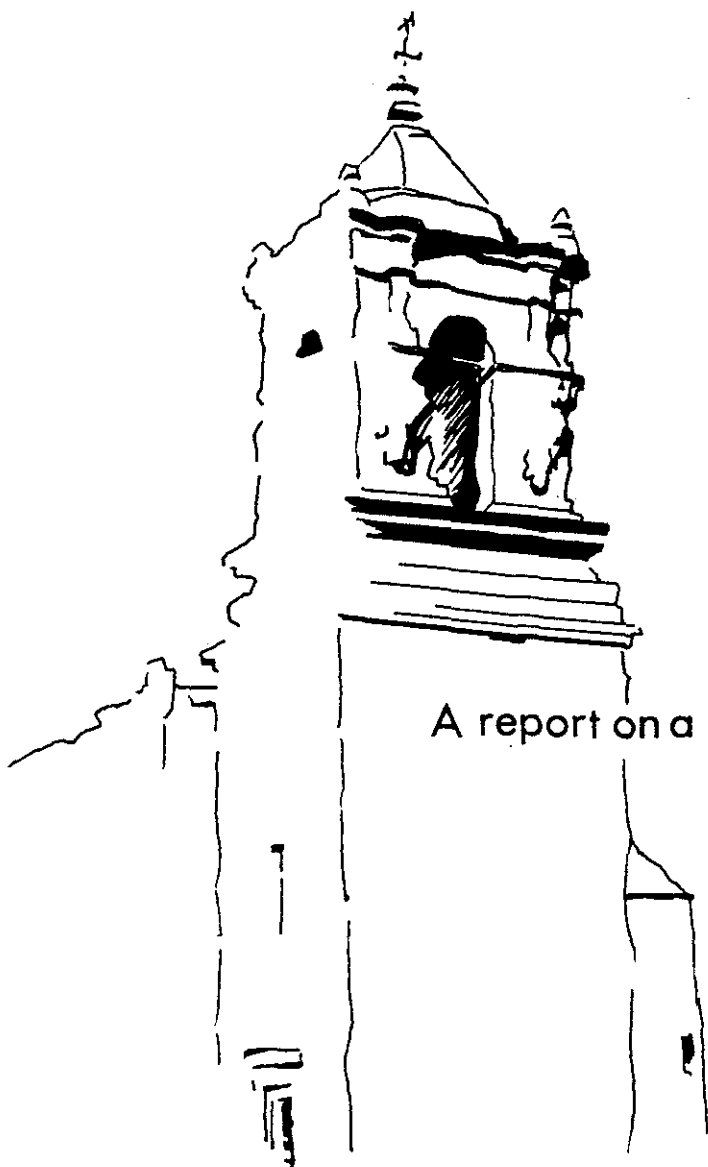


SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK



A report on a study of its boundaries
February 1990

national park service-southwest region

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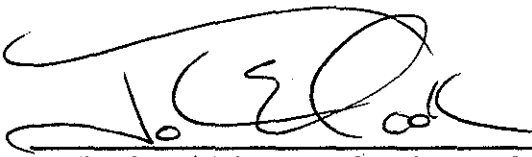
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SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK

A Report on a Study of its Boundaries

Recommended by:  1/29/90
Superintendent, San Antonio Date
Missions National Historical Park

Approved by:  2/5/90
Regional Director, Southwest Region Date

SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK

A Report on a Study of its Boundaries

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SUMMARY

Passage of PL 95-629 in 1978 established San Antonio Missions National Historical Park. It is a rather complex park because it includes properties or parks of the Catholic Archdiocese of San Antonio, the State of Texas, the City of San Antonio, and the San Antonio River Authority, as well as private properties. It is also a park of several separated areas: Missions Concepcion and San Jose are isolated from each other and the rest of the park; the major body of the park is divided lengthwise by the San Antonio River, which is not in the park; and two acequias (irrigation ditches) extend away from the main park boundary as "tails" surrounded by private land.

All of the land within the boundary is part of the park, but most of it is not controlled by the National Park Service. PL 95-629 authorized the NPS to acquire lands in fee, to acquire lesser rights (such as easements), and to enter cooperative agreements with owners under which they would continue to own their property but manage it consistent with the Act's purpose.

- The NPS owns in fee only 34% of the park.
- Archdiocesan properties and preexisting state, city, and river authority parks that are administered by their owners as parts of the historical park under easements and cooperative agreements make up 46% of the park.
- The remaining 20% of the park does not as yet have any legal protection.

(See the Appendix.)

Ten years of experience of administering the park suggested that some boundary adjustments might be warranted. Also, historical research conducted since 1978 pointed to historic resources closely related to the missions that were not included when the boundary was drawn.

1. This report identifies eleven potential areas that would be appropriate for addition to the park boundary. Seven of those areas would require Congressional action, as is normal in the expansion of national park boundaries. Four of them, however, are considered minor additions. As described on page 12, these four could be added by the administrative (non Congressional) authority provided in PL 95-629.

POTENTIAL ADDITIONS - ACRES APPROXIMATE ONLY

<u>Location</u>	<u>Acres</u>	<u>Minor Addition</u>
1. Mission Concepcion	13.6	
2. Mission Concepcion ROW	.2	X
3. Mission San Jose	11.0	X
4. San Juan Acequia, northern	34.8	
5. San Juan Acequia, middle	94.2	
6. San Juan & Espada Acequia "tails"	25.6	X
7. San Juan labores	40.6	
8. Espada Aqueduct area	1.7	
9. Espada labores area	.8	X
10. San Jose Acequia	13.8	
11. Rancho de las Cabras	<u>99.2</u>	
Approximate acreage	335.5	

2. The enabling legislation includes the San Juan and Espada acequias in their entirety within the historical park, but for reasons relating to the acequias' history they have never been defined by property lines. Where a stretch of an acequia is within the main exterior park boundary, that stretch is inside and part of the park, and there is no problem. Outside the exterior boundary, however, where the acequias extend outward as "tails" surrounded by private land, the park boundary that encloses them is conceptual only and has not been defined on the ground. This report suggests that this problem be solved by establishing boundaries along these sections of the acequias at varying widths up to 30 feet on each side. Precise boundaries would be determined by field surveys.

3. Additionally, although the methods of protecting the land within a park - fee ownership, easements, cooperative agreements, etc. - are not normally issues to be considered in a boundary study, this report identifies the need for some changes in the park's land protection plan. Specifically, it suggests that the cooperative agreements with the State, the City, and SARA be terminated and that their parks be transferred to the NPS in fee. In two places, it is proposed that private properties be changed from easement to fee acquisition.

RECOMMENDED LAND PROTECTION CHANGES - NO CHANGE IN BOUNDARY

1. Cooperative Agreements, Change to NPS Fee

	<u>From</u>	<u>Acres</u>
Mission San Jose	State of Texas	21.2
Acequia Park	City of San Antonio	51.9
	S.A. River Authority	27.3
Espada Park	S.A. River Authority	<u>10.9</u>
Total acres, cooperative agreement to fee		111.3

2. Private Lands Under Easement, Change to NPS Fee

Espada Park	1.1
Mission San Juan	<u>2.0</u>
Total acres, easement to fee	3.1
Total acres, potential land protection changes	<u>114.4</u>

4. Neither the state nor the city has any preservation or protection plans for any of the lands identified in this study as appropriate for addition to the park. The State Historic Preservation Officer was consulted, and supports the conclusions reached in this study.

5. The study team considered which, if any, lands or historic resources would merit inclusion in the park on their own merits, either as historically related to the missions or as improving the administration of the park, the protection of the resources, or the visitor's experience. The Southwest Region's Division of Land Resources is preparing a legislative cost estimate of the lands within the potential expanded boundary.

6. The team did not consider the additional costs that would result to the NPS were these areas to be added to the park. Such costs of resource protection, maintenance, law enforcement, and interpretation would vary greatly depending on the particular use decided on for them and the degree of rights acquired. In most cases, where the lands identified are extensions or clarifications of existing boundaries, the costs would probably be zero or minimally incremental to what the NPS is now doing. In the case

of Rancho de las Cabras, it would be a totally new activity. The decisions on use and protection, with estimates of related costs, would be made in a revision of the park's general management plan.

