



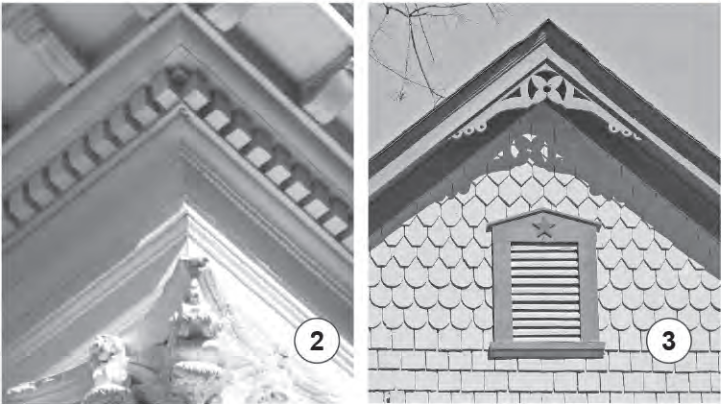
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## Glossary of Architectural Terms

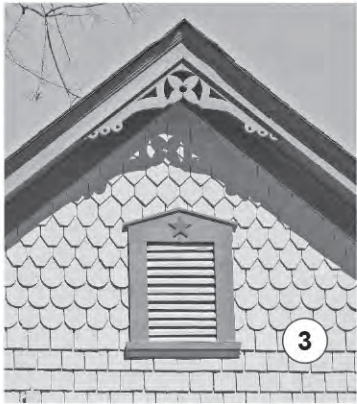
## History of the San Pedro Acequia (1718 - 1912)

## Credits

### Along the Acequia Principal Development along the San Pedro Acequia



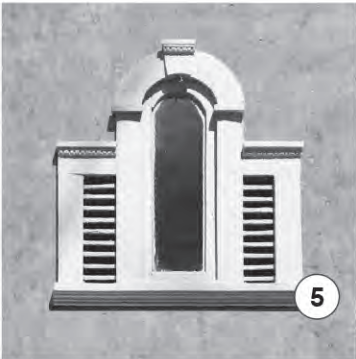
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**Capital:** Buildings in the 19th and early 20th Centuries borrowed motifs from Greek and Roman Architecture. Many Victorian houses incorporated Classical and Greek Revival elements. Among these are the distinctive caps, or capitals, on porch columns. Here are four possible examples:



Doric Tuscan (variation) Ionic Corinthian

**Dentil:** a small block used as a repeating ornament resembling teeth under the soffit of a cornice. Originally used in Classical architecture, they are found in later styles such as Classical Revival, Neoclassical and Beaux Arts. The word derives from *dente*, the Latin word for tooth.

**Dormer:** a window that projects from a sloping roof and usually illuminates a bedroom or attic space (from the Latin word *dormitorium*, "sleeping room"). Dormers may have gabled, shed or hipped roofs.

**Fluting:** vertical grooves on a column's shaft

**Imbrication:** The practice of overlapping shingles on a vertical surface of a building. Commonly called fish scales, shingles may assume various geometric shapes.

**Palladian window:** a three-part window composed of a central arch flanked by two narrower, shorter sections with square tops. This type of window was featured in the work of the 16th-century Italian architect Andrea Palladio.

#### On the Brochure Cover:

1. Ornate metal gate, typical of 1890s Victorian houses
2. Dentil molding on the cornice of a Neoclassical porch
3. Fine example of imbrication, with a progression of shingle shapes
4. Street sign with the original name of S. Main Avenue (Frasch St.)  
The corner column is an example of a Doric capital.
5. Palladian window/vent, a typical detail found in area residences
6. Corinthian capital, also found on Victorian porches

One of the most significant accomplishments of the Spanish Colonial residents of San Antonio was their construction of a complex and expansive irrigation system comprising dams, gates, and irrigation canals. Together, these systems, known as acequias, enabled the missions to thrive. Their placement influenced the development of historic roadways, which often followed their wandering paths such as S. Alamo Street.

