

MASTER PLAN :: TRUEHEART RANCH NATURE PARK

August 9, 2022



FINAL 8/9/2022



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INTRODUCTION

EXECUTIVE SUMMARY

The Master Plan described and illustrated within this document for the San Antonio River Authority creates a sustainable and lasting framework for the development and preservation of Trueheart Ranch Nature Park. The park is located Southeast of San Antonio along the San Antonio River and will be an addition to the existing chain of river-based nature parks. The master plan framework identifies opportunities to connect future generations of visitors to the rich environmental habitat, cultural importance, and natural history of site. The largest of the River Authority's river parks at 351 acres, Trueheart Ranch Nature Park will create a unique recreational opportunity to leave society behind and connect people, place, and nature.

The San Antonio River Authority realized the potential for planning and developing additional nature-based parks on the San Antonio River. The River Authority selected Terra Design Group to help evaluate the sites and determine the prospects for nature-based recreation and educational experience best suited for each site.

Site tours were conducted to help familiarize the design team with the site's issues, assets and liabilities. The site presented a set of conditions that would impact the potential individual design theme and uses for the park. During these meetings special attention was given to suitable access to the river by canoes and kayaks.

Initial meetings were conducted with River Authority leadership to outline planning process and project schedule. The design team proceeded with development of a park theme based on detailed site analysis, cultural and archaeological research, and engagement with community stakeholders. This approach provided a comprehensive understanding to develop the individual needs and vision for the park.

Analysis of existing and past conditions on the site allowed the design team to weigh the physical capacity for varied program uses, and also to consider the important cultural elements of the site and region that will be an integral part of the user experience.

The design team and client engaged with numerous stakeholders and stakeholder groups. The interaction with these stakeholders provided a clear vision of a passive nature-based experience. The park would celebrate the historical legacy of the site, include unique activities, and connect people to the natural systems within the park.

Ultimately, the visioning sessions illustrated the range of future uses, and the importance of creating universal access to accommodate a shared and inviting experience. A list of stakeholders that participated in these visioning sessions is reflected on the following page.

In concert with the visioning sessions, the design and leadership team also researched complimentary regional facilities to learn successes and challenges from other communities, and to further understand how the proposed park would complement the larger spectrum of regional resources.

With this research, analysis and programmatic foundation in place, the design team explored a series of options for the site and future building programs that were tested and discussed with the leadership team. Ultimately, the preferred option of creating multiple interwoven recreational activities immersed in a natural preserved setting. The intent of this master plan is to create a framework to guide a phased and sustainable implementation of this exciting vision.



PROJECT TEAM PARTICIPATION



CONTRIBUTING STAKEHOLDERS

- Bexar County Regional Parks Coordination Council
- Land Heritage Institute
- San Antonio Chamber of Commerce Eco-Tourism Committee
- Mission Adventure Tours
- Betty Bueché, Director of Bexar Heritage and Parks
- Bexar County Commissioner Rebeca Clay-Flores
- Bexar Audubon Society
- Ducks Unlimited
- Wild Turkey Federation
- Southside Independent School District
- Green Spaces Alliance of South Texas
- Private Gun Club
- South Texas Off Road Mountain-Bikers (STORM)
- City Public Service
- Keep San Antonio Beautiful
- City of San Antonio Economic Development Department

DESIGN TEAM

Team Leader

Terra Design Group

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Master Plan Visioning

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MASTER PLANNING TEAM

LEADERSHIP TEAM

San Antonio River Authority

Kristen Hansen
Nicole Marshall
Tommy Mitchell
Collen Brownlow
Chris Giamb Bernardi
Carrie Brown

San Antonio River Foundation



INTRODUCTION

VISION AND GOALS

First and foremost, the Park should be a good neighbor to the community. Park planning and design should include preservation and enhancement of the edges of the park abutting adjacent property owners. The park trail would be designed to blend seamlessly with the community with consideration for local character, history, and needs. Design of the park will include state of the art accessibility, sustainability, features, and amenities that Includes art and highlights natural beauty.

The visioning process began with the project kick-off meeting and continued through the preparation of this master plan. Trueheart Ranch Nature Park has the potential to be the crown jewel park within the River Authority's park system. This park will be an important resource that provides many recreation opportunities, protects the natural environment, and introduces park users to the rich cultural history of Trueheart Ranch Nature Park.

The general public, neighborhood residents, various stakeholders, and special interest groups were invited to participate in an open public process to ensure that pertinent planning issues were discovered.



PUBLIC PROCESS

- Interviews, phone calls, and email exchanges with defined stakeholder groups and special interest groups.
- The San Antonio River Authority's website provides the public an opportunity to view details about each master plan project and post any questions. Information can be viewed at the following link: <https://www.sariverauthority.org/be-river-proud/parks-trails/new-park-master-plans>
- A public open house was conducted to present alternative theme concepts for the park usage and allow the participants to select the preferred park features and project goals.

GOALS

1. Provide sanctuary from the urban environment
2. Allow visitors immersion in the wonder of nature
3. Promote environmental stewardship through all programs and facilities
4. Improve safe ingress and egress from the San Antonio River
5. Provide improved access to Otila Dam to develop safe portage route around the dam
6. Develop multiple canoe and kayak launch points along the river
7. Engage the local schools in the planning process
8. Provides pedestrian connections to schools if possible
9. Provide access to the park for multi-modal transportation
10. Develop nature-based education opportunities for students and adults
11. Interpret and protect the existing acequia system
12. Propose functional uses for the existing structures to help preserve and protect them
13. Tell the story of the people that worked and lived on the ranch through interpretive elements
14. Promote a yearly Pecan Harvest Festival
15. Develop a "kit-of-parts" for Trueheart Ranch Nature Park that would include durable materials, simple creative design, ease of construction, ease of maintenance and repair. The "kit of parts" would maintain a commonality of character among all of the River Authority's future Nature Parks.



HISTORY



TRUEHEART FAMILY - CIRCA 1924



BUNKHOUSE

RANCH HOUSE

WATER TANK

OUTBUILDING

WELL HOUSE

The James L. Trueheart Ranch Complex, also known as the Trueheart - De La Garza Property, Casa Vieja, the Berry Ranch, or the Goeth Ranch has been recognized on the local, statewide and national levels for its significance as a historic farm and ranch in association with agriculture and conservation, a cultural landscape and as important vernacular architecture in the mid-19th century. Just as significant is its association with important historical persons such as James L. Trueheart and his father-in-law, Jose Antonio De La Garza, who were key figures in the history of the property, as well as members of the Goeth family, owners of the property during the early 20th century.

In 1924 the Texas Historic Landmark Association and the Adina De Zavala Chapter of the Daughters and Descendants of the Heroes and Pioneers of the Republic of Texas recognized the property as Casa Vieja, and awarded a plaque for the building. The plaque is placed on the south side of the house October 12, 1924. In 1936, the key structures on the property were documented by the Historic American Buildings Survey. The drawings, photos and descriptions are part of the permanent collection with the Library of Congress. This designation included the house, the irrigation system and kilns located on the property. In 1996, the Bexar Metropolitan Water District became the owner of the property and in January 2015, the San Antonio River Authority acquired the Trueheart de la Garza House and Ranch.

The Trueheart Ranch is textured with multiple layers of acequia irrigation canals. For over 200 years the acequias provides water for crops, cattle, and pecan trees. This system was combined with sophisticated site grading to capture runoff for future use.

For additional information and detail see Attached:

- 1. *Report and Recommendations for a Historic Preservation Plan for the Trueheart Ranch Complex*
- 2. *Archaeological Investigation of an Architectural Feature at*



STONE BRIDGE

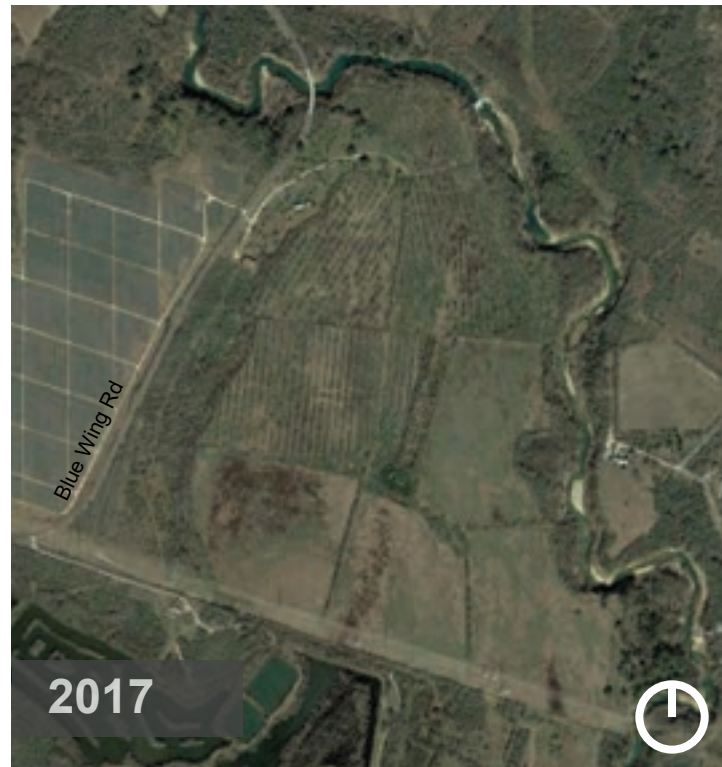
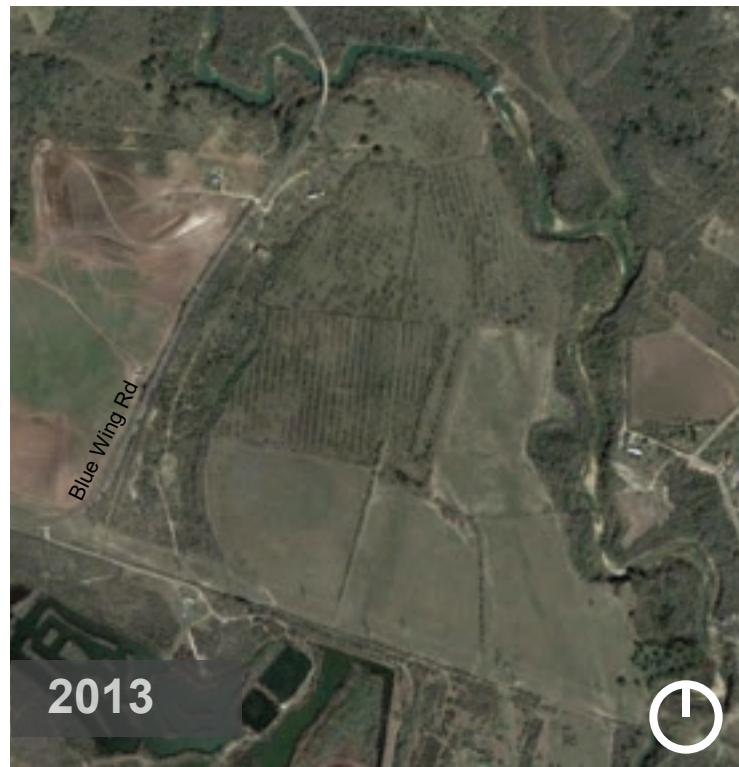


1938

True Hearts Ranch

PARK LOCATION AND CONTEXT

TRANSFORMATION PATTERNS



The Trueheart Ranch Property has seen rapid transformation of agricultural over the past 27 years. The elapsed aerial views illustrates the dynamic and changing nature of the ranch.

1995 - The ranch was divided into three major uses: hay production, cattle production, and pecan orchards. Acequias were still being utilized to move irrigation water throughout the ranch and modern pumping systems to deliver the water to the crops. The original 10,000 square foot main barn, residence, and outbuildings are all still in place.

2003 - Hay production expands with center pivot irrigation, cattle grazing is reduced to one pasture, and pecan orchards began to decline due to age of trees. Acequias are still being utilized to move irrigation water throughout the site. The 10,000 square foot main barn is replaced by a 6,000 square foot structure. Preservation work begins on the main residence and adjacent outbuildings.

2008 - Hay production ends and all four pastures are used for grazing. Acequias and center pivot irrigation are abandoned leaving irrigation ponds dry. Maintenance of the pecan orchards and harvesting of pecans ends.

2013 - Started and ended in 2013 was the phase 1 construction for Alamo 1 solar panel 445-acre farm by OCI Solar Power LLC. Portions of Trueheart Ranch were used for project construction staging. The ranch began to transition from its agriculture past through the natural transition of pecan orchards and hay fields to a riparian landscape of native grasses and trees. This reforestation process filled the dry ponds and heaved sections of acequias out of alignment.

2017 - In January 2015, the San Antonio River Authority acquired the Trueheart de la Garza House and Ranch. They provided skilled stewardship of the property maintaining it at a level that encourages a riparian growth throughout the ranch while protecting the areas with historic structures and features.

2020 - Discussions began within the San Antonio River Authority to determine the best use for Trueheart Ranch. These internal discussions lead to the visioning found in this document.

PARK LOCATION AND CONTEXT

PROJECT CONTEXT WITHIN THE REGION



JOHN WILLIAM HELTON PARK



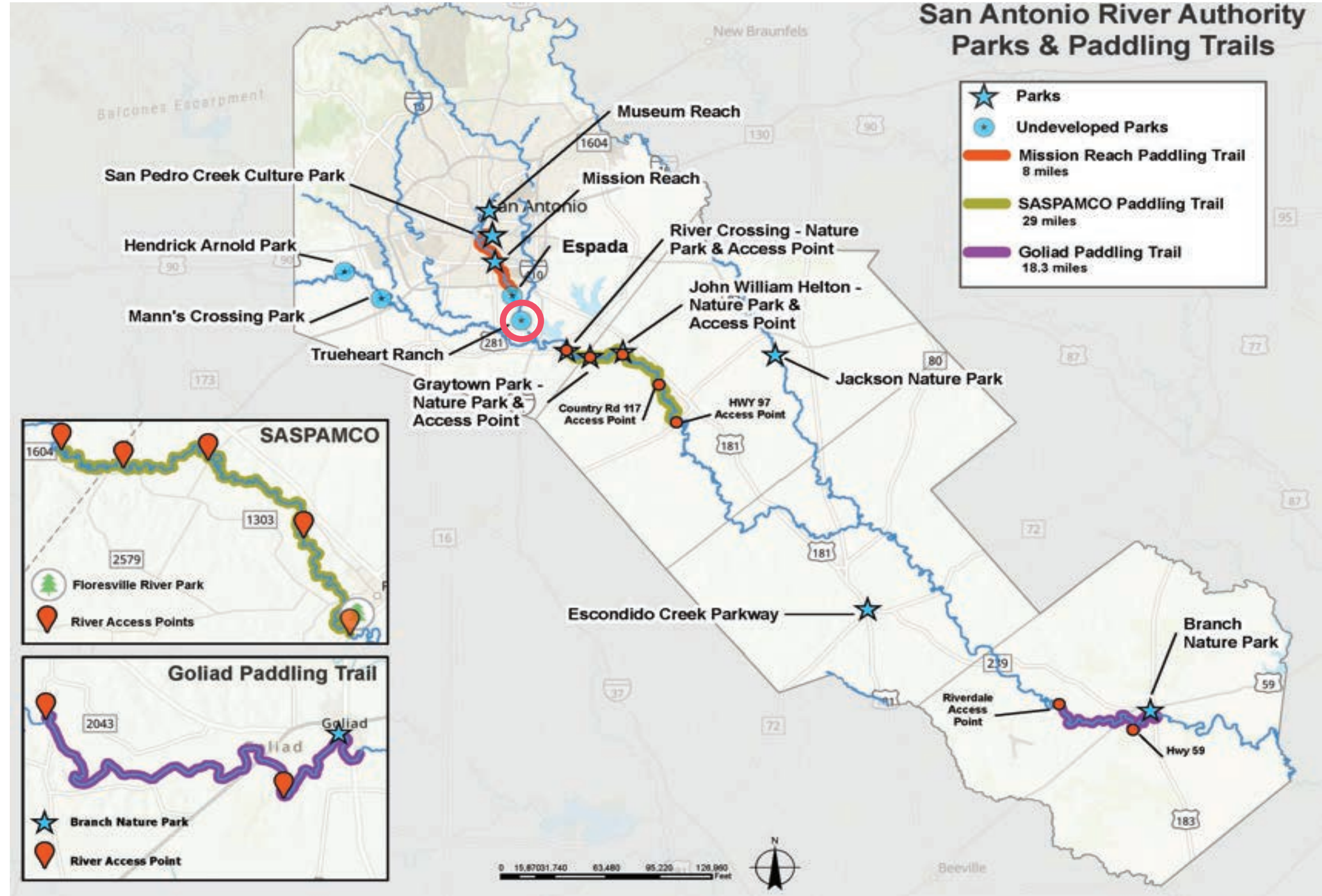
ESCONDIDO CREEK PARKWAY



GRAYTOWN PARK

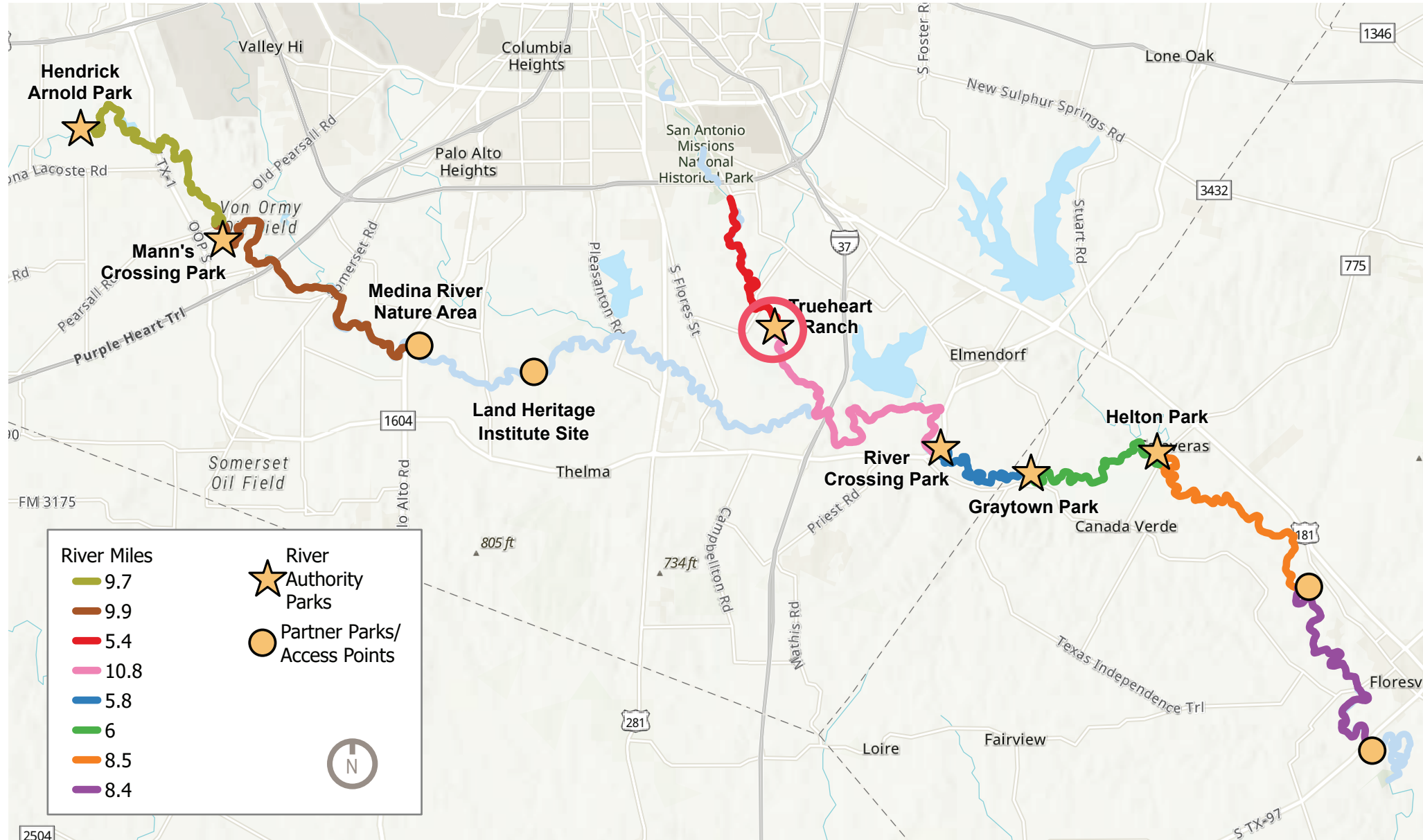


RIVER CROSSING PARK



PARK LOCATION AND CONTEXT

EXISTING AND PROPOSED RIVER BASED NATURE PARKS



Trueheart Ranch Nature Park is one of ten river-based parks along the San Antonio River. The park sites have been selected to provide a comfortable kayak or canoe day trip between each park. The parks have been planned to encourage multiple day family trips by including support facilities at each park such as campground restrooms, showers, and other amenities awaiting the river travelers at the end of the day.

Trueheart Ranch Nature Park will have full access to river at two locations. The first of these is located on the north side of the park near Otila dam. This location includes a portage around the dam, parking, restrooms, overlooks, campgrounds, and trail connections. The second river access point is located at the south end of the park and will provide the similar amenities. It is envisioned that Trueheart Ranch Nature Park will become a key launch point for travelers on the San Antonio River who wish to begin their journey outside of the urban environment.

The San Antonio River Authority has developed many nature parks south of San Antonio. These parks include:

- The 22-acre Graytown Park is located at 1239 County Road 125. This park includes natural areas, picnic grounds, restrooms, pavilion, river access, and a 18 hole disc golf course.
- The 98-acre John William Helton Park is located at 15662 FM 775 in Floresville, Texas. This park includes natural areas, pecan groves, trails, river access, picnic grounds, campgrounds, basketball court, pavilion playground, and sports area.
- The four-acre River Crossing Park is located at 6890 South Loop 1604 E. This park includes picnic ground, trails pavilion, restrooms, and river and padding trail access.
- The 20-acre Escondido Creek Parkway is located at 208 N. Sunset Strip, Kenedy, Texas. This park includes skate park, splash pad, pavilion, amphitheater, windmill, horn toad habitat, picnic grounds, amphitheater, trails, and restrooms.

To the north the Trueheart Ranch Nature Park will connect via the San Antonio River and trails to the San Antonio Missions National Historic Park and Downtown San Antonio. Additional master plans for Hendrick Arnold Park Nature Park and Mann's Crossing Nature Park are being developed concurrently with this master plan.

PLANNING PROCESS

The master planning team consisted of leading park, trail, and community planners, landscape architects, engineers, community engagement specialists and San Antonio River Authority staff. The study began with a site tour and workshop that included River Authority staff members from management, planning, and operations. These meetings provided critical information about the history, issues, and assets as well as river condition and accessibility of the park site to adjacent properties.

These processes allowed our team to identify site issues and assets, historic and archaeological significant features, vegetation patterns, wildlife habitat, site drainage and accessible corridors to the river channel. A series of visioning sessions was conducted with River Authority staff and numerous stakeholder groups to develop a list of potential park components which created the foundation for the park master plan alternative plans and final conceptual design.

The next phase of the planning process began with a series of collaborative workshops bringing key stakeholders together with the design team to identify the goals of this planning effort. Additional small group meetings and workshops were held with staff, property owners, community groups, concerned citizens, and community developers to discuss alternative park design concepts and confirm the features of the preferred master plan.



To help inform development of the final master plan, the leadership and design team engaged the public and key stakeholders through three strategies: visioning sessions, workshops, and public input meeting. The following summarizes these efforts, meeting dates and timeline.

VISIONING SESSIONS

These sessions were held to further assess data gathering and research to establish priorities and possible park features. Over the course of the project, on a bi-weekly basis, the master plan team met to identify possible ideas, conducted research, assess data, and developed potential park components. Sessions were comprised of members from leading park, trail, and community planners, landscape architects, engineers, community engagement specialists and San Antonio River Authority staff. These sessions informed key elements and final conceptual design.

STAKEHOLDER WORKSHOPS

The master plan team met with interested groups that are experts in community planning, park and trails, conservation, environmental, community and property owners, and other local public and private entities. Various groups were engaged to help identify goals, provide recommendations and alternative ideas, and further define the preferred master plan. A total of 17 groups were engaged. Based on stakeholder feedback, the team conducted a workshop to assess and address recommendations and concerns. Stakeholders were engaged during Summer 2021 through early 2022 and a workshop was held at River Authority offices on October 12, 2021.



CONCEPT DEVELOPMENT

STAKEHOLDER AND PUBLIC MEETINGS

PUBLIC INPUT

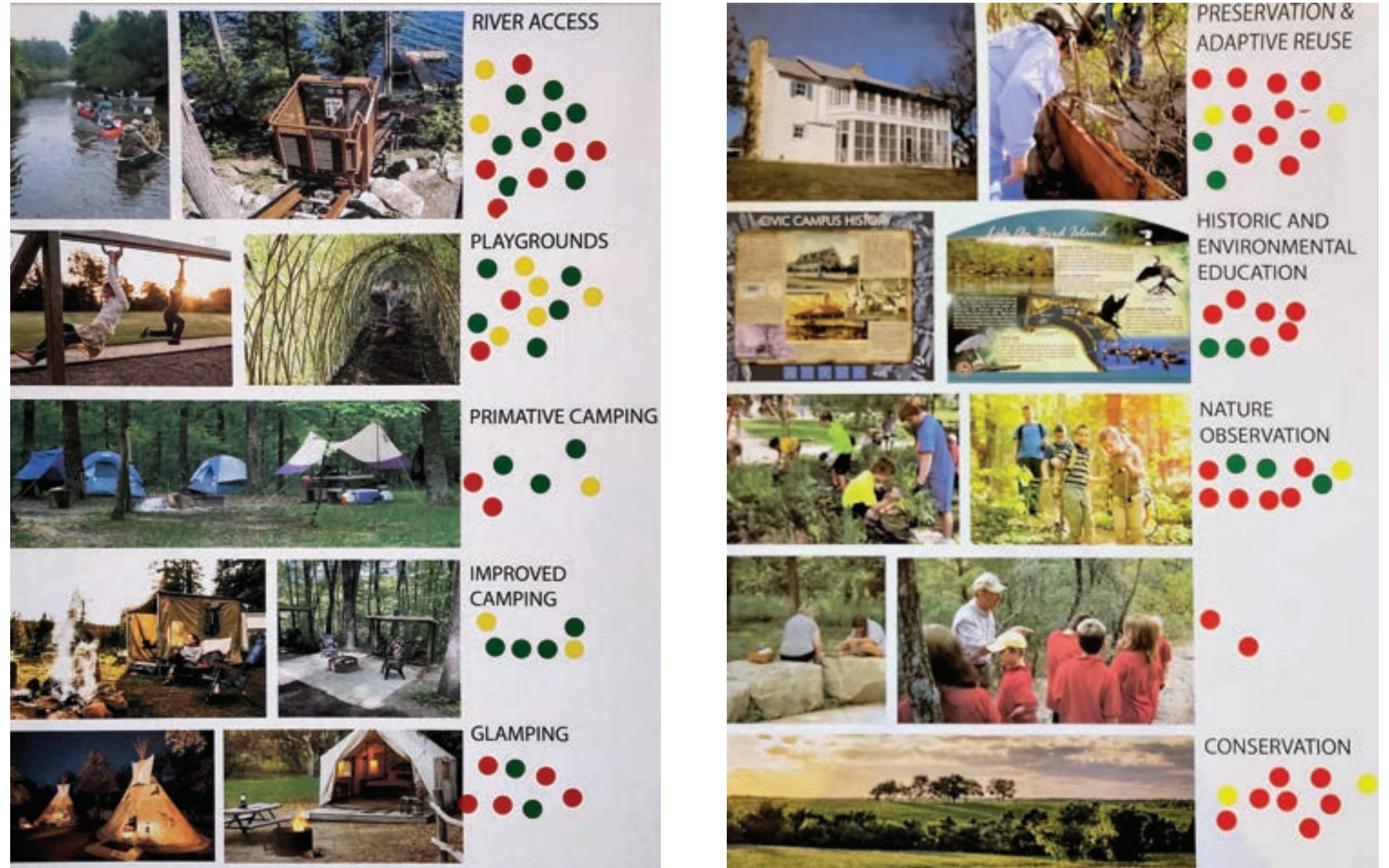
Leadership and the design team held a public input meeting at Col. Miguel Menchaca Early Childhood Center, San Antonio, Texas at 6:00-7:30 on December 1, 2021. A total of 30 people attended and participated in the public process. The meeting was scheduled in the evening at a community facility to encourage participation.

This meeting was facilitated in an open house format and was conducted informally, allowing attendees more time to study the proposed plans and illustrations and interact with the leadership and design team. Members of the leadership and design team were available throughout the meeting to answer questions and discuss aspects of the plan.

The public was asked to vote for specific activities and design themes to help establish priorities for development. They were also asked to complete a questionnaire provided by the design team, with a provision for additional written comments. These comments and the record of the public meeting can be found in the appendices.

All participants were provided the opportunity to review and vote on their preferred park features. Each participant was provided with nine dot stickers of three different colors to be placed on the features considered as by priority. The dots had a point value: red 3 points, green 2 points, and yellow 1 point.

The recommendations from the community input process resulted with the overlook concept and river access as the highest ranked park features. A detailed ranking of the proposed features is shown on the following page. Overall, the public meeting resulted in positive feedback with regard to the presentation, information about the park plans, and proposed park features.

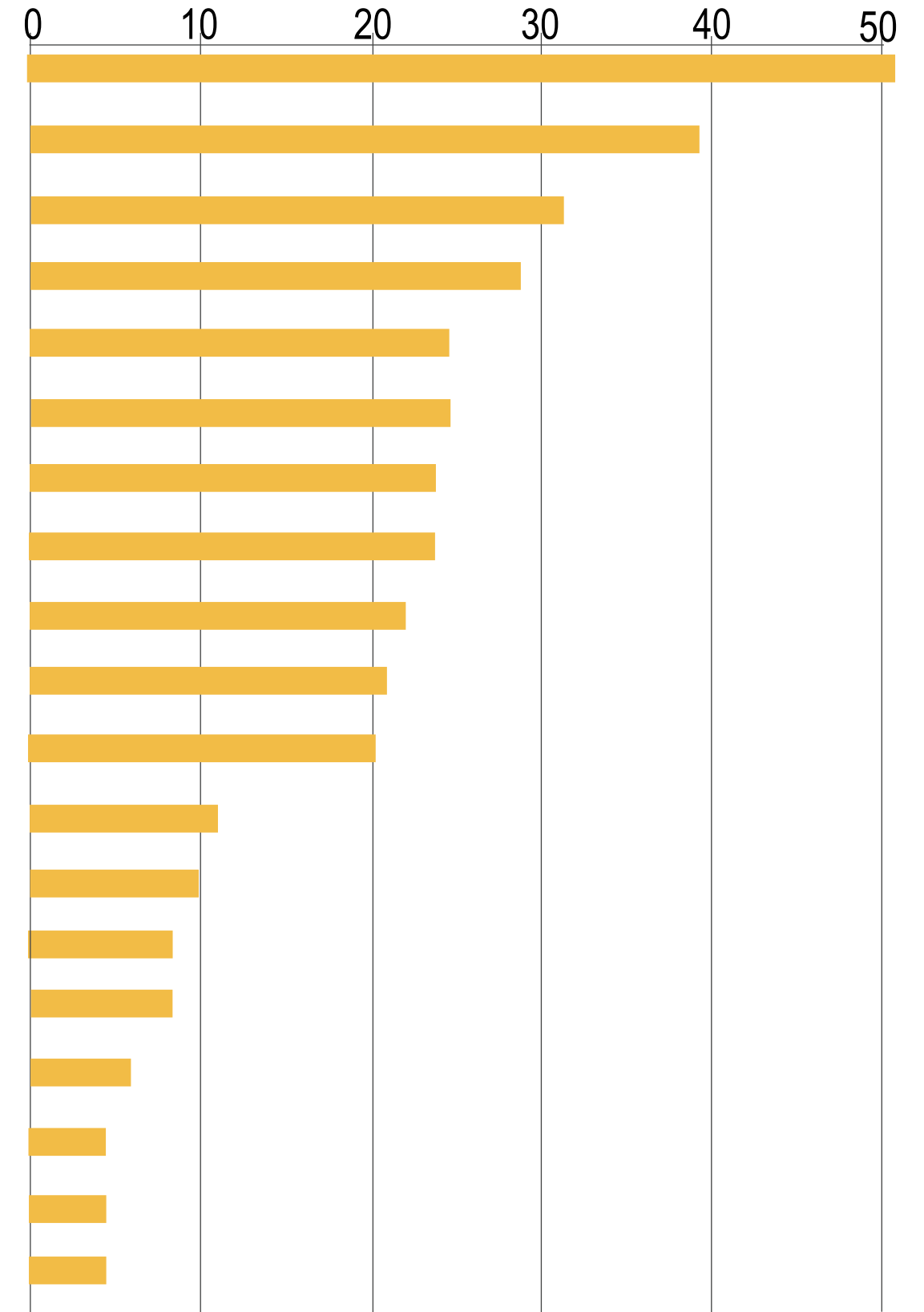


CONCEPT DEVELOPMENT



- Overlook Concept
- Preservation and Adaptive Reuse
- River Access
- Conservation
- Playgrounds
- Nature Observation
- Equestrian
- Fishing Experience
- Glamping
- Pavilion
- Historic and Environmental Education
- Primitive Camping
- Trail Head Concept
- Improved Camping
- Courtyard
- Secondary Birding Station
- Primary Birding Station
- Amphitheater
- Kayak/Canoe Launch

PREFERRED CONCEPT ELEMENTS



CONCEPT DEVELOPMENT

FINAL MASTER PLAN



- | | | | |
|--|------------------------------------|--|------------------------------|
| | AMENITY CAMPGROUND | | RIVER ACCESS |
| | WILDERNESS CAMPGROUND | | FISHING AREA |
| | PRIMITIVE CAMPGROUND | | PICNIC & OPEN PLAY |
| | TRUEHEART RANCH CAMPUS | | BIRD WATCHING STATION |
| | CULTURAL/HISTORICAL INTERPRETATION | | RV CAMPGROUND |
| | OUTDOOR CLASSROOM | | SCENIC VIEW |
| | OBSERVATION TOWER | | REFORESTATION |
| | BLACKLAND PRAIRIE RESTORATION | | CANTILEVER OVERLOOK |
| | PECAN ORCHARD | | ROADWAY |
| | ACEQUIA INTERPRETATIVE STATION | | MULTI-PURPOSE TRAIL |
| | EQUESTRIAN AREA | | PRAIRIE INTERPRETATIVE TRAIL |
| | TRAIL HEAD & RESTROOMS | | ACEQUIA INTERPRETATIVE TRAIL |
| | COMPOST RESTROOM | | EQUESTRIAN TRAIL |
| | MAINTENANCE FACILITY | | ACEQUIA |
| | PARKING WITH RAIN GARDENS | | GROUP CAMPSITES |
| | PASSIVE BIO SWALE | | |

DESIGN ELEMENTS

- Multi-Use, Nature, and Grass Trails (10' wide, approx. 12.3 miles)
- Equestrian Trails (8' wide, approx. 6.67 miles)
- Amenity campground (15)
- Wilderness camping (25)
- Primitive Camping (15)
- RV Campground (18)
- Picnic and open play (15)
- Benches/seating
- Bird Watching Station (4)
- Cantilever Overlook (2)
- River Access (3 watercraft launch points)
- Fishing Area (3)
- Observation Tower (2)
- Hay barn adaptive reuse (6,800 square feet)
- Amphitheater (banquet seating for 500)
- Pavilion (2,400 square feet)
- Ranch house adaptive reuse
- Event Center (5,000 square feet)
- Cultural/Historical information
- Equestrian Center
- Outdoor Classroom (3)
- Trailhead/Restrooms (6)
- Entry & roadway access
- Pedestrian Bridges
- Parking and Parking with Rain Garden
- Blackland Prairie Restoration
- Pecan Orchard Restoration
- Acequia Restoration
- Interpretive Signage
- Wayfinding signage
- Dam Portage
- Security Lighting
- Facility Lighting
- Passive Bio Swale
- Maintenance Facility

CONCEPT DEVELOPMENT

PHASING AND SCHEDULE

In considering phasing of park improvements for Trueheart Ranch Nature Park there are countless ways in which the proposed master plan could be implemented. The intent of this report is to give current and future decision makers adequate information about the "parts" of the master plan so that phasing individual projects can be determined and adjusted as time passes and conditions change. However, there is a logical structure in which phasing can be approached. Key issues include constructability, ecological function, funding realities, and priority.