SUMMARY OF POTENTIAL CHANGES

1. Boundary Change - New Acres

Current park boundary	493
Potential additions	<u>336</u>
Total, potential boundary	829

2. Land Protection Changes - Within Present Boundary

Public land - Cooperative agreement to NPS fee	111
Private land - Easement to NPS fee	<u>3</u>
Total, Land Protection Changes	114

THE HISTORICAL IMPORTANCE OF THE SAN ANTONIO MISSIONS

"The Spanish missions, as many other sites in the New World, are not just perishable, historical monuments... These missions, rather, are living voices, each of which speaks with its own particular eloquence of the presence within North America of a cultural heritage that is still alive and with us. This is a heritage of values and beliefs, of saints and sinners, of sword and cross, of unique art forms, speaking of and from two worlds. Of a unique and creative religious presence and, above all, of the encounter of this presence with these indigenous peoples..."

Msgr. Balthasar Janacek

The Mission Story

Americans have always viewed their history as having unfolded as a westward movement across the continent. That history began in the early 1600s with the first permanent European colonies on the eastern coast, and its westering began in earnest with the crossing of the Appalachians around 1750.

But by 1750 a great historic event in what would also become a part of American history already had already been happening for 250 years. After their conquest of Mexico, the Spaniards had begun their own inexorable movement, but theirs was to the north. Over the next two centuries they consolidated their hold on Mexico and continued the northing that ultimately brought them into what is today California, Arizona, New Mexico, and Texas. Reaching Texas in the late 1600s and claiming it as their own, they set about settling and holding it against the Indians and other European claimants.

During those previous two hundred years of settling new lands and meeting and subduing native peoples, the Spaniards had evolved a three-part system of conquest. It involved civilian settlers, soldiers, and the Catholic Church in a coordinated effort of holding the land, converting the Indians to Christianity, and providing a defense against attack. Thus was the mission of San Antonio de Valero established close by the Presidio de Bexar along a river in south-central Texas in 1718, followed shortly by Mission San Jose y Miguel de Aguayo a few miles down river.

The Spanish course of empire then took a curious turn to the east, as they moved to forestall any interference by the French in Louisiana by establishing missions and settlements in east Texas. This eastward movement ran into serious opposition from the Indians and French, and in little more than a decade it had to retreat. In 1731, three of the eastern Texas missions - Nuestra Senora de la Purisima Concepcion de Acuna, San Juan Capistrano, and San Francisco de la Espada - were abandoned and reestablished in the west, close by the two well established missions on the San Antonio River.

So, by the early 1800s when the Americans' westward migration brought them into tentative contact with the Spanish in Texas, these five missions had been vibrant centers of life for almost a century.

These missions - the densest such cluster on the Spanish frontier - were dynamic centers of Spain's imperial process in central Texas. Each mission had its own dam on the San Antonio River which fed a system of acequias, or ditches. These in turn watered the labores, or fields, where the communities produced much of their agricultural and horticultural needs. More distant, each had its own ranch, where livestock and horses were raised. Within the mission compounds themselves the ecclesiastical and training activities were conducted. Here, the Indians were taught the new religion and the technical and industrial skills that the Spaniards brought. These were centers of activity, where the Spanish language, festivals, songs and dances, and world view were introduced; here these new ways were adopted by the Indians, and were mixed with the Indians' own ways to produce, over the next centuries, a hybrid culture.

The missions were secularized in 1794, their lands and structures being distributed to members of their communities, and their functional roles became those of local religious centers. In 1821 Mexico won its independence from Spain, and in rapid succession Texas separated itself from Mexico, became an independent republic, and subsequently joined the United States. It was a period of dizzying change, with a great and increasing influx of Anglo-Americans from the States, bringing new ways and different ideas. And the villa of San Antonio grew, expanding out over the labores and acequias, and in the cases of the northernmost missions - the Alamo, Concepcion, and San Jose - surrounding them and encroaching on their walled compounds.

Urbanization also brought great change to the San Antonio River. In recent decades, in order to prevent floods, the river was straightened and channeled through the city to a point south of Espada, the southernmost mission. Except for several relict loops, the natural meandering river is no more.

Early Efforts To Preserve the Missions

Although the mission lands were dismembered and many of their structures fell to ruins, the institutions' historical significance was never in doubt, and from time to time there were suggestions made for preserving and physically linking them.*

* Because of the events of the Texas fight for independence from Mexico, the Alamo (San Antonio de Valero) was acquired by the state beginning in 1870. It is today operated for the state by the Daughters of the Republic of Texas, and is not a part of San Antonio Missions National Historical Park.

Concrete steps to preserve the missions were first taken in the 1930s. At that time extensive restoration work was conducted at San Jose by the Works Progress Administration. The idea for a connecting roadway was first mentioned at that time in a comprehensive city plan. The granary, one of the impressive buildings in the San Jose compound, was acquired and restored by the San Antonio Conservation Society, and the Society later purchased the Espada Aqueduct, the most outstanding engineering work on the acequia system. A noteworthy step was taken in 1941, when the state of Texas entered into an agreement with the Catholic Church to preserve, manage, and interpret the newly restored San Jose mission. The mission was also declared a national historic site by the Secretary of Interior.

Because urban growth more or less surrounded Concepcion and San Jose, isolating them from the other two missions and making them all difficult of access to visitors, the idea of connecting them with a parkway grew in popularity. Because the river was both a historic link between the missions and such an important part of their setting, the idea was to bring the river into a comprehensive parkway linking the missions. The concept of a connecting road first surfaced in the 1930s, and a formal Mission Parkway plan emerged in the early 1960s. A city bond issue raised \$125,000 that was used to begin the acquisition of land along the river. In 1966 the National Park Service, in a report to the city, said that the proposed Mission Parkway did not meet the criteria for a national parkway, but that the project should be carried out by the city. The first bond issue and a second one in 1970 for \$250,000 were used as matching funds to a grant from the Department of Housing and Urban Development, resulting in the city's acquisition of Roosevelt, Concepcion, Padre, and Acequia parks, and the Riverside golf course. Using existing streets (Mission, Ashley, and Espada roads), a route was designated and signed, extending from Roosevelt Park in the north, past each of the northern missions to Espada in the south.

PL 95-629 and the National Park Service

Notwithstanding the NPS's decision that a parkway linking the missions would not be of national caliber, the local attitude that the missions, themselves, were, and that they ought to be in the National Park System, persisted. The process culminated in November 1978 with Congressional passage of PL 95-629, creating San Antonio Missions National Historical Park. The act set aside the four missions, including the church buildings and their compounds, and what remained of two of their acequias, an aqueduct, some labores, and other related historic resources.

The act provides for the National Park Service to acquire either fee title or lesser rights in the land (i.e., easements) within the boundaries. Any lands or lesser rights can be acquired from the Archdiocese, the state, or a local government agency only by donation. Importantly, it also authorized the NPS to enter into cooperative agreements with owners of any of the historic properties in order to provide for their preservation, restoration, and interpretation. In other words, rather than the NPS's acquiring all

properties within the park outright, some could be managed by others as integral parts of the park.

The entire historical park was entered on the National Register of Historic Places in 1988. The Espada Aqueduct and Missions San Juan and Espada were listed separately at earlier dates. Additionally, the aqueduct and Missions Concepcion and San Jose are National Historic Sites.

BACKGROUND AND PURPOSE OF THIS BOUNDARY STUDY

The Park Boundaries, and How the Land is Managed

The national historical park* established by PL 95-629 consisted of several widely scattered and variously owned properties. (Map 1)

Closed boundaries were drawn around missions Concepcion and San Jose, geographically isolating them from each other and from the rest of the park. To the south were two strips of park land separated by the San Antonio River: on the east bank, reaching from Military Drive to just south of Mission San Juan, are the mission and its acequia and labores; on the west bank, reaching from Military Drive to just south of Mission Espada, are that mission and its acequia and labores. Both the upstream and downstream reaches of the San Juan Acequia extend beyond the main body of the park as thin "tails". The Espada Acequia does so only in its downstream reach.

Ownership of the lands within those boundaries is rather complex:

The mission church in each case is owned by the Archdiocese of San Antonio, as are the grounds surrounding all missions but San Jose. The grounds at San Jose are controlled by the state of Texas under its 1941 agreement with the church, and the state also owns other adjacent properties there.