In addition to the Mission Acequia System, the San Pedro Acequia or Acequia Principal was constructed to serve the civilian and military populations of San Antonio beginning in 1718. The ditch was expanded after the arrival of the Canary Islanders in 1731 to serve their agricultural lands south of the settlement. The dam for the San Pedro Acequia was built just below San Pedro Springs with the route extending southward between San Pedro Creek and the San Antonio River for a distance of about four miles. The ditch was two feet deep and six feet wide. Landowners paid \$2 per acre to use water from this acequia. As the settlement grew, problems arose with the ability to keep the ditch clean because of the dual purpose use of its waters: drinking and irrigation.

By the mid-nineteenth century, the San Pedro Acequia was no longer in use for irrigation. Instead, it served as the city's main source of drinking water. By 1840 there were negative consequences. It was dirty from livestock and outhouses which drained into it plus it had not been cleaned out in years. The 1840 plague killed an estimated 500 people. By the 1890's the City Council stressed the need to cease drinking the ditch water and to use the ditch only for drainage. By 1912 the San Pedro Acequia was closed by city ordinance.

Remnants of the San Pedro Acequia can be seen at two nearby locations. Behind the Commander's House, 622 S. Flores, one can see the outline of the ditch which has been converted to flower beds. At the San Antonio Housing Authority, 818 South Flores, there is a historical plaque and an unearthed portion of the ditch located parallel to S. Flores Street.

#### References:

**Wayne Cox**, 1996, Excavations of the San Pedro Acequia on the Grounds of the San Antonio Housing Authority. CAR, UT-San Antonio

**Jesus F. De La Teja**, 1995, San Antonio de Bexar: A Community on New Spain's Northern Frontier.

#### About Us:

The **King William Association** is a nonprofit organization of residents and citizens dedicated to preserving the architectural character and the residential heritage of the neighborhood located south of downtown San Antonio. This area is protected by national and city historic designations. Your financial support of our efforts to preserve the distinctive inventory of San Antonio's historical architecture is greatly appreciated.

For more information or to make a contribution please contact:



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This publication is part of our continuing mission to educate the public on the history and unique development of the King William Area. This project is the result of a concerted effort to research and publicize noteworthy properties.

Cherise Bell, Executive Director

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## S. Main Avenue



### 723 S. Main ♦ Applewhite House

Andrew Applewhite, a horse and mule trader, purchased this lot in 1919. The house appears to have been built around this time; the first city directory listing is from 1924. Applewhite retained the property until 1946, when he sold it to Gregorio Ramirez. It remained in the Ramirez family until 1978. This bungalow style house has a king post truss in the main and porch gables.

### 726 S. Main ♦ Dallas House

John Dallas purchased this plot and neighboring lot in 1906; he is apparently responsible for building this Folk Victorian house with protruding front cross-wing. Dallas is listed in the city directory as residing here in 1907 and at 730 S. Main (next door) in 1908. He deeded this and numerous other properties (including 730 S. Main) to his wife Margaret in 1922. In 1923 the Hillyer, Deutsch, and Jarratt Co. built their house at 811 S. Main for \$1,000. They resided there until John's death in 1931.

### 818 S. Main ♦ Nunn House

After buying the lot in 1904 for \$140, J. H. Nunn built this two-story Folk Victorian house by 1907. At various times Nunn billed himself as an architect, builder, and structural engineer. In 1909 he sold this property for \$5,000. A 1910 ad in the San Antonio Light and Gazette listed the house as an "eight-room, two-story house" with "all conveniences" for \$4,250. Note Composite capitals on the porch.

### 924 S. Main ♦ Flores House

Josephine M. Flores, a seamstress, purchased this corner lot which bordered the river in 1907. Here she built this Victorian Style two-story house. The 1930 Census shows that she lived here with a servant and four boarders. This property remained in Josephine's possession until 1949.

## W. Guenther Street



### 210 W. Guenther ♦ Jones House

T. E. and Virginia (Jennie) Jones purchased this lot from Mary Gaenslen in 1907, and immediately obtained the services of E. B. Lovin to build a "four-room cottage" for \$1,832. In 1908 T. E. worked as a barber at the Imperial Barber Shop; by 1917 he was identified as the proprietor. The following year they sold this property to Allen Irvin for \$2,300.