Constructability: Typically park construction projects are phased to accommodate construction realities such as access, areas of disturbance and sequence of construction. Key phasing considerations is targeting work that can be constructed without disturbing areas designated for protection, and creation of phases that will not have to be "undone" in future construction projects. Trueheart Ranch Nature Park is an undeveloped park, and proposed improvements do not need adjustment to existing conditions.

Ecological Function: In considering possible park phasing, ecological function is key. As part of the design, ecologically sensitive areas (such as wetlands and steep slopes) largely remain unaltered and are therefore not a driver to the phasing of the project. The biggest ecological opportunity of the master plan is to restore native vegetation and plan with a low impact design philosophy, both reducing erosion and improving habitat.

Funding Realities: The greatest driver in determining phasing of a project is typically the availability of funding and what can be accomplished with secured funding. This master planning process must be proactive at defining potential projects and costs prior to the establishment of a budget. This master plan and accompanying report should provide the structure for current and future decision makers to determine what phases or projects might be pursued and when.

Consideration of all of the above points should allow a decision-making structure to guide phasing of the improvement to Trueheart Ranch Nature Park. A clear phasing priority plan that has emerged through the design and public involvement process should be considered as funds become available and the park begins to develop.



PARK CAMPUS



The park campus is the result of the site controlling facilities location via high 100-year flood plain elevations and the location of historic structures that could be utilized within the Park Campus development. The Park Campus has enough area out of the flood plain to develop new facilities such as repurposing the existing hay barn into a beautiful event pavilion with a full outdoor kitchen and seating patio. The restoration of the historic residence can be transformed into an information center and museum.

Other possibilities in the plan include an amphitheater with seating for 500 people and an indoor events center to be utilize for community gatherings, cooperate retreats, weddings, anniversaries, and many other local events. Supporting these functions is parking for 350 vehicles designed with porous paving and rain gardens to collect and filter stormwater before it exits the site.

The development of the Park Campus provides the southeast side of San Antonio and Bexar County with a unique center of activity and recreation.



AMENITIES

GATEWAYS, OVERLOOKS AND VIEWING TOWERS



GATEWAYS

The gateway to Trueheart Ranch Nature Park sets the tone for the entire park. The main entrance to the park would be tall enough to accommodate motor homes and travel trailers. The entrance also establishes that this park is a destination with multiple recreational activities for people of all abilities.

The design and material choices are simple, durable, and welcoming to the park visitor. This often-overlooked component of any large park is the first impression park visitors have as they enter the park.

Materials would include local limestone, sealed Corten steel fittings and fixtures, and Ipe wood. This combination of materials was selected for their extreme durability, long life, and very low maintenance. These materials require no painting and age in a manner that increases their beauty every year. The master plan illustrates how these materials can be used for all structures within the nature park.

The facilities within the master plan illustrate a simple design theme for the San Antonio River Authority nature park system. The prime consideration for the materials selection and design is to create facilities that park operations have the skills, tools and knowledge to maintain.

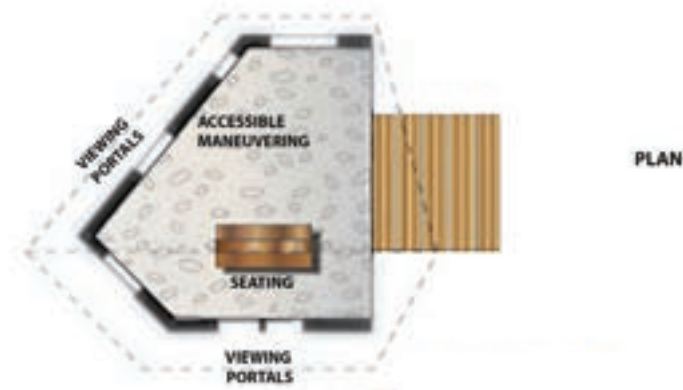


OVERLOOKS AND VIEWING TOWERS

It is human nature to enjoy the view of your surroundings from a higher point. Overlooks are a special kind of rest area tied to a unique natural feature that provides an exciting observation experience. This difficult to reach point of the proposed cantilevered overlook will reward visitor with a 360-degree view to the entire park adding greatly to the nature park experience while suspended over San Antonio River. With no visible means of support, the park visitor will be embraced by nature and feel they are floating over the river. The overlook will also include interpretive signage describing the area's flora and fauna that may be observed from that point.

Viewing towers allow visitors to view their surroundings and take in the beauty of the riparian corridor and river. The tower also adds an impressive landmark, unique to the park, creating a beacon to help guide visitors.

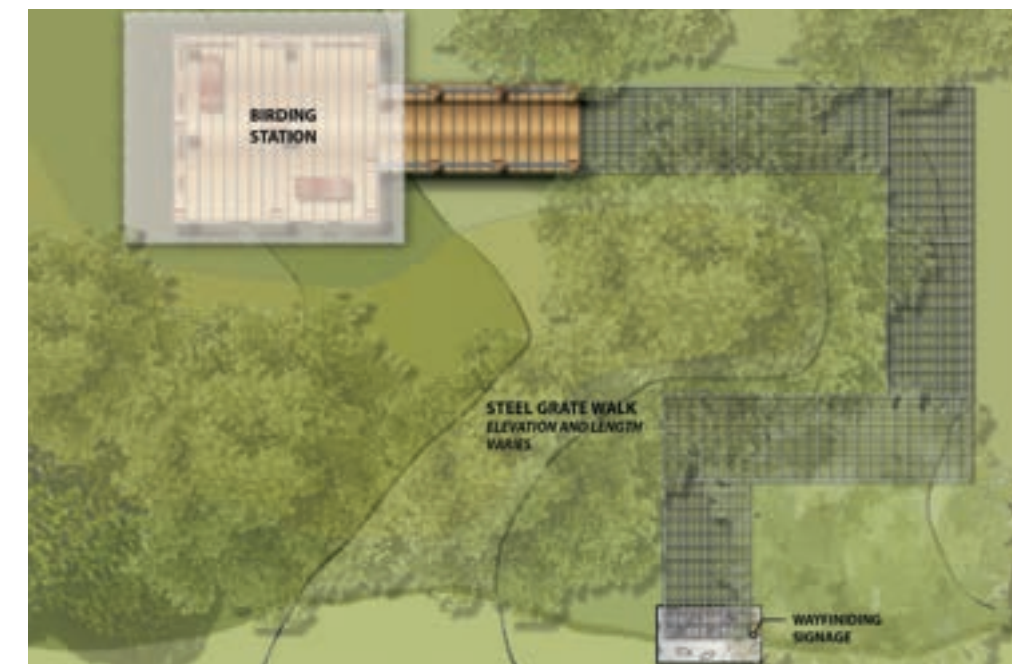
WILDLIFE VIEWING STATIONS



WILDLIFE VIEWING BLINDS

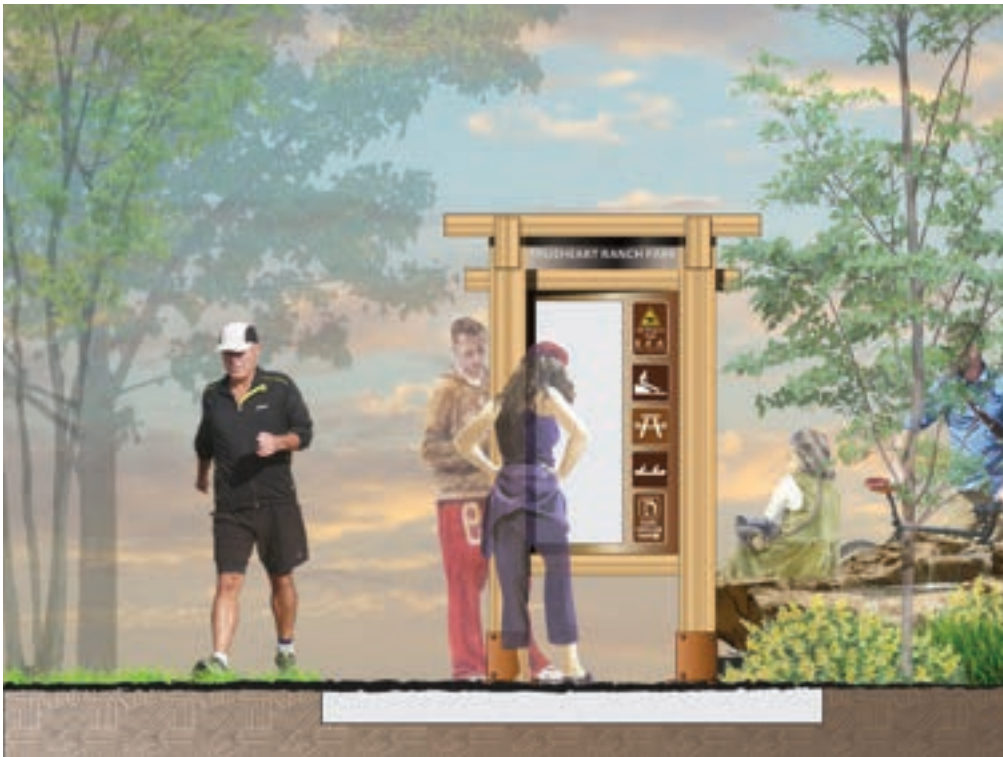
Numerous wildlife viewing blinds are located along the many trails within the park. Blinds bring birds and other wildlife up close that is accessible to all visitors, giving them an appreciation for the animals and their habitat. The blinds are carefully designed with natural materials to help blend into the site. Each blind includes shaded areas for standing and sitting while still being able to view the surrounding wildlife. The blinds will use solar power to operate rain catchment systems to fill watering stations automatically.

The goal of the San Antonio River Authority is to provide the public an opportunity to get out and experience nature. The wildlife blinds would allow visitors to do this even on inclement weather. All viewing stations will be compliant with Americans with Disabilities Act (ADA), allowing all visitors an opportunity to learn and enjoy the nearly 250 species of wildlife they may encounter.



AMENITIES

TRAILS



TRAIL DESIGN STANDARDS

Trail design standards provide a surface and texture that supports use by walkers, joggers, bicyclists, and is fully ADA (Americans with Disabilities Act) compliant. All facilities should strive to support universal access and use by handicapped persons per ADA.

Concrete trails should be used in certain special locations where the trails are subject to flooding or have points of concentrated cross drainage. Concrete trails may also be preferred where it intersects with intensive pedestrian uses such as trail heads, nodes or exercise stations. Concrete trails and paving should be 5" thick, with a minimum compressive strength of 3,500 psi, and have a medium broom finish.

Trails should provide good surface drainage that will minimize puddles and washouts including 1% to 2% trail cross slopes or crowned trail surface and inlets and drainage swales where necessary to collect water and carry it away from the trail. Wherever possible, uniform sheet flow of run-off water across vegetated slopes should be promoted to minimize erosion problems.

All trails that are isolated or inaccessible from streets, must be designed to carry a 12,000 pound emergency vehicle. Lines of sight, grades and other design criteria must conform to engineering standards for bicycle speeds per American Association of State Highway and Transportation Officials (AASHTO) Guide for the Development of Bicycle Facilities (2012 edition or later). The installation of warning signs is necessary where standards absolutely cannot be met.

TRAIL WIDTH AND MATERIALS

The trail for Trueheart Ranch Nature Park should meet state-of-the-art design standards for multi-use trails with a maximum running slope of no greater than 5% slope and maximum cross slope no greater than 2%. Trail surfaces for Trueheart Ranch Nature Park will vary depending on the trail designation:

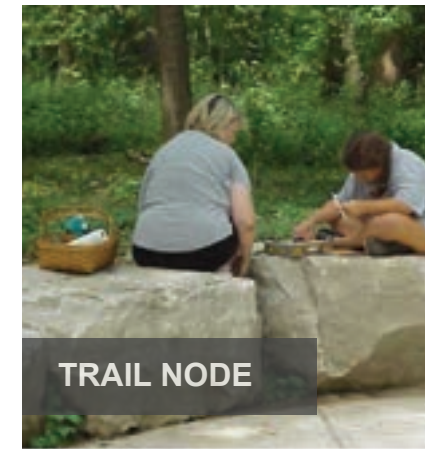
- Multi-Purpose Trail - Reinforced concrete min. 5" depth, 8'-0" to 10'-0" wide with five-foot-wide native grass shoulders each side.
- Interpretive Trail – Mowed Grass Trails, 8'-0" to 10'-0" wide.
- Acequia Trail - Compacted base min. 6" depth, 8'-0" to 10'-wide with five-foot-wide native grass shoulders each side.
- Equestrian Trail - Mowed Grass Trails, 8'-0" to 10'-0" wide.



NATURE TRAIL



EQUESTRIAN TRAILS



TRAIL NODE



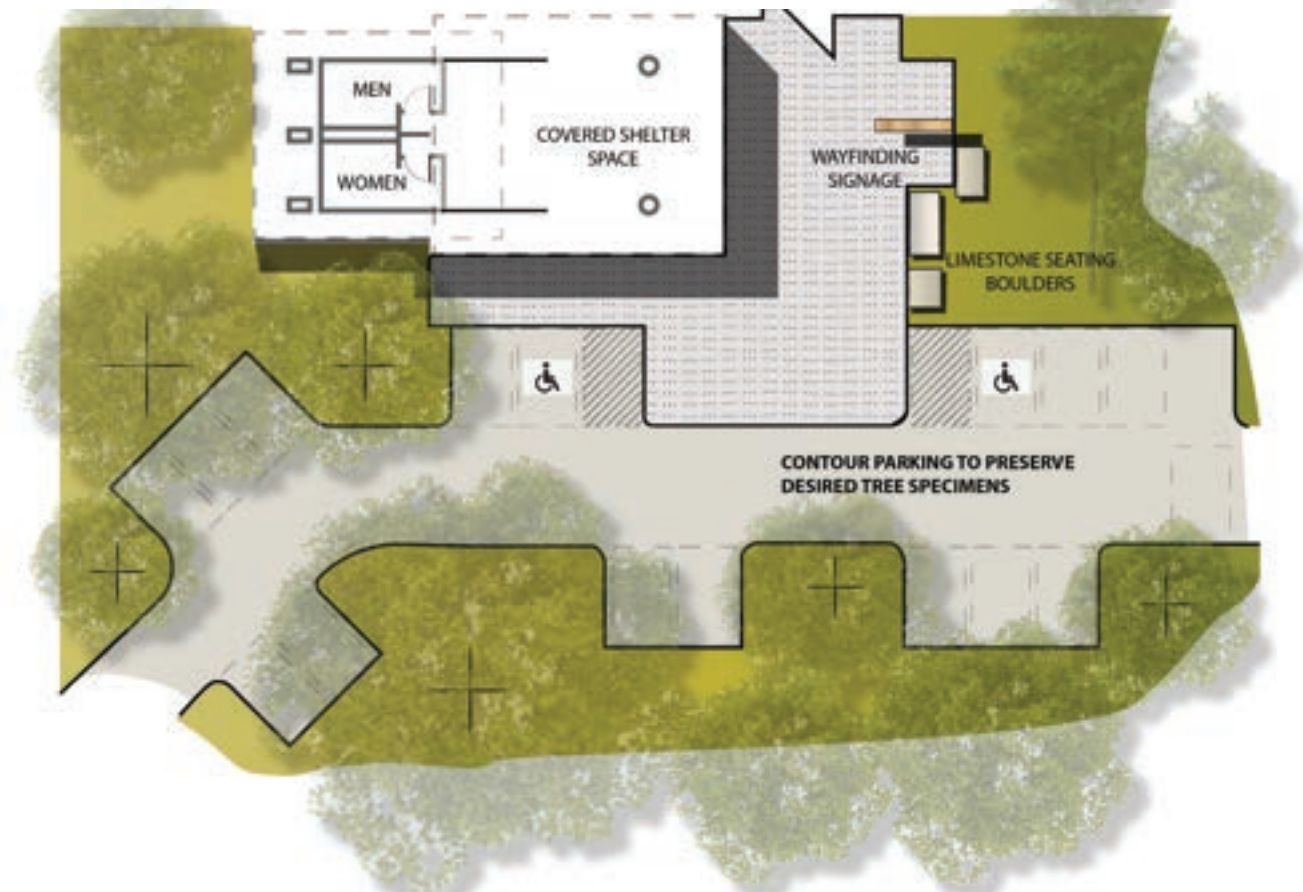
EDUCATION

Trailheads are a critical component in the success of a fully integrated and cohesive park trail system. Trailheads are the access points to and from Trueheart Ranch Nature Park. They are the point source where one transitions from being a vehicular passenger to a pedestrian. Access to the park will be fully compliant with the Americans with Disabilities Act (ADA).

The facility is designed to accommodate users arriving by auto as well as those who arrive on foot, bike, or other means. The intermodal access area offers adequate parking, restrooms, informational signage, and other amenities such as benches, bike racks, emergency phones, picnic tables, drinking fountains and trash receptacles.

Primary Trail Trailhead Characteristics:

- Located at existing park or public space
- Regional wayfinding for all connecting trails
- Dedicated parking
- Pavilion or shade structure
- Security lighting
- Restrooms
- Drinking fountain



AMENITIES

SHELLING BARN ADAPTIVE REUSE

Re-designed and re-purposed as a meeting and entertainment venue, the 6,800 square foot classic Texas pole barn would harness the local climate and maximize cross ventilation, daylight, and capture solar energy with a photovoltaic roof system. Minimalistic materials are recommended that can withstand the particularly hot dry climate, of south Texas, achieve long-term durability, and to minimize the need for maintenance. The existing primary columns and roof structure will be reinforced, repaired, and left to weather naturally. An outdoor kitchen designed to accommodate catering needs will be included at the south end of the building complete with buffet style serving bars. The patios surrounding the shelling barn will be well lighted and landscaped with a variety of native plants and shade trees that utilize water captured and stored underground cisterns.



EXISTING SHELLING BARN





PRIMITIVE CAMPING

PRIMITIVE CAMPING

Similar to backpacking, primitive camping or backcountry camping, these campers prefer remote areas without amenities such as restrooms, potable water, or electricity. Instead, off-grid seekers hike out to a secluded area of a park in the opposite direction of the traditional campground. Many parks offer designated areas for primitive camping for free or at discounted rates.



WILDERNESS CAMPING

WILDERNESS CAMPING

The most basic and popular type of camping is of course wilderness tent camping. Campsite layouts should fit the site, be located in a shaded area, and provide positive drainage away from each tent site. Facilities at each camp site should include litter/recycle containers, potable water, a concrete pad for vehicle parking and tent, fire ring, and picnic table. For every 15 camp sites a pavilion should be provided for group events and as an emergency refuge.



AMENITY CAMPING

AMENITY CAMPING

Most known as glamping, is a form of camping involving accommodation and facilities more luxurious than those associated with traditional camping. It offers travelers an opportunity to be out in the wild without having to carry and put up their own tents, sleep on the ground, or stumble to the bathroom in the dark. Most Glamping accommodations include beds, electricity, en-suite bathrooms with showers, resort-style toiletries, coffeemakers, and sometimes even full kitchens.



PICNICKING

PICNICKING

Picnic tables in groups of 5 to 10 with potable water and restrooms within a 10 minute walking distance. Picnic tables would be located on a concrete pad with a barbecue grill and litter/recycle containers. Tables would be located in shaded areas and near parking. Groupings of picnic tables should be located under a pavilion to provide sun and rain protection and encourage rental opportunities.

CAMPING AND PICNICKING



RV CAMPING

Camping is booming in popularity and there is a good reason: RV camping means that you can bring all the comforts of home with you to the campground. Everything a park visitor could need can be always onboard with you. The campsites for modern RVs should accommodate a 75 vehicle and parking for at least one car or truck that might be in tow. Standard amenities should include connections to sewer, water, internet services, barbecue grill, and a centrally located dump station to empty your black and gray water tanks. Optional amenities would include restrooms, showers, and a laundry.



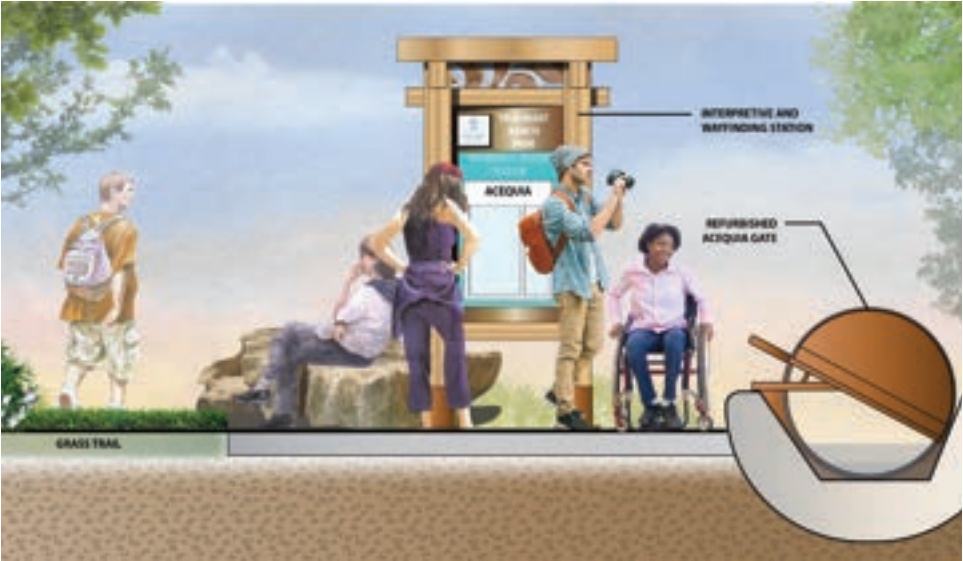
RV CAMPING

AMENITIES

LOW IMPACT DEVELOPMENT

BIO-SWALES

Bio-swales are vegetated or grassed linear depressions that retain and filter the first flush of runoff from impervious surfaces. A continuous bio-swale system is planned along all park roads and parking areas. After the soil-plant mixture below the channel becomes saturated, the bio-swale acts as a conveyance structure to a wetland or infiltration area. Routine maintenance is required of a dense, healthy vegetated cover; periodic mowing; weed control; reseeded of bare areas; and clearing of debris and accumulated sediment.



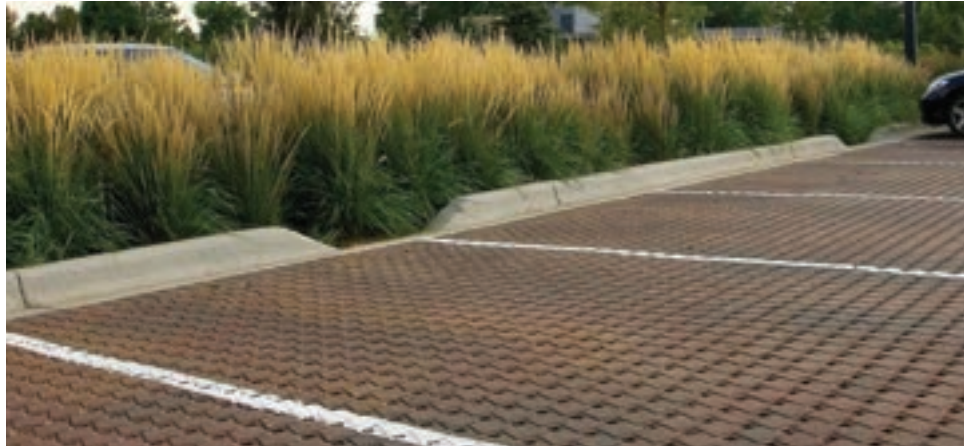
ACEQUIAS

The modern economics and culture have abandoned the acequia systems along the San Antonio River. For the most part, gone are the days of opening the sluice gates and sending your water to thirsty crops and livestock. As the needs disappeared, so did the care and maintenance of the acequia systems. Trueheart Ranch is a prime example of how unattended acequias deteriorate, heave, crack, and become non-functional in just a few years. The master plan calls for the functional restoration of the central channel that flows northeast to southwest through the ranch. Restoration would have a functional and educational result. The system would be utilized to move water to existing dry ponds, water the restored pecan orchard, and recirculate for interpretive and educational purposes to illustrate how these systems functioned.

PERMEABLE SURFACES

Replacing impervious surfaces with permeable surfaces is a fundamental component of the Low Impact Development (LID) approach. Roofs, sidewalks, and paved surfaces are disconnected from each other to allow for more uniform distribution of runoff into permeable areas. Conveying runoff into vegetated areas keeps the water from directly entering the storm drain network, reduces runoff volume, and promotes distributed infiltration.

Since paved surfaces make up a large portion of the park landscape, the use of permeable pavement will be very effective at stabilizing the hydrological condition of a site. Permeable surfaces can be used in conjunction with storage systems for reuse of the runoff water bio-swales or conveyance to a wetland or infiltration area. Types of permeable pavement include permeable grid block pavers, plastic grids, vegetated grids, turf block, gravel, cobbles, brick, natural stone, etc.

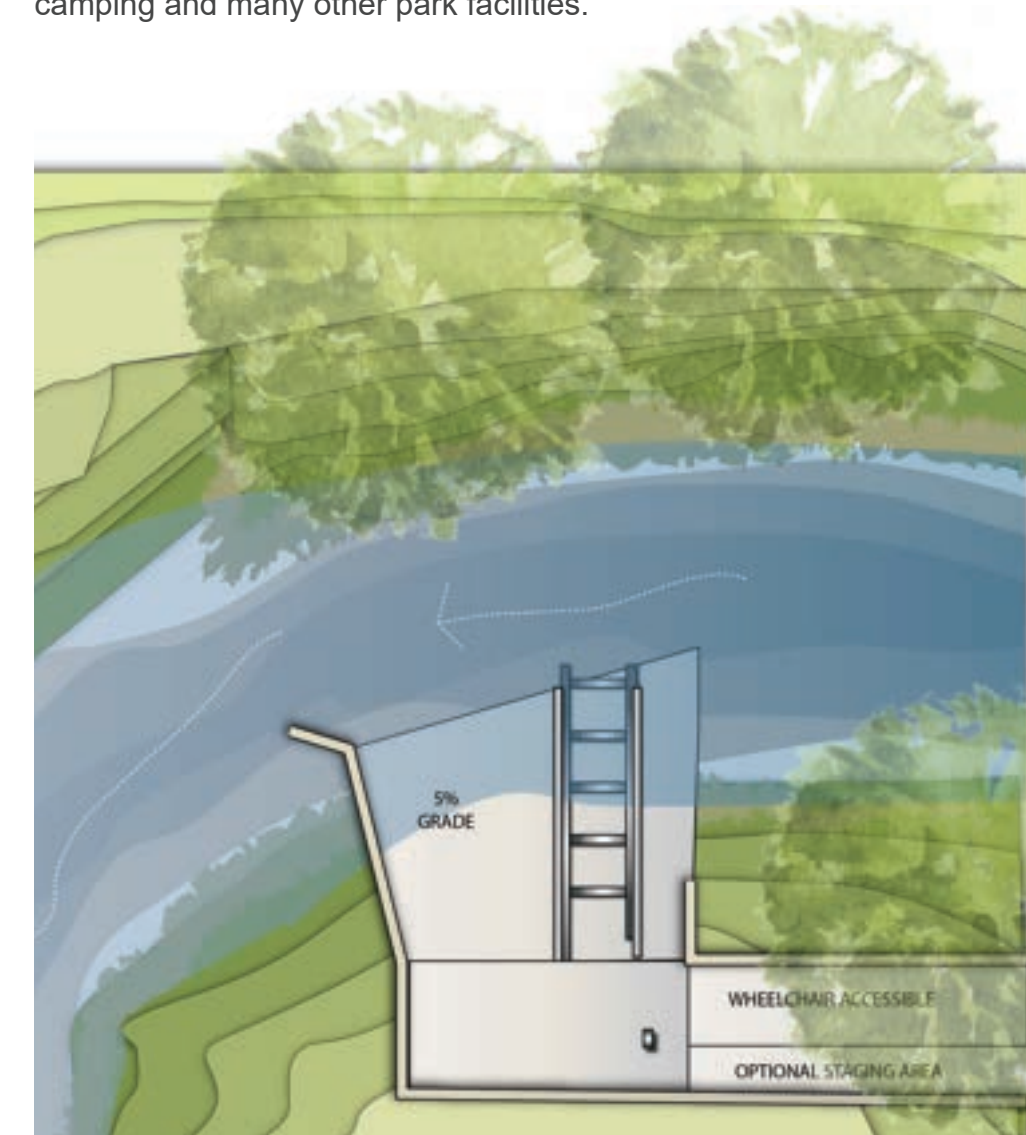
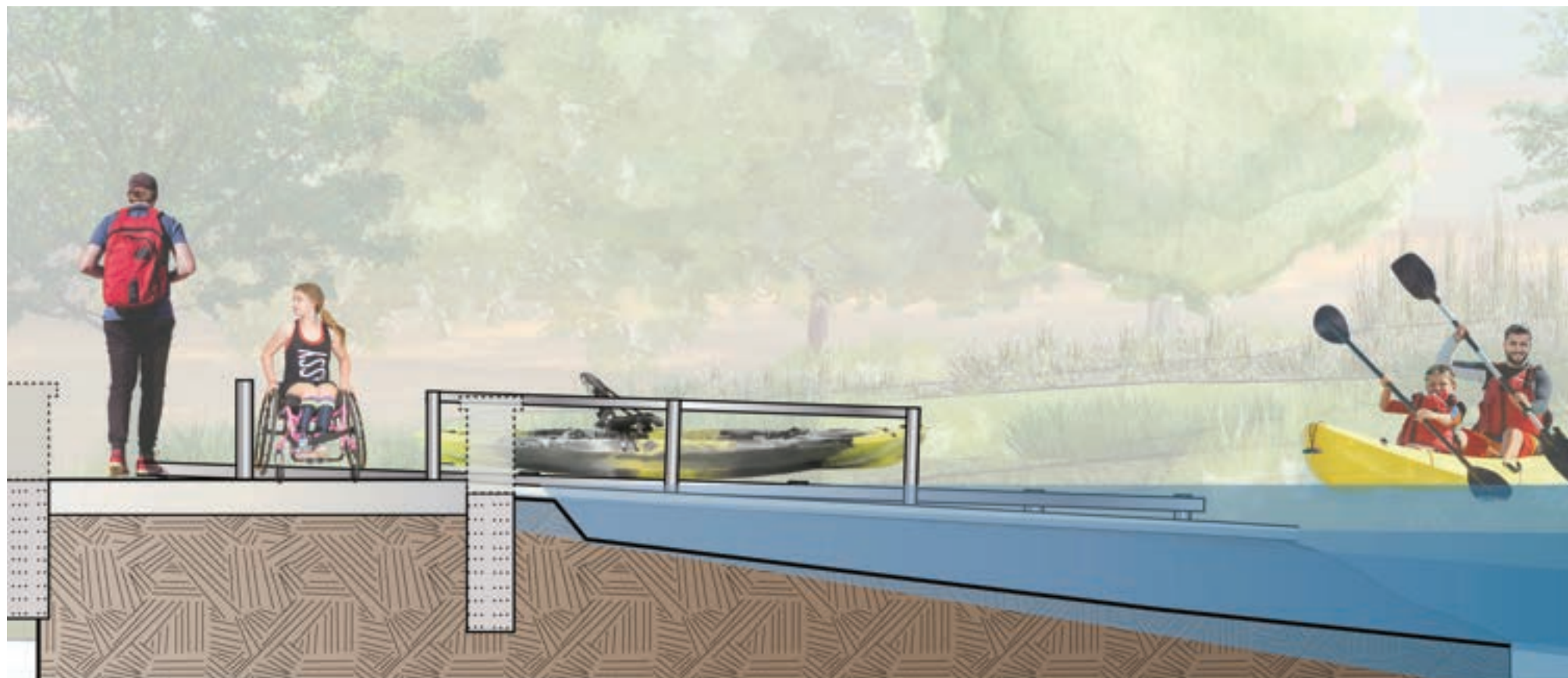




DAM PORTAGE AND BOAT LAUNCH

Launch and retrieval points are located along the San Antonio River at the north and south end of the park. These features follow a design developed during stakeholder meetings with kayak and canoe user groups. The preferred location for the launch and retrieval points is on the bank, inside of a curve, along the river. This configuration also makes launch and retrieval much easier and accessible. The launch and retrieval points will be compliant with Americans with Disabilities Act (ADA), ensuring all visitors can utilize these facilities without assistance.