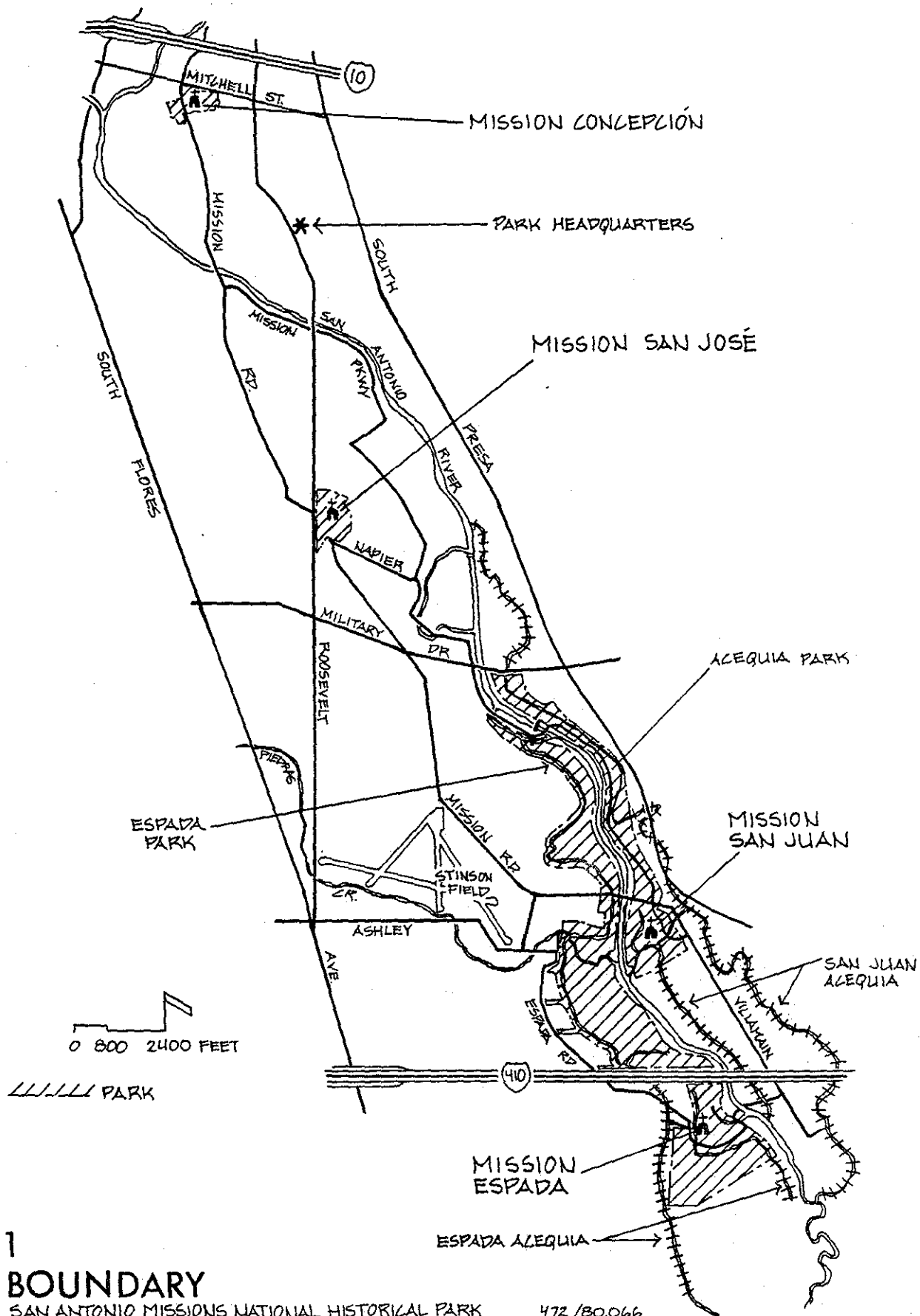
Acequia Park is owned by the city of San Antonio (City), and Espada Park is owned by the San Antonio River Authority (SARA). Both are managed by the City as parts of the historical park. (Additionally, SARA manages the river, which divides the historical park lengthwise, but technically it is outside the park.)

One acequia is managed by the San Juan Ditch Water Supply Corporation and the other is managed by the Espada Ditch Company.

Much of the land of the labores was owned by small private holders, and several of these parcels are still privately owned.

And control of the lands, as provided for in the act, is also complex. As stated above, the act allows the NPS to acquire land in fee (complete ownership) or to acquire lesser interests in land (for example, easements). It also authorizes the Service to enter cooperative agreements with owners of land within the boundaries, allowing them to continue managing their land consistent with the purposes of the act. Accordingly, the following are the means of controlling the land within the park boundaries that are in effect:

*The terms historical park and park are also used in this report.



1 BOUNDARY

SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK
U.S. DEPT. OF THE INTERIOR • NPS

472/80.066
Dec. 89/SWRD

BASIC DATA: 80.057

ON MICROFILM

Fee acquisition by the NPS Lands acquired in fee have mostly been privately owned, non-institutional properties. The largest groups of these are in the Espada labores (from the river west to the acequia), a block of land at the northern end of Acequia Park, the Espada acequia north of Ashley Road, and the area surrounding Mission San Juan.

Easement acquisition by the NPS Easements have been acquired mainly from Mission Cemetery Co. to the north and south of Espada Park; on a strip of land along the west bank of the Espada acequia (between it and Espada Road); along the San Juan acequia; and on the labores adjacent to Espada mission.

Cooperative agreements between the NPS and others These agreements are with other governmental agencies and the Archdiocese of San Antonio, providing for them to retain ownership of their lands while they are administered as parts of the historical park. There is an agreement with the archdiocese that covers the four missions; with SARA at Espada Park and at several parcels on the east of the river; with the state of Texas at Mission San Jose; and with the City at Acequia Park.

The land within the park boundaries, of all ownerships and means of protection, amounts to approximately 493 acres. (See the figures and explanation in the Summary and Appendix.)

The Purpose of This Study

Congress has directed the NPS to consider, as part of the planning process in national park system units, what modifications of external boundaries might be necessary to carry out park purposes. The Service therefore routinely conducts studies of potential boundary adjustments and may recommend boundary revisions

- to include significant resources or opportunities for public enjoyment related to the purposes of the park

- to address operational and management issues such as boundary identification by topographic or other natural features or roads, and public access

- to protect park resources critical to fulfilling the park's purposes

This examination of the boundaries of San Antonio Missions National Historical Park has necessarily been a balancing of what is and what might be. The activities and purposes of the missions extended well beyond their walled compounds. Nevertheless, when the historical park was established 200 years after the missions' most active period, the boundaries that were drawn were practical solutions that had to recognize the realities of existing property lines and adjacent land uses.

We have considered the reasons why the boundaries were drawn as they were in 1978, as well as the experience gained in managing those boundaries for ten years. In 1978 the missions' historical significance was clear, but the problems that would emerge and the opportunities that would occur with the new park were not. The purpose of this study is to reconsider the park's boundaries in light of our current knowledge and experience. This study has attempted to answer the following questions, as well as to consider ideas that were raised during the public meetings:

How much, if any, of the remaining open land around the missions is necessary to accomplish the purposes of the park?

Do the existing boundaries encompass enough of the acequias and their adjacent land to permit their preservation and interpretation?

Should more of the labores at Espada and San Juan be included?

Rancho de las Cabras was an important adjunct to Espada, but it is 25 miles distant. Should it be a part of the park?

Is there adequate land at Mission San Jose for the planned visitor center?

Should the missions be connected by NPS lands?

Should they be linked by a parkway or park-like road? If so, who should be responsible for it?

None of these questions is new, but the answers may be.

How are Boundaries Changed?

The historical park and its boundaries were established by an act of Congress. Therefore, alterations to those boundaries will normally be made by another act of Congress.

However, the park's establishing legislation, P.L. 95-629, states that the Secretary of Interior may make

"minor revisions of the boundaries of the park when necessary by publication of a revised drawing or other boundary description in the Federal Register".

Four of the potential additions described in this report are minor (the "tails" of the Espada Acequia and the southern reach of the San Juan Acequia, Map 1; the ROW adjustment at Concepcion, Map 2; the addition at San Jose, Map 3; and the small city-owned parcel at the Espada labores, Map 8), and could be dealt with administratively within that authority. The other potential additions would require Congressional action.