### 222/224 W. Guenther ♦ Civiletto House

Developer Mary Gaenslen sold this lot to Edward Smith in 1907 for \$750. The 1908 City directory show this as a rental property. The 1912 Sanborn Fire Insurance map shows this house as a single residence. In 1920 Smith sold the property to Samuel and Genevieve Civiletto for \$3,000. Seven years later the Civiletto's hired David Lowen to enlarge the existing residence into a duplex for \$4,700. This bungalow with Craftsman Style details has a unique double dormer window.

## Fire Station #12

### 1102 S. Flores Street



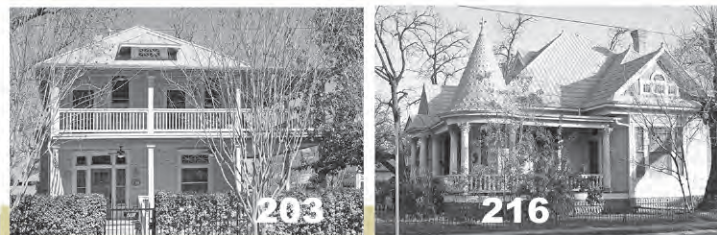
This Spanish Colonial Revival style fire station was built with reinforced concrete, brick exterior, cast stone trim and coping and wrought iron balconies. It was designed by architect Richard Vander Straten and constructed in 1925 for \$26,558.



The station was sold in 2003 then converted into a condominium with two units.

Archival photo at top courtesy of the San Antonio Fire Museum.

## Johnson Street



### 203 W. Johnson ♦ Kring House

In 1907 Frank Kring was a partner in Kring and Pfefferling – mule and horse traders. While Kring is listed in the city directory as the first occupant of this dwelling, it apparently existed when he purchased the property in 1906 for \$3,500. Like 924 S. Main, this Victorian's cross gable is unusual, as it is on its side facade.

### 216 W. Johnson ♦ Loustaunau House

French-born Jean and Alexine Loustaunau immigrated to America in 1867. In San Antonio, Jean co-founded La Maison Blanche, a French restaurant on Market Street. He was also proprietor of the Elite and Southern Hotels, both fronting Main Plaza. Considered "the" place to eat in the city, it was said that the Elite "served bishops and gamblers with equal savoir faire" (San Antonio Light, 6/14/1931).



Photo UTSA Special Collections

The Loustaunaus purchased this lot in 1910 for \$900. In 1931 Jean was eulogized on the front page of the Light; he was called one of the "last of early San Antonio hotel men." The property remained in the Loustaunau family until 1976, when Leola Reuter Loustaunau sold it for \$24,000.

This high style Queen Anne house features a pressed metal roof, a round corner tower with a finial-capped conical roof and an ornate Palladian window in the cross gable.



Commander's House

Office Building (H-E-B Visitor Center)

## U.S. Arsenal / H-E-B Corporate HQ

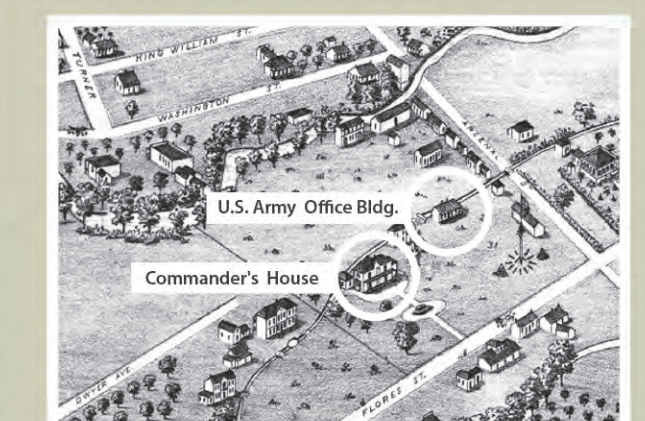
In 1858, the U.S. Army chose San Antonio as the permanent location for the Arsenal. Captain Robert H. K. Whiteley was dispatched to select a site. He arranged for the purchase of this land which consisted of seven and three-quarter acres belonging to ex-Governor Thomas Bell and eight additional acres belonging to Gregory Devine.