A portage trail developed around Otilla Dam also provides an accessible route, connecting trail to parking, restroom, picnicking, camping and many other park facilities.



IMPLEMENTATION

COST ESTIMATES

PHASE 1

PHASE 1 MOBILIZATION, INSURANCE AND BONDS \$568,166.00

1	Mobilization and OH&P (11%)	1 L.S.	\$305,891.30	\$305,891.30
2	Insurance and Bonds (3%)	1 L.S.	\$83,424.90	\$83,424.90
3	Preparation of Right-Of-Way (4%)	1 L.S.	\$111,233.20	\$111,233.20
4	Erosion Control And SWPPP (2%)	1 L.S.	\$55,616.60	\$55,616.60
5	Barricades, Signs, and Traffic Handling	1 L.S.	\$12,000.00	\$12,000.00

PHASE 1 QUANTITIES \$2,780,830.00

6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	1,358 L.F.	\$30.00	\$40,740.00
7	Roadway - 24' wide - Asphalt - No Curb	7,020 S.Y.	\$55.00	\$386,100.00
8	Parking - Asphalt - No Curb	1,510 S.Y.	\$55.00	\$83,050.00
9	Rain Gardens/Bioswales	8,279 S.F.	\$20.00	\$165,580.00
10	Watercraft Launch	2 EA.	\$38,000.00	\$76,000.00
11	Composting Restroom/ Men's and Women	1 EA.	\$275,000.00	\$275,000.00
12	Electrical Service and Security Lighting	1 L.S.	\$230,000.00	\$230,000.00
13	Entry Signage(Main)	1 EA.	\$65,000.00	\$65,000.00
14	Entry Signage(Secondary Entrance)	1 EA.	\$35,000.00	\$35,000.00
15	Wayfinding and Interior Signage	8 EA.	\$550.00	\$4,400.00
16	Group Amenity Camping Areas	24 EA.	\$19,000.00	\$456,000.00
17	Wilderness Camping Areas	5 Acre	\$4,000.00	\$20,000.00
18	Dam Portage and Improved Access Concrete	2,800 S.F.	\$18.00	\$50,400.00
19	Replace Existing Stairs	720 S.F.	\$45.00	\$32,400.00
20	Rain Gardens/Bioswales	4,500 S.F.	\$30.00	\$135,000.00
21	Park Maintenance Facility	1 LS	\$650,000.00	\$650,000.00
22	Roadway - 24' wide - Base - No Curb	512 S.Y.	\$55.00	\$28,160.00
23	Native grass restoration	4 Acre	\$12,000.00	\$48,000.00

Total	\$3,348,996.00
Contingency 5%	\$167,449.80
Construction Budget	\$3,516,445.80

24	Engineering, Design, and Contract Administration	\$386,809.04
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PHASE 2

PHASE 2 MOBILIZATION, INSURANCE AND BONDS \$940,335.00

1	Mobilization and OH&P (11%)	1 L.S.	\$510,584.25	\$510,584.25
2	Insurance and Bonds (3%)	1 L.S.	\$139,250.25	\$139,250.25
3	Preparation of Right-Of-Way (4%)	1 L.S.	\$185,667.00	\$185,667.00
4	Erosion Control And SWPPP (2%)	1 L.S.	\$92,833.50	\$92,833.50
5	Barricades, Signs, and Traffic Handling	1 L.S.	\$12,000.00	\$12,000.00

Phase 2 QUANTITIES \$4,641,675.00

6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	8,340 L.F.	\$30.00	\$250,200.00
7	Roadway - 24' wide - Asphalt - No Curb	20,773 S.Y.	\$55.00	\$1,142,515.00
8	Parking - Asphalt - No Curb	1,888 S.Y.	\$55.00	\$103,840.00
9	Rain Gardens/Bioswales	12,280 S.F.	\$20.00	\$245,600.00
10	Birding/Wildlife Viewing Station	3 EA.	\$54,000.00	\$162,000.00
11	Overlook Structure	2 EA.	\$221,130.00	\$442,260.00
12	Watercraft Launch	1 EA.	\$31,000.00	\$31,000.00
13	Fishing Areas	3 EA.	\$24,000.00	\$72,000.00
14	Trailhead and Restrooms (non composting)	2 EA.	\$248,000.00	\$496,000.00
15	Wayfinding and Interior Signage	12 EA.	\$550.00	\$6,600.00
16	Group Amenity Camping Area	24 EA.	\$19,000.00	\$456,000.00
17	Amenity Camping Area	16 EA.	\$19,000.00	\$304,000.00
18	Picnic Areas	2 Acre	\$38,000.00	\$76,000.00
19	Native grass restoration	3 Acre	\$12,000.00	\$36,000.00
20	Observation Tower	1 EA.	\$375,400.00	\$375,400.00
21	Overlook Structure	2 EA.	\$221,130.00	\$442,260.00

Total	\$5,582,010.00
Contingency 5%	\$279,100.50
Construction Budget	\$5,861,110.50

22	Engineering, Design, and Contract Administration	\$644,722.16
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TRUEHEART RANCH PARK

Opinion of Probable Cost 8.9.22

No	Item	Qty	Unit	Unit Price	Cost	Total Bid Item Cost
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PHASE 3

Phase 3 MOBILIZATION, INSURANCE AND BONDS \$983,744.00

1	Mobilization and OH&P (11%)	1 L.S.		\$534,459.20	\$534,459.20
2	Insurance and Bonds (3%)	1 L.S.		\$145,761.60	\$145,761.60
3	Preparation of Right-Of-Way (4%)	1 L.S.		\$194,348.80	\$194,348.80
4	Erosion Control And SWPPP (2%)	1 L.S.		\$97,174.40	\$97,174.40
5	Barricades, Signs, and Traffic Handling	1 L.S.		\$12,000.00	\$12,000.00

Phase 3 QUANTITIES \$4,858,720.00

6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	33,864 L.F.		\$30.00	\$1,015,920.00
7	Renovated Hay Barn With Outdoor Kitchen	6,700 S.F.		\$155.00	\$1,038,500.00
8	Roadway - 24' wide - Asphalt No Curb	4,008 S.Y.		\$55.00	\$220,440.00
9	Parking - Asphalt - No Curb	720 S.Y.		\$55.00	\$39,600.00
10	Rain Gardens/Bioswales	8,113 S.F.		\$20.00	\$162,260.00
11	Water Harvesting Cistern	2 EA.		\$7,500.00	\$15,000.00
12	Porous Sidewalk and Plaza Pavement	13,100 S.F.		\$12.00	\$157,200.00
13	Electrical Service	1 L.S.		\$43,000.00	\$43,000.00
14	Lighting	35 EA.		\$5,000.00	\$175,000.00
15	Amphitheater (Banquet Seating 500)	1 L.S.		\$1,843,000.00	\$1,843,000.00
16	Native grass restoration	3 Acre		\$12,000.00	\$36,000.00
17	Landscaping	4 Acre		\$28,200.00	\$112,800.00

Total	\$5,842,464.00
Contingency 5%	\$292,123.20
Construction Budget	\$6,134,587.20

18	Engineering, Design, and Contract Administration	\$674,804.59
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PHASE 4

Phase 4 MOBILIZATION, INSURANCE AND BONDS \$180,350.00

1	Mobilization and OH&P (11%)	1 L.S.		\$92,592.50	\$92,592.50
2	Insurance and Bonds (3%)	1 L.S.		\$25,252.50	\$25,252.50
3	Preparation of Right-Of-Way (4%)	1 L.S.		\$33,670.00	\$33,670.00
4	Erosion Control And SWPPP (2%)	1 L.S.		\$16,835.00	\$16,835.00
5	Barricades, Signs, and Traffic Handling	1 L.S.		\$12,000.00	\$12,000.00

Phase 4 QUANTITIES \$841,750.00

6	Adaptive Reuse of Homestead as Park Information Center and exhibit historic photos and document reflecting the history of the park. Adjacent Out Buildings would be developed as rentable facilities.	1 L.S.		\$175,000.00	\$175,000.00
7	Roadway - 24' wide - Asphalt No Curb	1,498 S.Y.		\$55.00	\$82,390.00
8	Parking - Asphalt - No Curb	920 S.Y.		\$55.00	\$50,600.00
9	Rain Gardens/Bioswales	3,375 S.F.		\$20.00	\$67,500.00
10	Water Harvesting Cistern	1 EA.		\$7,500.00	\$7,500.00
11	Porous Sidewalk and Plaza Pavement	8,730 S.F.		\$12.00	\$104,760.00
12	Electrical Service	1 L.S.		\$43,000.00	\$43,000.00
13	Lighting	21 EA.		\$5,000.00	\$105,000.00
14	Native grass restoration	5 Acre		\$12,000.00	\$60,000.00
15	Landscaping	4 Acre		\$28,000.00	\$112,000.00
16	Scenic View	1 EA.		\$34,000.00	\$34,000.00

Total	\$1,022,100.00
Contingency 5%	\$51,105.00
Construction Budget	\$1,073,205.00

17	Engineering, Design, and Contract Administration	\$118,052.55
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IMPLEMENTATION

TRUEHEART RANCH PARK

Opinion of Probable Cost 8.9.22

No	Item	Qty	Unit	Unit Price	Cost	Total Bid Item Cost
PHASE 5						
PHASE 5 MOBILIZATION, INSURANCE AND BONDS						\$646,061.76
1	Mobilization and OH&P (11%)	1	L.S.	\$348,733.97	\$348,733.97	
2	Insurance and Bonds (3%)	1	L.S.	\$95,109.26	\$95,109.26	
3	Preparation of Right-Of-Way (4%)	1	L.S.	\$126,812.35	\$126,812.35	
4	Erosion Control And SWPPP (2%)	1	L.S.	\$63,406.18	\$63,406.18	
5	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,000.00	\$12,000.00	
Phase 5 QUANTITIES						\$3,170,308.80
6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	8,340	L.F.	\$30.00	\$250,200.00	
7	Equestrian Trail 8'-0" Grass Trail	8,340	L.F.	\$9.00	\$75,060.00	
8	Roadway - 24' wide - Asphalt - No Curb	7,240	S.Y.	\$42.00	\$304,080.00	
9	Parking - Asphalt - No Curb	2,828	S.Y.	\$42.60	\$120,472.80	
10	Equestrian Shade, Staging and Parking	1	EA.	\$128,000.00	\$128,000.00	
11	R.V. Spaces w/ Water, Sewer, & Electricity	18	L.S.	\$19,682.00	\$354,276.00	
12	Electrical Service	1	L.S.	\$43,000.00	\$43,000.00	
13	Lighting	25	E.A.	\$5,000.00	\$125,000.00	
14	Rain Gardens/Bioswales	24,931	S.F.	\$20.00	\$498,620.00	
15	Composting Restroom/ Men's and Women	1	EA.	\$275,000.00	\$275,000.00	
16	Trailhead and Restrooms	1	EA.	\$248,000.00	\$248,000.00	
17	Wayfinding and Interior Signage	12	EA.	\$550.00	\$6,600.00	
18	Group Amenity Camping Area	15	EA.	\$19,000.00	\$285,000.00	
19	Amenity Camping Area	15	EA.	\$19,000.00	\$285,000.00	
20	Native grass restoration	5	Acre	\$12,000.00	\$60,000.00	
21	Landscaping	4	Acre	\$28,000.00	\$112,000.00	
					Total	\$3,816,370.56
					Contingency 5%	\$190,818.53
					Construction Budget	\$4,007,189.09
						\$440,790.80
22	Engineering, Design, and Contract Administration					

PHASE 6

PHASE 6 MOBILIZATION, INSURANCE AND BONDS						\$570,589.20
1	Mobilization and OH&P (11%)	1	L.S.	\$307,224.06	\$307,224.06	
2	Insurance and Bonds (3%)	1	L.S.	\$83,788.38	\$83,788.38	
3	Preparation of Right-Of-Way (4%)	1	L.S.	\$111,717.84	\$111,717.84	
4	Erosion Control And SWPPP (2%)	1	L.S.	\$55,858.92	\$55,858.92	
5	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,000.00	\$12,000.00	
Phase 6 QUANTITIES						\$2,792,946.00
6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	2,622	L.F.	\$30.00	\$78,660.00	
7	Interpretive Trail 10'-0" Wide Stabilized Surface	2,231	L.F.	\$30.00	\$66,930.00	
8	Roadway - 24' wide - Asphalt - No Curb	8,594	S.Y.	\$55.00	\$472,670.00	
9	Parking - Asphalt - No Curb	2,158	S.Y.	\$55.00	\$118,690.00	
10	Pavilion - 40' X 60'	1	EA.	\$72,740.00	\$72,740.00	
11	Rain Gardens/Bioswales	24,931	S.F.	\$20.00	\$498,620.00	
12	Outdoor Acequia Classroom	1	EA.	\$142,168.00	\$142,168.00	
13	Modern Acequia Channel and Sluice Gate Repair	2,380	L.F.	\$23.00	\$54,740.00	
14	Outdoor Pecan Growers Classroom	1	EA.	\$142,168.00	\$142,168.00	
15	Composting Restroom/ Men's and Women	1	EA.	\$275,000.00	\$275,000.00	
16	Trailhead and Restrooms	1	EA.	\$198,000.00	\$198,000.00	
17	Wayfinding and Interior Signage	18	EA.	\$550.00	\$9,900.00	
18	Pecan Orchard Replanting and Irrigation	30	Acre	\$8,722.00	\$261,660.00	
19	Repairian Forest Restoration	22	Acre	\$3,500.00	\$77,000.00	
20	Wilderness Camping - Developed After Grow-in of Repairian Forest Restoration	15	EA.	\$4,000.00	\$60,000.00	
21	Native grass restoration	22	Acre	\$12,000.00	\$264,000.00	
					Total	\$3,363,535.20
					Contingency 5%	\$168,176.76
					Construction Budget	\$3,531,711.96
						\$388,488.32
22	Engineering, Design, and Contract Administration					

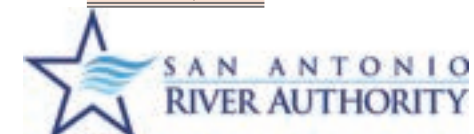
TRUEHEART RANCH PARK

Opinion of Probable Cost 8.9.22

No	Item	Qty	Unit	Unit Price	Cost	Total Bid Item Cost
PHASE 7						
PHASE 7 MOBILIZATION, INSURANCE AND BONDS						\$1,151,346.80
1	Mobilization and OH&P (11%)	1	L.S.	\$626,640.74	\$626,640.74	
2	Insurance and Bonds (3%)	1	L.S.	\$170,902.02	\$170,902.02	
3	Preparation of Right-Of-Way (4%)	1	L.S.	\$227,869.36	\$227,869.36	
4	Erosion Control And SWPPP (2%)	1	L.S.	\$113,934.68	\$113,934.68	
5	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,000.00	\$12,000.00	
Phase 7 QUANTITIES						\$5,696,734.00
6	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	7,377	L.F.	\$30.00	\$221,310.00	
7	Interpretive Trail 10'-0" Wide Stabilized Surface	6,745	L.F.	\$30.00	\$202,350.00	
8	Equestrian Trail 8'-0" Grass Trail	11,076	L.F.	\$9.00	\$99,684.00	
9	Roadway - 24' wide - Asphalt - No Curb	11,292	S.Y.	\$55.00	\$621,060.00	
10	Parking - Asphalt - No Curb	2,158	S.Y.	\$55.00	\$118,690.00	
11	Picnicking	15	EA.	\$5,000.00	\$75,000.00	
12	Rain Gardens/Bioswales	165,254	S.F.	\$20.00	\$3,305,080.00	
13	Pond/Dam Restoration	32,623	S.F.	\$4.00	\$130,492.00	
14	Outdoor Acequia Classroom	1	EA.	\$142,168.00	\$142,168.00	
15	Modern Acequia Channel and Sluice Gate Repair	1,700	L.F.	\$23.00	\$39,100.00	
16	Interpretive Viewing Point	1	EA.	\$18,000.00	\$18,000.00	
17	Trailhead and Restrooms	1	EA.	\$198,000.00	\$198,000.00	
18	Wayfinding and Interior Signage	16	EA.	\$550.00	\$8,800.00	
19	Repairian Forest Restoration	22	Acre	\$1,500.00	\$33,000.00	
20	Wilderness Camping - Developed After Grow in of Repairian Forest Restoration	10	EA.	\$4,000.00	\$40,000.00	
21	Primitive Camping - Developed After Grow in of Repairian Forest Restoration	15	EA.	\$4,000.00	\$60,000.00	
22	Blackland Prairie Restoration	32	Acre	\$12,000.00	\$384,000.00	
					Total	\$6,848,080.80
					Contingency 5%	\$342,404.04
					Construction Budget	\$7,190,484.84
						\$790,953.33
23	Engineering, Design, and Contract Administration					

PHASE 8

Phase 8 MOBILIZATION, INSURANCE AND BONDS						\$294,459.00
1	Mobilization and OH&P (11%)	1	L.S.	\$155,352.45	\$155,352.45	
2	Insurance and Bonds (3%)	1	L.S.	\$42,368.85	\$42,368.85	
3	Preparation of Right-Of-Way (4%)	1	L.S.	\$56,491.80	\$56,491.80	
4	Erosion Control And SWPPP (2%)	1	L.S.	\$28,245.90	\$28,245.90	
5	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,000.00	\$12,000.00	
Phase 8 QUANTITIES						\$1,412,295.00
6	Protection and Interpretation of Existing Archeological and Historic Features.	1	L.S.	\$48,000.00	\$48,000.00	
7	Roadway - 24' wide - Asphalt No Curb	2,693	S.Y.	\$55.00	\$148,115.00	
8	Parking - Asphalt - No Curb	496	S.Y.	\$55.00	\$27,280.00	
9	Trailhead and Restrooms	1	EA.	\$248,000.00	\$248,000.00	
10	Multi-Purpose Trail 10'-0" Wide Stabilized Surface	3,050	L.F.	\$30.00	\$91,500.00	
11	Below Highway Trail Infrastructure	100	L.F.	\$350.00	\$35,000.00	
12	Observation Tower	1	EA.	\$375,400.00	\$375,400.00	
13	Birding/Wildlife Viewing Station	1	EA.	\$54,000.00	\$54,000.00	
14	Group Amenity Camping Area	10	EA.	\$19,000.00	\$190,000.00	
15	Electrical Service	1	L.S.	\$43,000.00	\$43,000.00	
16	Lighting	4	EA.	\$5,000.00	\$20,000.00	
17	Native grass restoration	9	Acre	\$12,000.00	\$108,000.00	
18	Landscaping	2	Acre	\$12,000.00	\$24,000.00	
					Total	\$1,706,754.00
					Contingency 5%	\$85,337.70
					Construction Budget	\$1,792,091.70
						\$197,130.09
19	Engineering, Design, and Contract Administration					



IMPLEMENTATION

TRUEHEART RANCH PARK

Opinion of Probable Cost 8.9.22

No	Item	Qty	Unit	Unit Price	Cost	Total Bid Item Cost
PHASE 9						
Phase 9 MOBILIZATION, INSURANCE AND BONDS						\$558,760.00
1	Mobilization and OH&P (11%)	1	L.S.	\$300,718.00	\$300,718.00	
2	Insurance and Bonds (3%)	1	L.S.	\$82,014.00	\$82,014.00	
3	Preparation of Right-Of-Way (4%)	1	L.S.	\$109,352.00	\$109,352.00	
4	Erosion Control And SWPPP (2%)	1	L.S.	\$54,676.00	\$54,676.00	
5	Barricades, Signs, and Traffic Handling	1	L.S.	\$12,000.00	\$12,000.00	
Phase 9 QUANTITIES						\$2,733,800.00
6	Multi-Purpose Event Center: Full Commercial Kitchen Banquet Dining 350 Guest Theater Seating 600 guest Outdoor Patios and Plazas Parking	5,000	S.F.	\$455.00	\$2,275,000.00	
7	Water Harvesting Cistern	2	EA.	\$7,500.00	\$15,000.00	
8	Porous Sidewalk and Plaza Pavement	10,000	S.F.	\$12.00	\$120,000.00	
9	Landscaping	4	Acre	\$45,200.00	\$180,800.00	
10	Electrical Service	1	L.S.	\$43,000.00	\$43,000.00	
11	Outdoor Lighting	20	E.A.	\$5,000.00	\$100,000.00	
					Total	\$3,292,560.00
					Contingency 5%	\$164,628.00
					Construction Budget	\$3,457,188.00
12	Engineering, Design, and Contract Administration					\$380,290.68
Total Construction Cost All Phases						\$36,564,014.09

NATIONAL

Texas Parks & Wildlife – Grant programs available include Boating Access Grants, Clean Vessel Act (CVA) Grants, Community Outdoor Outreach Program (CO-OP), Local Parks Grants, and Recreational Trails Grants.

<https://tpwd.texas.gov/business/grants/recreation-grants>

National Park Service

- Land & Water Conservation Fund (LWCF) provides matching funds for State & Local Assistance Program to state, local and Tribal governments seeking funding to create and expand parks, develop recreation facilities, and further local recreation plans.

<https://www.nps.gov/subjects/lwcf/stateside.htm>

<https://lwcfcoalition.org/state-and-local-assistance>

- Rivers, Trails, and Conservation Assistance program (NPS-RTCA) assists with developing or restoring parks, conservation areas, rivers, and wildlife habitats, as well as creating outdoor recreation opportunities and programs that engages future generations in the outdoors.

Applications due March 1st of every year

<https://www.nps.gov/orgs/rtca/apply.htm>

- Outdoor Recreation Legacy Partnership (ORLP) Program funded through the LWCF State and Local Assistance Program. A nationally competitive grant program that delivers funding to urban areas with priority given to projects located in economically disadvantaged areas and lacking in outdoor recreation opportunities.

<https://lwcfcoalition.org/orlp>

U.S. Department of Transportation: Federal Highway Administration

- Federal Land Access Program (FLAP) is in support of improving transportation facilities that provide access to, are adjacent to, or are located within Federal lands. The Access Program supplements State and local resources for public roads, transit systems, and other transportation facilities, with an emphasis on high-use recreation sites and economic generators.

Call for projects is open, deadline: May 2022

Final application deadline: August 1, 2022

<https://highways.dot.gov/federal-lands/programs-access>

- Recreational Trails Program (RTP) provides funds to the States to develop and maintain recreational trails and trail-related facilities for both nonmotorized and motorized recreational trail uses.

https://www.fhwa.dot.gov/environment/recreational_trails/

- Transportation Alternatives (TA) provides funding for a variety of generally smaller-scale transportation projects such as pedestrian and bicycle facilities; construction of turnouts, overlooks, and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.

https://www.fhwa.dot.gov/environment/transportation_alternatives/

- Federal Transit Administration (FTA) require that at least 1 percent of transit expenditures for urbanized areas go to projects that improve access to transit service – e.g., cycling and walking.

RECOMMENDED FUNDING STRATEGIES

U.S. Economic Development Administration – Travel, Tourism, & Outdoor Recreation program focuses on accelerating the recover of communities that rely on the travel, tourism and outdoor recreation sectors investing in infrastructure, workforce or other projects to support industry and economic resilience of the community in the future.

<https://eda.gov/arpa/travel-tourism/>

- Economic Development Administration (EDA) of the U.S. Department of Commerce is the Public Works program provides funding with the goal of empowering “distressed communities to revitalize, expand and upgrade their physical infrastructure.” Among other uses, EDA Public Works funds can help redevelop brownfield sites and increase eco-industrial development. The EDA also offers limited local technical assistance to distressed areas in times of need.

U.S. Bureau of Reclamation – WaterSMART grants supports states, tribes, and local entities as they plan for and implement actions to increase water supply through investments to modernize existing infrastructure and avoid potential water conflicts.

<https://www.usbr.gov/watersmart/index.html>

IMPLEMENTATION

FUNDING RESOURCES LISTED BY RAILS TO TRAILS CONSERVANCY

<https://www.railstotrails.org/build-trails/trail-building-toolbox/funding/acquisition-funding/>

Community Development Block Grant Program (CDBG) – funds are intended for activities that benefit low- and moderate-income persons, prevent or eliminate slums or blights, and address urgent community development needs. In the past, CDBG have been used for trail construction.

Urban and Community Forestry (UCF) - A program of the U.S. Forest Service, Urban and Community Forestry (UCF) “provides technical, financial, research and educational services to local government, nonprofit organizations, community groups, educational institutions and tribal governments.” Trails and greenways are a key part of the program, which is administered by forestry agencies in each state.

Historic Preservation Funding Sources – (administered by the National Park Service) awards matching grants to state and tribal historic preservation offices for the restoration of properties that are on the National Register of Historic Places.

Environmental Protection Agency (EPA) – provides funding and financing for brownfields, which are former industrial sites where contaminants or pollutants may be present. Many trails have taken advantage of brownfield funding, including Rhode Island’s Woonasquatucket River Greenway Project, the Elkins Railyard redevelopment in West Virginia and the Assabet River Rail Trail in Massachusetts.

PRIVATE FOUNDATION/ORGANIZATIONS

Dopplet Family Trail Development Fund – Rails-to-Trails Conservancy (RTC) supports organizations and local governments that are implementing projects to build and improve multi-use trails.

<https://www.railstotrails.org/our-work/grants/doppelt/>

National Forest Foundation – Matching Awards Program (MAP) provides funding for result-oriented on-the-ground projects that enhance forest health and outdoor experiences on National Forests and Grasslands.

<https://www.nationalforests.org/grant-programs/map>

City Parks Alliance: Equitable Park Funding Hub – access to funding sources and strategies relevant for parks and recreation in low-income communities and communities of color, and highlights partnerships required for successful funding. Funding areas include Brownfields, Climate Resilience, Community Development, Conservation Funding, Local Funding, and Stormwater Management.

<https://cityparksalliance.org/funding-hub/>




PUBLIC MEETING INFORMATION

TRUEHEART RANCH PARK MASTER PLAN DECEMBER 1, 2021 COMMENT CARD

Thank you for coming this evening and we appreciate your interest and participation.

The meeting will be conducted in an Open House format allowing attendees more time to study the plans and illustrations. We will have staff, identified by name tag, available to answer questions as you review the plans. The plans that are displayed for your review and comments were prepared through a master planning process that included design consultants, San Antonio River Authority staff, key stakeholders, and potential groups.

After review of the plans and illustrations please place the red, green, or yellow dots we have provided to help determine which park feature you consider the highest priority. The dots have a point value as indicated below:

-  Red dot = 3 points each
-  Green dot = 2 points each
-  Yellow dot = 1 points each

Please indicate below your opinion about the meeting and its objectives by reading the statement and placing a check mark where it best reflects your opinion.

	Strongly Agree	Agree	Disagree	Strongly Disagree
1. The objectives of the meeting were clear to me.				
2. I was able to get my questions answered.				
3. This meeting helped me to understand better the potential/concept for the park.				
4. I am interested in attending other meetings for the development of Trueheart Ranch Park.				
5. I am satisfied with the park features and activities illustrated tonight.				

Trueheart Ranch Park Public Meeting 1 Sign-In Sheet

- | | | |
|--------------------------|--------------|--|
| 1. Randy Escamilla | 210.913.3999 | randy.escamilla@southsideisd.org |
| 2. Julio Gonzalez | 210.902.0678 | |
| 3. Martha Salas | 210.331.4140 | ana.hernandez1364@gmail.com |
| 4. Barb White | 210.854.8224 | bwhitety1@aol.com |
| 5. John Heinesh | 210.632.3885 | |
| 6. Rolando Ramirez | 956.212.6594 | rolando.ramirez@southsideisd.org |
| 7. Geo Garza | 210.394.0565 | |
| 8. Janie Menchaca | 210.415.6320 | penaimechaca@gmail.com |
| 9. Abel Menchaca | 210.827.4044 | |
| 10. Margarita Arroyo | 512.905.6992 | margaritaarroyo@adssa.org |
| 11. Julie Arreguin | 210.381.8921 | juliesjuiles64@aol.com |
| 12. Rene Reyes | 210.367.7853 | rene_reyes8@yahoo.com |
| 13. Jesse Ramirez | 210.627.2880 | irambo1954@yahoo.com |
| 14. Mr. & Mrs. Espinoza | 210.552.6334 | |
| 15. Sylvia Rincan | 210.632.9471 | sylvia.rincan@southsideisd.org |
| 16. Cristelda Gonzales | 210.421.3742 | cristelda.gonzales@southsideisd.org |
| 17. Christopher Gonzales | 210.776.3265 | lookingfox818@gmail.com |
| 18. David ???? | 210.712.6381 | dice11948no@gmail.com |
| 19. Romel Heneze | 210.332.7545 | rhenze5@yahoo.com |
| 20. Gary Ard | 210.315.5425 | vortexcommercialsa@gmail.com |
| 21. Mark Gonzalez | 210.837.1610 | markgonzalez0619@gmail.com |
| 22. Deborah Duron | 210.844.1838 | dduron@sbcglobal.net |
| 23. Reuben Duron | 210.872.5154 | dduron@sbcglobal.net |
| 24. Ray Miles | 210.633.3462 | nanmiles11965@gmail.com |
| 25. Nancy Miles | 210.633.3462 | nanmiles11965@gmail.com |
| 26. Mary Silva | 210.378.7627 | mary060951@icloud.com |
| 27. Joan Franks | 210.633.0964 | |
| 28. Cindy Lentz | 210.422.7550 | blaelentz1330@sbcglobal.net |
| 29. Vincent Arreguin | 210.287.1136 | varreguin826@yahoo.com |
| 30. Trina Bacon | 210.707.7474 | mosaictrina@gmail.com |

Trueheart Ranch Park Public Meeting 1 Comment Cards

	Strongly Agree	Agree	Disagree	Strongly Disagree
1. The objectives of the meeting were clear to me.	11	13		
2. I was able to get my questions answered.	8	14		
3. This meeting helped me to understand better the potential/concept for the park.	12	11		
4. I am interested in attending other meetings for the development of Hendrick Arnold Park.	13	9	1	
5. I am satisfied with the park features and activities illustrated tonight.	16	7	2	
Totals:	60	54	3	

Additional Comments

1. Add charger for electric vehicles.
2. SARA should team up with Public Works about connecting Blue Wing Road westward to US 281 and Pleasanton Road to give better access to the park.
3. Security lighting is very important.
4. Pavilion for picnics/activities
5. All-inclusive for ADA.
6. Concerned about how the dam will be handles. Talk of lowering the dam will affect water levels on the river and Salado Creek.
7. Concerned about bike riders using Southton & Blue Wing Road to access the park. Both roads need to be widened before someone gets killed.
8. Concerned about plans for access to the river and how the materials will be lost in future floods.
9. This has to happen. How can SISD help?
10. How much is dedicated to the ADA population.
11. Please work with principals at Southside ISD.
12. I am interested in helping with this project. I am part of a coalition that wants to help improve the area for our community, Margarita Arroyo, margarita.arroyo@odssa.org, 210.626.0609
13. Security and lighting are to be considered, i.e. park patrol.
14. Rainwater collection in different parts should be implemented.
15. Maintain native plants and don't remove trees.