PUBLIC PARTICIPATION IN THE STUDY

The public was invited to contribute ideas and voice its concerns at two points in this study, in January 1989 when the study began, and in August after the draft of this report was circulated. In addition to more general statements made by citizens and organizations, concrete suggestions were made at the January and August meetings. Each of these concrete suggestions was studied by the boundary team and is discussed below.

January meetings

Two public meetings were held to hear local citizens' ideas and suggestions, both at park headquarters on Roosevelt Avenue. The first, on January 10, was specially intended for anyone with a general interest in the park's boundaries, and was attended by approximately 60 people; the second, on January 11, was for those individuals and organizations with more specific concerns, and was attended by approximately 20 people. Both meetings were open to anybody who wished to attend.

After introductory and explanatory comments by the NPS, 11 people rose to speak at the first meeting. Most of the statements were of a general nature. Some speakers commented on management issues, law enforcement matters, or nearby features historically related to the missions. A clear message that was expressed by several speakers, and that seemed to be a common feeling, was that they were confused by the multiplicity of agencies and internal boundaries that constitute the historical park. They were uncertain who was responsible for maintenance and law enforcement. It was clear that they did not understand the roles of SARA, the City, the State, and the archdiocese under the cooperative agreements and easements. The assumption was that, since this is a unit of the national park system, the National Park Service must be responsible for all aspects of management within the park's boundaries.

At the second meeting, nine representatives of eight organizations and agencies spoke. Because these speakers are all more closely related to the park than the speakers at the previous meeting, they expressed a clearer perception of the roles of the NPS and its partners in the park. Without exception, they expressed support for the Park Service's work and agreed with the need to conduct this boundary study.

In addition to the more general statements made by the speakers, four concrete boundary change proposals were presented:

1. Richard Garay, a private citizen who has long had an interest in the missions, proposed that what remains of the San Jose acequia should be included in the park. He described what remains of the acequia and said that its historical significance is equal to the acequias already in the park. (See page 32)
2. Alice Pons, a private citizen, proposed the preservation of several sites in Wilson County. The sites - Lodi Town and the Indian/Canary Islander cemetery in Floresville

- are related to the early settlement of San Antonio. There does not seem to be documentation linking the sites to the San Antonio Missions, per se, and therefore they would not be appropriate additions to the historical park. Because they are of local historical significance, however, it would be logical to include them in the Missions-Cultural Corridor described below.

3. John Kell, representing the Greater San Antonio Chamber of Commerce's Mission Parkway Task Force, described the task force's as yet tentative and unofficial plans for a Mission Parkway and proposed its addition to the park. The idea of connecting the missions by a park road and/or a swath of park land goes back to the Comprehensive Plan for San Antonio in 1933, and has been periodically reinforced by concrete public actions. The parkway's purposes would be several: it would unify the missions and related historic sites into a large park, thereby protecting the larger setting of the missions; it would create public recreation land along the river; and it would provide a clearer connecting route for visitors traveling between the missions.

Two recent actions have a bearing on the present proposal. City bond issues of \$375,000 and a matching grant from the Department of Housing and Urban Development provided for the acquisition of park land along the river and the construction of a connecting route to the missions (part of which uses existing city streets). Also, in 1966 the NPS studied the possibility of a national parkway connecting the missions, but determined that, notwithstanding the missions' historical importance, urban development had impaired the historical integrity of the surrounding area and had also made the development of a parkway too expensive.

The present proposal by the Chamber of Commerce's Mission Parkway Task Force expands on previous concepts. The preliminary and unofficial plan, as presented by John Kell at the public meeting, would complete the park road linkage between the missions and would greatly expand the boundary of the national historical park. The major additions to the park boundary would be

- The land between Mission Concepcion and the river
- A broad swath along both sides of the river from Concepcion to Acequia Park
- The area between Mission San Jose and Padre Avenue, then south along Padre to the river
- An extensive area encompassing all of the land between the lower reaches of the San Juan and Espada acequias, except for the Espada community north of Espada Road.

The land proposed for addition to the historical park would add approximately 1,350 acres to the park's existing 493 acres and would presumably be acquired and managed by the NPS. The Chamber's rough estimate of the cost of acquiring that land in fee is \$18,500,000, although not all the land would necessarily have to be acquired in fee.

The Chamber's proposal presents two issues for consideration: a connecting road system, and the extensive addition of land to the park.

The connecting roadway. The parkway, as described in the city's 1973 report The Missions of San Antonio, is now complete as a circular route. One leg, which follows the river from Mission Road to Mission San Juan, is scenic and enjoyable. It offers direct access to the historic sites and recreation areas of Espada and Acequia Parks. Beyond San Juan, it utilizes, by the simple addition of directional signs, Villamain Road and Camino Coahuilteca to reach Mission Espada. Mission San Jose is left unconnected, this being remedied by an expedient, if unattractive, return route via Espada Road and Mission Road. The task force's proposal would change this by substituting a new riverside route for the stretch of Mission Road coming south from Concepcion, and would add a connector between San Jose and the existing parkway.

One of the complaints frequently heard from park visitors is the confusion they encounter in driving between the missions. The route of the proposed Mission Parkway would add to the visitor's enjoyment of the historical park and would simplify his finding the missions. The NPS fully supports the Chamber's concept of a connecting parkway. It is the study team's feeling, however, as was the case in the 1966 NPS study, that the park road south from Concepcion to Military Drive, and the adjacent park land that would be acquired, are not of sufficient historical significance in their relationship to the missions to justify their addition to the historical park. They would, however, be an excellent addition to the existing local parks, and would increase the public's enjoyment of the river-parks-missions area. The existing parkway is a fine facility and should be completed. A completed parkway, as envisioned by the task force, or a variation thereof, could be managed by local government in close cooperation with the NPS, but would not be a part of the park.

Addition of land to the park. The task force's proposal would more than triple the size of the park. The land to be added can be roughly broken down into two purposes:

Parkway/transportation - Most of the additional land between Concepcion and Military Drive would provide a scenic drive along the river. The strip along Padre Avenue would provide a scenic connector between San Jose and the parkway. This report concurs with parts of the task force's plan, suggesting the expansion of the historical park boundary at Concepcion to protect the historic vista (page 21), along the river near Mission Road to include the San Jose Acequia (page 32), and the area between the San Juan Acequia and the river north of Military Drive (page 29). These three areas are closely related to the purposes for which the park was established and merit inclusion in the park. The purely transportation function, however, is more properly a local responsibility.

Protection zone - Most of the addition south of Military Drive would have as its purpose that of preserving the rural landscape south of Espada and San Juan. Much of this land, although close to the missions and maintaining the rural character of the historic period, is only tangentially related to them. Preservation of the rural scene over much of that land would be beneficial to the historical park, but not essential to its purpose. The Chamber's plan coincides with needs identified in this plan for the park in 3 additional places: the land east of Mission

San Juan to the acequia (page 30); the properties west of the Espada Aqueduct (page 31); and the rest of San Juan's historic labores south of the present boundary (page 34).

4. J.C. Cooley, representing the Alamo Area Council of Governments, described the Missions-Cultural Corridor, and proposed its addition to the historical park. The Council of Governments, working with the affected counties and cities, has proposed a historic zone extending along the San Antonio River from San Antonio to Goliad. In their tentative plans, the zone would be 50 miles wide and include such historic sites as the old Polish settlement at Panna Maria, the ox cart trails crossing at Helena, historic buildings in Floresville, and a number of sites around Goliad. The purpose of the proposal is to seek recognition of these sites' historical significance and to draw tourists to the region. AACOG has applied to the state historic commission for a planning and survey grant.

One of the sites within this proposed historical zone is the Rancho de las Cabras. The NPS concurs in this site's importance and that it merits inclusion in the park (see page 36). Were the rancho added to the park, its preservation and interpretation by the NPS would be fully consistent with AACOG's proposal, and the Service would cooperate fully with it.

In its consideration of the proposal, the team considered the relationship of the historic sites in the corridor to the missions in the historical park. The enabling legislation established the park in order to preserve, restore, and interpret "...Concepcion, San Jose, San Juan, and Espada Missions, together with areas and features historically associated therewith,..." (underscoring added). It is this measure of historical association that has guided the team's recommendations, such as in the decision regarding Rancho de las Cabras. Although the historic sites in the Missions-Cultural Corridor are clearly of historic significance, and ought to be preserved, it is our judgement that they are not directly associated with the four missions (except for las Cabras) and would therefore not come within the purpose intended by PL 95-629.