Bell's acreage was the old homestead of Dr. James Devine, former Mayor of San Antonio. At the time of its transfer to the Army, Devine's house was only several years old so Captain Whiteley occupied the house. The Commander's House is still recognizable today, even after several additions and improvements.

Construction began in earnest in November 1859. However, when Texas seceded from the Union in 1861, at the start of the Civil War, the Army was forced to turn over the property. The Office Building (now the H-E-B Visitor Center) was the only structure completed when Confederate forces occupied the Arsenal. They used the supplies to support their war efforts from 1861 to 1865. After the Civil War, the U.S. Army again took possession of the Arsenal and expanded it. In 1949, the Arsenal was decommissioned and used as federal government offices.

The Arsenal was designated a Texas Historic Landmark in 1964 and placed on the National Register of Historic Places in 1969.

In 1972, two acres and three buildings were transferred to the City of San Antonio and became the Commander's House Park. The Commander's House has served as a senior citizens' center since 1978. Several of the remaining buildings were torn down before H-E-B stepped in and bought the remaining 10 acres in 1982. For their efforts, H-E-B Corporation, and the architectural firms Hartman-Cox and Chumney/Urrutia won national design awards for their historic preservation and adaptive reuse of the Arsenal. In 1985, H-E-B Partners moved into the Arsenal.



Detail from the 1873 Koch's Birds-eye View Map (Arsenal area) The San Pedro Acequia is clearly visible at center.

## Arsenal Street



### 116 Arsenal ♦ Varga House

In 1904 Ben and Josephine Varga purchased this and the neighboring lot at 120 Arsenal for \$1,600. Ben was "the owner of the oldest saddle shop in Texas," located on S. Flores Street. Their Victorian house has decorative windows in the front gable and transom.

### 204 Arsenal ♦ Rosenman House

In 1910 Max and Edith Rosenman acquired two lots, 204 and 206, from the Shardein estate. The following year they paid the Hillyer-Deutsch-Jarratt Company \$2,800 to build a house at 204 Arsenal Street. Max was a leader of the local Jewish community and helped establish the San Antonio Jewish Community Center.

### 206 Arsenal ♦ Milgrom House

The Rosenmans sold this lot to Michael and Freda Milgrom in 1915 who then contracted with Kuntz-Albaugh Lumber Company to build a house for \$4,600. This house and 204 Arsenal have twin facades that feature fluted columns with Corinthian capitals and a large central dormer with a Palladian window.

### 208 Arsenal ♦ Milgrom House

The Milgroms built this house circa 1911 as a multi-family rental property. The Neoclassical influence is evident in the two-story columns with Corinthian capitals and the dentil molding at the cornice.

### 210 Arsenal ♦ Milgrom House

Michael and Freda Dubinski Milgrom immigrated to the United States in 1880. They purchased this property in 1895 for \$1,300 and lived here with their three daughters until 1908. One daughter, Edith married Max Rosenman. The front porch columns show typical Neoclassical influence.



### 400 Arsenal ♦ Flores-Crawford House

County Commissioner Charles Crawford and his wife, Petrita Flores, bought this lot for \$700. They hired Baltazar Torres to design and build this Victorian house in 1894 for a cost of \$4,000. The house has a Gothic Revival influence, as is evident on the principal facade's (facing City Street) ornate wooden balcony that features a catenary arch supporting the roof over the balcony.

### 410 Arsenal ♦ Lake / Flato House

This Post-Modern house was designed by Lake/Flato Architects to fit the restrictions of this small site. In essence it is three principal rooms stacked one on top of the other. This infill received an Honor Award in 1990 from the local chapter of the American Institute of Architects.



## City Street



Emilio Vasquez Gomez

### 113 City ♦ Huesinger House

Library of Congress photo

After purchasing this lot for \$425, Edward and Teodolinda Huesinger obtained the services of San Antonio Real Estate Building and Loan Association in 1895 to construct a dwelling for \$1,440. At some point this Queen Anne's original semicircular front porch was replaced with what you see today.

It remained in the family for the next 48 years as a rental property. One tenant of particular note was Emilio Vasquez Gomez.