16. Security fencing around the perimeter, please.
17. Was informed of no emergency phones included for visitors. No policing of the area or police presence.
18. No solar power utilization for the proposed building & structure or for the security lighting. Why not?
19. No rainwater collection system, such as a cistern that SARA has on Gunether St. for plant watering around key buildings, bird baths, and other areas. Water use of the city or river water for above slated purpose.
20. Security in terms of managing vagrants is a concern. Fencing for security cameras monitoring. Will there be an entrance gate that closes at sundown or a designated time?
21. Is there a chance that a skate park will be included?
22. How often will the kayak launch be available? Times? Cost?
23. Will there be some type of elevator in the overlooks for those who would love to see the view yest unable to come down afterwards?
24. Concerned about increase of traffic on Southton Rd., there is already an issue because of the increase in housing. We have 18 wheelers because of the Loop Cold Storage Plant and a great number of bicyclists.
25. The inclusion of a skate park in playground area would be an awesome addition. I have been to the one at the Escondido Creek Parkway in Kennedy and although it is not big it is a welcome addition to have in a park surrounded by nature and not in the city.
26. An observation tower is a must have. There is not man in San Antonio area and it would be a good way to excite more people to bird watching as they see them eye to eye.
27. Please get more input from Southton Residence. They know a lot about the history of the area.
28. Also, problems with past well water contamination.
29. Swimming pool for the summers.
30. Sports, basketball, baseball, soccer fields, and volleyball
31. There are only 3 parks outside 410 park for sports.

HYDROLOGY

The founding stewards of the Trueheart Ranch realized that hydrology plays an important role shaping the site and how forest and habitat is created. These stewards made only the slightest adjustments to the site topography; most are not visible to the human eye. These adjustments provided for the capture of natural rainfall on the site in large shallow pools allowing runoff to percolate deep into the soil. These features helped ensure a plentiful supply of water for the crops and cattle was produced on the ranch.

75% of the site is located within the 100 year flood plain. Locations for buildings and structures need to carefully consider the seasonal storm events and avoid sensitive habitat areas that are aligned with hydrologic patterns on the site.



Contour Map

- 5' Contours
- 1' Contours

Floodplain Map

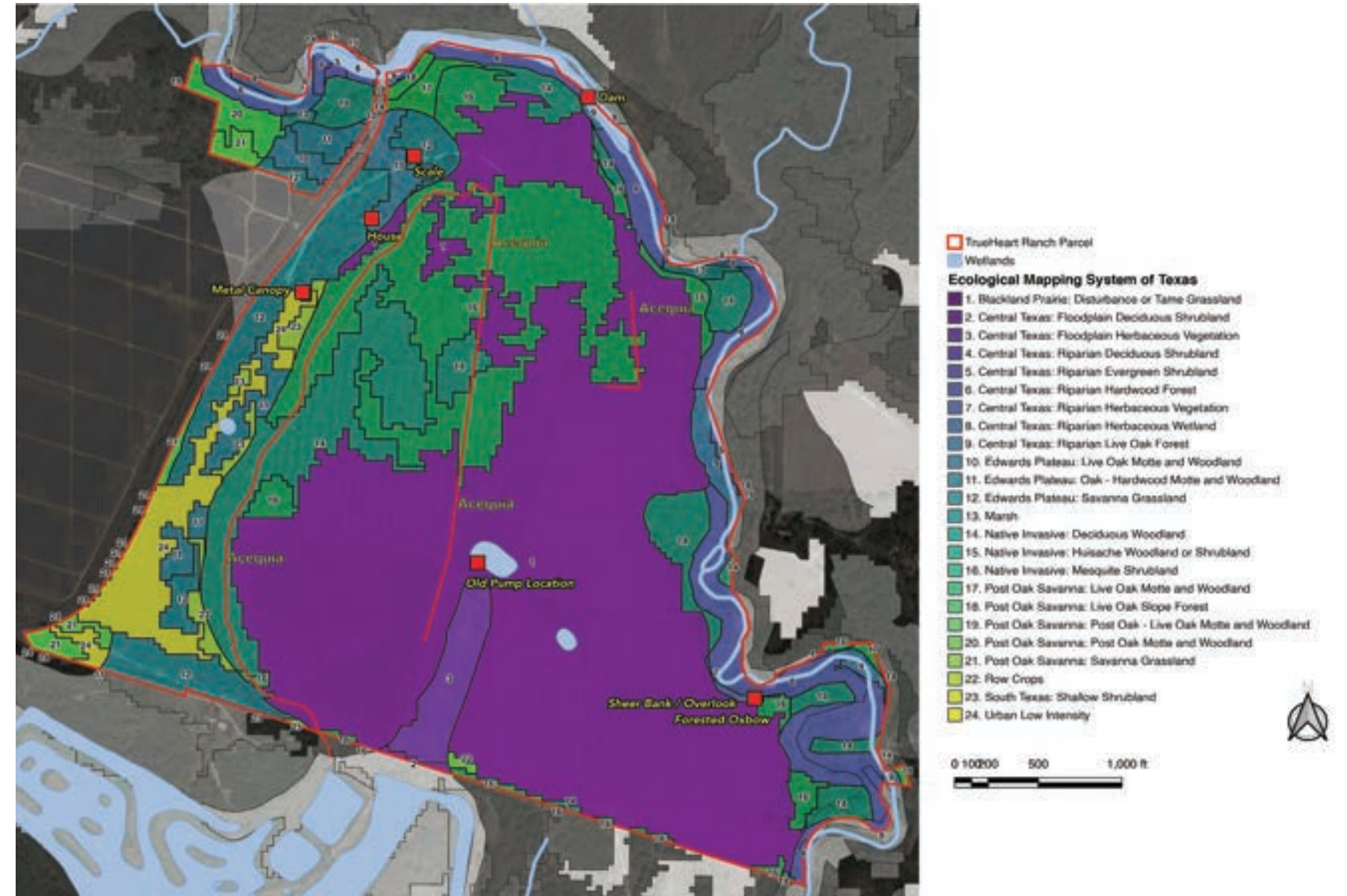
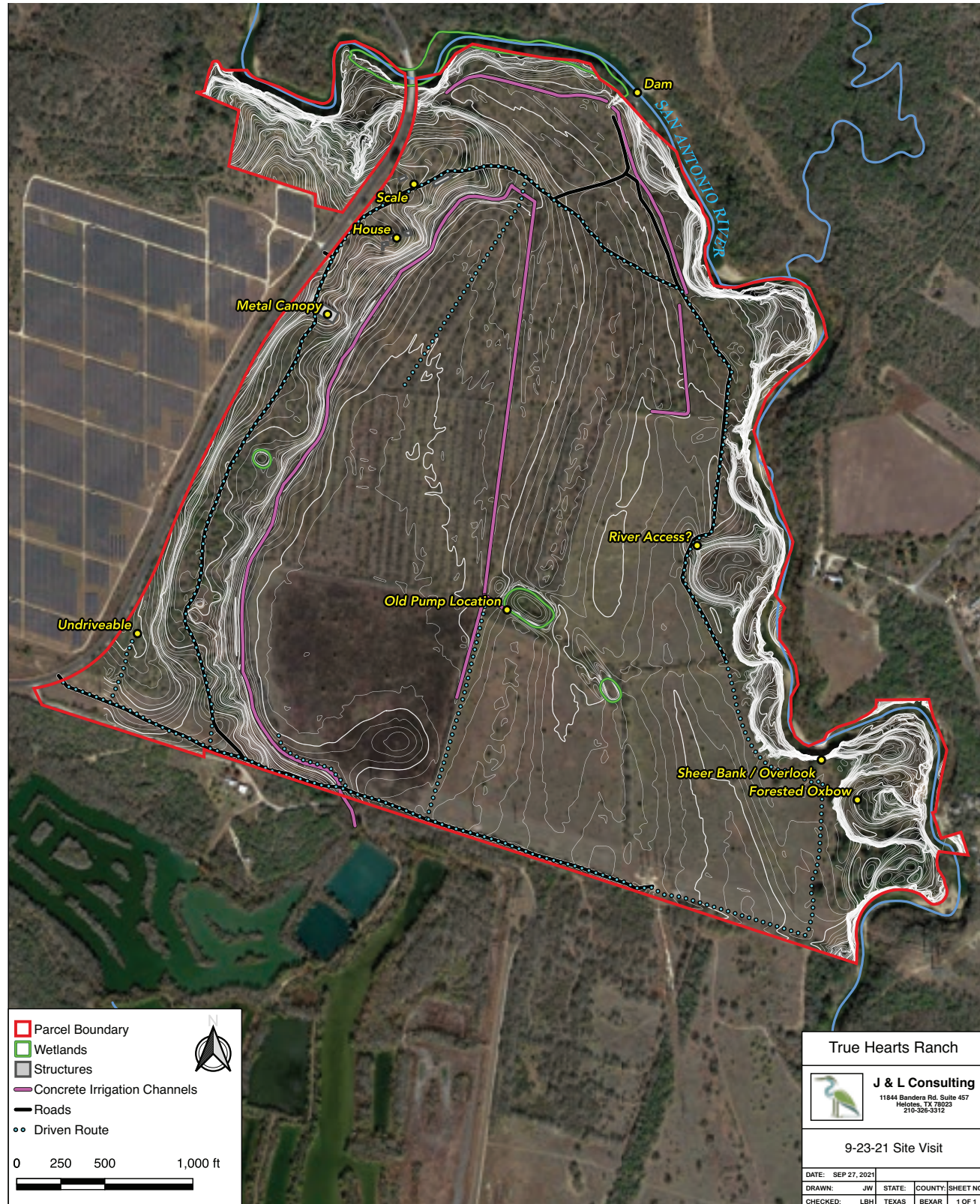
- River
- Fema X-Section
- Base Flood Elevation (BFE)

Flood Zone

- Zone A
- Zone AE

APPENDICES

ECOLOGY AND ARCHEOLOGY



ARCHAEOLOGICAL INVESTIGATION REPORT

Archaeological Investigations of an Architectural Feature at Trueheart Ranch (41BX1816), Bexar County, Texas

by
Kristi M. Ulrich

Principal Investigator
Steve A. Tomka



Prepared for:
Los Compadres de San Antonio Missions
and
San Antonio Missions National Historical Park

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Prepared by:
Center for Archaeological Research
The University of Texas at San Antonio
Technical Report No. 18

Archaeological Investigations of an Architectural Feature at Trueheart Ranch (41BX1816), Bexar County, Texas



by
Kristi M. Ulrich



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Prepared for:
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and
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Prepared by:
Center for Archaeological Research
The University of Texas at San Antonio
Technical Report, No. 18

Abstract:

In May of 2009, The University of Texas at San Antonio-Center for Archaeological Research (UTSA-CAR) conducted archaeological investigations at the Trueheart Ranch. A stone arch feature and rock alignments were recorded on the premises. The goal of the San Antonio Missions National Historical Park was determine if the features were of the Spanish Colonial Period and warranted inclusion in the park's holdings. Two 1-x-2 meter and one 1-x-0.5 meter units were hand excavated by CAR staff. In addition, three trenches were hand excavated to investigate rock alignments noted on the surface. Artifacts collected from these investigations and all project related documentation are curated at the CAR laboratory. The archway was recorded as site 41BX1816. Our assessment is that the arch and associated rock alignments date to the later half of the nineteenth century.

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Acknowledgements:

The author would like to thank the individuals involved that aided in the successful completion of this project. The Los Compadres de San Antonio Missions NHP organization provided the opportunity for CAR to conduct the investigations at the Trueheart Ranch, and deserves special recognition. Special thanks go to Susan Snow of the National Park Service (NPS) for her guidance and help in the field throughout the project. Several individuals from NPS also contributed their help to the project including Christopher Castillo (architecture intern), Hector Martinez (biological technician), Stephen Siggins (master mason), and Dean Ferguson (master mason). All involved would like to thank the landowner, David Earl of Earl and Associates, for his cooperation in working with NPS, Los Compadres and allowing CAR to conduct the archaeological investigations on the property. Dr. Daniel Sunho Oh, of the Department of Biomedical Engineering of The University of Texas at San Antonio, conducted the SEM analysis of the two mortar samples. His patience and assistance with the analysis are greatly appreciated.

The author would like to thank Cyndi Dickey and Steve Smith, the field crew, which worked extremely hard to accomplish the tasks we set out to finish. Bruce Moses and Christopher Castillo worked with the map data from the TDS. Bruce Moses also served as technical editor and prepared the figures and maps for the report and site form submission. Dr. Steve A. Tomka served as Principal Investigator.

The Stone Arch at Truehart Ranch

Introduction

The Los Compadres de San Antonio Missions National Historical Park organization contracted the Center for Archaeological Research of The University of Texas at San Antonio to investigate a stone-built arch that was identified on the Truehart Ranch. The feature is reminiscent of the stone arches of the Espada Aqueduct and preliminary inspection suggests that it was built of local stone and mortar that contains no Portland cement. Initial indications suggest that the feature may date to the historic period (mid-19th century) and may have been built by the previous landowner. However, the similarity of the feature to Spanish Colonial arches and the absence of cement in the mortar may potentially indicate a Colonial Period temporal affiliation.

The goals of the investigations included: 1) define the architectural characteristics of the feature and other stone alignments in the vicinity of the arch; 2) if feasible, establish the age of the feature through artifacts collected during excavations; and 3) compare mortar samples from the Spanish Aqueduct at Mission Espada with mortar samples from the arch feature.

Environmental Setting

The Truehart Ranch is located in south-central Bexar County along the banks of the San Antonio River (Figure 1). The architectural feature is located on a terrace just above the river, at the base of a series of ravines. The ravines channel water during rain episodes from higher elevations to the channel of the San Antonio River located approximately 50 meters from the archway. The property owner indicated that his information of the property allowed him to believe that there was a spring located along the ravine that may have provided a continuous flow of water. The area potentially was a low-lying perennially wet area that used the archway to facilitate travel to and from the house located to the east.

The soils of the area are identified as Gillied land-Suney complex, 3-2- percent slopes (Web Soil Survey), and consist of a clay loam with pockets of sand interspersed throughout the stratigraphy. The area immediately to the north west of the archway, closer to the river, exhibits exposed portions of



Figure 1. Location of the project area on the Southton, Tx. 7.5 Minute Series USGS Quadrangle Map.

white sand. Calcium carbonate flecks were noted throughout the excavation of the units.

Much of the project contained dense thickets of oak, juniper, and thorny brush. Along the river bank were large cypress and pecan trees. Mustang grape, cat claw, and poison oak were very prominent in the area. Animals common to the area include domestic cow, feral pig, white-tailed deer, skunk, opossum, raccoon, and a variety of birds.

Historical Background

The property on which the feature sits (Figure 2) was acquired by James L. Trueheart in 1848. On February 15, 1848, Trueheart married Petra Margarita de la Garza, and by marriage, he obtained rights to her familial property (Copeland 2009). Petra de la Garza was the daughter of José Antonio de la Garza. José Antonio de la Garza was an early landowner in San Antonio. Garza received permission from the Spanish governor to coin money in Texas. He became the first person in Texas to produce coins. In 1824, Garza received a title to two leagues of land between the San Antonio and Medina Rivers. In 1834, he purchased Mission Espada,



Figure 2. John D. Rullman's 1897 map showing the project location in relationship to the Trueheart property and the San Antonio River.

which created some turmoil in the community. Garza had a total of 7 children during his two marriages (Orozco 2009). His landholdings were divided between his children.

James Trueheart was a Virginian that moved to Texas in 1838. When he settled in San Antonio, Trueheart became a clerk of the court in 1841. The next year, Mexican troops incarcerated Trueheart and others at the Perote Prison. During his incarceration, Trueheart kept a diary which was later edited by Frederick Chabot. On returning to San Antonio in 1844, Trueheart once again served as

district clerk. In 1848, he became the county clerk. After marrying Petra de la Garza in 1848, Trueheart worked on the property he obtained in the marriage (Figure 2). He improved the land, constructed an irrigation system to water the croplands, and allowed a number of families to settle on portions of the property on small farm plots. The 1897 Rullman map depicted in Figure 2 shows a drainage labeled as "Bexar Irrigation and Canal Company".

Located on the Trueheart property on the opposite side of Blue Wing Road from the stone feature is *Casa Vieja*, which

is the house that Trueheart built in 1848. The structure is built with local limestone, plastered on the interior, and stuccoed on the exterior.

The stone archway appears to have also been constructed of native limestone (Figure 3 and 4). HABS documentation completed in the 1935 by Charles Bertrand reports that the archway is contemporaneous with the construction of the house and was used by the builders of the house to transport lime during the construction of the house (HABS 2009). Photographs of the arch were taken in 1936 by Arthur W. Stewart to be included in the HABS documentation.

Fieldwork Methodology

Over the course of four days, CAR staff conducted archaeological investigations in the form of hand-excavated units and trenches. As outlined in the Scope of Work, the staff of the Center set out to accomplish several tasks. CAR excavated two 1-x-2 meter units (Figure 5). One was located at the base of the feature to determine the depth of the feature and method of construction. The other unit was placed directly on top of the archway to uncover the surface of the arch and define any aspects of construction that may help determine its use. San Antonio Missions National Historical Park (SAMNHP) personnel hypothesized that the archway could have been constructed for several different uses. First, it was speculated that the archway was part of an aqueduct possibly constructed during the Spanish Colonial Period. Another thought was that it was a crossing in a road system. If it was part of a road, CAR felt that evidence such as wheel ruts, cobble lining, or compacted soil should be revealed. In addition to these units, a 1-x-0.5 meter unit was excavated to the south of the archway to investigate a rock alignment and determine its relationship to the arch. Finally, CAR proposed to excavate up to three trenches to examine the areas on either sides of the arch.

The trenches were excavated using shovels and were positioned on either side of the arch in matrix that may have been covering extension of the feature on either side of the mouth of the ravine (Figure 5). The purpose of these trenches was to determine if the arch is connected to any other rock walls leading to

and from it in either direction. Such additional construction may help more accurately determine its use. An additional trench was excavated to expose the base of the retaining wall located on the southeast side of the arch. Finally, samples of the mortar from the arch were collected to conduct SEM-EDS analysis to compare to mortar collected by SAMNHP personnel from the Espada Aqueduct.

The units were excavated in arbitrary 20 cm levels, with all matrix screened through a ¼-inch wire mesh screen. Collected



Figure 3. East face of archway.



Figure 4. West face of archway.

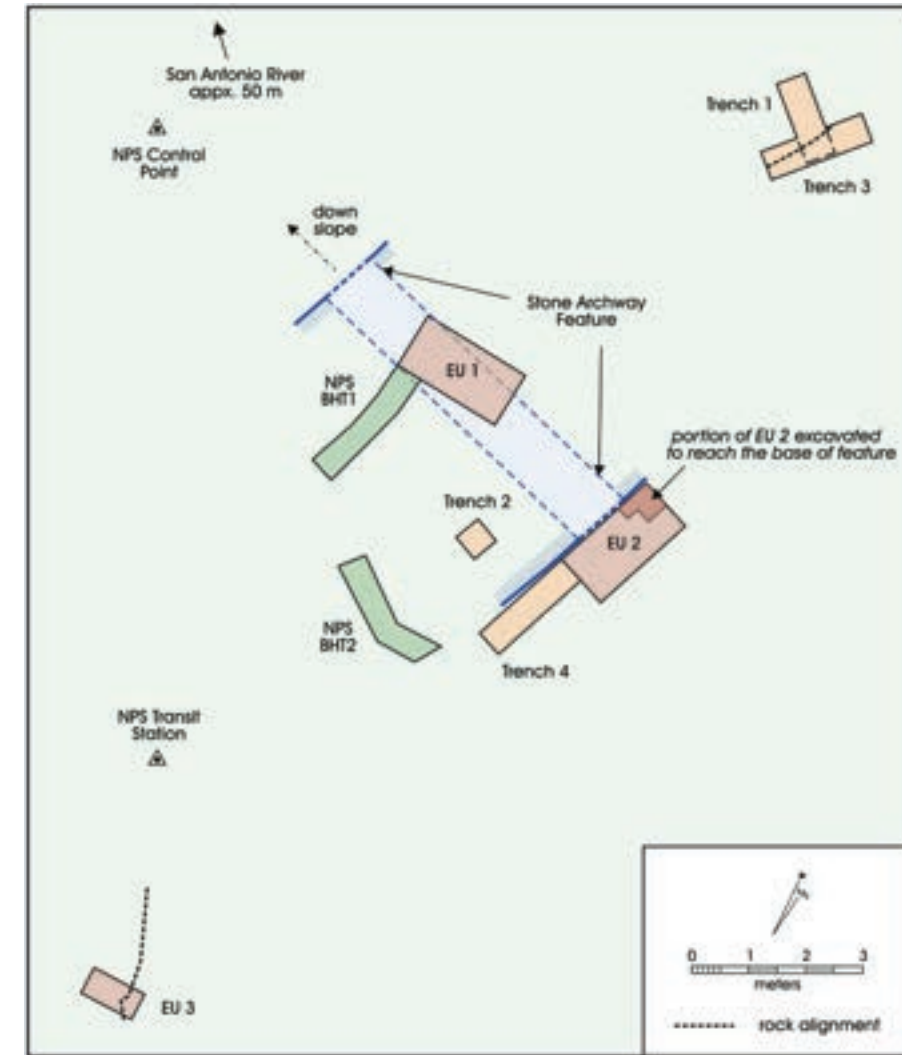


Figure 5. Map of the site with the location of excavation units and trenches.

artifacts were bagged with appropriate provenience for laboratory processing, analysis, and curation. Appropriate unit/level forms were completed for each unit, and materials associated with each unit and level were designated a field sack number. The trenches were excavated by hand, though the matrix was not screened.

Laboratory Methods

All cultural materials and records obtained and generated during the project were prepared in accordance with federal regulation 36 CFR part 79, and THC requirements for State

Held-in-Trust collections. Additionally, the materials were curated in accordance with current guidelines of the CAR. Artifacts processed in the CAR laboratory were washed, air-dried, and stored in 4 mil zip locking archival-quality bags. Materials needing extra support were double-bagged. Acid-free labels were placed in all artifact bags. Each laser printer generated label contained provenience information and a corresponding lot number. Selected artifacts were labeled with permanent ink over a clear coat of acrylic and covered by another acrylic coat. Artifacts have been separated by class and stored in acid-free boxes identified with standard tags. Field notes, forms, photographs,

and drawings were placed in labeled archival folders. Photographs, slides, and negatives were labeled with archivally appropriate materials and placed in archival-quality sleeves. Digital photographs were printed on acid-free paper, labeled with archivally appropriate materials, and placed in archival-quality sleeves. All field forms were completed with pencil. Any soiled forms were placed in archival quality page protectors. Ink-jet produced maps; illustrations, etc. were also placed in archival quality page protectors to provide against accidental smearing due to moisture. All artifacts are permanently curated at the CAR laboratory.

Results of Field Investigations

Three excavation units and three trenches were excavated during the course of the project. In addition to these, a trench was excavated with a shovel near the edge of the retaining wall. The units were excavated in 20 cm levels, with the matrix being screened through a ¼ inch wire mesh.

Excavation Unit (EU) 1 was placed on top of the arch. Each level was excavated in arbitrary 20 cm levels. The purpose of this unit was to determine if the archway was in fact an aqueduct or to locate wheel ruts that would indicate traffic across the top of the feature. The EU was excavated to a final depth of 143 cm below datum (cmbd) in the southeast corner (Figure 6).

Level 1 (0-20 cmbd) was characterized by a sandy silt. A few fragments of burned limestone were encountered during the excavation of the level, but no cultural material was noted. Level 2 (20-40 cmbd) exhibited a change in the matrix to a sandy clay with few pebbles and some carbonate flecking. The matrix was more compact than the previous level. Cultural material encountered included bone fragments and debitage (Table 1). Level 3 (40-60 cmbd) continued to have a compact sandy clay matrix with carbonate flecks. Cultural material encountered included debitage, burned rock, burned limestone, mortar, plaster, and a metal fragment. Level 4 (60-80 cmbd) continued to exhibit similar sandy clay

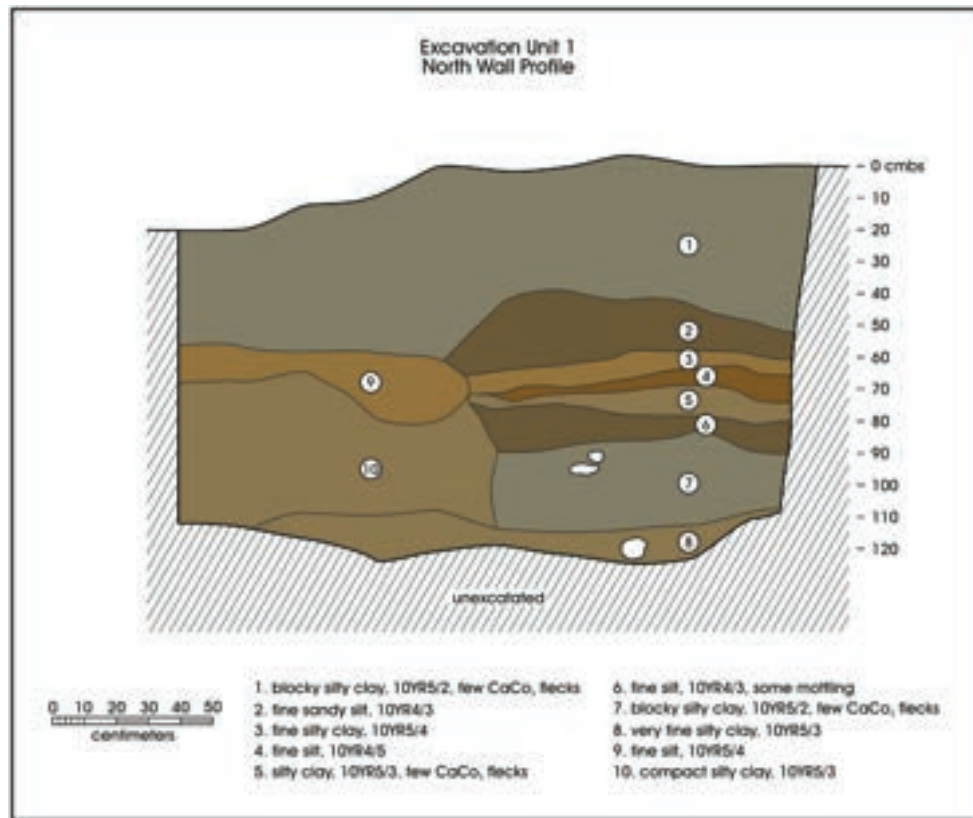


Figure 6. Profile of the east wall of Excavation Unit 1

Table 1. Artifacts Recovered from Excavation Unit 1.

Unit	Level	Depth (cmbd)	Data	Bone	Burned Rock	Brick	Burned Limestone	Concrete	Mortar	Other	Plaster	Debitage	Scrap Metal	Total	
1	2	20-40	Count									2		2	
			Wt (g)	0.8											0.8
	3	40-60	Count		6		2		1		1	2	1	13	
			Wt (g)	25.7		1					2		3		6
	4	60-80	Count												
			Wt (g)	25.7											25.7
	5	80-100	Count		1		1					1	3		6
			Wt (g)	21.6											21.6
	6	100-120	Count					1	1						2
			Wt (g)	75.8											75.8
	Total Count					7	1	3	1	2	2	2	10	1	29
	Total Weight (g)				123.9										123.9

matrix, though a change was noted in the southern portion of the unit between 70-80 cmbd. Overall the soil appears to be compact, though a few pockets of softer matrix were encountered. Excavation of this level produced bone fragments, debitage, a brick fragment, and mortar and plaster (Table 1). Carbonate flecks were also noted in this level. Level 5 (80-100 cmbd) exhibited a variation of soil colors in the southern portion of the unit. Overall, the matrix appears to remain compact, though a shift to a sandy silt was noted. Cultural materials encountered included debitage, burned rock, burned limestone and lime. Charcoal and carbonate flecks were observed throughout the level. Level 6 (100-143 cmbd) initially was to be excavated to 120 cmbd. Due to the need to uncover the top of the arch, the level was excavated below this depth to fully expose the top of the archway. The arch was first encountered in the northwest corner of the unit at 125 cmbd. The lowest elevation at which the archway was uncovered was in the southeast corner at 143 cmbd (Figure 7). The only cultural material recovered was a bone fragment. The soil encountered was a compacted silty clay. Roots averaging approximately 4 cm in diameter were encountered just above the arch.



Figure 7. Excavation Unit 1 with the top of the archway uncovered.

Excavation Unit 2 was located at the base of the arch on the eastern side of the feature. Few artifacts were encountered in this unit (Table 2). The EU initially started as a 1-x-2 meter unit, but its size was reduced shortly after the excavation of the second level to pursue

Table 2. Artifacts Recovered from Excavation Unit 2.

Unit	Level	Depth (cmbd)	Construction Tile	Brown Glass	Clear Glass	Scrap Metal	Stoneware	Total
2	3	40-60	1	1		5		7
	6	100-120			1			1
	7	120-140					1	1
Total Count			1	1	1	5	1	9

of gravels. The matrix remained a blocky, silty clay. The level exhibited charcoal flecks. No cultural material was encountered. Though the profile in Figure 8 terminates at 80

cmbd, excavation of a small portion of the unit continued to uncover the base of the stone archway. Level 5 (80-100 cmbd) experienced a change in the soil to a sandy clay. Gravels remained consistent with the previous level. The soil was increasingly compacted. One fragment of metal was noted in this level. Level 6 (100-120 cmbd) exhibited a soil change to a less blocky sandy clay. There was a decrease in the density of gravels throughout the level. Larger limestone rocks were noted in the matrix close to the archway. One fragment of patinated glass was recovered from the excavation of this level. Excavation of Level 7 (120-140 cmbd) encountered a hard silty clay with an increase in the density of gravels with some as large as 4 cm in diameter. The soil was lighter in color than the previous level and appeared to have consisted of less clay. Large stones were located abutting the archway in the northern portion of the unit. The base of a stoneware

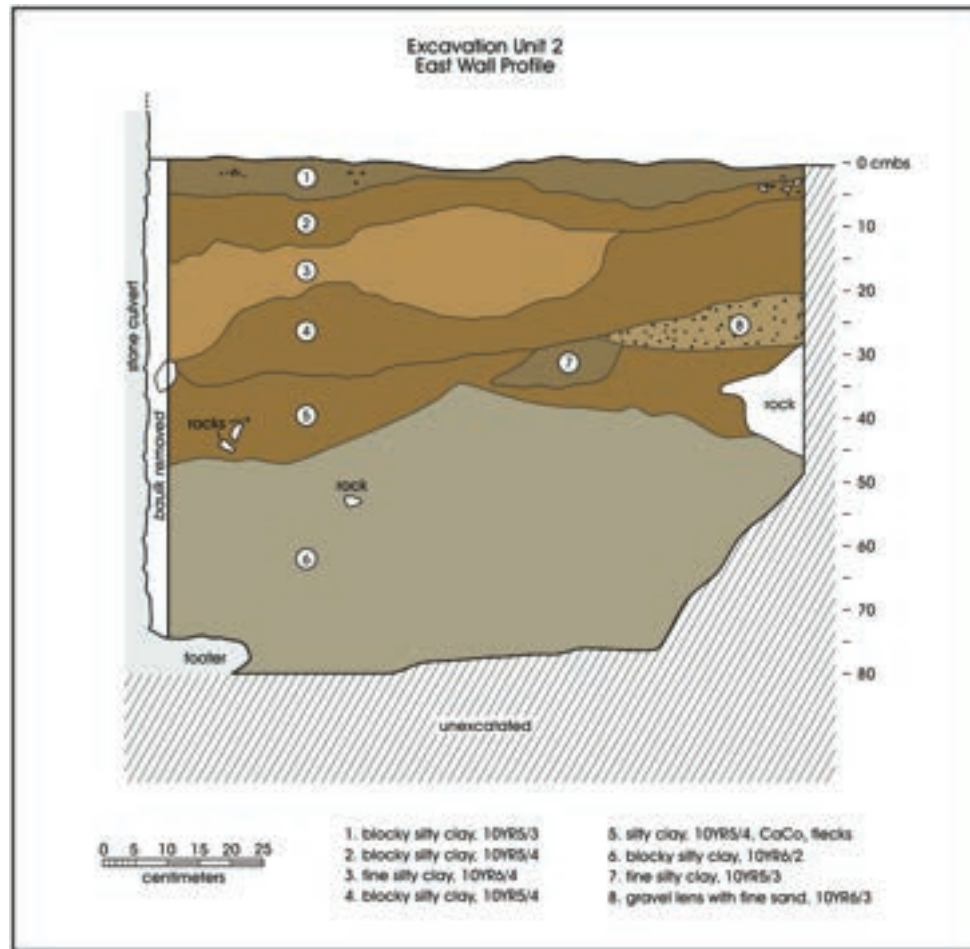


Figure 8. Profile of the north wall of Excavation Unit 2.

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vessel was recovered during the excavation of this level. Excavation of this unit was terminated when the base of the archways was located at 150 cm below datum. The arch appears to have been built on a limestone footer (Figure 9). Additional soil to the east of the unit was removed to get a

was encountered in this level. The unit excavation was terminated at 60 cmbd.

Two trenches (T1 and T3) were excavated northeast of the archway in an area believed to be in the pathway of the possible road or aqueduct. These trenches were excavated by hand, and the matrix was not screened. Trench 1 was excavated east to west. Trench 3 was perpendicular to Trench 1, running north to south. Trench 1 was excavated to a depth of 1 meter below surface. No cultural material was noted during the excavation. In the eastern portion of the trench two stones were observed that appeared to be in line. Trench 3 was excavated by hand to determine if there was a rock alignment. The alignment continued in a north-south direction (Figure 11). The alignment consisted mainly of limestone, but a few fragments of sandstone also were noted. The top of the alignment was approximately 20 cmbd, and appears to have extended to 50 cmbd. The alignment was only one stone wide and one course thick. No mortar was noted between the stones. No cultural material was encountered in Trench 3.