August meetings

A draft of the boundary study report was written in spring 1989 and internally reviewed by the NPS. In July, the draft was mailed to the people, organizations, and agencies who had expressed interest in the project, and their comments were requested. In addition, we distributed a four-page synopsis of the study, its conclusions, the potential boundary changes, and an invitation to read the full report at park headquarters or at branch public libraries. Information on the availability of the report and notification of the forthcoming public meetings were provided to the local newspapers and radio and TV stations.

On the afternoon of August 22 an open house was held at park headquarters, during which approximately 20 people discussed the report with NPS team members and viewed maps illustrating its proposals. That evening 65 people attended a public meeting. The team captain briefly described the park's historic and legal background,

then described each of the report's findings and proposals. The process by which a national park's boundaries are changed and how the NPS acquires land were discussed, and all those interested in the subject were invited to take a sheet titled "How the NPS Acquires Property". Twenty-five people, representing themselves or organizations, then spoke to the meeting. Of the speakers, 15 supported the NPS findings, three made specific suggestions, and two asked questions. Five speakers made comments that were tangential to the boundary study. Subsequently, 10 letters were received.

In this second phase, four concrete suggestions were made, each of which has been studied.

1. Mike Lance suggested an alternative means of protecting the San Juan acequia north of Military Drive. For himself and other residents of East Pyron, Mr. Lance submitted a design sketch that would shift proposed park land acquisition from the west side of the acequia, as proposed in the draft of the plan, to the east side. Its purposes would be to protect the small neighborhood of seven residences on East Pyron and avoid visitor parking on the street. Field inspection and map study by the team showed that the NPS purposes of protecting, maintaining, and interpreting this "tail" of the acequia would be better served by Mr. Lance's proposal than by the original one. The situation is described on page 29.

2. Mrs. Ringlestein suggested that the new boundary at the Mission San Juan labores, suggested in the study at a point about 1200 feet southeast of the current boundary, instead be extended an additional 2000 feet, all the way to Interstate 410. This additional land would include labores that are of less historic significance than those immediately to the northwest. Those that she suggests came into use later than the others, so had much less (if any) relationship to Mission San Juan during the colonial period. So far as research shows, this report's suggested boundary would extend protection to all the labores in use during the 18th century, and would provide adequate space for the planned demonstration farm.

3. Another speaker (name not recorded) pointed out that the suggested boundary in the vicinity of Mission San Juan would bisect or come very close to some homes, and asked the NPS to include entire properties, rather than bisect them. He said that drawing the park boundary 30 feet east of the San Juan acequia would divide structures along Presa, where lots are very small, and would leave inefficient remnants in some properties along Villamain. The same would be true on some properties along Old Corpus Christi, where the acequia makes two loops to the east of South Presa. This is a valid criticism. In all cases where it is possible to do so, the suggested boundary along the acequia will be moved away from occupied or used structures, either by protecting a strip narrower than 30 feet along the acequia or by including the entire property.

4. Robert H. Thonhoff, in a letter to J.C. Cooley that was forwarded to the NPS, said that Rancho de las Cabras is not the only rancho with extant ruins, that there are ruins at each of the other three missions' ranchos (plus at the Alamo's rancho). Due to

health problems, Mr. Thonhoff has been unavailable to discuss his ideas with the team, but his ideas were discussed with Anne Fox, an archeologist with the Center for Archeological Research (University of Texas, San Antonio), who is familiar with the ranchos. Of the ranchos mentioned in his letter, Rancho de la Mora is known by Fox to have some surface rubble and scattered artifacts, but there are no substantial walls visible. Rancho de la Mora was the rancho of San Antonio de Valero (the Alamo) so was not directly related to the historical park's four missions. We do not know of any standing walls or other visible remains at the other ranchos. It seems apparent (pending new information that Mr. Thonhoff may subsequently provide) that Rancho de las Cabras has considerably more standing and visible remains than la Mora, and is the outstanding available site for preservation and for interpreting this part of the mission story to the public. This judgement can be revised in the future if new evidence surfaces about the other ranchos.

This final report of the boundary study is a result of the ideas that were suggested to the study team as well as those of the team members. Whether incorporated in the report's findings or not, all ideas and suggestions made by private citizens and public agencies were carefully considered. Individually and collectively, those ideas and the discussions they stimulated contributed to a more thorough and accurate report.

EXISTING BOUNDARIES & LAND PROTECTION, AND MAJOR BOUNDARY ISSUES

Explanatory Note

Congress, in PL 95-629, established a park boundary, and authorized the National Park Service to either acquire the land within it (fee acquisition) or make various arrangements for its protection. In the following descriptions, land that has been acquired by the NPS or is covered by an easement or cooperative agreement is called "protected"; land which is in private ownership as well as public land that is not covered by an easement or agreement is called "not protected". A chart summarizing this is found in the appendix.

Without regard to who owns it or whether or not it is legally protected, all land within the Congressionally established park boundary is referred to as "park land."

MISSION CONCEPCION MAP 2

Existing boundary and land protection* Concepcion is surrounded by urban development on the south, east, north, and partly on the west. Only to the west is there open land.

The Concepcion unit contains 19.12 acres of park land.

Land that is protected:

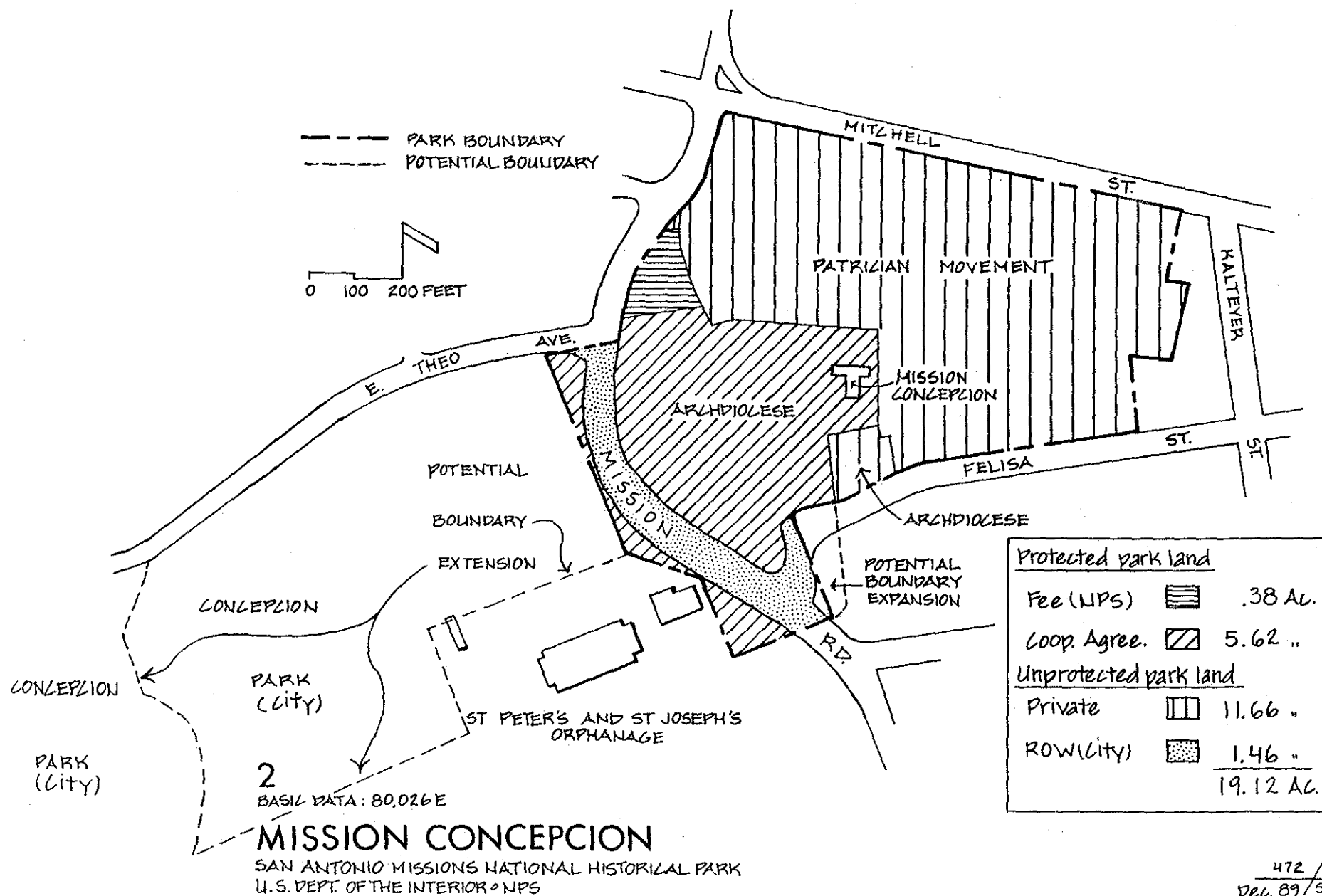
0.38	A	owned by NPS
<u>5.95</u>		owned by archdiocese (cooperative agreement)
6.33		