In 1911 Gomez was dismissed from his post as Interior Secretary of Mexico, sparking a rebellion during a turbulent period in that country. He took up residence in San Antonio, a hotbed for Mexican revolutionaries. While in San Antonio he lobbied for new leadership in Mexico. His supporters (known as Vasquistas) conquered territory in northern Mexico. In April 1912, while he was still in San Antonio, Gomez was installed as Provisional President of Mexico.



### 204 City ♦ Kemp House

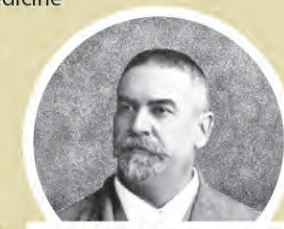
Annie Elizabeth Duffy came to San Antonio with her family after the hurricane of 1886 destroyed their home in Indianola, Texas. Here she married John Kemp, described in the 1910 census as a collector of "all kinds." John and Annie are listed as the first residents to live in this Queen Anne house, having purchased the lot in 1901 for \$1,600.

### 212 City ♦ Braunnagel House

In 1894 Dr. Julius Lucien Alexander Braunnagel left both his house on S. Laredo Street and his wife of fifteen years and moved into 212 City. He purchased this property from Thomas Devine's estate the year before he divorced his wife.

From 1883 to 1892 Dr. Braunnagel held the title of City Physician. He also founded the Santa Rosa Hospital Training School for nurses. Braunnagel practiced medicine for more than forty years before succumbing to tuberculosis in 1926.

The property was acquired by the Nat. M. Washer Masonic Lodge in 1950.



Dr. Julius Braunnagel

Photo from "A Twentieth Century History of Southwest Texas," 1907, volume 2

A 90-foot restored section of the San Pedro Acequia is visible in the San Antonio Housing Authority parking lot. Nearby is a historical marker with a descriptive map of the acequia system.



## Rische Street



### 115 East Rische ♦ Montanio House

James Montanio was born in Italy in 1888 and immigrated with his parents at the age of eight. In 1909 he married Rena Gourley. They purchased two lots from Mary Gaenslen which includes today's 111 and 115 E. Rische. With a loan of \$5,200 from Campbell-Petty Lumber Co., the Montanios contracted with Miller and Ferguson to build this Victorian Style house with Classical Style tympanum at 115 E. Rische for \$4,400 in 1912.

### 124 East Rische ♦ Wood House

Daniel Wood, chicken peddler, purchased two lots from Nat Lewis for \$400 in 1902. He built this distinctive Craftsman Bungalow with Prairie Style influences. In 1912 Leo Tucker, an engineer for the San Antonio Aransas Pass Railroad (SAP), acquired these three lots, improving lot 10 (118 Rische). The estate of his wife, Matilda Tucker, held title from 1912 until 1962.

### 133 East Rische ♦ Clemens House

Ferdinand and Emma Tanneberger Clemens purchased this corner lot in 1908 for \$1,600. That same year they contracted with Charles Scholl and Henry Clemens (Ferdinand's father) to build this Folk Victorian house, with cutaway eaves in the cross gable, for \$1,500.

### 201 East Rische ♦ Peterson House

John and Annie Peterson purchased this lot from the Gaenslens in 1904 for \$575. The following year John Richter built their house, a Queen Anne with clipped cross gable and distinctive square tower, for \$1,200. The mechanic's lien stipulated that construction was to be completed within 30 days of contract signing, and that the house was to be two stories and contain six rooms. In addition the builder was to include a "hall and room on gallery" [sic]. This property remained in the Peterson family until 1980.

## Daniel Street



### 114 Daniel ♦ St. John House

While living nearby on Camp Street, John and Amelia St. John purchased this property in 1901 from developer Mrs. M. F. Lewis for \$300. They then contracted with Louis Weyel to build this hipped-roof Folk Victorian with fluted Doric columns for \$1,085. John devoted his entire career to the SAP as a yardmaster, brakeman, switchman, and fireman. Even after the depot was closed, he continued working as a night watchman.

### 119 Daniel ♦ Donoghue House

Irish immigrants Patrick and Anastatia "Statia" Donoghue purchased this lot from Mrs. M. F. Lewis in 1901. Patrick worked for the SAP as a bridge foreman while he and Statia raised a large family. They rented out 119 Daniel until Patrick's death in 1927. Note the hooded front window and the return cornices in the dormer and cross gable.