Figure 9. Base of the archway in Excavation Unit 2.

better understanding of the construction of the feature. The base of the archway feature was exposed at 150 cmbd.

Excavation Unit 3 was located southwest of the archway and to straddle the upright stones that were exposed on the surface. The unit was 1-x-0.5 meters. The first few centimeters excavated in the unit consisted of sandy silt that quickly became compacted. Carbonate nodules were noted throughout the level. The top portions of the stones were fully exposed during the excavation of Level 1 (0-20 cmbd). A yellowish mortar was noted between the two stones that resembles the mortar in the archway. One metal wire fragment was recovered during the excavation of Level 1 (Table 2). Level 2 (20-40 cmbd) exposed more of the stones. The stones appear to be leaning to the west, possibly due to flooding episodes that would have washed water over the path. The soil continued to be compact with carbonate flecks throughout. Along the base of the stones, an orange, sandy clay was noted with a heavy density of gravels. The orange soil was not consistent along the stones, but appeared in pockets. No cultural materials were encountered during the excavation of Level 2. Level 3 (40-60 cmbd) was excavated to reveal the base of the stones. The stones appeared to be only one course deep, the base of the stones was revealed at 55 cmbd (Figure 10). River gravels were noted against the base of the stones, but not in the remainder of the unit. No cultural material

An additional trench (T2) was excavated above the archway. This trench was 0.5-x-0.5 meters



Figure 10. Excavation Unit 3 showing the upright stones.

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Figure 11. West wall profile of Trench 1 and the rock alignment in Trench 3.

adjacent to a rock alignment. The matrix was not screened and the unit was excavated in 20 cm levels below surface (bs). The soil was removed from the top of the wall next to the archway. In Level 1 (0-20 cmbs), the top of the wall was exposed and revealed that a course of upright stones were set abutting the flat stones of the wall (Figure 12). Excavation in the northern portion of Trench 2 revealed no stones. Level 2 (20-40 cmbs) exposed the base of the upright stones. No other stones were noted underneath, and none extended further to the north (Figure 12). The trench was not located right up against the retaining wall. It is possible that behind the upright stones the retaining wall would have been encountered. No cultural material was encountered during the excavation of Trench 2. It is not clear whether this stone alignment continued to the edge of the arch because the area was not excavated.

To expose the extent of the retaining wall, archaeologists used shovels and a pick to remove the soil and find the edge of the feature (Figure 13). This trench was identified as Trench 4. The retaining wall may have acted as protection during flooding episodes. The wall is one course thick, and extended to a maximum depth of approximately 130 cmbs. The base of the retaining wall was sitting on soil rather than large footing stones such as those under the arch (Figure 13). The end of the wall protruded to the south approximately 2 meters from the arch. It appeared that there was possibly a second arch, but further excavation revealed that the depth of the wall decreased as it moved to the south.

In addition to the areas excavated by CAR staff, NPS brought out a mini-excavator to trench in areas of interest. NPS-BHT 1 began at the south wall of Excavation Unit 1 and ran to the south (Figure 5). The trench was approximately one bucket wide (50 cm) and extended approximately two meters to the southwest (Figure 14). The trench removed a portion of EU 1's south wall. It was excavated to see if a second arch was located in the vicinity. The trench revealed that there was no second arch and that the arch was a lone standing feature. The exterior edge of the arch was uncovered and followed the curve of the arch to the base of the feature (Figure 14). There was no evidence suggesting that the feature was built to serve as an aqueduct.

A second trench excavated by the NPS mini-excavator (NPS-BHT 2) was located to the south of Trench 2 (Figure 5). This trench was excavated to determine if the retaining wall adjoining the southern end of the arch continued past the exposed portion.



Figure 12. Stacked stones in Trench 2.



Figure 13. Base of the retaining wall along the north face of the arch.



Figure 14. NPS BHT 1, looking southwest.

Trenching revealed that no other portion of the feature was located to the west of the arch.

Results of Scanning Electron Microscopy

The SEM-EDS analysis of the two mortar samples revealed that both samples contained the same ten minerals (Table 3 and 4).

Table 3. Elemental Composition of Mortar from Espada Aqueduct

Element	Intensity (c/s)	Error (s-sigma)	Concentration
C	2.78	0.431	2.785
O	8.16	0.738	4.93
Mg	54.23	1.901	7.452
Al	71.54	2.184	9.846
Si	242.66	4.022	34.425
K	4.88	0.571	0.858
Ca	117.31	2.796	22.194
Ti	1.02	0.261	0.27
Fe	10.3	0.829	4.848
Te	13.62	0.953	12.391

Table 4. Elemental Composition of Mortar from Trueheart Arch

Element	Intensity (c/s)	Error (s-sigma)	Concentration
C	5.3	0.595	2.283
O	7.47	0.706	4.389
Mg	6.07	0.636	0.629
Al	79.71	2.305	7.559
Si	206.03	3.706	19.538
K	12.62	0.917	1.38
Ca	379.08	5.027	47.849
Ti	1.15	0.277	0.216
Fe	10.01	0.817	3.25
Te	21.07	1.185	12.906

Therefore, in terms of broad constituent elements, the two samples are very similar. However, the two samples different in terms of two criteria. First, the microscopic examination of the structure of the mortars indicates that the sample derived from the Mission Espada Aqueduct is coarser than the sample from the arch (Figure 15 and 16). Typically, the older the mortar is, the less likely that it is refined whereas, the more recent it is, the more likely that it is factory-refined.

Second, the Espada mortar sample contained high proportion (34%) of Silica (Si) by weight and lower proportions (22% of Calcium (Ca) by weight (Table 3 and 4). The silica is derived from the sand and the calcium from the lime constituent of the mortar. In contrast, the mortar sample from the arch contained

lower proportions of Silica (19%) and higher proportions of Calcium (47%). No sample of Portland Cement was analyzed using the SEM-EDS, but visual inspection of the samples showed that neither contained Portland Cement. In summary, the two mortar samples are distinct on two of the three criteria they were compared on. However, neither criterion helps establish the age of the arch feature.

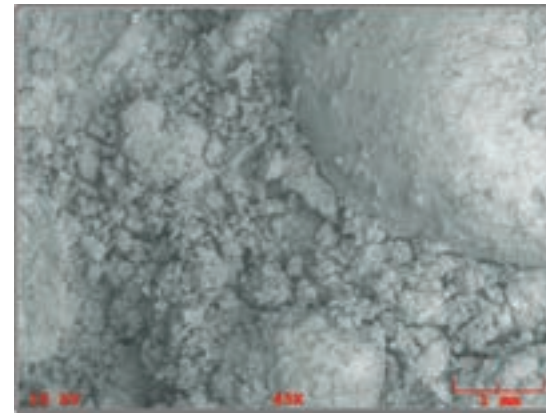


Figure 15. Scanning electron micrograph of mortar from Espada Aqueduct.

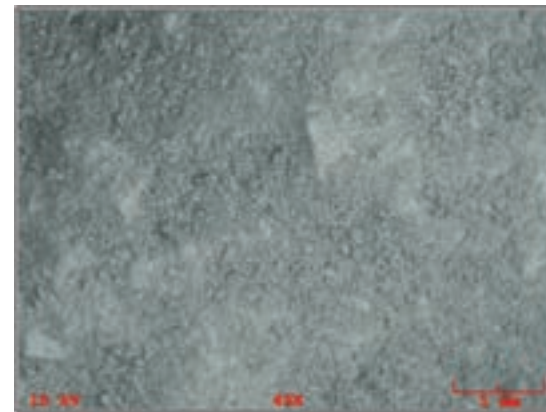


Figure 16. Scanning electron micrograph of mortar from Trueheart Arch.

Summary of Findings

The investigations of the arch feature and the rock alignments nearby indicate that the arch represents a massive investment in labor potentially suggesting that it served other functions besides the channeling of flood-waters. Excavations of the units and trenches revealed that the archway, though massive, consists of a single arch. In addition, though the arch appears

to have been delineated by a line of upright stones, these stones would not be adequate to act as the sides of an aqueduct. The highly compact soils deposited both on top of and on both sides of the arch appear to be the only evidence present that may indicate the purpose of the archway. The compactness of the deposits may suggest either that these deposits were artificially compacted to reduce erosion or compacted by foot-traffic across the area, or both. A spring was located southeast of the archway which may have created a marshy area that needed a way to cross. The archway may have provided the crossing.

The rock alignments on both sides of the arch suggest that they may have served to line a path leading to and from the arch, or potentially to channel slope wash from higher ground into the basin behind the arch. The stones lining the path differ from one side of the feature to the next. The southern rock alignment appears to have flat tabular limestone rocks placed on edge. Along the northern side of the archway, the alignment consists of stacked cobbles. Also, the stones on this side of the archway consist of both limestone and sandstone. Potentially, the stones may have acted as a way to retard the erosion process during flooding episodes.

The retaining wall adjoining the southern edge of the arch was constructed at the same time as the arch and is structurally integrated into it. Its base is buried much shallower than the bases of the arch and the wall may have served to reduce erosion from running water that could have potentially destabilized the arch. No evidence of a retaining wall was noted on the northern side of the archway, or on the western façade of the arch facing the San Antonio River.

Finally, no direct evidence that allows us to identify the age of the feature has been obtained during the investigations. The artifact density at the site is extremely low. Those encountered do not indicate a Spanish Colonial affiliation; rather appear to represent prehistoric materials and modern trash. Reviews of historic maps and deed records conducted by SAMNHP personnel do not give an indication of the construction date of the feature. HABS documentation recorded in the 1930s by Charles Bertrand reports that the archway is contemporaneous to the construction of the Trueheart house, referred to as “Casa Vieja.”

The stone archway meets the criteria for designation as an archaeological site. The archway appears to have been constructed during the late 1840s or early 1850s, and exhibits characteristics similar to other German construction. The Schneider Vault, located in Austin, Texas, has an arched entrance that resembles the archway found at the Trueheart Ranch (ACC 2009). The vault was constructed in the later 1800s as a cold storage place and possibly for fermenting beer (ACC 2009). German construction in and around San Antonio share many of the same characteristics that the archway exhibited, including rough-cut limestone and limestone rubble fitted together with a lime mortar. Contemporaneous architecture can be seen at sites such as the Menger Soap Works located on North Santa Rosa Street (Carson and McDonald 1986) and was built in 1850; the Balscheidt House (41BX1003), located in northwest San Antonio and constructed circa 1850 (Thompson et al 2008); and the Aue House, located near Leon Springs and constructed circa 1855 (Thompson et al 2008). Each of these examples features the use of rough-cut and limestone rubble in the construction of the structures commonly associated with the middle class German community at the time. Though it appears to be a mid-1800s construction, the Trueheart archway may be located along a roadway that was used during colonial times, though its construction appears to be later.

Conclusion

The excavation of the units and trenches has revealed that the stone archway feature is not an aqueduct. The feature also lacks specific evidence that would indicate that it was part of a path or roadway. Lime kilns were not relocated that would have confirmed the HABS documentation that the archway was used as a way for transporting lime across the marshy ravine for the plastering the Trueheart house. Compacted soil was present in the units, but the profiles did not reveal signs of that would indicate use as a road. Artifacts encountered during the course of the project appear to be in a secondary context. The SEM-EDS comparison of mortar samples from the arch and the Espada Aqueduct indicate that the construction of the archway is not contemporaneous with the Espada Aqueduct. The archway has been designated site 41BX1816, and should be protected because it appears to be an example of early German stone masonry.

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TRUEHEART RANCH HISTORY

JAMES L. TRUEHEART RANCH - GOETH RANCH COMPLEX

14984 Blue Wing Road, San Antonio, Texas

The James L. Trueheart Ranch Complex, also known as the Trueheart-De La Garza Property, Casa Vieja, the Berry Ranch, or the Goeth Ranch has been recognized on the local, statewide and national levels for its significance as a historic farm and ranch in association with agriculture and conservation, a cultural landscape and as important vernacular architecture in the mid-19th century. Just as significant is its association with important historical persons such as James L. Trueheart and his father-in-law, Jose Antonio De La Garza, who were key figures in the history of the property, as well as members of the Goeth family, owners of the property during the early 20th century.

In 1924 the Texas Historic Landmark Association and the Adina De Zavala Chapter of the Daughters and Descendants of the Heroes and Pioneers of the Republic of Texas recognized the property as Casa Vieja, and awarded a plaque for the building. The plaque is placed on the south side of the house. (*San Antonio Light*, 12 Oct. 1924, "Tablet Marks Site of Trueheart Home". *San Antonio Express*, 12 Oct. 1924 "Ranch House of '48 Marked". Also see photo accompanying the Exhibit)

In 1936, the key structures on the property were documented by the Historic American Buildings Survey. The drawings, photos and descriptions are part of the permanent collection with the Library of Congress. This designation included the house, the irrigation system and kilns located on the property. (HABS No. Tex 323, Tex 324; <http://www.loc.gov/pictures/search/?q=Casa%20Vieja&co=hh>; Also see photos accompanying this Exhibit.)

In 1956, the San Antonio Conservation Society honored Mr. and Mrs. Fred C. Goeth with a Building Award for their role in preserving the historic Trueheart home.

In 1973, the property was listed on the Bexar County Historic Survey sponsored by the Alamo Area Council of Governments (AACOG) and Bexar County. This documentation was subsequently updated by the Historic Farm and Ranch Committee of the San Antonio Conservation Society.

In 2010, a National Register Nomination was submitted. However, it was not accepted by the Texas Historical Commission.

Also In 2010, the San Antonio Conservation Society obtained a Conservation and Preservation Easement on 2 tracts of the property: 1) a 5.036 acres parcel and 2) a 0.409 acre parcel. (BCDR: Vol 14547, p.379. The Easement includes protection for the Trueheart-De La Garza House, the Bunkhouse building, the brick smokehouse/kitchen and storage house, the brick utility building and the arched stone bridge. The arched stone bridge is on the 0.049 acre parcel.

The 2 story stone house, built by James L. Trueheart for his bride, Petra Margarita de la Garza, was said to be the first 2 story rock house built on a Texas ranch. It is situated on land formerly owned by Antonio de la Garza, who obtained a grant of over 8,800 acres from the King of Spain. (*San Antonio Express*, 12 Oct. 1924 "Ranch House of '48 Marked".)

James L. Trueheart (1815-1882) was born in Richmond, Henrico County, VA to George Washington Trueheart and Fanny Overton Trueheart. James Trueheart arrived in Texas in 1838 and by 1841 had been elected Clerk of the District Court in Bexar County. After being taken prisoner in 1842 by General Adrian Woll and being incarcerated for 2 years in the state of Puebla, Mexico, Trueheart escaped and returned to Texas in 1844. He was appointed on May 22, 1846 as a U.S. Postmaster and elected county tax assessor and collector in October 1846. By September 1848, he was again acting as district clerk in Bexar County. While imprisoned, Trueheart kept a diary, *The Perote Prisoner, Being the Diary of James Trueheart* which was subsequently published in 1934 edited by Frederick C. Chabot.

It is unknown to what extent Trueheart and his wife, Margarita, lived on the ranch as the San Antonio City Directories indicate that they had a residence on Travis Street between St. Mary's and Navarro. Like many successful families, the Truehearts also had a ranch. It has been reported that Trueheart placed tenants on the ranch land who engaged in farming activities. Extensive searching of Bexar County tax records have not revealed any significant livestock on the property during the Trueheart ownership so it is assumed that various crops were probably grown. In an 1860 census report, Trueheart gave his occupation as "farmer." Trueheart was also known to be a successful land and real estate agent. Advertisements in the *San Antonio Daily Express* for 1879, showed advertisements on a weekly basis listing the numerous properties offered for sale by Trueheart.

With the death of Margarita de la Garza Trueheart in 1899, the 272 ½ acres of the Trueheart property was sold in 1902 to pay the debts of Mrs. Trueheart. The purchasers were four men (Emerson Hough, C.A. Goeth, General Oscar Guessaz and Rollan Heikes) who established the San Antonio Hunting and Fishing Association for the purpose of developing a "Sportsman's Paradise." After this venture was unsuccessful, the association sold the property to C.A. Goeth in 1910.

The Goeth family retained the ranch for over fifty years and during this time developed Hereford cattle and bulls as well as an extensive pecan grove. The Goeth family, who were prominent attorneys and well-known in civic and social organizations in San Antonio, utilized the ranch property for numerous social and educational events. They initiated activities to have the ranch home recognized as a valuable historic property.

It has also been reported that Emerson Hough, an author, stayed at the ranch when he wrote part of his novel, "North of '36" dealing with the overland cattle route to Abilene, Kansas. (*San Antonio Light*, 28 Sept. 1924, "Trueheart Home Will be Marked.")

After several additional changes in ownership, on January 10, 1996, the Bexar Metropolitan Water District became the owner of the property and in January 2015, the San Antonio River Authority acquired the Trueheart-De la Garza house and associated structures.

Please see “The Trueheart - de la Garza House and Ranch; the Goeth Ranch of Bexar County, Texas for additional information on the history of the Trueheart-De La Garza families and the Goeth families and their association with the Trueheart -Goeth ranch. The document is divided into three parts with part 1 focusing on the Trueheart family, part 2 focusing on the Goeth family and part 3 being the architectural descriptions of the Trueheart-de la Garza house.

Pat Ezell, Vice-Chair
Historic Farm and Ranch Complexes Committee
San Antonio Conservation Society
January, 2017

Trueheart-de la Garza House and Ranch – Goeth Ranch – Part 1

Part 1

The Trueheart – de la Garza House and Ranch - the Goeth Ranch of Bexar County, Texas©

James Lawrence Trueheart was born on August 12, 1815 in Henrico County, Virginia to George Washington Trueheart and Fanny Overton Trueheart. He was one of five sons and five daughters. James’ grandparents were Daniel Trueheart and Mary Garland, daughter of Edward Garland from a French Huguenot family. Daniel Trueheart settled in the Chicahoming Swamp region of Virginia prior to 1750. His farm was called “Meadow Bridges.” Daniel Trueheart’s father was Aaron Trueheart, a Scotch Presbyterian minister who had sailed from England between 1720-1740 and settled in Virginia.¹

In 1838, James L. Trueheart, traveled to Texas with his brother John. John settled in Galveston and James came on to San Antonio where he became a prominent citizen. In January, he enlisted in the Spy Company of the Texas Rangers commanded by Capt. John “Jack” Coffee Hayes, He was discharged on May 10, 1841.² Trueheart was elected clerk of the district court on March 4, 1841. A \$5,000 bond was posted by Trueheart, F. L. Gray, Frances L. Paschal, Manuel Yturri Castillo, I. N. Seguin, J.D. Morris, and Lancelot Smithers.³

Subsequent to the fall of the Alamo and the Battle of San Jacinto, the Mexican government did not fully recognize the independence of Texas and continued to harass the Texans. San Antonio was the location of most of the fighting. Court sessions were routinely held in San Antonio in a low adobe building at the corner of Main Plaza and West Commerce. In September 1842, while Trueheart was performing his court clerk duties, a regiment of Mexican soldiers under General Adrian Woll entered the city. Trueheart along with other officials made their way to the top of the building and fired upon the soldiers. James Trueheart, John Twohig, Samuel Maverick and Ludovic Colquhoun were taken prisoners. Twohig later escaped by disguising himself as a priest, but the other three men were transported as prisoners to Castle Perote in the state of Puebla, Mexico. Trueheart was incarcerated for two years. Upon release from prison, Trueheart reached Veracruz on his way back to Texas on March 29, 1844. In

¹ Draft, National Register Nomination for the James L. Trueheart house, prepared by Imogen Cooper, 2009.

² “Muster Roll of a Spy Company of the Texas Ranger, in 1841,” *Frontier Times*, Vol. 4 #5, Feb. 1927

³ Bexar County Deed Record, Book A2: pgs 392-393.

October 1846 he was elected county tax assessor and collector and by September 1848, he was again acting as district clerk. During the period he was held in the Perote Prison he had kept a diary. The diary, ***The Perote Prisoner, Being the Diary of James Trueheart***, was eventually published by the Naylor Press in 1934, having been edited by Frederick C. Chabot.^{4 5}

After returning to San Antonio, Trueheart became involved in real estate activities representing eastern interests in San Antonio. He also continued to be involved in government service. He was appointed as the first federal postmaster on May 22, 1846 and held this office until July 7, 1847.⁶ He was elected unanimously to the office as county assessor and collector of taxes in October 1846, and in 1848 became county clerk, an office he held until 1850. Years later James L. Trueheart also served in Company A Cavalry, 4th Battalion under Captain J.O. Adams⁷ and then served in the Texas Reserve Corps of the Confederate States of America.⁸ In the 1879 San Antonio City Directories and the *San Antonio Daily Express*, there are numerous listings and advertisements placed by James L. Trueheart as “land agent, claim agent and notary public.” The office address is given as South Travis between St. Mary’s and Navarro.

Despite all of his business and professional interests, Trueheart apparently had time for a social life. On February 15, 1848, he and his soon-to-be bride, Petra Margarita de la Garza, applied for a marriage license.⁹

Petra Margarita was the daughter of Maria Josefa Menchaca and Jose Antonio de la Garza. The De La Garza’s were a very prominent real estate and banking family in San Antonio with ties to the Canary Islanders. Jose de la Garza (May 31, 1776-1851?) had received extensive land holdings in Bexar County which included over 8,800 acres of land. He was also the first person to coin money in Texas. On one side of the coin were his initials, “JAG,” and the date 1818. On

⁴ Chabot, Frederick C., *A Twentieth Century of Southwest Texas*, Vol. 2, pgs. 477-478. Lewis Publishing Co., Chicago, New York, Los Angeles, c1907.

⁵ “Perote Prisoners New Chabot Book,” *San Antonio Express*, 20 May 1934. “Diary of James L. Trueheart, Last to Leave Mexican Castle, Included.”

⁶ *Appointments of U.S. Postmaster 1846-1855*, Vol 19, Ancestry.com

⁷ Trueheart enlisted on August 17, 1863 in Company A Cavalry, 4th Battalion as a 1st Lieutenant. Ancestry.com Muster Roll Index Cards, 1838-1900 [data on-line], Provo, Utah, USA, Ancestry.com Operations Inc. 2011.

⁸ Ancestry.com. *U.S., Confederate Soldiers Compiled Service Records, 1861-1865* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2011. U.S., Confederate Soldiers Compiled Service Records, 1861-1865 provided by Fold3 © Copyright 2011.

⁹ Bexar County Marriage Book A, p.150, Certificate #298.

the other side was a single star. It has been speculated that this may have inspired the “lone star,” which later became a Texas symbol. The small coins were worth the equivalent of a nickel. They were minted in the Garza home located in the area of Houston and Soledad Streets. Today there is a historical marker placed at the site.

As a result of James Trueheart’s marriage to Petra Margarita de la Garza, he became the owner of a large tract of land on the San Antonio River on which was located the San Francisco de la Espada Mission. This land had been part of the original grant from the King of Spain to the Garza family.¹⁰

James Trueheart improved the land, dug out an old irrigation ditch on the property that had fallen into disuse and thus introduced modern irrigation to the area. He placed a number of families on the property in small family plots and began the cultivation of the lands, carrying on farming operations for a long period of time. Vestiges of the old irrigation ditch on the property are visible today both on the ground as well as from an aerial view. (See photo of the old irrigation ditch in this Exhibit)

In 1848 Trueheart built a two-story house of rock on the land which was the first two-story house on ranch land in this part of the state. The house was referred to as “Casa Vieja” [“Old House”]. The house was built with thick walls of local native limestone, plastered on the inside, stuccoed on the outside. There were two main rooms on each floor. The living room and kitchen were on the first floor and two bedrooms on the second floor. Each of the first floor rooms had a fireplace of similar design. The boxed cornices on the roof were quite unique for the time period. Two dome shaped rock kilns were located about four hundred yards from the house where lime was made during the construction of the house. There was also a picturesque stone archway built at the same time that spanned a creek enabling the builders to carry the lime from the kilns to the house.¹¹

There are records of numerous land transactions involving James Trueheart in the Bexar County Deed Records. One example is on December 5, 1847, James Trueheart purchased property from Jose Antonio de la Garza described as a “branch ditch of the Acequia Madre” for \$450. “Said land is entitled to dula y media or thirty-six hours of

¹⁰ Texas General Land Office, Survey: Jose Antonio de la Garza, Abstract 3, File # SC00131:28, Patent #61, Patent Volume #41, 8856.8 acres.

¹¹ This stone archway was located in 2008 by Kay Hindes, City Archaeologist and by Joanna Parrish – see photo accompanying this exhibit; also see HABS photo.

water from the Acequia Madre.” The location was on the west bank of the Acequia Madre in the upper corner three quarters of a mile above the Alamo Fort with the south boundary being the property of the heirs of Manuel Ximenes. The sale was made for \$50.00.¹² Another example is that of James L. Trueheart purchasing on April 5, 1853 from Antonio Garza (sibling to Margarita), an undivided ninth part of a parcel opposite the Mission Espada which had been granted to Jose Antonio de la Garza,(father of Antonio and Margarita). The sale price was \$75.00.¹³

James Trueheart and Jose Antonio de la Garza apparently engaged in joint real estate ventures. Land sales in the 1890’s, after the death of both men, refer to the Trueheart and Garza subdivision which appear to be located in the vicinity of Broadway and Josephine Streets.

James Trueheart was the acting executor of the will of Jose Antonio de la Garza. A will was written on 4/13/1837 with a codicil being added on 5/27/1837. A distribution of land occurred on May 15, 1851.¹⁴

James Trueheart and his second wife: Margarita had five sons and one daughter: James Lawrence Trueheart, Jr.(1854-1926); John Overton Trueheart (1855-1936); Edward Garland Truehart (1850-1949); Henry Martin “George” Trueheart (1866-1929); twin to George, Jose Anthony Rafael Trueheart (1866-1940); and Frances Overton Trueheart (1861-1933). James L. Trueheart died on November 30, 1882 and is buried in San Fernando Cemetery #1. There is a large Trueheart monument as well as individual tombstones for family members. On January 18, 1883, the children, James, Jr., John, Edward and Fannie, released all claims on their inheritance from their father to their mother, Margarita.¹⁵

Both the Trueheart and the De La Garza families were members of the Catholic Church with many family members attending St. Patrick’s Church. Margarita’s oldest sister, Rudecinda, entered the Ursuline Convent, took the name of Sister Mary Magdalena and rose to the position of Mother Superior.

At the death of Margarita de la Garza Trueheart, c1899, her children took over the responsibility of three promissory notes that she owed to

¹² Bexar County Deed Records, Book F2, pgs 459-461.

¹³ Bexar County Deed Records, Book 12, pgs 495-496.

¹⁴ Bexar County Deed Records, Book B I, pgs 497-498.

¹⁵ Bexar County Deed Records, Book 21, p.458.

Ursuline Academy.¹⁶ The notes had been initiated in 1890, 1892 and 1895 and totaled \$2,504.00. As security for payment, the children, James, John, George (H.M.) Antonio, Edward and Fannie and her husband, Antonio Canales put up as collateral four parcels of their property on July 24, 1899. This property included the James and Margarita Trueheart ranch in southern Bexar County (Blue Wing Road) which encompassed 759 acres at the fork of the Medina and San Antonio Rivers. The second property was described as being a house and lot in the City on the west side of North Flores about 175 feet north of West Houston in City Block 19 bounded by the old Cassiano homestead. The third property was described as Lot 8 in City Block #408 on the north side of Travis Street between St. Mary’s and Navarro Street. The fourth property was described as Lot #8 in City Block #564 on the west side of Live Oak Street near Dawson Street. The terms of the agreement was that the money was to be repaid with interest as well as 10% fee to the agent within one year from the settlement of the estate of Margarita G. Trueheart. At the time this document was signed, James, John and George were all in Guadalajara, Jalisco, Mexico. Antonio R. Trueheart was in Mexico City and Fannie Trueheart and her husband, Antonio Canales were in Webb County, TX. The notes were fully paid in May 1902 and the property was subsequently transferred back to the family members.¹⁷

One can only speculate why Margarita owed so much money to the Ursulines. In the 1890’s there was an economic depression that in retrospect rivaled the depression of the 1930’s. In some rural agricultural areas, the aspects of the depression began as early as the 1880’s. It is possible that Margarita as well as her family had serious financial problems. Since her husband, James Trueheart had died in 1882, she may have been in need of money on which to live and did not want to ask her children for assistance. Perhaps she felt it was easier to ask for a loan from the Sisters at the Ursuline Academy where her sister had been Mother Superior.

With the death of Margarita de la Garza Trueheart in 1899, her children began the process of probating the M.G. Trueheart Estate. The court ordered that the large portions of the property be sold. On May 8, 1902, Edward G. Trueheart, as executor of the estate, sold 272 ½ acres of the Trueheart ranch, out of the original Jose Antonio de la Garza survey to the San Antonio Hunting and Fishing Association. The sale price was \$7,800.

¹⁶ Bexar County Deed Records, Book 183, p.215.

¹⁷ Bexar County Deed Records, Book 206 p.329.

Part 2 –The San Antonio Hunting and Fishing Association and the Goeth Ranch

The San Antonio Hunting and Fishing Association had been established by Emerson Hough, C.A. Goeth, General Oscar Guessaz and Rollan Heikes for the purpose of founding a Sportsman’s Paradise headquartered at the Trueheart-de la Garza ranch house. That concept ended up unsuccessfully because the pump erected to fill an artificial lake (Blue Wing Lake) was too small. It was operated by a steam engine and during an accidental fire, the plant burned down. Sometime after that the men decided to become farmers and to not pursue the sportsman’s paradise concept. During the time the San Antonio Hunting and Fishing Association was in operation, the four owners, each acquired a mule to put on the property to assist in cultivating the fields. One of the mules was named, ‘Babe.’ For 21 years, Babe worked on the Goeth farm and in 1923 was relieved of his duties and put into retirement.¹

One of the owners, Emerson Hough, lived at the ranch during this period of time and for several years later. Hough was a popular author who wrote novels of the American west. Several of his novels were made into movies including the “The Covered Wagon” and “North of ‘36.” “North of ‘36” was the story of the romance involved in driving the first herd of cattle on an overland cattle route through Texas and the Indian country to Abilene, KS. Hough conceived the story and the screenplay at the ranch home, while living at the ranch. The movie premiered at the Empire Theater in San Antonio in December 1924.²

The San Antonio Hunting and Fishing Association kept the property for only eight years and then on February 11, 1910 sold the 272 ½ acres to C.A. Goeth, one of the original founders of the San Antonio Hunting and Fishing Association.³ A portion of the description of the property included is as follows: “Also including a convenient right of way for a wagon road from the Corpus Christi road over the remaining estate of Margarita G. Trueheart, deceased, to the old Trueheart residence on

¹ “Babe-26 year old mule Living Memorial to Emerson Hough’s Foresight,” *San Antonio Express*, 10 June 1923, Section II, Sports and Markets.

² “Ghosts of Trail From San Antonio Live Again by Film-Land Magic,” *San Antonio Express*, 7 Dec. 1924, pgs 1-2 B.

³ Bexar County Deed Records, Book 328, p.239+.

the 272 ½ acres herein sold and being the same land conveyed to the San Antonio Hunting and Fishing Association by deed on May 15, 1902. The deed record indicated that included in the sale were, “All lands with fences, 6 mules, 10 cows and calves, 40 head of Berkshire hogs as well as other livestock of every character and description, irrigation markings, pump plat, wagons, farm implements and machinery, feed stuffs, crops and other personal property and all real and personal property owned by the Association.”⁴

On April 1, 1911, F.R. Newton sold to C.A. Goeth, an additional 26.4 acres of land out of the Trueheart Ranch for \$913.50. It was described as being out of the Jose Antonio de la Garza grant and referred to as “The Trueheart Ranch.” This was said to have been sold by the Estate of Margaret G. Trueheart to the San Antonio Hunting and Fishing Association on May 15, 1902.⁵

Conrad Alexander Goeth, (1869-1953) was born in Blanco County, Texas, to Anton Karl Ludwig Goeth (1835-1912) and Otilie Fuchs (1836-1926). His first marriage was to Caroline “Carrie” Groos⁶ (1871-1932) with whom he had two children, Fred Carl Goeth (1895-1962) and Arthur Conrad Goeth (1900-1973). Caroline Groos was the daughter of Fredrich William Carl Groos and Gertrude Salinas. After the death of Carrie in 1932, C.A. Goeth married Nellie Skogard (1888-1967) in 1934. Although the Conrad Goeth family’s primary residence was at 331 Adams in the King William Historic District of San Antonio, the family also maintained the large Trueheart farm which became known as the Goeth Ranch. However, on numerous documents and in the City Directories of San Antonio, Fred Carl Goeth, gave his address as Blue Wing Road.⁷

Conrad Goeth graduated from the University of Texas Law School in 1890. He established a legal practice with William A. Wurzbach under the name of Wurzbach and Goeth. In 1896, Goeth went into practice on his own and then established a partnership with H.R. Ihrie. Later he joined James E. Webb in the firm of Webb & Goeth. His son, Fred C. Goeth joined this practice in 1918 after graduating from the University of Texas Law School. Conrad Goeth was very active in civic and professional organizations in San Antonio which over the years included the following: Director of the South West Insane Asylum (San

⁴ Bexar County Deed Records, Book 211, pgs. 213-217.