Land that is not protected:

11.33	owned by archdiocese
<u>1.46</u>	City street ROW
12.79	

The original boundary was drawn to include the large block of archdiocese land that includes the mission, plus a section of its land to the west of Mission Road. The main change has been the City's relocation of Mission Road 300 feet to the west and the removal of the old roadway. The park land between the mission and Kalfeyer St. is leased by the archdiocese to the Patrician Movement. The lease comes up for renewal in 1990.

* "Land protection" refers to the means by which the NPS manages or protects land within the park boundary, namely fee ownership, acquisition of an easement, or signing a cooperative agreement.



ON MICROFILM

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Boundary issues The relocation of Mission Road by the City has brought the entire site of the original mission compound wall within an unbroken space in front of the church, and has greatly improved the view westward from the church over its one-time labores. That view consists of part of the archdiocese's St. Peter's and St. Joseph's Orphanage grounds and, beyond, the City's Concepcion Park at the river's edge.

The land in question is currently zoned R2, duplex. While this zoning would prevent large scale or dense construction, it does not prevent lesser development that would substantially alter the open vista, a setting for the mission that is at least an approximation of the agricultural scene of the 18th century. The zoning could also be altered to a less protective classification by future action of the city council.

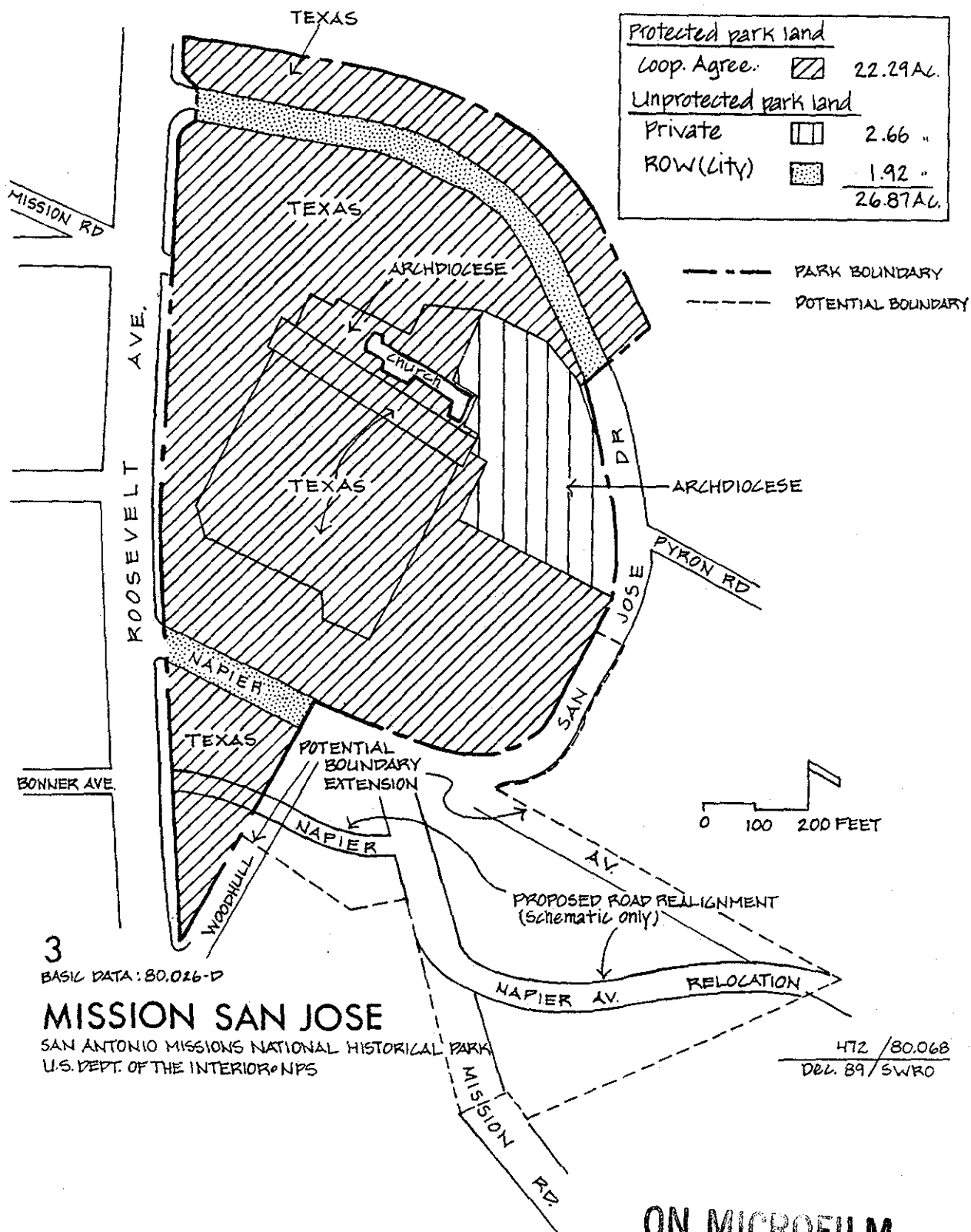
This last remaining part of Concepcion's spacious setting should be permanently protected. The city's Concepcion Park already adequately protects the distant view from urban development. By extending the historical park's western boundary westward to the edge of the city park the open quality of the orphanage land could be assured, thus protecting the near view as seen from the front of the mission.

Such an expansion would include an approximately 13.6 acre block of archdiocese land to the south of Theo Ave. A cooperative agreement between the NPS and the archdiocese would provide adequate control to protect the view as seen from the church.

A second, much smaller boundary adjustment is needed at the south end of the unit. The relocation of Mission Road left a small part of its original ROW isolated to the east of the new alignment. The new intersection between Mission and Felisa serves as the entrance to Concepcion. By adding this small section of City ROW to the park, the park's entrance sign could be located there and the site could be made attractive. It would provide a more formal entrance to the unit.

MISSION SAN JOSE MAP 3

Existing boundary and land protection San Jose is bounded on the west by Roosevelt Ave. and on the north, east, and south by curving San Jose Dr. and by Woodhull Dr. The Texas Parks and Wildlife Department has long been involved in the preservation and restoration of the mission through an agreement between the state and the archdiocese. It was a state park before it became a part of the historical park. None of the land in this unit is owned by the NPS; all protection is through cooperative agreements with the state of Texas and the Archdiocese.



The San Jose unit contains 26.87 acres of park land.

Land that is protected:

1.06 A owned by archdiocese (cooperative agreement)
21.23 owned by Texas (cooperative agreement)
 22.29

Land that is not protected:

2.66 owned by archdiocese
1.92 City street ROW
 4.58

San Jose is surrounded by city streets and intensive land uses. The only open space nearby is a drive-in movie to the north and a swath of woodland reaching northeast to Padre Ave.

Boundary issues The park's general management plan calls for the relocation of Napier Ave. about 200 feet to the south of its present location and for the construction of the park's main visitor interpretive center in the triangle of park land between Roosevelt and Woodhull. The city has agreed to acquire the private property outside the park boundary necessary to move the road, and to reconstruct the road in its new location. As a result of a 1989 study of the historic landscape of Mission San Jose and of preliminary site planning for the proposed visitor center, it has been suggested that the structure should be located immediately to the east of the mission wall, rather than to the south as recommended in the General Management Plan. This location will prevent the intrusion of a major structure in the important historic view along Mission Rd., and will provide more space for the visitor center. The present boundary does not provide adequate space for the planned visitor center, car and bus parking, and future parking expansion. In order for the entire complex to be within the park, the boundary should be extended east along Napier to the point where the relocated road will join it, and south to include the new right-of-way. Also, San Jose Dr. should be closed just south of Pyron, the closed ROW adding to the space available for the visitor center. The area added to the park, including public roads and private property, would be 11 acres.

