that used on the main portion of the house. The structure exhibits a house number on the front, suggesting that it was used as a residence at one point. If this is the case, the structure has not been used in many years as the siding and door has been removed.

Additions/Modifications Dates

between 1912 and 1952, associated building was constructed between these dates as well.

Associated Context Historical Information

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Appendix B:
Texas Historical Commission Concurrence Letters



The University of Texas at San Antonio

Center for Archaeological Research



May 29, 2012

Mark H. Denton
Texas Historical Commission
Director, State and Federal Review Section
Archeology Division
P.O. Box 12276
Austin, Texas 78711-2276

Re: *Background Research and Historic Standing Structure Survey Related to the Planned Development of a new Alamo College Office Complex and Veteran's Outreach and Transition center, San Antonio, Bexar County, Texas*
Technical report No. 40; Center for Archaeological Research
Project Manager: Steve A. Tomka

Dear Mr. Denton: *Mark*

I have enclosed a draft copy of the aforementioned report for your review. This copy contains only the background review associated with this project. Since this project was a standing structure survey and the compilation of archival background on the project area, it was not conducted under a THC permit.

The principal aspect of the project was the assessment of the Standing Structures within the proposed project APE. We are coordinating with Ms. Elizabeth Porterfield and Ms. Kay Hinder with the City of San Antonio's Office of Historic Preservation and with Ms. Kim Barker regarding the structures survey. I would greatly appreciate it if you could provide the copy with the Standing Structure Survey Appendix to Ms. Barker for her review.

A secondary aspect of the project was to assess the need for a potential future pedestrian survey of the proposed APE. Given that the area is away from any streams and no known Spanish Colonial resources are present in its vicinity, we do not recommend a pedestrian survey of the APE. Please let us know if your office concurs with this recommendation.

We appreciate your continued support of the Center's cultural resources management and research activities, and look forward to your comments.

Sincerely yours,
Steve A. Tomka

Steve A. Tomka
Director
Enclosure

ANTIQUITIES CODE OF TEXAS REVIEW	
NO SURVEY REQUIRED	
PROJECT MAY PROCEED	
by	<i>Mark Wolfe</i>
for Mark Wolfe	
Executive Director, THC	
Date	<i>6-27-12</i>
Track#	<i>201210438</i>

Kim Barker
Project Reviewer
Division of Architecture
Texas Historical Commission
P.O. Box 12276
Austin, Texas 8711-276

RECEIVED

May 29, 2012

MAY 30 2012

TEXAS HISTORICAL COMMISSION

Re: *Background Research and Historic Standing Structure Survey Related to the Planned Development of a new Alamo College Office Complex and Veteran's Outreach and Transition center, San Antonio, Bexar County, Texas*
Technical report No. 40; Center for Archaeological Research
Project Manager: Steve A. Tomka

Dear Ms. Barker:

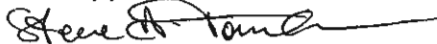
I have enclosed a draft copy of the aforementioned report for your review. This copy contains the background review associated with this project as well as the Standing Structure Survey appendix. Since this project was a standing structure survey and the compilation of archival background on the project area, it was not conducted under a THC permit.

The principal aspect of the project was the assessment of the Standing Structures within the proposed project APE. We are also coordinating with Ms. Elizabeth Porterfield and Ms. Kay Hindes with the City of San Antonio's Office of Historic Preservation regarding the structures survey. Three structures were noted within the proposed APE. Our assessment is that only one of them, the Good Samaritan Hospital building, is potentially eligible for formal listing as a State Archeological Landmark. Please let us know if your office concurs with this recommendation.

A secondary aspect of the project was to assess the need for a potential future pedestrian survey of the proposed APE. We are coordinating with Mr. Mark Denton of the Archeology Division regarding our recommendations associated with this aspect of the project.

We appreciate your continued support of the Center's cultural resources management and research activities, and look forward to your comments.

Sincerely yours,



Steve A. Tomka

Director

Enclosure

CONCUR	
by	<i>Mark Wolfe</i>
for	Mark Wolfe
State Historic Preservation Officer	
Date	<i>26 June 2012</i>
Track#	<i>201210422</i>