⁵ Bexar County Deed Record, Book 356 p.256.

⁶ Bexar County Marriage Book L, p.473, Document 12652, 5 Sept. 1893.

⁷ WWII Draft Registration for Fred Carl Goeth, 1942, residence: C.A. Goeth & Sons Ranch, Blue Wing Road, south side of the San Antonio River. Registration card 2258.

Antonio State Hospital), President of the City Water Board, Trustee of the School Board, member of the Board of Directors of Groos National Bank, Chairman of the Democratic Party in San Antonio, Corresponding Secretary of the San Antonio Rifle Club, member of the Federal Centennial Committee for the City of San Antonio, and named by President Franklin Delano Roosevelt as one of the four members of the Texas Board for Public Works.⁸

The Goeth Farm was a very popular gathering place for social events and for young people. In a 1917 Society column of the *San Antonio Light*, one event was described as young people enjoying swimming, dancing and other summertime pleasures including a camp out supper.⁹

C.A. Goeth & Son Stock Farm was said to be one of the oldest registered Hereford ranches in Bexar County. In a 1933 newspaper advertisement appeared a notice of "Registered Hereford Bulls for sale."¹⁰

Fred C. Goeth married Zelma Beatrice Halm, daughter of Adolph Halm and Nora Eunice Stancill Halm, at St. Mark's Episcopal Church on May 20, 1920.¹¹ They had one child, Frederick Carl Goeth, Jr., born 1 October 1923.¹² Fred Goeth, Sr. and his wife, Zelma, were very active in civic as well as social organizations. In 1942, Fred was appointed the area director of the San Antonio Defense Rental Agency responsible for controlling rents for 62 Texas counties. He was also Vice-President of the Central and South Texas Hereford Breeder's Association, the Vice-President and directing manager of the Willow Springs Golf Association, a member of both the San Antonio and Texas Bar Associations, an officer with the Ex-Student Association of the University of Texas and a member of the Order of the Alamo. Mrs. Fred Goeth was also very active socially and frequently was mentioned in society columns in San Antonio. She was a member of the board of the Sarah Roberts French Home for elderly women, a director of the San Antonio Art Institute, a volunteer with the Witte Museum, serving on numerous committees, a Red Cross volunteer, a 1st Vice-President

⁸ "SA Man On Works Board," *San Antonio Light*, 27 July 1933.

⁹ "Society," *San Antonio Light*, May 6, 1917.

¹⁰ "Cattle Chatter," *San Antonio Light*, 11 Jan. 1933, p.15.

¹¹ Bexar County *Marriage Book 27*, p.186, Document #63969.

¹² Frederick Carl Goeth, Jr. (1923-1985) graduated from the U.S. Military Academy in the Class of 1945. He married Vivette Gruver (1918-1972) of New York City. She was a Red Cross worker throughout the Pacific Campaign during WWII. There is a memorial marker "In Memory of LTC Frederick C. Goeth, U.S. Army, Class of 1945, at the United States Military Academy Post Cemetery, West Point, Orange County, NY. Vivette Goeth is also buried at the U.S. Military Academy Post Cemetery.

with the San Pedro Playhouse and an active member of the Women's Auxiliary of the San Antonio Bar Association. Many social events were held at the Goeth Ranch or "country home."

In addition to having a successful legal practice with his father, Fred Goeth, was actively involved in the Goeth Ranch. The ranch included a very extensive pecan orchard which may have had initial beginnings with James L. Trueheart. In 1931, the Goeth's hosted a training course open to local pecan growers at the ranch focusing on the best way to kill pests. The Goeth family was said to have two horsepower engines in the orchard for utilizing power to spray their trees. Fred Goeth also demonstrated irrigation methods by "lift" from a stream (San Antonio River). "The turbine at the dam in the river at the farm supplies the power for lifting the water from the stream to the orchard. From the power unit the water runs through the canal to the Blue Wing Lakes where the Blue Wing Lake Gun and Boat Club is located."¹³ In 1938, Fred Goeth was appointed to the committee in the Bexar County Pecan Growers Association to select and plant 12 pecan centennial pecan trees around the downtown area of San Antonio.¹⁴ On 18 February 1939, C.A. Goeth, Nellie S. Goeth and Arthur C. Goeth and his wife, Martha, deeded the 3.287 acres on which the Trueheart House (AKA Casa Vieja) was located to Fred C. Goeth. They also granted to Fred C. Goeth the perpetual right of ingress and egress over the surrounding land which they continued to own. C.A. Goeth, Nellie S. Goeth and Arthur C. Goeth and his wife, Martha Goeth, reserved the right to gather pecans from the trees along the ditch leading to the Blue Wing Lake. In addition, they reserved the right of use of the two windmills and the gasoline engines and the two cypress cisterns in conjunction in providing water for the employees and livestock on the C.A. Goeth & Sons Ranch.^{15 16}

In 1944, the Bexar County Chamber of Commerce sponsored a tour of six leading Bexar County farms for 41 chamber members. A San Antonio Express article, described the Goeth farm as follows: "Highly diversified farm featuring principally the native pecan grove and the improved pecan grove. In the improved pecan grove the trees are laid off on the contour in order that they can be irrigated in excessively dry

¹³ "Pecan Producers at Short Course; Entomology Expert Will Tell of Best Way to Kill Pests," *San Antonio Express*, 19 April 1931, p.2A.

¹⁴ "Plant Pecan Trees Monday," *San Antonio Light*, 1 March 1938, Part 2, p.4.

¹⁵ Bexar County Deed Record, Vol. 1679 pgs 638-639, 1939.

¹⁶ C.A. Goeth was the father of Fred Carl Goeth. Nellie Skogard Goeth was the second wife of C.A. Goeth and the step-mother to Fred Carl Goeth. C.A. Goeth had married Nellie Skogard on 6 Jan. 1934 in Chicago, IL. Arthur C. Goeth was the brother to Fred Carol Goeth. He had married Zelma Beatrice Halm on 20 May 1922 in Bexar County, TX. Arthur Conrad Goeth had married Martha Amanda Baits on 7 Oct. 1918.

weather. The water is secured from a dam installed over 25 years ago which has an unusual water lubricated turbine.¹⁷ In December 1948, a record pecan crop was predicted by Fred Goeth who was said to have 800 paper-shell pecan trees on the San Antonio River which had been irrigated three times during the year.¹⁸

Due to their interest in historic preservation, Conrad Goeth and his son, Fred Goeth initiated activities to preserve the historic Trueheart house and ranch lands and to have it recognized nationally. A plaque was placed on the house by the Adina De Zavala Chapter of Daughters of the Descendants of the Heroes and Pioneers of the Republic of Texas and also the Texas Landmark Association which read, "Casa Vieja House built in 1848 by James L. Truehart, Texas Pioneer and Prisoner of Perote." A formal ceremony was held at the Trueheart Ranch house on October 12, 1924. An automobile caravan of San Antonians went out to the ranch to place the tablet on the south porch of the home. The tablet was unveiled by Miss Annie Rose Trueheart and her two brothers, George W. and John Dudley Trueheart, grandchildren of James L. Trueheart and children of Mr. and Mrs. George Trueheart. Mr. C.A. Goeth, San Antonio attorney and member of the Texas Landmark Association presented the tablet. Dr. Frank Paschal, Sr. accepted on behalf of the Texas Landmark Association and Mrs. Adina De Zavala accepted for the "Daughters..." After the ceremony a reception was held in the house by Mr. and Mrs. Goeth.¹⁹

During 1936 a Historical American Buildings Survey (HABS) of the house was conducted. The HABS report included the following statements, "Casa Vieja is in excellent state of preservation and its present owners fully appreciate the value of this early Texas landmark. Other additions and changes are at present contemplated. The house is being occupied at present by Mr. and Mrs. Fred C. Goeth." At that time the dome shaped rock kilns on the property located about four hundred yards from the house were documented and photographed. Also documented and photographed was the "picturesque stone archway that enabled the builders to carry lime from the kilns to the house."²⁰

¹⁷ "Six Leading Bexar County Farms are Visited in First Tour by Chamber of Commerce Group," *San Antonio Express*, 24 Sept. 1944.

¹⁸ "Record Crop of Pecans in Prospect", *San Antonio Light*, 12 Dec. 1948, p.1

¹⁹ "Ranch House of '48 Marked," *San Antonio Express* 12 Oct 1924, p.19. This article also includes a photo of the individuals involved in the ceremony.

²⁰ Historic American Buildings Survey (HABS), No. Tex 323 and 324. See HABS photos in this Exhibit

In 1956, the San Antonio Conservation Society honored Mr. and Mrs. Fred C. Goeth with a Building Award for preserving the Goeth Ranch House on Blue Wing Road – the house that was built in 1848 by James L. Trueheart.²¹

Fred Carl Goeth died on 1 Nov. 1962 of a sudden coronary occlusion at the age of 67 while at the San Antonio Country Club. He is buried at the Mission Burial Park South in San Antonio, TX. His wife, Zelma H Halm is also buried at Mission Burial Park South.

The Goeth family retained the property for over 50 years as the property did not again transfer until 1963 when the Goeth Estate sold to W.B. Martin, Jr. The Goeths had added significant acreage to the farm. On 3/19/1963, 709.03 acres of land out of the Jose de la Garza survey was sold by the Groos National Bank, executors and trustees of the C.A. Goeth Estate, on behalf of Frederick C. Goeth, Jr. The land sold for \$157,897.09.²²

There are extensive files (54 boxes) titled the "Conrad A. Goeth Papers (1835-1955)" on deposit in the Daughters of the Republic of Texas Collection in San Antonio.

W.B. Martin kept the land for 20 years and then sold it on June 22, 1983 to Joseph and Constance Berry. The amount of acreage involved was 784.525 acres out of the Jose Antonio de la Garza grant with 322.946 acres out of the Goeth Estate. The selling price was \$1,100,000.00.²³

On January 10, 1996, Joseph and Constance Berry sold 785.045 acres of land out of the Jose Antonio de la Garza grant to the Bexar Metropolitan Water District. This included the house and farm outbuildings that comprised the Trueheart Ranch.²⁴

In 2010, a nomination to the National Register of Historic Places was submitted to the Texas Historical Commission. However it was determined not to be eligible for a National Register designation.

Also in 2010, the San Antonio Conservation Society obtained a Conservation and Preservation Easement on 2 tracts of land: 1) a 5.036 acre parcel and (2) a 0.409 acre parcel on which the arched

²¹ "They Tossed Lifeline to Old San Antonio," *San Antonio Express*, 20 May 1956, p.1-G.

²² Bexar County Deed Records, Book, 4909, p.319+.

²³ Bexar County Deed Records, Book 2861 p. 1704.

²⁴ Bexar County Deed Records, Book 6640, p. 2004.

Trueheart-de la Garza House and Ranch/Goeth Ranch – Part 2

stone bridge is located. The Trueheart De La Garza House, the bunkhouse building, the brick smokehouse/kitchen portion of the Storage House, the brick Utility Building and the arched stone bridge are all subject to protection under the easement. ²⁵

In January 2015, the San Antonio River Authority acquired 325.2831 acres of the property and is now the owner of the Trueheart-de la Garza house and associated structures.²⁶

Compiled by:
Pat Ezell
Historic Farms and Ranches Committee
San Antonio Conservation Society
September 2006, Revised January 2017

²⁵ Bexar County Deed Records, Book 14547 p.379+.

²⁶ Bexar County Deed Records, Book 17064 p.356+.

Trueheart-de la Garza House and Ranch – Goeth Ranch – Part 3

Part 3 – Trueheart-Goeth

Architectural Descriptions and Features

In 1936, a team from the Historic American Buildings Survey (HABS) undertook documentation of the 1848 Trueheart House (TEX-323-324) which included written architectural descriptions and photographs of the house and of the stone archway and the kilns. Members of the survey team were: Charles Bertrand, Barlette Cocke and Arthur W. Stewart, photographer.

The house was said to be in good condition and occupied by Mr. and Mrs. Fred C. Goeth. The following is excerpted from the HABS description:

“Limestone and stucco, 36’6”x 18’ – two stories, gable roof with boxed cornice. Walls are built of local native limestone plastered on inside and stuccoed on outside. The wood frame porch on the side is a later addition. The original pitched story shingle roof is now covered with galvanized iron. Two main rooms on each floor; living room and kitchen are on first floor and 2 bedrooms are on second floor. Both rooms on the second floor and south porch is a later addition.”

“[The] Old ranch house is typical of many built during the middle of the 19th century and its main charm lies in the simplicity of its construction. Thick walls and the boxed cornice, the latter of which is quite unique in design add to its charm and character.”

The kilns and archway were described as follows:

“There are two dome shaped rock kilns located about four hundred yards from Casa Vieja. There lime was made during the construction of the house in 1848. Lime was made here from time to time whenever additions or repairs were needed. There is also a picturesque stone archway which was built at the same time that spans a creek enabling the builders to carry lime from the kilns to the house.”

(See HABS photos in this Exhibit as well as photos of the house and of the archway.)

The following descriptions of the significant structures are taken directly from the draft National Register nomination prepared by Imogene Cooper in 2010:

1. Trueheart House (1848; Additions ca.1940)

The James L. Trueheart House (ca.1848) is a symmetrical, two-story, rectangular-shaped building with a low-pitched, side-gabled roof with boxed eaves that employs an unpainted, standing-seam metal roof with three stone chimneys. In architectural style, it is Texas vernacular. Painted cream white with blue trim, the front façade with its off-set, modest front door faces north towards Blue Wing Road. The rear (south) façade of the house has a two-story, screened-in porch attached to the oldest, or stone-block, portion of the house. This porch hides two double door entryways into the house as well as a staircase leading up to the bedrooms above. The central part of the house has thick stone walls and to it have been added wood-framed wings, probably in the 1940s, but definitely after recordation in the 1936 HABS photos and drawings that show no additions. Each wing is two stories high and boasts a wide, stone-clad chimney up the end wall. Each wing has wooden siding, and is slightly narrower, thus offset from the stone portion of the house, helping to distinguish it in a sensitive way, from the oldest and white-washed, central portion of the house. Last, the two-story screened porch must date to the early part of the twentieth century. The earliest part of the house is Texas vernacular in style with its use of limestone block and rubble for walls and foundation as well as its simple two-story, block shape and metal roof. Its one unusual feature is its centrally located chimney and double hearth (or back to back), as native Texans tended to build them onto an end wall, if at all. Thus, it was probably built by James Trueheart sometime after his marriage to Margarita (Garza) Trueheart in 1848.

Typically for this part of San Antonio, the house uses native limestone for its foundation and for its walls, which are stuccoed on the outside and plastered on the inside and painted cream white. According to the 1936 HABS drawings for this building, these walls are eighteen inches thick (Figure 1). Its outside dimensions were 56' – 6" long by 18' – 1½" wide (as per the HABS drawings). In 1936, the residence consisted of four rooms, two downstairs and two upstairs, and interior access is still by a steep, but very handsome interior wooden staircase, near the front door, that cleverly crossed in front of a window (now closed). The house is also served by the outside staircase on the south façade which is now encased by the screened porch; the porches are

reported by the HABS drawings to be 9'-- 9" deep and run the full length of the south façade.

The original roof for the house was wood shingles, according to HABS, now all covered by a standing-seam metal roof. The two-story wood-frame additions are nearly identical as wings on either end of the house. Each has a wide, sandstone-clad chimney running up the end walls and both employ wooden siding. While they are painted the same white with blue trim, just as the stone portion of the house is painted, they are clearly designed to contrast with the older rock portion of the residence and distinguish themselves as additions. They were added after 1936 when the HABS drawings were completed for the Trueheart House, perhaps in the 1940s, as the small second story windows and the gables are of a style that appear to come from that time. Inside, the house is vacant but well maintained. The newer, eastern wing contains a full bath upstairs and a full kitchen downstairs, while the western wing has another bedroom upstairs and a study downstairs that is handsomely paneled in varnished, knotty pine complete with a brick fireplace and wooden mantel.

All the wooden floors of the house have been refinished and the interior staircase is well maintained although the risers have been painted white and the tall newel post of the railing has been painted blue. The older hearths in the stone part of the house are still in place, and their mantels have been painted blue and white hiding the plaster and brickwork. Double doors lead out to both the generous first and second floor screened and covered porches are in excellent condition. The first floor, screened porch is now at ground level and paved in the same irregular sandstone flagstones that are used on the chimneys. The second, wooden porch is painted gray and is also completely screened. Despite the heat of the day and because of the orientation of the house to the site, the summer breezes from the south can blow through the house from the porches. The high ceilings and thick walls of the house also help to move air and insulate from the heat. The house retains a great deal of its integrity through preservation of its original materials as well as through its rural setting and feeling.

2. Caretaker Cottage. (ca.1940)

A square, single-story, side-gabled, wood frame cottage with a standing seam metal roof and linear wooden siding located to the east of the Trueheart House. It is painted white with blue trim and in architectural style "matches" the frame additions to the main house. It has an oversized chimney in the same style and mass as those on the

wing additions to the Trueheart House. Also, it is faced with the same irregular sized and shaped pieces of sandstone as those on the wood frame additions to the main house.

3. Brick Outbuilding with Carport. (ca. 1920s)

An irregular-shaped, one story yellow brick outbuilding with a V-crimp, metal roof located to the west of the Trueheart House. It has a metal carport structure built onto it on its south façade. It also has a wooden door lintel, which might make it late 19th century or early 20th century. Careful scrutiny of the historic aerial photo from the 1920s seems to show this building to the left (south) of the Trueheart House. Perhaps it was a caretaker house from an earlier era than the building described above (No. 2), or it was a utility building of some sort. It was too close to the ranch house to be a small barn for stock and the doors are too narrow. Perhaps it was used for tools or tack.

4. Brick Shed. (ca. 1920)

Tiny, square brick shed, about the size of an outhouse but housing a hot water heater. Constructed of the same yellow brick as building described above (No.3) it also uses a wooden door lintel.

In summary, the James L. Trueheart House and its accompanying outbuildings are significant as a cultural landscape in their association in agriculture and conservation with the original builder and owner, James Lawrence Trueheart (1815-1882) as well as in their association in agriculture and conservation with the Goeth families. Both Conrad Alexander (C.A.) Goeth and his son, Fred C. Goeth, were prominent attorneys, civic leaders, and historic preservationists in San Antonio. James Trueheart was famous in early Texas history as a Perote prisoner and diarist as well as Bexar County official during the early 1840s when Texas was first a Republic and then a new state of the United States beginning in 1845. In 1848, Trueheart married Petra Margarita de la Garza and by the marriage he became the owner of a tract of land along the San Antonio River which he improved with the construction of the house as well as building an irrigation system for farming the land. Trueheart died on November 30, 1882. In 1910, C.A. Goeth, a well-known San Antonio attorney and civic leader, bought the Trueheart Ranch and house, and, appreciating its history, had it designated as an early local Texas landmark in 1924 while conserving the Trueheart ranch and ranch house. His son, Fred C. Goeth, also in law practice with his father, bought the ranch land containing the house and had it placed in the Historic American Buildings Survey (HABS) in 1936. In 1956, the San Antonio Conservation Society recognized the Goeth family for their role in preserving the historic home by honoring the family with a Building Award. In 2010 the San Antonio Conservation Society obtained a Preservation and

Conservation Easement on portions of the property containing the house, the outbuildings and the stone archway.

Compiled by:

Pat Ezell

Historic Farms and Ranches Committee

San Antonio Conservation Society

September 2006, Revised January 2017

HISTORIC PRESERVATION MASTER PLAN

REPORT and RECOMMENDATIONS for a
HISTORIC PRESERVATION MASTER PLAN for the
TRUEHEART RANCH COMPLEX



Prepared for the
San Antonio River Authority
January 2017

Trueheart Ranch Complex
Report and Recommendations

Ann Benson McGlone, LLC
Preservation ■ Architecture ■ Urban Design

REPORT and RECOMMENDATIONS for a
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Introduction

Purpose of the Report

Primarily this *Report and Recommendations* is to provide guidance to the San Antonio River Authority over the next few years for the use, management, and protection of the historic Trueheart Ranch. The Report will offer direction on maintaining and protecting the historic integrity of site. It should be a much-used reference tool that is regularly reviewed as circumstances warrant, but which ultimately provides the organizational tool for effectively planning for the adaptive re-use of this historic property.

The Report is to assist in understanding the historic significance of the site known as the Trueheart Ranch, as well as to point out some of the immediate challenges of owning a historic site. The report provides an abbreviated Existing Conditions Assessment to identify urgent needs that threaten the integrity of this important historic resource, identify immediate threats to other significant features, and recommends action. It provides an estimate of probable cost so that timely remediation steps can be undertaken to preserve the historic resources. Finally the report establishes a framework for creating a Historic Preservation Master Plan to address the planning process needed to provide a sustainable long term vision for the site.

This report is the first step in creating a Historic Preservation Master Plan. In this early stage, it should be recognized that many decisions are yet to be made and many opinions may need to be equitably heard and considered in order to determine the best use of the property and the subsequent preservation strategy.

This report does not recommend long term uses, financial plans or development plans. However it establishes a process for how and when to undertake these and other components of a Historic Preservation Master Plan, so that the San Antonio River Authority can efficiently and effectively anticipate future expenditures.



EXECUTIVE SUMMARY

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The Trueheart Ranch is an important historic site in Bexar County, dating from 1848. The historic ownership includes the De La Garza, Trueheart, and Goeth families. Within the property are important historic features including a 19th century stone bridge and kilns. Reference is made in the original deed to an acequia from the Spanish Colonial period. Located on the San Antonio river, the site also has an early pump system for bringing water to a man made lake that was used for irrigation. The ranch is a cohesive whole with an interconnected and fascinating history that is worth telling to all visitors, both from San Antonio and elsewhere, who are curious about our local and river-related history.

The San Antonio Conservation Society holds a Preservation and Conservation Easement on a portion of the site that encompasses most of the historic structures. The conservation easement requires the maintenance and preservation of the historic structures. An annual inspection by the Conservation Society assures that the terms of the easement are being met.

This report provides an initial assessment of the condition of the historic structures. The report recommends initial actions that should be undertaken immediately to stabilize and secure the property. **An estimate of probable cost for the immediate items is \$23,250.** These items are important to secure the buildings and prevent deterioration and should be undertaken as soon as possible. Intermediate steps for preservation of the structures should be taken in the next 1-3 years. **The estimate of probable cost for intermediate work is \$87,500.** Restoration of the house, the bunkhouse and the outbuildings is the most beneficial to preserve the historic structures. **The complete restoration is estimated at \$350,000- \$500,000.**

The report recommends that a Historic Site Preservation Master Plan be undertaken that would be an in-depth study of potential uses, funding sources, and preservation strategies. The Master Plan would include establishing goals and objectives for the long term use of the site, a development plan, a preservation plan, a business and finance plan, an interpretation plan as well as a maintenance plan. **The Cost of a complete plan is estimated at \$155,000.**

The Report recommends placing a portion of the site on the National Register of Historic Places as a Historic District, with contributing buildings. An earlier attempt to place the house on the National Register was halted when staff at the Texas Historic Commission believed the 1940 wings (wood additions) compromised the architectural integrity. Removing the wings for an individual designation of the house is not recommended. Being listed on the National Register of Historic Places as a Historic District will make the site potentially eligible for the Texas Historic Preservation Tax Credits (a 25% recapture of restoration cost.) To take advantage of the state tax credits the ownership of the property would need to be transferred to a non-profit such as the River Foundation to meet the criteria of the THPTC.

Trueheart Ranch Complex
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HISTORICAL OVERVIEW

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Abbreviated History of the Site

The original Trueheart Ranch was once part of a much larger Mexican government land grant given to Jose Antonio de la Garza (1776-1851). De la Garza was one of the larger landowners in Bexar County who, in 1824, received Mexican title to two leagues of land between the Medina River and the San Antonio River. In 1834, he also purchased the secularized San Francisco de la Espada Mission and much of its lands, a transaction that some believed illegal.

Regardless, this is how an inheritance came to his daughter, Margarita, as the basis for the approximately 800-acre Trueheart ranch and ranch house, when she married Trueheart on February 15, 1848. There, James Trueheart built the two-story stone house for his bride and improved the land by digging out the old *acequias*, or irrigation ditches, which had, perhaps, served the Mission Espada lands, as well as building new ones. Besides new acequias, he may have built two lime producing kilns along with a stone viaduct that crosses a creek, enabling transport of lime for mortar and stone to the house.

On this land, it is said, Trueheart first lived with his wife and their six children. Later he may have placed a number of families there and began cultivation of the land in small family plots and lived in downtown San Antonio. A tradition has it that Trueheart planted Pecan trees but the history and archaeology of the house, outbuildings, acequias, the kilns, the stone bridge/viaduct, and the crops must be researched to properly tell the story of this ranch as a cultural landscape.

Trueheart died in 1882. In 1883, his children released all claims on their inheritance to their mother, Margarita. She died in 1899, and to settle her debts, her children, in 1902, sold off 372 acres, including the ranch house, to the newly organized San Antonio Hunting and Fishing Association. Apparently, this fishing and hunting club later built Blue Wing Lake as a sanctuary for migrating ducks and the convenience of hunters, pumping water, to this day, from the San Antonio River to maintain it. Conrad Alexander (C.A.) Goeth (1869-1953) was a local board member of the San Antonio Hunting and Fishing Association. As a prominent San Antonio attorney, and natural/historic conservationist, he was a great friend of working journalist and nationally known conservationist Emerson Hough (1857-1923). Hough, as the president of the San Antonio Hunting and Fishing Association, was the primary investor in the fishing club and true owner of the ranch holdings.

In 1913, C.A. Goeth bought out Hough and the fishing club. Thereafter, Goeth and his son, Fred, managed the Trueheart Ranch together. And they continued to buy back the lands of the original Trueheart Ranch increasing the acreage from 372 acres back up to about 790 acres.

Trueheart Ranch Complex
Report and Recommendations

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HISTORICAL OVERVIEW

Abbreviated History of the Site, con't.

Both men were early historic preservationists, but Fred Goeth had the ranch house recognized as an early Texas historic landmark in 1924, with the assistance of locally famous preservationist Adina De Zavala. He also had it documented by the Historic American Building Survey (HABS) program in 1936. In 1939, Fred Goeth bought three acres of the ranch land that surrounded the ranch house from his father. He lived with his wife in the ranch house from about 1936 until his death in 1962.



Beyond the recommended period of significance (1848-1963), the ranch was sold first to W.B. Martin, Jr. in 1963. In 1983, Dr. Joseph Berry purchased it. He sold it to the Bexar Metropolitan Water District in 1996. Thereafter, Harry Hausman of HLH Developments, L.P. owned the ranch, followed, in 2008, by Blue Wing Holdings, LLC and local attorney David Earl. During David Earl's ownership, he agreed to a historic conservation easement being placed on a small (tiny) part of the property by the San Antonio Conservation Society. Thereafter, OCI Alamo 1, LLC, owned all the ranch property (785 acres) until a 325-acre parcel (including the ranch house and the SACS easement) was sold to the San Antonio River Authority in 2015.

HISTORICAL OVERVIEW

Historical Development of Ranch House, Accessory Buildings, and Structures

The Trueheart Ranch may date back to Spanish Colonial times as a farm and ranch of that era. Family tradition holds that James L. Trueheart built the ranch house at the Trueheart Ranch for his bride, Petra Margarita de la Garza, sometime soon after their marriage in 1848. However, the ranch lands may have been farmed earlier than 1848, during the Spanish Colonial period, as the irrigation ditches or acequias on the ranch appear Spanish in their design and thus older than the main ranch house.

Called "Casa Vieja," (meaning "Old House,") on the 1924 Texas Landmarks designation plaque, it was constructed of quarried limestone blocks that were then stuccoed on the outside and plastered on the inside. Composed of two generous rooms on the first floor and two rooms on the second floor, the floors are then linked by a handsome, interior staircase at the east end. The house is classic Texas vernacular architectural style, except it is a two-storied ranch house. This is unusual for so early in a rural Texas setting. More unusual is its four, centrally located, back to back, fireplaces and centered chimneys. The hot climate of South Texas summers usually precluded this feature, where cooking indoors was just not done. However, James Trueheart was from Virginia where Mid- and Lower-South houses had centrally located chimneys and hearths for warmth from snow in winter. The hearth surrounds have been plastered and masked sometime after 1956, as shown in a photo from a newspaper article.



HISTORICAL OVERVIEW

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Historical Development of Ranch House, Accessory Buildings, and Structures, con't.

We do know that the ranch house was two-story and made of stone by the time Emerson Hough and C.A. Goeth bought it in 1902 because it is mentioned in Hough's amusing article, "Under the Ditch in Texas," which appeared in *Outing* (February, 1909). (Hough also states that the ditches, meaning its acequias, dated from Spanish Colonial times. And he and Goeth cemented them in effort to irrigate the lands. They also built pumps by the San Antonio River.) C.A. Goeth and Hough added the rear double porches, cemented over the stone (unfortunately) and painted the entire house white, as stated in the 1956 newspaper interview with Fred Goeth. An undated photo of the ranch headquarters from the 1920s shows the porches and other houses in the complex. Fred Goeth added the wooden, "wing" additions to the main house, consisting of kitchen and pine-paneled study on the first floor and bathrooms on the second floor. When architect Bartlett Cocke interviewed him for the 1936 HABS history, Cocke notes that "other changes and additions are contemplated." Further research might reveal that Bartlett Cocke designed these careful additions, as he was known for his knowledge of Spanish Colonial and Texas vernacular architecture, and found inspiration in them for his many later house and residential designs.

The three accessory buildings near the main house require more research. The caretaker cottage/bunkhouse may date to the time of the wing additions, as they are alike in style, matching the main house in chimney design and building materials. More importantly, the other structures on the SARA parcel, including the two kilns, stone bridge/viaduct, and acequias, need research and archaeological evaluation to properly tell their story.



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HISTORICAL OVERVIEW

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Important People Associated with the property in chronological order

Jose Antonio de la Garza (1776-1851?), father of Margarita Trueheart, was a prominent and early landowner in San Antonio. He was also the first person to coin money in Texas, under permission from the Spanish governor in 1813. Under a Mexican land grant of 1824, he became one of the most prominent landowners in Bexar County. He also purchased lands from the Mission Espada area after secularization, a sale that angered some people. Out of this inheritance, his daughter, Margarita, received her property when she married James Trueheart.

James Lawrence Trueheart (1815-1882) was a famous Perote prisoner as a result of the 1842 Woll Invasion of Texas. He was also a Texas diarist (regarding his Perote prison experience). During the time of his imprisonment in Perote Castle, Mexico, Trueheart kept a diary, which was eventually published by Naylor Press in 1934. A local and well-known chronicler of San Antonio history, Frederick C. Chabot, edited the diary, called *The Perote Prisoner, Being the Diary of James Trueheart*. Trueheart was also a prominent civil servant during the years of Republic as well as early Statehood. He was first elected district court clerk in 1841, prior to the Woll invasion. Then, after his return from imprisonment in Mexico, he was elected the Bexar County assessor in 1846, and then Bexar County Clerk in 1848, a post he had held prior to the Woll invasion.

Conrad Alexander Goeth (or C.A. Goeth) (1869-1953) was a child of a prominent family in the German community of central Texas. His father was a State Representative and his mother was an author, writing a well-known autobiography that was a significant piece of Texas-German literature. C.A. Goeth was an accomplished San Antonio attorney as well as philanthropist and civic activist, serving as director of the San Antonio State Hospital, the Protestant Home for the Aged, and the San Antonio City Water Board. He had a genuine interest in Texas History, purchasing the Trueheart Ranch as well as the Polley Mansion (or "Whitehall"), the latter of which he bought to save and preserve. It is now listed in the National Register of Historic Places.

Emerson Hough (1857-1923), as a working journalist, novelist, early screenwriter and conservationist, was among the most respected and serious authors of Western stories of the early 20th century. He was a friend and correspondent with President Teddy Roosevelt, as they shared a mutual interest in natural conservation, particularly for Yellowstone Park. Whether or not he lived and wrote novels at the ranch house needs further research, as he was based in Chicago. He and friend C.A. Goeth carried on a ten-year, 49 letter correspondence, about the Trueheart Ranch and the ranching adventure.

HISTORICAL OVERVIEW

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Important People Associated with the property in chronological order, con't.

Fred C. Goeth (1895-1962) was the son of C.A. Goeth and, as an attorney, shared a law practice with his father. He, too, had an interest in Texas history and was an early preservationist. Although it was his father who is featured in the 1924 designation of the Trueheart House as a Texas landmark, it is Fred who managed the ranch for him. He is also accredited with getting the ranch house listed with HABS.

Bartlett Cocke (1901-1992) was a well-known San Antonio architect. A graduate of MIT School of Architecture, he designed the San Antonio Playhouse in 1929. During the Great Depression, as deputy district officer of West Texas of the Historic American Buildings Survey, Cocke produced dozens of detailed and measured drawings of pre-Civil War Texas structures for HABS, including the Trueheart House. He subsequently designed houses in San Antonio and surrounding towns, deriving inspiration from vernacular Texas ranch houses and Greek Revival structures encountered while working for HABS. These attracted widespread attention and were featured in national architectural periodicals. In 1938, he won his first major public commission; to design a distinctive, efficient, department store for Joske's of Texas on Alamo Plaza. His practice grew to include San Antonio public schools, office buildings, malls and college and university campuses. He may have designed the "wings" on the ranch house around 1940.