Land protection issue The NPS is undertaking major stabilization work at the mission, as well as the construction of an expensive visitor center. Because this land is owned by the state, it is not a fully satisfactory arrangement. It is recommended that the state terminate the cooperative agreement and transfer the land to the NPS.

ACEQUIA PARK MAP 4

Existing boundary and land protection This unit extends along the east bank of the San Antonio River from Military Drive south to Ashley Road. On the west it is bounded by the river, which is administered by SARA. On the east it is bounded by the Howell refinery and the Southern Pacific Railroad. The major part of this unit is Acequia Park, a city owned park that existed prior to the historical park and became a part of it.

The Acequia Park unit contains 110.33 acres of park land:

Land that is protected:

14.74	A owned by NPS
51.85	owned by city (cooperative agreement)
27.29	owned by SARA (cooperative agreement)
<u>14.61</u>	owned by San Juan Ditch Co. (easement)
108.49	

Land that is not protected:

1.84 City street ROW

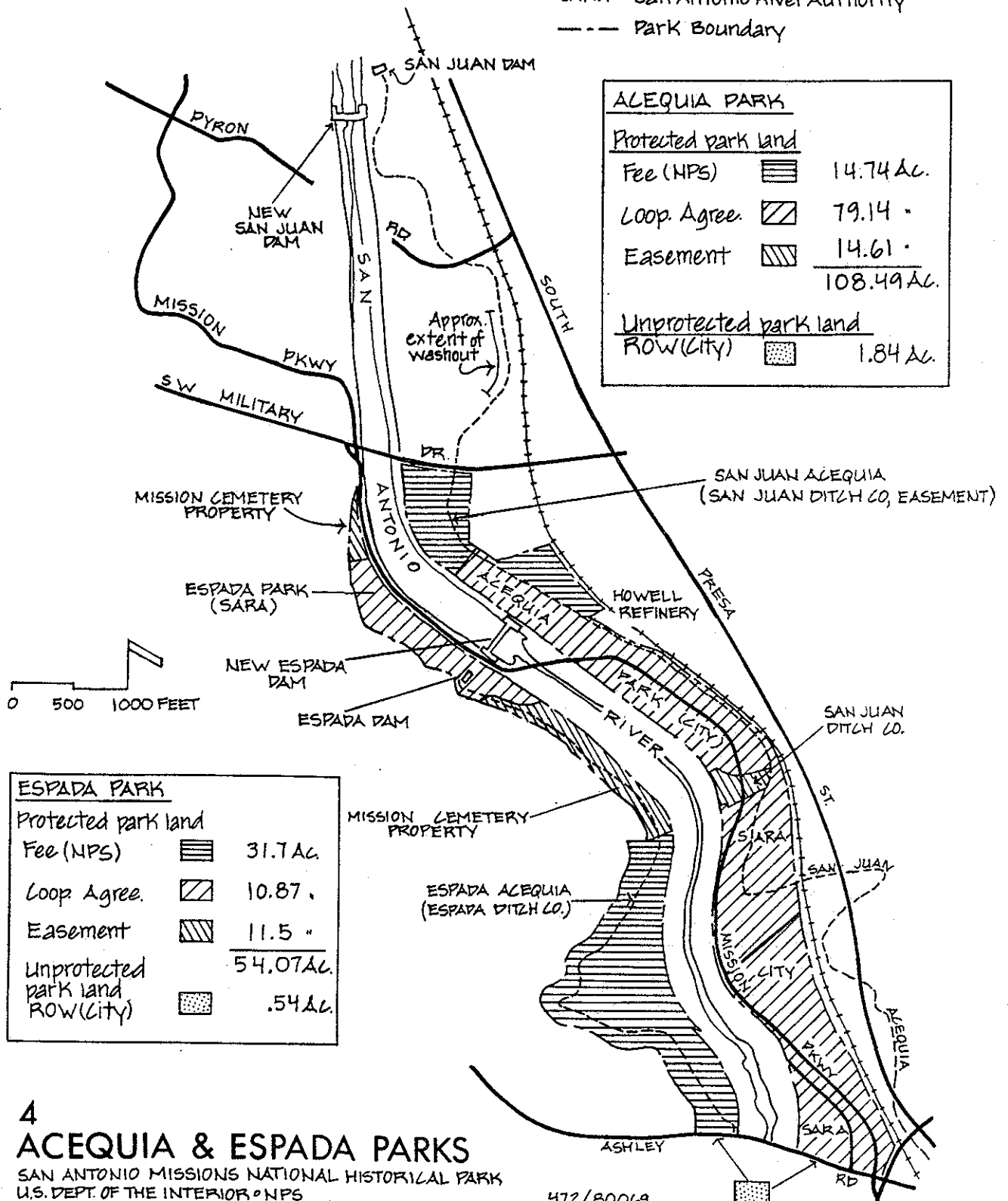
The northern end of this unit and the section adjoining the Howell refinery are owned by the NPS. All the rest is owned by the City, SARA, and the ditch company. This unit, containing about one mile of the San Juan Acequia, numerous picnic areas, and the best connecting road between San Jose and Espada, is among the heaviest used parts of the historical park.

Land protection issues The land included in this unit of the historical park is adequate for the purposes of the park, but the multiplicity of ownerships and the divided authority over the area cause both public confusion and administrative problems. This will be discussed below in the section on Ownership and Management.

ESPADA PARK MAP 4

Existing boundary and land protection This unit is directly across the river from Acequia Park, extending from Military Drive south to Ashley Road. It is bounded by the river on the east and by Mission Cemetery on the west. In the north, the core of the unit consists of Espada Park, a pre-existing park owned by SARA (but managed for them by the City) which contains the historic Old Espada Dam. South from the dam the acequia runs through Mission Cemetery land. The acequia is protected by an easement on the cemetery land which extends from the river to 25 feet west of the

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 --- Park Boundary



4
ACEQUIA & ESPADA PARKS
 SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK
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 BASIC DATA: 80,054

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acequia (along one stretch, only 10 feet). The NPS owns the southern section of the unit, including a 100 foot wide strip west of the acequia.

The Espada Park unit contains 63.7 acres of park land.

Land that is protected:

31.7	A owned by NPS
11.5	owned by Mission Cemetery (easement)
<u>10.87</u>	owned by SARA (cooperative agreement)
54.07	

Land that is not protected:

.54	City street ROW
<u>9.09</u>	Espada Acequia
9.63	

The importance of this unit to the park is underlined by the presence there of the old Espada Dam. It is well preserved and its function as the key structure in the acequia system can be readily interpreted there. It should be provided the highest degree of protection in the park. This section is owned by SARA and administered as a part of the park under a cooperative agreement with the NPS.

To the north and south of the SARA land are parcels owned by the Mission Cemetery, a small triangular piece to the north and a long strip to the south which includes the acequia. The NPS holds easements on both parcels.

Land protection issues No additional land is needed in this unit, but the protection of the City and SARA land will be discussed in the following section on Ownership and Management.

The northern triangle of Mission Cemetery land is the entry point to the park at Military Road. It is adjacent to and in full view from the park road, right where the visitor enters. Although the NPS holds an easement on the parcel, the easement permits the continuation of the preexistent use of the property. This use, the storage in the open of burial vaults and other supplies, gives an unsightly, industrial-type appearance to the site, detracting from the historic quality and character of the park entrance. The easement has not resulted in the attractive entrance to the park and setting for the old dam that was envisioned, but instead has allowed intrusions on the historic setting to remain. There are no burials in the parcel.

If this triangular parcel were acquired by NPS in fee, the Service could provide a more appropriate entrance to the park by removing the present uses and by providing vegetative screening and attractive landscaping.

The southern strip owned by the cemetery, which has been used for burials, is adequately protected by an easement and does not present a problem.

All of this unit's park land from the cemetery's south property line south to Ashley Road is owned by the NPS, including a 100 foot wide strip west of the acequia.

THE QUESTION OF OWNERSHIP AND MANAGEMENT

The study team gave special consideration to the problems of management in the two foregoing units, Acequia and Espada Parks.