### 217 Daniel ♦ Baldwin House

After purchasing this property from Nat Lewis in 1904 for \$500, William and Bertha Baldwin contracted with E. E. Stewart to build a house for \$1,265. This Folk Victorian house has three front doors off its front porch. In 2008 the house was renovated, removing the asbestos shingle siding and restoring the Doric columns and wraparound porch.

### 228 Daniel ♦ Dukes House

Joseph and Louisa Dukes purchased this property for \$575 from Nat Lewis in 1904. After making improvements, the Dukes sold it in 1909 to James Steyers for \$3,000. His widow Nannie sold the property in 1921 to Juan Rodriguez for \$4,500. Descendants of Mr. Rodriguez still own and reside in the house as of 2016. According to the family, the paint colors have never been changed from the original white with light and dark green trim. Note the street signs of Frasch (now South Main) and Daniel at the house's southeast corner.

## Sweet Street



### 117 Sweet ♦ Wright House

James Wright, farmer and rancher, purchased this property from Nat Lewis in 1905. A notice appeared in the San Antonio Light on October 3, 1908 announcing that a permit had been obtained by J. B. Wright for a "five room dwelling and shed on north side of Sweet Street; \$1,200." The Wrights also built houses at 124 Sweet and 118 Daniel. All three houses were rental properties. Unusual for a Folk Victorian Style house is a Second Empire mansard roof.

### 119 Sweet ♦ Gebhardt House

After purchasing the west 30 feet of lot 16 from Nat Lewis in 1902, William (a painting contractor) and Ora Gebhardt constructed a Victorian Style house. Between 1904 and 1912 they significantly enlarged their dwelling, owing perhaps to the birth of three children, and because William's younger brother, his business partner, was also living here during this time. The small gable has a Palladian window plus diamond and staggered imbrication.

### 215 Sweet ♦ Shepherd House

In 1911 Douglas and Emma Shepherd contracted with Hillyer-Deutsch-Jarratt to construct a house for \$1,600 on this lot. This Folk Victorian Style house has elements from the Classical Style such as round columns, ornate Ionic capitals, and dentil molding. The large front gable with two-dimensional imbrication is influenced by the Victorian Shingle Style.

## Nathan Street



### 210 Nathan ♦ Civiletto House

In 1927 Samuel and Genevieve Civiletto hired Ed Steves and Sons to construct a dwelling on the southern portion of this lot. Jennie Civiletto received sole title to this property through a divorce settlement in 1936. This front gable roofed shotgun was originally two rooms deep.

### 502 Nathan ♦ Lambert House

This house first shows up on the 1896 Sanborn Map one year after John Ray Lambert's marriage to Helena Garroni. By 1899 the City Directory lists the address as 202 Nathan Street, with a saloon and residence. The San Jacinto Saloon continued at this address until 1916.

As San Antonio's Parks Commissioner, Lambert was largely responsible for developing the city's extensive park system. His vision for the Japanese Sunken Garden in Brackenridge Park is widely considered his major legacy.



John Ray Lambert

Lambert photo courtesy of the Light Collection, San Antonio Express-News

## San Antonio and Aransas Pass Railroad Depot

In addition to the acequia and the Arsenal, the construction of the SAP (San Antonio and Aransas Pass) Railroad Depot impacted the development of this neighborhood. Located at the southeast corner of Aransas (now S. Alamo) and South Flores Street, the SAP depot, built in 1885, became a hub of employment and development.

In 1895 Mrs. M. F. Lewis filed a plat just north of the depot. One year later, according to the 1896 Sanborn Fire Insurance Map, stores, hotels, a boarding house and three houses were located across the street from the SAP depot.

Photo from **The Railroads of San Antonio and South Central Texas** by Hugh Hemphill



The 1910 City Directory lists just over fifty houses in Lewis' subdivision. A review of the occupations of the property owners shows a high number of skilled workers, with ten working at the SAP as switchman, machinist, fireman, brakeman, engineer and baggage agent. The SAP was defunct by WWI and the depot was razed in 1939.