1924 Texas Landmark ceremony.

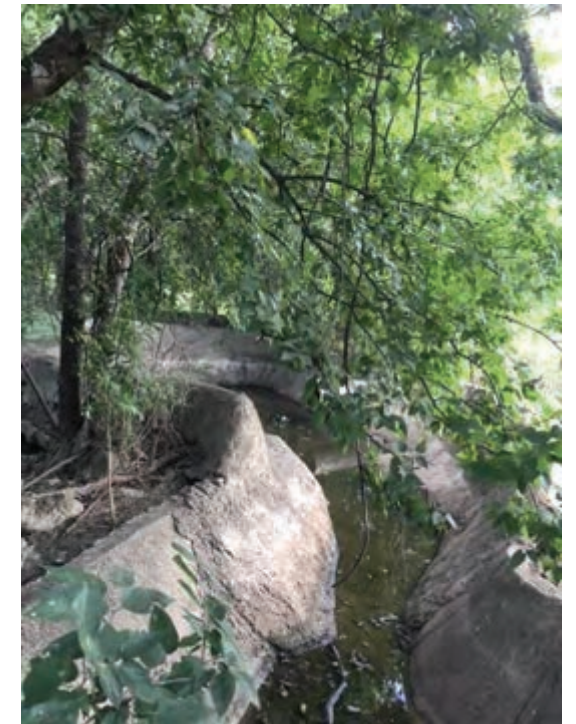
HISTORICAL OVERVIEW

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Significance and Integrity of the Property

The Trueheart Ranch has an exceptional story to tell about all the eras of Texas history. Its lands have been under cultivation from the times of the Spanish right up to the twenty-first century. Its buildings and structures date from the Spanish Colonial era to the mid-twentieth century. A portion of the property owned by the San Antonio River Authority should be eligible for listing in the National Register of Historic Places (NRHP) as a historic district, if its historic significance and integrity can be clearly demonstrated.

The Trueheart Ranch, with its ranch house, remaining accessory buildings, river front pumps and gates, acequias, man-made lake, kilns, stonework bridge, trees and fields are an expression, as a significant vernacular landscape, of our regional identity with farms and ranches along the San Antonio River from the Spanish Colonial period to the mid-twentieth century. The quality of its significance is demonstrated in the entire parcel's association with "events that have made a significant contribution to the broad patterns of our history" under Criterion A of the National Register Criteria for evaluation. There may be other criteria that the SARA parcel meets under National Register nomination guidelines. Criterion B applies to properties associated with individuals whose activities are demonstrably important within a local, state, or national context. Criterion C is often about architecture, but generally "high style architecture" and "works of a master." The main ranch house may not rise to this criterion without more research, but, perhaps, it can be a contributing building to the overall nomination. Criterion D is generally about archaeological sites that may yield more information.



Acequia system on the Trueheart Ranch.

HISTORICAL RECOMMENDATIONS

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Place the Trueheart Ranch on the National Register of Historic Places.

Further research is needed about the entire property to better tell its entire story. Research for a nomination will be the most effective way to get a truly complete story of the property, as the requirements and honor of a listing in the National Register are so complete and so esteemed.

An earlier attempt by the City of San Antonio's Office of Historic Preservation to have the Trueheart-De La Garza house listed individually on the National Register of Historic Places was not completed when the architectural integrity of the original house was questioned. Currently, Texas Historical Commission staff is skeptical of the architectural integrity of the main house because of the wing additions and believes the house does not rise to Criterion C (Architecture) as a stand-alone nomination. Further discussions with the Texas Historical Commission National Register Division will be needed to determine if removal of the wings will make the house eligible for individual listing on the National Register. The recommended alternative is to create a limited National Register Historic District and have the house be a contributing structure within the district. The recommendation is for the wings to remain and not be demolished, because the same advantages for NR listing can be obtained by creating a district.

Further Archeological and Historical Research

Only one known archeological investigation has been conducted on the property. In 2012 UTSA Center for Archeological Research conducted a very limited test excavation associated with the stone bridge. A formal report was not made. There was an archeological investigation done across Blue Wing Road at the solar farm.

Further research recommendations on certain aspects of the land and buildings are as follows;

Research on the Acequias/irrigation ditches.

We know very little about the origins of the acequias that is mentioned in the 1848 deed. Who built them and where are they located? Were they part of Mission Espada's farmlands? Are the current irrigation ditches overlaid on the earlier acequias? When was the screw lift system for bringing water up from the river installed? Serious archeological investigation is needed to date these important features and place them in the story of the San Antonio River and its relationship to the pattern of farms and ranches along its waterways.

HISTORICAL RECOMMENDATIONS

12

Further Research on the Main House

We know a lot about the main ranch house but not enough. More historical research is needed to date the origins of the c. 1940s wooden wings on the main house. Who was the architect? Was it Bartlett Cocke, or some other careful preservationist? The ownership link of the main house to Emerson Hough, nationally known Western novelist, is another intriguing line of investigation. Did he write some of his novels at the house? Fred Goeth says he did in a 1956 newspaper interview. Part of the ten-year and nearly 50-letter correspondence between his father, C.A. Goeth, and Emerson Hough is housed at the University of Iowa. Locally, some may be in the DRT Library files, which contains Goeth family papers, and also at St. Mary's University.

Research on the Surrounding Buildings

We know little of the origins of the surrounding farm buildings near the main house. Further historical research will establish dates of construction, modifications, as well as original and subsequent uses. It would not be unusual to find slave quarters, post civil war ranching and cattle structures, as well as early 20th century farm buildings.

Research on Two Kilns

Farther away are the two kilns documented in the HABS history and photos of 1936. but more archaeological investigation is needed to fully tell the story of these important structures perhaps used to build the 1848 main house, or earlier structures.

Research Stone Bridge/Viaduct

The stone bridge/viaduct, documented in the HABS history and photos of 1936, require further investigation to determine the origin, date and purpose. According to the COSA archaeologist, Kay Hinds, preliminary analysis of the mortar in joints of the stone bridge points to early nineteenth century, but further research would indicate when the structure was built, by whom, and why it was needed.

Research on Pre-Historic Occupation

The site has not been investigated for the possibility of pre-historic Native American occupation, or other pre-historic features. An archeological survey should be undertaken to determine if pre-historic deposits exist on the property.

EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 13

The Assessment
This assessment was undertaken as a brief initial overview of the five primary structures on the property to assist the San Antonio River Authority in understanding the existing condition of the structures and to identify immediate action needed to halt the deterioration of the historic resources and to protect and preserve the integrity of the site.
The assessment was done through a series of site visits where visual observations were made and documented. A more complete conditions assessment should be done as part of a larger Historic Master Plan process.



Trueheart Ranch Complex Report and Recommendations Ann Benson McGlone, LLC Preservation ■ Architecture ■ Urban Design

EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 14



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EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 15

THE TRUEHEART – DE LA GARZA HOUSE

Limestone and Plaster Walls

The central portion of the original two story Trueheart house was built in 1848. Constructed of limestone, the original house now has a cementitious stucco coat on the exterior. It is assumed that the stucco is made of Portland cement based on visual examination. Portland cement applied to a much more porous limestone creates many problems, including trapping moisture in the limestone walls which causes deterioration of the much softer limestone. Over time this undermines the integrity of the walls. Cracks in the plaster are visible around the original front windows on the ground floor. Water has entered the building from these cracks and evidence of water can be seen on the lower eastern room of the original house. Tapping on the plaster creates a hollow sound. This usually means that there is not a good bond between the stone and the plaster. On the north elevation the plaster is de-laminating from the stone structure - evidenced by the sagging/bulging plaster - confirming the poor bond.

ACTION NEEDED:

Immediate – Seal the cracks to stop water penetration

Short term – in the next 1-3 years the cement stucco should be removed to expose the historic appearance of limestone walls. The walls will need to be re-pointed with a lime based mortar.



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EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 16

THE TRUEHEART-DE LA GARZA HOUSE

Two Story Wood Frame Wings

Two symmetrical wood frame wings were added to the original house on the east and west ends in 1939. The structural framing seems to be relatively solid in both wings. However there is some deflection (sinking) of the northeast corner. It is surmised from visual inspection that the deterioration of the framing may be caused by water penetrating the structure through the jamb and sill of the northern most windows of the east elevation. There is deterioration of the wood siding primarily at corners and at plate lines. The corner deterioration is most likely caused by the lack of trim boards at the corners. The mitered edges are susceptible to water penetration and the corners begin to take on moisture. This moisture eventually wicks further into the wood accelerating the deterioration. Rotten wood and flaking paint are evidence of the deterioration.

ACTION NEEDED:

Immediate – Replace rotten wood and repaint. Examine exposed framing when replacing rotten wood to assure the framing has not been compromised. Repair framing as required.

Repair or replace rotten or missing window trim pieces.

Treat for termites. Although there was not evidence of current termite infestation, past activity was noted. it is good to assume the threat of termites and have the property treated.



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EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 17

THE TRUEHEART-DE LA GARZA HOUSE

Two Story Wood Frame Wings, Continued

ARCHITECTURAL INTEGRITY and the National Register of Historic Places

An earlier attempt to have the Trueheart-De La Garza house listed on the National Register of Historic Places was not completed when the architectural integrity of the original house was questioned because of the wing additions. Further discussions with the Texas Historical Commission National Register Division will be needed to determine if removal of the wings will make the house eligible for listing on the National Register.

It might be more advantageous to keep the wings and forego the individual designation, depending upon the final use of the property.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 18

THE TRUEHEART - DE LA GARZA HOUSE

Screened Porch

The two story screened porch was originally added sometime between the early 1900's and the 1920's. It has been altered, and differs from the HABS photos taken in 1936. The porch floor is now a foot above ground level on the east and in the photos the floor was raised four steps above grade, probably aligning with the first floor. On the west end, the porch floor is at ground level. The six columns appear to be in their original location, but in 1936 there was a solid wood band between the first and second floor that was at least three feet tall. Today the horizontal wood band only hides the floor joist of the second floor. Wood trim at the base of the columns has deteriorated. At this time there is no evidence that the structure is failing. Some screen has been detached from the frames and the rear screened door has fallen apart and for all practical purposes, is missing. The two side screen doors need to be repaired. On the second floor of the porch, the screen has become detached from the frame in a few places. On the east side, what appear to be casement windows are open and pieces are missing some glass.

The stairs located inside the screened porch appear to be in stable condition.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

19

THE TRUEHEART - DE LA GARZA HOUSE

Screened Porch, con't.

ACTION NEEDED:

Immediate – Secure all screens to frames. Replace missing and torn screens. Rebuild rear screen door, repair side screen doors. All work should match the original in material and profile.

Mothball casement windows – see Window and Doors section.

Replace all rotten wood base trim with wolmanized wood or cedar and paint. All work should match the original in profile.

Because there is evidence of wild hogs rooting in the area - Attach hog panel to the bottom of the screened porch, including doors, to deter the hogs from destroying the porch and entering the building. This is only a temporary solution, and should be attached in such a way as to not harm the original features.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

20

THE TRUEHEART - DE LA GARZA HOUSE

Stone Chimneys

The stone chimneys located on either end are in relatively good condition. There is slight cracking near the southeast corner on the eastern fireplace. This may be due to water in the chimney wall corroding the reinforcing.

ACTION NEEDED: No action is necessary at this time.



Roof

The abbreviated assessment did not examine the roof in detail. From the ground, the standing seam metal roof appears to be in relatively good shape. There is no evidence of leaks on the inside.

ACTION NEEDED:

Immediate - No action is necessary at this time.

Short Term - Examine roof for holes and defects. Repair as required.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 21

THE TRUEHEART - DE LA GARZA HOUSE

Windows & Doors

The four over four double hung wood windows are in relatively good condition. There are rotten sills and jambs on a few of the windows. Glass is missing from some of the panes. Screens are missing from most of the windows.

ACTION NEEDED:

Immediate – Secure all doors and windows. The house is currently open and accessible to vandals.

The windows and doors need to be "mothballed." They need to be covered with a minimum thickness of 3/4 inch exterior grade plywood on both the inside and out. The two sheet of plywood are bolted together with through bolts from the inside. On two second floor windows and two second floor windows a 12 X 12 vent should be inserted in the plywood to allow for air circulation within the house. The vent should be located to allow for maximum air circulation. Eventually the windows will need to be thoroughly restored.

Doors should be secured with a minimum of 1/2 inch plywood to cover the entire door frame on the exterior. The plywood should be screwed into the existing frame. The screws can be removed for access to the property.

The National Park Service has an excellent brief on mothballing in Preservation Brief #31. www.nps.gov/tps/how-to-preserve/briefs/31-mothballing.htm



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 22

THE TRUEHEART - DE LA GARZA HOUSE

Interior

The interior is relatively clean and in good condition. Although there is some deflection of the framing around the central fireplace, the framing appears to be stable. A few cracks can be seen in the stone fireplace surround probably caused by the settling. The floors appear to be solid on both the ground and second floor, with the exception of the kitchen which may have some damage to the floor structure, perhaps from an earlier leak. There has been recent water penetration through the limestone wall on the eastern ground floor room. Water stains mixed with lime can be seen on the floor near the front windows. This has probably been caused by cracks in the exterior stucco.

There were a number of wasp hives, and evidence of a snake (a snake skin is the ground floor fire place). Some wasp removal has been started and many dead wasps are on the floors. Paw prints of an animal can be seen on the wall below a front window.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

23

THE TRUEHEART - DE LA GARZA HOUSE

Interior

ACTION NEEDED:

Immediate – The building should be cleaned, (swept and mopped).

A complete pest control application should be completed to remove and deter all insects (wasps, spiders, cockroaches, silver fish, etc) rodents, and snakes.

Because we don't know the condition of the electrical system in the house, a temporary service with temporary lights should be installed, so that the house can be inspected when the windows and doors are boarded.

Install alarm system to deter intruders



Trueheart Ranch Complex
Report and Recommendations

Ann Benson McGlone, LLC
Preservation ■ Architecture ■ Urban Design

EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

24

THE BUNKHOUSE/CARETAKER'S COTTAGE

Exterior

The wood frame cottage east of the main house was probably constructed in 1939. It is a wood frame structure with a covered porch that faces south. The porch is supported by pipe columns. Currently the house is enveloped in overgrown vines and volunteer trees. There is a large mesquite tree on the west. A large hole in the skirt of the building exists on the east side, it appears to be well used by animals.

ACTION NEEDED;

Immediate – Remove vegetation around the building. Cut stumps and kill roots. Trim but do not harm mesquite tree.

Repair or replace deteriorated wood siding and fascia boards, paint new wood.

Add new skirt boards to cover hole on the north side of the building.



Trueheart Ranch Complex
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EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

THE BUNKHOUSE/CARETAKER'S COTTAGE

Roof
The roof is a metal roof that appears to be a Tennessee V Groove from observations from the ground. A thorough investigation of the roof was not performed. Although the roof is quite dilapidated, there was no evidence of water damage on the interior. The metal roof is detached from the framing on the eastern end of the porch and has curled away from the framing.



ACTION NEEDED:

- Immediate - Repair the corner of the porch roof by reattaching the metal to the frame.
Short Term - Examine roof for holes and defects. Repair as required.

EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

THE BUNKHOUSE/CARETAKERS COTTAGE

DOORS AND WINDOWS
The doors and windows are in relatively good condition. The screen door needs repair.

ACTION NEEDED:
Immediate - The windows and doors should be "mothballed". See the description of mothballing on the Trueheart house.

INTERIOR
The interior of the caretakers cottage is in relatively good condition. Old wasp nest can be seen, and dead wasp cover the floor. One new hive was spotted.

ACTION NEEDED:
Immediate - The building should be cleaned, (swept and mopped).

A complete pest control application should be completed to remove and deter all insects (wasps, spiders, cockroaches, etc) rodents, and snakes.
Because we don't know the condition of the electrical system in the cottage, a temporary service with temporary lights should be installed, so that the cottage can be inspected when the windows and doors are boarded.

Install alarm system to deter intruders



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

27

THE BRICK OUTBUILDING/CARPORT

EXTERIOR

The one story brick building east of the main house is described in some reports as a kitchen, a carport or an outbuilding. There is a small structure (perhaps a smokehouse) with a larger addition to the east. They do not interconnect. The foundation perimeter beam on the back corner is not bearing on any soil, but suspended above the ground. This lack of structural support has caused large cracks to develop in the brick walls. Existing tie rods are evidence of the buildings need to be reinforced in the past. The yellow brick has been sandblasted, which will have long term detrimental effect on the building.



ACTION NEEDED:

Immediate:- Place loose concrete blocks underneath the perimeter beam spaced no more than 4 feet apart to immediately help stabilize the structure.



Short Term- Replace perimeter beam . Re-grade for positive slope away from the building.

EXISTING CONDITIONS ASSESSMENT - ABBREVIATED

29

THE BRICK OUTBUILDING/CARPORT

THE CARPORT

The carport on the south side of the building is severely dilapidated. The framing has collapsed or deteriorated.

ACTION NEEDED:

Immediate - Photo document the carport structure for later reference. Remove the carport by hand. Repair any damage to fascia.

ROOF

The roof framing appears to be constructed of "found lumber." The roof is a metal Tennessee V-groove. The roof was only observed from the ground.

ACTION NEEDED:

Immediate – Make sure roof material is securely attached at eaves, no further action required.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 30

THE BRICK WELL HOUSE

EXTERIOR
The small brick well house is in stable condition. It is missing the door and some of the door jamb. It is constructed of yellow brick that has been sand blasted.

ACTION NEEDED:
No immediate action required.



EXISTING CONDITIONS ASSESSMENT - ABBREVIATED 31

THE WATER TANK

EXTERIOR
The concrete water tank is showing severe signs of deterioration caused by the rusting of the exposed steel reinforcing. At this time the water tank is stable, but will continue to deteriorate. A stabilization plan should be developed for this feature.

ACTION NEEDED:
No immediate action required.



THREATS & CONCERNS 32

WATER IRRIGATION SYTEM

A water system that brought water from the San Antonio river to a series of irrigation ditches still exists on the property. This unique system needs to be preserved. Ideally it might be used as a historic demonstration model.

THREAT: deterioration and collapse



Concrete lined irrigation ditch

STONE BRIDGE

A stone bridge (in some reports refered to as a viaduct) exists within the conservation easement. The history of the bridge is unknown, but preliminary investigation by Kay Hinder, archeologist with the Office of Historic Preservation, does not believe it is Spanish Colonial. A comparison between the 1936 photos and photos taken this year show the amount of deposits that threaten the bridge.

THREAT: deposits create a dam like condition that will force eventual collapse, or bury the structure.



Stone bridge in 1936



Stone bridge in 2016

Trueheart Ranch Complex
Report and Recommendations

Ann Benson McGlone, LLC
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THREATS & CONCERNS 33

FRONT GATE

The existing front entrance gate off of Blue Wing Road consists of four stone pillars. The feature had a non- historic welded metal sign with a previous owners name added between the central pillars. The welded metal entrance is narrow not allowing large trucks to enter , as well as not allowing adequate distance between the road and gate for safe access. The entrance gate needs to be redesigned to be both historically appropriate and adequate.

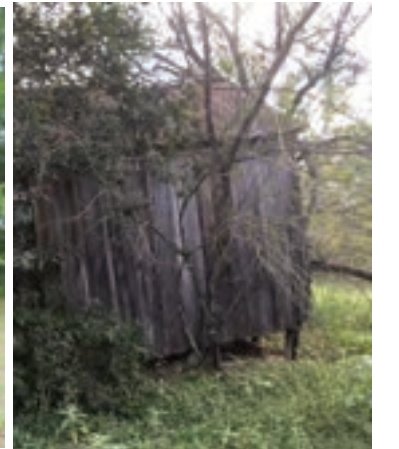
THREAT: damage to historic stone pillars



OUTBUILDINGS

Other outbuildings exist on the site. Some are in fine condition and others are in a state of collapse. Some might be historic and contribute of the history of the Ranch. Others are simply utilitarian. An assessment should be made as to the historical significance and/or the usefulness of the structures for other uses.

THREAT: demolition by neglect



Trueheart Ranch Complex
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THREATS & CONCERNS

HISTORIC MARKERS

Two historic markers were found on the site. These need to be documented and preserved.

THREAT: theft of markers

VANDALISM

Because the property is abandoned on a fairly well traveled road, the threat of vandalism is ever present. An unsecured property is subject to vagrants, arson, and stripping of wire and pipes for re-sale.

THREAT: permanent damage and destruction of the property

FERAL ANIMALS

There is evidence of feral hogs, armadillos and raccoons around the buildings. These creatures can do extreme damage to a historic building.

THREAT: damage to foundations, porches and exterior siding



Trueheart Ranch Complex
Report and Recommendations

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Preservation ■ Architecture ■ Urban Design

HISTORIC SITE PRESERVATION MASTER PLAN

THE HISTORIC SITE PRESERVATION MASTER PLAN

A Historic Preservation Master Plan should be developed as early as possible in determining the future preservation of the Trueheart Ranch. It should include the ideas, goals, and visions of SARA coupled with all the actively interested parties involved in the preservation process. It needs to look to the future so other appropriate ideas may be incorporated at a later date. Primarily, though, the Historic Site Master Plan should provide the guidance, year-after-year, to use, manage, and protect the property in its historic context.

Development of a Historic Site Master Plan will require consultation with lawyers, architects, accountants, business consultants, preservation professionals, and perhaps other historic sites' management groups. Consultation can save time and effort, as prior experience will provide answers to the unknown and unfamiliar, without the need to reinvent the wheel.

A HISTORIC SITE PRESERVATION MASTER PLAN SHOULD INCLUDE:

Vision Statement

This should be a short and concise statement of the purpose and goals of the San Antonio River Authority regarding the preservation and use of the historic site. An important part of creating the vision statement is recognizing and incorporating within it aspects of why the property is historically important—its historic context—and avoiding objectives that conflict with preservation principles.

Historical Overview and Listing in the National Register of Historic Places

this should be a highly detailed history of the site, its historical development, its historic features, buildings and structures, and a chronicle of important people or events associated with the property. An appropriate way to organize and develop a historic overview is to complete a nomination form for listing in the National Register of Historic Places. Applying for listing in the National Register should be an objective within the master plan.

Trueheart Ranch Complex
Report and Recommendations

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HISTORIC SITE PRESERVATION MASTER PLAN

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Goals & Objectives for Use of the Historic Site

These goals and objectives should be the logical result of a decision-making process that collected and considered such relevant information as: preliminary ideas regarding potential site usage, identification of historic resources on the site and their preservation needs, the historic context of the site, including association with important events or people, identification of issues beyond the immediate control of the organization and options for addressing these issues, costs of implementing a goal or objective, and priorities. Again, while this section of the Historic Site Master Plan is toward the beginning of the document, its final form may be dependent on information that follows.

Development Plan

The development plan provides a general and broad perspective of what will be occurring to the property over time. The development plan would include a site plan identifying historic resources, planned new construction, and other site alterations.

Preservation Plan

The preservation plan describes the appropriate treatment of the historic resources on the property. The plan characterizes and evaluates historic resources, provides a more thorough analysis of existing issues and concerns regarding the historic resources. The analysis will include selective demolition and investigation. Specific recommendations for treatment and restorations are provided in this plan which will include specific architectural and structural drawings. Recommendations for further research and investigation in the future would also be included in the plan. Associated documents include photo-documentation of the site, measured drawings, a Conditions Assessment Report, Historic Structures Reports, and archaeological studies.

Potential Historic Re-Use Plan, Business Plan, Financial Plan

These plans would be the primary guidance tool for managing the various types of uses that are planned for the Trueheart Ranch historic buildings and resources. Within the use plan should be information on hours of operation, staffing needs, a general maintenance plan, and other day-to-day operational requirements. This plan explore various funding sources and recommend how funding the historic site's operational and preservation needs will be achieved.

Trueheart Ranch Complex
Report and Recommendations

Ann Benson McGlone, LLC
Preservation ■ Architecture ■ Urban Design

HISTORIC SITE PRESERVATION MASTER PLAN

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Interpretation Plan

Within the interpretation plan would be information about how physical and visual historic resources are explained, and how historical events, important people, and the site's historic land uses are presented. Also included would be information about display designs, signage, markers, plaques, and monuments, etc.

Maintenance Plan

A maintenance guide for the ongoing care of the buildings is provided in the preservation plan.

Disaster Plan

A Disaster Plan addresses how to handle an emergency situation involving the historic site, such as fire or natural disaster. Within the disaster plan would be information about emergency response measures, including notification responsibilities, emergency decision-making policies, recovery activity team assignments, and safety procedures.

EXAMPLES OF HISTORIC SITE MASTERPLANS

Most National Park historic sites have Historic Site Master Plans, including the Missions National Park in San Antonio. These can serve as excellent examples of successful site masterplans. Many State owned historic sites also have Historic Site Master Plans. The recently completed master plan for the San Jacinto Battleground is a good reference. Locally the Land Heritage Institute developed a Historic Site Master Plan for the Presnall-Watson Homestead.

Trueheart Ranch Complex
Report and Recommendations

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CONSERVATION EASEMENT

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San Antonio Conservation Society Easement

In January of 2010, the San Antonio Conservation Society entered into an agreement with a previous owner of the Trueheart Ranch to place a Preservation and Conservation Easement on a portion of the property. The San Antonio River Authority is now the owner of the property, but the easement continues.

The Easement is only for a portion of the property, but it includes the historic complex. The house, bunkhouse, brick outbuilding/carport, wellhouse and water tower near the main house are within the easement. Also included are some of the farm outbuildings, the stone bridge and kilns.



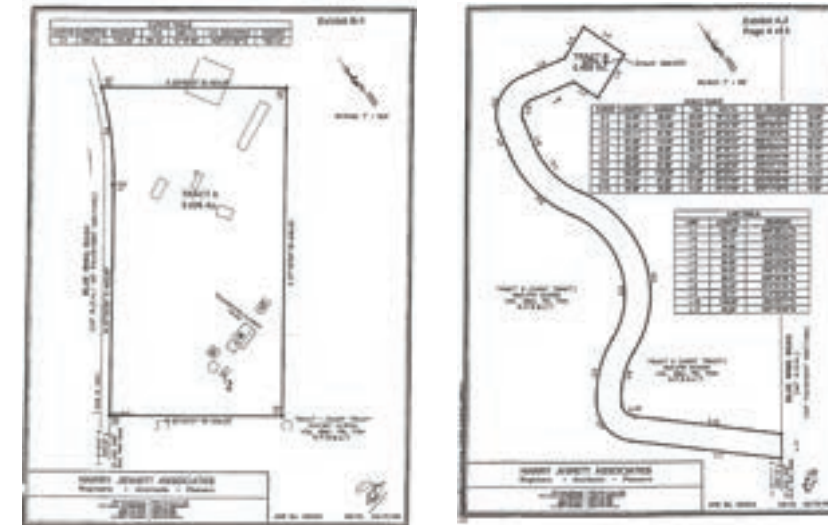
CONSERVATION EASEMENT

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The Conservation Easement is to assure that the architectural, historic, cultural, and associated open space features will be retained and maintained. The easement requires the San Antonio River Authority (SARA) to maintain the buildings in the same or better structural condition and state of repair as that existed at the time of the easement. It also requires maintenance of the landscape and features.

The easement prohibits some activities such as demolition, or adding new structures or elements that detract from the historic character. SARA can not change the floors, ceilings, doors, doorframes, windows, fireplaces, porches, mantels, and stairs. SARA can not change the height or the facades of the structures. Any restoration, renovation, adaptive re-use, or new construction must meet the Secretary of the Interior Standards.

All work must be submitted to the San Antonio Conservation Society for approval prior to any work being undertaken. The Conservation Society will inspect the site once a year to assure compliance with the easement.



TRUEHEART RANCH Historic Preservation Master Plan						
Report and Recommendations						
ESTIMATE OF PROBABLE COSTS						
			Priority			
Description		High	Med	Low		
HISTORIC RECOMMENDATIONS						
HABS Documentation	\$25,000.00					
Further Archeological Investigations each	\$15,000- \$20,000					
EXISTING CONDITIONS ASSESSMENT - Abbreviated						
Tureheart - De La Garza House						
Seal cracks in stucco	\$500.00					
Remove existing stucco and repoint with lime mortar	\$75,000.00					
Replace rotten wood	\$4,000.00					
Repair and secure screened porch	\$1,500.00					
Repair roof	\$3,000.00					
Bunkhouse/Caretakers Cottage						
Remove vegetation	\$1,500.00					
Replace rotten wood	\$2,500.00					
Repair skirting	\$1,000.00					
Maintenance for both House and Cottage						
Secure doors						
Mothball Windows	\$2,000.00					
Termite Control	\$750.00					
Clean interiors	\$500.00					
Pest control	\$500.00					
Temporary electricity and lights	\$3,000.00					
Security system	\$1,000 + \$19.95/mo					
Brick Outbuilding/Carport						
Place concrete blocks as missing foundation	\$1,000.00					
New perimeter beam & re-grade	\$8,500.00					
Photodocument carport structure and remove	\$2,500.00					
TOTALS						
High Priority (Immediate) TOTAL	\$23,250.00					
Medium priority (within 1-2 years) TOTAL	\$87,500.00					
Lower priority TOTAL	\$60,000-\$80,000					
Complete Restoration of House and Bunk House	\$350,000-\$500,000					

TRUEHEART RANCH Historic Preservation Master Plan						
Report and Recommendations						
ESTIMATE OF PROBABLE COSTS						
			Priority			
Description		High	Med	Low		
THREATS & CONCERNS						
Restoration of the irrigation system	TBD*					
Restoration of the Stone Bridge	TBD*					
HISTORIC PRESERVATION MASTERPLAN \$155,000						
Vision Plan	\$10,000					
Historical Overview & National Register Nomination	\$15,000					
Goals and Objectives	\$7,500					
Development Plan	\$25,000					
Preservation Plan	\$50,000					
Re-use, Business and Finance Plan	\$20,000					
Interpretation Plan	\$15,000					
Maintenance Plan	\$5,000					
Disaster Plan	\$7,500					
* Cost determination is beyond the scope of this report.						

Note: The Estimate of Probable Cost is not based on bid documents, but only reflect the scope of work outlined in the Report. They do not include professional fees, general conditions, overhead and other indirect cost.

REVIEW & RECOMMENDATION: ANTIQUITIES CODE



July 26, 2021; Revised January 13, 2022

Emily Dylla
Terrestrial Archeology Reviewer
Texas Historical Commission
PO Box 12276
Austin, TX 78711

And

Matthew Elverson and Shawn Marceaux
City Archaeologists
City of San Antonio Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78283

RE: **Review, Recommendation, and Coordination under the Antiquities Code of Texas For Trueheart Ranch Park
City of San Antonio, Bexar County, Texas
Terracon Project No. 96217200, Task 3**

Terracon is pleased to submit this desktop review and recommendation to the Texas Historical Commission (THC) and City of San Antonio Office of Historic Preservation (CoSA OHP) for review and concurrence. This letter serves as coordination with the THC and OHP for the proposed Trueheart Ranch Park in southeastern San Antonio, Bexar County, Texas (Exhibits 1 and 2). As the proposed project is sponsored by the San Antonio River Authority (SARA), a political subdivision of the State of Texas, it is within purview of the Antiquities Code of Texas (Texas Natural Resource, Title 9, Chapter 191) administered by the THC (Texas Administrative Code, Title 13, Part 2, Chapter 26). Accordingly, such undertakings require coordination with the THC. The project must also be coordinated with CoSA OHP under the CoSA Unified Development Code. At this time, it is our understanding that no additional triggers, such as federal funding or permits, will require compliance with provisions of Section 106 of the National Historic Preservation Act of 1966, as amended, and its implementing regulations (Title 36 Code of Federal Regulations Part 800).

Project Description

The proposed project will consist of the construction of recreational facilities in southeastern San Antonio, Bexar County, Texas. For the purposes of the current desktop review and consultation, the total area of the potential ground disturbances is considered as the project area (PA). The total area of the PA is approximately 338 acres (see Exhibits 1 and 2). The PA is located in a mostly undeveloped parcel at 14984 Blue Wing Road. San Antonio River Authority (SARA) has developed a master plan for this parcel; please see the attached proposed master plan for the project area. According to the master plan and information from the client, anticipated depth of impacts for the project are as follows:

Re: Project Review under the Antiquities Code of Texas
THC Tracking #202205628
Date: 02/04/2022
Mann's Crossing/Catfish Farm
Edwards Road and Old Pearsall Road
San Antonio, TX 78252

Description: San Antonio River Authority has created a Master Development Plan to build recreational facilities. This letter is Terracon's review and recommendations for the project under Antiquities Code.

Dear Caitlin.Gulihur@terracon.com:
Thank you for your submittal regarding the above-referenced project. This response represents the comments of the Executive Director of the Texas Historical Commission (THC), pursuant to review under the Antiquities Code of Texas.

The review staff, led by Caitlin Brashear and Emily Dylla, has completed its review and has made the following determinations based on the information submitted for review:

Above-Ground Resources

- No further review of potential effects to above-ground historic resources is required under the Antiquities Code of Texas. However, should this project ultimately include any federal involvement, additional consultation with THC/SHPO under Section 106 of the National Historic Preservation Act will be required.

Archeology Comments

- THC/SHPO concurs with information provided.
- An archeological survey is required. You may obtain lists of archeologists in Texas through the [Council of Texas Archeologists](#) and the [Register of Professional Archeologists](#). Please note that other qualified archeologists not included on these lists may be used. If this work will occur on land owned or controlled by a state agency or political subdivision of the state, a Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the [Archeological Survey Standards for Texas](#). A report of investigations is required and should meet the [Council of Texas Archeologists Guidelines for Cultural Resources Management Reports](#) and the [Texas Administrative Code](#). In addition, any state-owned buildings 50 years old or older that are located on the tract should be documented with photographs and included in the report. Shapefiles of the area surveyed must be emailed to archeological_projects@thc.texas.gov concurrently with submission of the draft report to facilitate review and make project information available through the Texas Archeological Sites Atlas.

We look forward to further consultation with your office and hope to maintain a partnership that will foster effective historic preservation. Thank you for your cooperation in this review process, and for your efforts to preserve the irreplaceable heritage of Texas. If the project changes, or if new historic properties are found, please contact the review staff. If you have any questions concerning our review or if we can be of further assistance, please email the following reviewers: caitlin.brashear@thc.texas.gov, emily.dylla@thc.texas.gov.

This response has been sent through the electronic THC review and compliance system (eTRAC). Submitting your project via eTRAC eliminates mailing delays and allows you to check the status of the review, receive an electronic response, and generate reports on your submissions. For more information, visit <http://thc.texas.gov/etrac-system>.

Sincerely,

for Mark Wolfe, State Historic Preservation Officer
Executive Director, Texas Historical Commission

- River access – 3 feet
- Trailheads and restrooms – 10 feet
- Parking and drives – Up to 3 feet
- Paved roads – Up to 2 feet
- Birding stations – 10 feet
- Trails will be built at grade
- Picnic areas and outdoor classroom – 1 foot
- Scenic view – 20 feet
- Amenity Campground – 4 feet
- Composting Restrooms – 6 feet
- RV Campground – 4 feet

Environmental Context

The PA is situated within the Northern Blackland Prairie ecoregion, characterized by rolling hills to nearly level topography (Griffith et al. 2007). The natural vegetation of the ecoregion can be characterized as tallgrass prairie vegetation with woods in riparian areas. In general terms, the project area is a mostly undeveloped parcel with a mix of open agricultural fields and fields with both grassy and wooded vegetation (see Exhibit 2).

Bedrock geology within the majority of the PA is mapped as Pleistocene Fluvial terrace deposits (Qt) (USGS, TNRI, & BEG 2021). The unit is best described as consisting of sand, silt, clay, and gravel. Bedrock geology of the western portion of the project area is mapped as Eocene Wilcox Group (Ewi). The unit is best described as consisting of mudstone, with beds of sandstone and lignite.

Although agricultural in nature, county soil surveys provide a description of soil characteristics, including depth, color, inclusions, etc., which can be used to elucidate formation processes and environmental characteristics. Six soils are mapped in the project area (Exhibit 3). Gullied land-Sunev complex, 3 to 20 percent slopes (Gu) consists of well-drained, deep (72 inches to bedrock) soils located on the backslope of ridges. Rock outcrop-Olmos complex, 5 to 25 percent slopes (HgD) consists of well-drained, shallow (13 inches to bedrock) soils located on ridges. Atco loam, 3 to 5 percent slopes (KaC) consists of well-drained, deep (72 inches to bedrock) soils located on erosional remnants and stream terraces. Tinn and Frio soils, 0 to 1 percent slopes, frequently flooded (Tf) consists of moderately well drained, deep (80 inches to bedrock) soils located in flood plains. Sunev clay loam, 0 to 1 percent slopes (VcA) consists of well-drained, deep (72 inches to bedrock) soils located on stream terraces. Floresville fine sandy loam, 3 to 5 percent slopes (WbC) consists of well-drained, deep (65 inches to bedrock) soils located on the backslopes of ridges (USDA NRCS 2021).

Site Records and Literature Review

The Texas Archeological Sites Atlas (Atlas), Texas Historic Sites Atlas, the National Register of Historic Places (NRHP), Texas Freedom Colonies Atlas, Texas Department of Transportation

(TxDOT) NRHP Listed and Eligible Bridges of Texas, and TxDOT Historic Districts and Properties of Texas databases informed this review. No Texas Freedom Colonies entries, Historic Bridges, State Antiquities Landmarks (SALs), NRHP properties, or Recorded Texas Historic Landmarks (RTHLs) are located within the project area or within the 0.5-mile search buffer (NPS 2021a; TFCP 2021; TxDOT 2021a,b). Review of the Atlas shows that a small portion of the proposed project area has been previously surveyed and that nine archeological sites have been recorded within the PA (THC 2021a,b). These sites are summarized in Table 1 (Exhibit 4). One of these sites, 41BX1739, is mapped outside of the PA, but based on the site description it is located within the PA.

Table 1. Summary of previously recorded archeological sites within project area.

Site #	Site Type	Year Recorded/Company	NRHP Eligibility Determination by THC
41BX686	Prehistoric lithic scatter	1985/Espey Huston & Associates	None in Atlas – recommended ineligible by recorder
41BX687	Prehistoric lithic scatter	1985/Espey Huston & Associates	None in Atlas – recommended ineligible by recorder
41BX688	Prehistoric lithic scatter	1985/Espey Huston & Associates	None in Atlas – further work recommended by recorder to more fully document site
41BX1739	Historical farmstead	2007/THC Steward	None in Atlas – high research value noted by recorder
41BX1816	Historical stone arch	2009/University of Texas at San Antonio	None in Atlas – high research value noted by recorder
41BX1981	Prehistoric lithic scatter and historical artifact scatter	2013/Energy Renewal Partners	None in Atlas – low research value noted by recorder
41BX1983	Possible historical roadbed	2013/Energy Renewal Partners	None in Atlas – some research value noted by recorder
41BX2115	Prehistoric occupation	2016/ University of Texas at San Antonio	None in Atlas – further work recommended by recorder to more fully document site
41BX2116	Prehistoric occupation	2016/ University of Texas at San Antonio	None in Atlas – further work recommended by recorder to more fully document site

APPENDICES

The previously recorded archeological sites within the PA are diverse. Sites 41BX686, 41BX687, and 41BX688, as well as the prehistoric component of 41BX1981, are surficial prehistoric lithic scatters with little research potential noted by site recorders. Sites 41BX2115 and 41BX2116 were recorded in the Atlas as the deeply buried remains of burned rock features (indicating prehistoric occupations) in the cutbank of the San Antonio River; one site was 2.4 meters below the ground surface, and the other was 3.4 meters below surface. Sites 41BX1739, 41BX1816, 41BX1983, and the historical component of 41BX1981, are related to the historic Trueheart Ranch, which is described in more detail below. The house associated with the Trueheart Ranch was previously nominated for listing in the NRHP, but the THC rejected the application as they believed the additions to the house in the 1940s compromised the architectural integrity (McGlone 2017).

In addition to the nine archeological sites located within the PA, twelve additional sites are located in the 0.5-mile search buffer (see Exhibit 4). These sites are summarized in Table 2.

Table 2. Summary of previously recorded archeological sites within 0.5-mile buffer.

Site #	Site Type	Year Recorded/Company	NRHP Eligibility Determination by THC
41BX330	Prehistoric lithic scatter	1978/University of Texas at San Antonio	None in Atlas
41BX692	Prehistoric lithic scatter	1985/Espey Huston & Associates	None in Atlas
41BX693	Prehistoric lithic scatter	1985/Espey Huston & Associates	None in Atlas
41BX775	No information in Atlas	No information in Atlas	No information in Atlas
41BX1371	Prehistoric lithic scatter	2001/Geo-Marine, Inc.	Ineligible
41BX1372	Prehistoric lithic scatter	2001/Geo-Marine, Inc.	Ineligible
41BX1373	Prehistoric lithic scatter	2001/Geo-Marine, Inc.	Ineligible
41BX1374	Historical farmstead and prehistoric lithic scatter	2001/Geo-Marine, Inc.	Ineligible
41BX1475	Prehistoric burned rock	2001/Geo-Marine, Inc.	Undetermined
41BX1978	Prehistoric lithic scatter and historical artifact scatter	2013/Energy Renewal Partners	None in Atlas

41BX1980	Prehistoric lithic scatter	2013/Energy Renewal Partners	None in Atlas
41BX1982	Prehistoric lithic procurement	2013/Energy Renewal Partners	None in Atlas

An alignment for El Camino Real de los Tejas National Historic Trail is also located in the vicinity of the PA. El Camino Real de los Tejas was originally part of a network of trade routes and trails used by indigenous populations, primarily Caddo Indians. When Spanish conquest of present-day Texas and Louisiana began, they used these trails to connect territories in east Texas to Mexico City (NPS 2021b). Anglo settlers utilized the trail when moving into Texas, and Texian and Mexican armies traveled along the route during the Texas Revolution. No public resources associated with the National Historic Trail are located within the PA, or within the 0.5-mile search buffer.

Three previous archeological surveys intersect with the PA and five additional surveys are recorded in the 0.5-mile buffer (see Exhibit 4). These surveys are summarized in Table 3, with the exception of one investigation that does not have associated data available in the Atlas.

Table 3. Summary of previous investigations within PA and 0.5-mile buffer.

Year	Antiquities Code Permit #	Company	Sponsor
1976	--	--	Environmental Protection Agency
1976	--	--	Environmental Protection Agency
1978	--	--	Environmental Protection Agency
1998	2033	Espey Huston & Associates	City Public Service of San Antonio
2005*	3818	Geo-Marine, Inc.	San Antonio Water Systems
2011	6068	Abasolo Archaeological Consultants	City of San Antonio
2012*	6035	SWCA	CPS Energy

*Previous investigation within current project area.

The Hybrid Potential Archeological Liability Map (HPALM) developed by Texas Department of Transportation archeologists for the San Antonio District was reviewed (Abbot and Pletka 2016) (Exhibit 5). The HPALM shows that the PA is considered to have moderate to high potential for

prehistoric archeological resources, both shallowly buried (less than three feet in depth) and deeply buried (over three feet in depth).

Historic Resources in Project Area

A portion of the project area includes above-ground resources associated with the residence and ranch of James L. Trueheart and his wife, Petra Margarita de la Garza. The land on which the house was constructed was given as part of her inheritance by Margarita's father, Antonio de la Garza, when the two were married. The land was part of an original 8,800-acre Spanish land grant. Trueheart improved the 800-acre tract to include a two-story stone residence with cultivated fields. The land remained under the Trueheart family ownership until Margarita passed away in 1902. A small portion (372 acres) of the original Trueheart Ranch was purchased by the San Antonio Hunting and Fishing Association, and later bought out in 1913, by association board member, Conrad Alexander Goeth. Goeth acquired additional land belonging to the Trueheart Ranch and eventually held 790 of the original 800-acre ranch. The land continued under the ownership of his son Fred Goeth, until his death in 1962.

Previous studies indicate Trueheart restored existing acequias present on the land when he assumed ownership. Stone kilns and a bridge/viaduct extant on the site may have been built and utilized for the construction of the house, but further research is needed to place the acequias, stone kiln, and bridge viaduct within their proper historic context. Additional outbuildings and tenant residences may have also been located on the Trueheart Ranch. Review of the *Report and Recommendations for a Historic Preservation Master Plan for the Trueheart Ranch Complex* (McGlone 2017) indicates the two-story stone residence, a bunkhouse/caretaker cottage, an outbuilding/carport, a well house, and a concrete water tank are currently extant. Although the stone residence dates to the mid-nineteenth century, it appears the remaining structures were constructed under the Goeth period of ownership (1913–1963). A two-story screened porch was added to the south side of the house in the early twentieth century. In 1939, Goeth added two-story wood-frame wings to the east and west ends of the 1848 stone residence. Other structures and landscape features that date to the historical period may be located within the project area and include storage buildings and the front gate.

Historic Maps and Aerial Review

Historical resources used to inform this review included maps and other resources available online (NETR 2021; USGS 2021). Topographic maps from 1953, 1967, 1973, and 1992 were reviewed. Historical aerials from 1955, 1966, 1973, 1983, 1995, 2004, and 2016 were also examined.

In the topographic map from 1953, a road is marked in the general location of current-day Blue Wing Road, a two-track is located along the western project boundary, a cluster of structures is marked in the northwestern portion of the PA, and an aqueduct, dam, and orchard are marked in the northern portion of the PA. In the 1967 map, a gravel pit is marked along the western project boundary, the cluster of structures in the northwestern portion of the PA are still present, and the orchard has expanded to the south into the central portion of the PA. The 1972 topographic map

is very similar to the 1967 map, with the addition of a structure marked near the gravel pit. The 1992 map is similar to the 1972 map, although the gravel pit is no longer depicted.

In the 1955 aerial photograph, the southern portion of the PA consists of cleared agricultural fields, an orchard, and a cluster of structures are present in the northern portion of the PA. The portion of the PA along the San Antonio River is covered in somewhat dense wooded vegetation. The 1966 aerial is similar to the 1955 photograph, with the addition of a gravel pit along the western project boundary. The gravel pit does not appear to be active in the 1973 aerial, and a structure is present near the former gravel pit in addition to the cluster of structures in the northwestern portion of the PA. The PA appears generally unchanged in the aerial photographs from 1983, 1995, 2004, and 2016.

Conclusions and Recommendations

This review relied primarily upon public and nonpublic sources of information, as well as information from the client. At this time, it is understood that development of the proposed Trueheart Ranch Park would be sponsored by a political subdivision of the State of Texas, and therefore, the proposed project is required to coordinate with the THC. The project must also be coordinated with CoSA OHP under the CoSA Unified Development Code. This letter assesses potential impacts to cultural resources under the Antiquities Code of Texas, as necessary.

The Hybrid Potential Archeological Liability Map (HPALM) by Texas Department of Transportation archeologists has the project area mapped as containing moderate to high potential for prehistoric archeological resources, both shallowly and deeply buried (see Exhibit 5). Both surficial and deeply buried prehistoric archeological sites have been previously recorded in the PA (see Exhibit 4). Based on historical aerial photographs and topographic maps, there is also high potential for the PA to contain historic-age cultural resources associated with Trueheart Ranch. Structures and features related to the historic ranch complex are extant within the PA and have the potential to retain a high degree of integrity. The review of the historical aerial photographs and topographic maps also showed that a portion of the PA was a mined gravel pit from the 1960s to the 1970s (Exhibit 6).

The master plan for the proposed Trueheart Ranch Park is attached. It is Terracon's recommendation that an archeological investigation would be required for the portions of the project area outside of the former gravel pit. The level of effort for that investigation would be dependent on the proposed construction plans and the vertical depths of impacts. However, Terracon recommends shovel testing in locations where ground disturbances will be shallow (three feet or less) and mechanical trenching in areas where ground disturbances will be deep (greater than three feet). "No survey necessary" is recommended for the portions of the project area within the formerly mined gravel pit (see Exhibit 6). Terracon also recommends that the previously recorded archeological sites within the PA be revisited, even if they will not be directly impacted by the proposed SARA park, as indirect impacts to the sites may occur from future park visitors. Terracon also recommends a historic resources survey be undertaken to identify and evaluate historic-age resources within the project area. The goal of the survey will be to place buildings, structures, objects, and sites within their appropriate historic context and evaluate their

APPENDICES

significance, in order to assess potential effects to historic properties by the proposed project. Terracon does advise San Antonio River Authority to stop work, protect the find, and contact the appropriate authorities, including the THC, should any human remains or intact cultural materials be encountered during construction.

Terracon appreciates your review of this project. Should you need further information or have any questions, please do not hesitate to contact Caitlin Gulihur at 512.891.2649 or via email at Caitlin.Gulihur@Terracon.com.

Sincerely,
Terracon Consultants, Inc.



Caitlin Gulihur, MA, RPA
Principal Investigator



Ann M. Scott, PhD, RPA
Environmental Planning Group Manager

Exhibit Attachments: 1) 1992 USGS Topographic Map: Southton
2) 2021 Aerial Photograph
3) NRCS Web Soil Survey
4) THC Atlas and TARL Data
5) TxDOT HPALM
6) Extent of Previous Gravel Mining Master Plan

Desktop Cultural Resources Review and Coordination

Trueheart Ranch Park ■ San Antonio, Bexar County, Texas

July 26, 2021; Revised January 13, 2022 ■ Terracon Project: 96217200, Task 3



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Desktop Cultural Resources Review and Coordination

Trueheart Ranch Park ■ San Antonio, Bexar County, Texas
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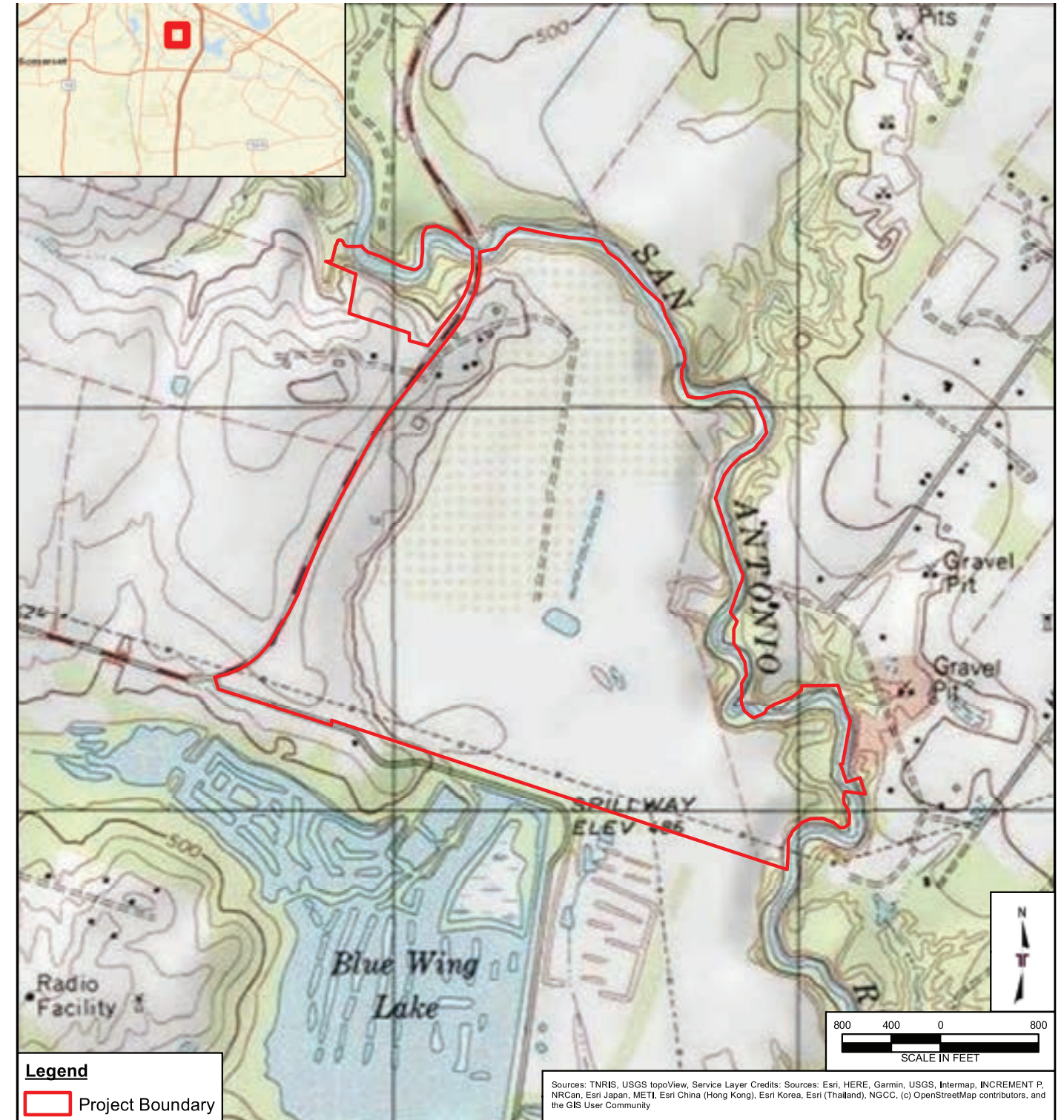


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Legend
 Project Boundary

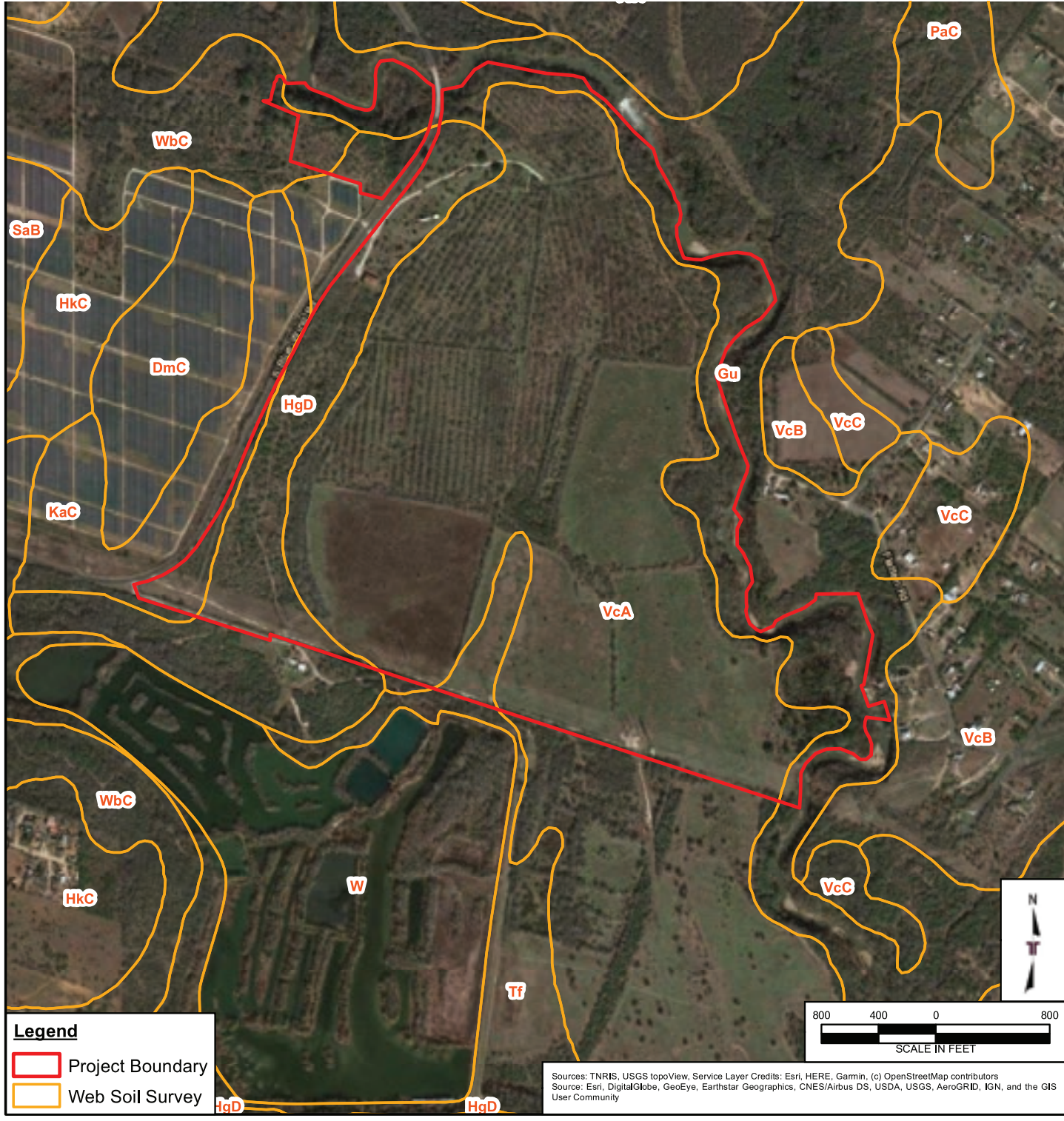
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Project Mgr: CG	Project No: 96217200	Terracon Consulting Engineers & Scientists 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX. (512) 442-1181	1992 USGS Topographic Map: Southton	EXHIBIT 1
Drawn By: Terracon	Scale: AS SHOWN		Trueheart Ranch Park 14984 Blue Wing Road San Antonio, Bexar County, Texas	
Checked By: CG	File No.: 96217200			
Approved By: AS	Date: Jul 9, 2021			

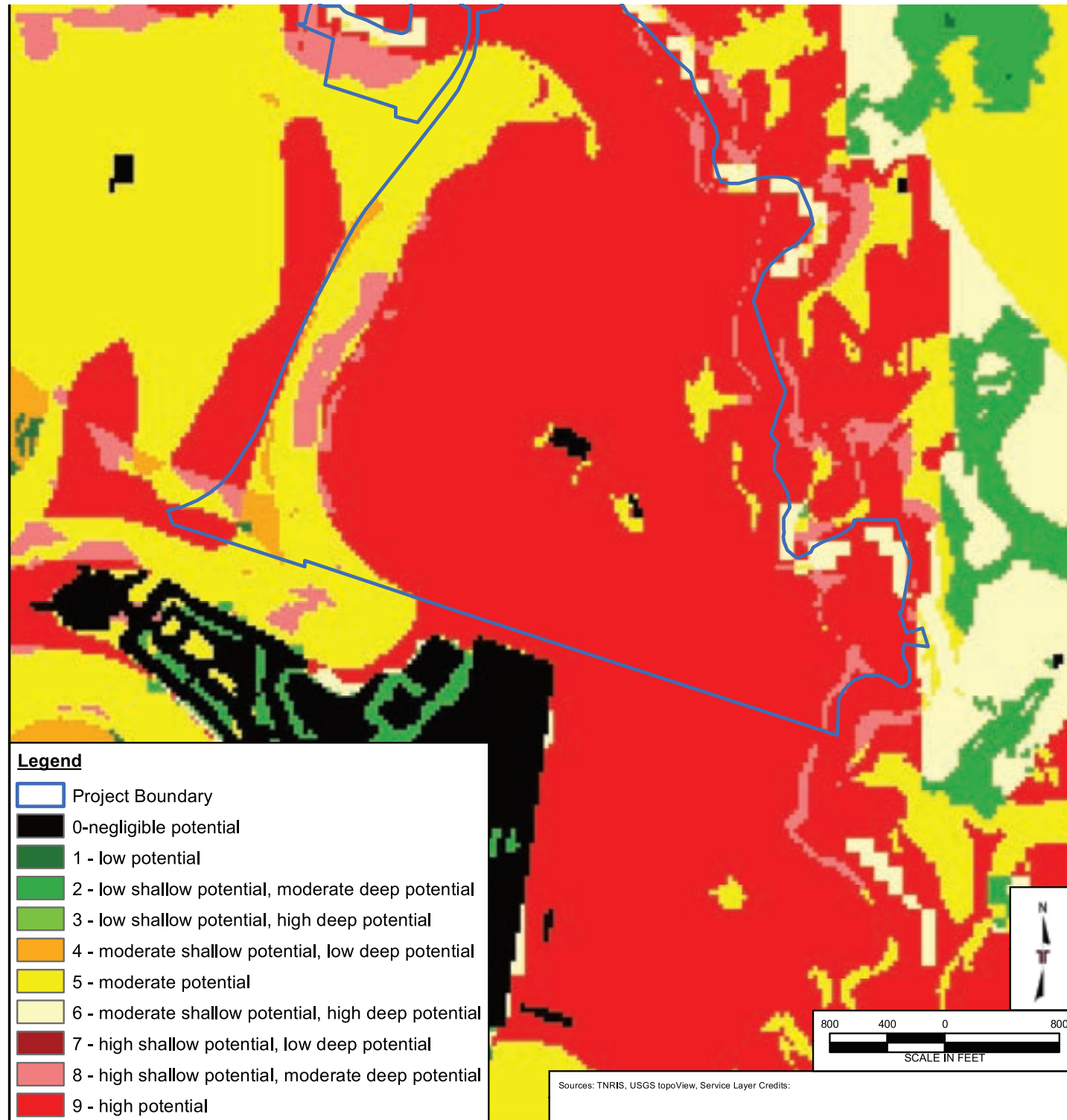
APPENDICES



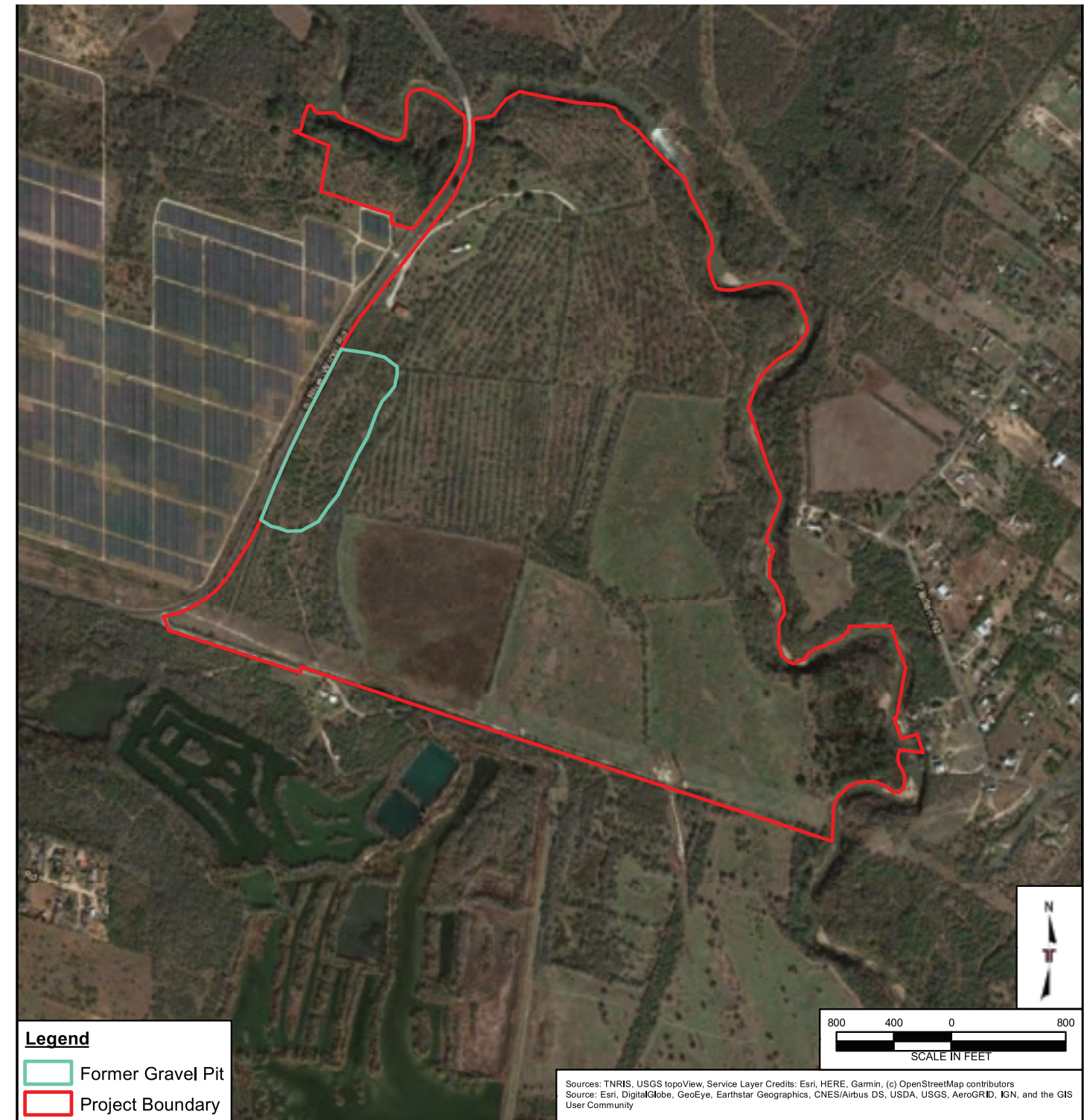
Project Mngr: CG	Project No: 96217200	 5307 INDUSTRIAL OAKS BLVD., - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX. (512) 442-1181	2021 Aerial Photograph	EXHIBIT 2
Drawn By: Terracon	Scale: AS SHOWN		Trueheart Ranch Park	
Checked By: CG	File No.: 96217200		14984 Blue Wing Road	
Approved By: AS	Date: Jul 9, 2021		San Antonio, Bexar County, Texas	



Project Mngr: CG	Project No: 96217200	 5307 INDUSTRIAL OAKS BLVD., - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX. (512) 442-1181	NRCS Web Soil Survey	EXHIBIT 3
Drawn By: Terracon	Scale: AS SHOWN		Trueheart Ranch Park	
Checked By: CG	File No.: 96217200		14984 Blue Wing Road	
Approved By: AS	Date: Jul 9, 2021		San Antonio, Bexar County, Texas	



Project Mgr: CG	Project No: 96217200	Terracon Consulting Engineers & Scientists 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX. (512) 442-1181	TxDOT HPALM Trueheart Ranch Park 14984 Blue Wing Road San Antonio, Bexar County, Texas	EXHIBIT 5
Drawn By: Terracon	Scale: AS SHOWN			
Checked By: CG	File No.: 96217200			
Approved By: AS	Date: Jul 9, 2021			



Project Mgr: CG	Project No: 96217200	Terracon Consulting Engineers & Scientists 5307 INDUSTRIAL OAKS BLVD. - #160 AUSTIN, TX 78735 PH. (512) 442-1122 FAX. (512) 442-1181	Extent of Previous Gravel Mining Trueheart Ranch Park 14984 Blue Wing Road San Antonio, Bexar County, Texas	EXHIBIT 6
Drawn By: Terracon	Scale: AS SHOWN			
Checked By: CG	File No.: 96217200			
Approved By: AS	Date: Jul 26, 2021			