The boundaries established by Congress around a national historical park presumably contain one park, and the public logically assumes that one authority is responsible for it. But San Antonio Missions NHP was superimposed on archdiocesan land, private holdings, a state park (San Jose), and parks owned by the City and SARA. In some other national parks such a mixture of authorities has worked, although sometimes awkwardly. In Acequia and Espada Parks, however, it does not seem to be working. Consider the impression received by the visitor entering the park at Military Road, heading south to Mission San Juan:

The first thing one sees is the unsightly storage yard of the cemetery, over which the NPS has little control. Then he enters a park owned by SARA, and crosses the river to a park owned and administered by the City of San Antonio. From there he passes through another SARA parcel, and then another City one before exiting at Ashley and arriving at Mission San Juan.

This results in public confusion. It is not surprising that the main sentiment expressed at the public meeting on January 10 was one of confusion on the part of local residents as to who is responsible for what. Most people logically, but erroneously, assume that the NPS owns all the ground and exercises all the control.

The present arrangement at Acequia and Espada parks was established by cooperative agreements between the NPS and the City and SARA which provide for shared authority and administration. Nevertheless, maintenance of facilities, protection of the historic resources, and law enforcement are not as efficient as they should be, so the visitors are not receiving the quality of a visit that they expect.

We feel that these problems of public confusion and poor management would be corrected if the two units were under unified NPS control. The final clause of the cooperative agreement says that "at some future date, the Acequia and Espada Parks may be donated by the City and the SARA to the United States . ." The transfer of Acequia and Espada Parks and Mission San Jose to the NPS by the City, SARA, and the state, and the acquisition in fee by the NPS of the northern triangle of cemetery land in Espada would solve these problems of confusion and efficiency.

ACEQUIAS MAPS 4, 8, AND 9

The missions are where they are because of the river, and the acequias were the means of bringing the river's water to the mission fields. Espada and San Juan acequias were named in PL 95-629 as parts of the historical park, but those associated

with missions Concepcion and San Jose were not. The status of the two included acequias is confused by the way the park boundary was drawn. Stretches of the two are within the general park boundary, but "tails" extend out from the general boundary* (see map 1). Because they are technically parts of the park, however, they do not leave the park; the park boundary actually runs out along them as narrow corridors.

These irrigation systems are of historical importance. Insofar as the NPS intends to maintain them as working acequias, for both interpretive purposes and as a water source for the planned demonstration labores at San Juan, it is important that the NPS have adequate control over them. But the "tails" of San Juan and Espada acequias are attenuated park features surrounded by private land and are therefore difficult of access by the public and by the NPS for maintenance and interpretation. For that reason the team studied the possibilities of extending the general park boundary in order to bring more sections of the acequias into a contiguous park boundary.

There is an additional problem: the acequias were constructed by the Franciscan missionaries across lands granted to them by colonial authorities. These ditches were never surveyed, platted properties in the customary sense, so have never had surveyed boundaries. Down to our day, since the land underlying and surrounding them was secularized and subdivided into platted parcels and conveyed to private owners, the acequia companies continued to exercise their rights to maintain the ditches, conduct water along them, and remove the water for agricultural purposes - but the acequias never consisted of surveyed interests in real estate.

Therefore, although the acequias are parts of the national park, and the park boundary includes them as shown on Map 1, there was no preexisting property line on which the park boundary could be superimposed, nor was such a line defined in PL 95-629. Consequently, the park boundary along the "tails" exists as a matter of law, but there are no official lines on the map or on the ground that mark it. It is important that both the NPS and the private landowners adjacent to the ditches know just where the park boundary is. This report suggests that the park boundary be definitively established at some point up to 30 feet away from each bank on the "tail" segments of the San Juan and Espada acequias. The exact width will be determined by detailed field surveys if Congress authorizes a new boundary. Those surveys will take into consideration the proximity of residences, roads, and other features, as well as property lines and NPS requirements for access to the ditches.

San Juan Acequia (Maps 6, 8, 9) The acequia began at a dam on a river meander north of Pyron Road, and ran in a circuitous route southward through the present

* So, when we speak here of the acequias being "inside" or "outside" the park, or of "leaving" or "entering" the park, we are speaking descriptively in reference to the main park boundary. Literally, the acequias are within the park throughout their lengths because they are parts of the park.

Acequia Park, back and forth across Presa Street, to Mission San Juan. Just east of the mission the acequia branches. One branch continues past the mission and reenters the river 1 1/2 mile downstream from the mission. The other branch (map 6) reenters and crosses the park and flows south, ending at the river near Camino Coahuilteca.

The San Juan Ditch Water Corporation donated an easement to the NPS, permitting the Service to interpret and investigate the acequia, and to make minor constructions along it. The NPS agreed to maintain and keep the acequia clean.

At the time of the park's establishment, it was believed that the old San Juan Dam had been destroyed by flood control excavations along the river, but it was later discovered that the old dam does indeed exist. The old San Juan dam, as part of the acequia, is therefore within the park.

From the dam downstream to a point south of Pyron the acequia is in a good state of preservation, and as of several years ago could convey water. This is one of the "tails" that requires a formal boundary. The old dam and this section of the acequia are also outstanding resources for public observation and interpretation. Both of these objectives would be met by expanding the boundary to include the land to the east of the acequia downstream to a point south of Pyron, as well as the bulge of land west of the old dam and a 30 foot strip down the west side of the acequia from the bulge to Pyron. (See Map 8)

At a point south of Pyron, a stretch of several hundred feet of the acequia has been destroyed. Glenn Harroun, whose property includes part of the acequia, backfilled a section of Asylum Creek, a natural stream that crossed under the acequia. During a subsequent storm, the altered drainage caused flood water to course down the acequia, tearing out a section and lowering its grade many feet.* The site of the acequia in this section is now a broad and deep canyon, in which there is no remnant of the acequia or its original grade. The lower section of the acequia (through Acequia Park, San Juan Mission, and the proposed demonstration farm) will not carry water until this destroyed section is replaced with a conduit of some type, and the drainage condition that caused the washout is corrected. In this middle stretch of the acequia between Pyron and Military, there is little, if anything, of historical value to preserve. Assuming that the current impasse is solved, the boundary only needs to be a corridor sufficiently wide to provide protection to the conduit south to Military so that water flow can be restored to the rest of the acequia.

After crossing Military and running south about 2/3 the length of Acequia Park, the acequia leaves the park and meanders back and forth across Presa Street. About 1/2 mile further south, a secondary ditch branches from the mother ditch (which continues

* The facts in this matter and who is legally responsible for the repair, are disputed by the parties involved. There has been no resolution, administratively by the city or legally in the courts.

south, outside the park) and reenters the park at Mission San Juan (map 6). Much of the land within this loop of the acequia along Presa and for a short distance south consists of San Juan's historic labores. Both the main acequia and the secondary ditch were important in the mission's irrigation scheme. Expanding the boundary to include the acequia would provide for physically maintaining and protecting it, as well as interpreting it to the public. In this loop, from the point where the acequia leaves the park south to Graf Road, the boundary should be extended eastward to 30 feet east of the acequia.

From the point east of the mission where the acequia divides, one branch continues southeasterly as a "tail" and enters the river about 1 1/2 miles downstream from the mission (Map 9). Research suggests that only a short stretch of this branch watered the historic labores, and only that section need be fully within the park. Extending the new boundary proposed at the southern end of the historic labores (see Map 6) eastward to Presa would accomplish that. South of that proposed boundary, the acequia is of less historic importance and can be adequately protected as a "tail", but with formal boundaries 30 feet from each bank.

For the same reason, the stretch of the other branch south of the proposed southern boundary can also be adequately protected as a "tail", but with the above-mentioned formal boundary.

Espada Acequia From its source at the Espada Dam until it leaves the park at Loop 410, the acequia is fully within the park. In its northern section (map 4), it is protected by an easement from the Mission Cemetery, whose land it traverses. From there south to Ashley Road it is owned by the NPS. At Ashley Road, the acequia originally followed a river meander to the east. Part of that meander still exists today adjacent to Mission San Juan on the other side of the present channelized river, but the loop of the acequia was destroyed by the channelization work. The lost section was replaced by a concrete section that carries acequia water south from Ashley, across the Piedras Creek flood control project, and rejoins the old acequia about 1200 feet south of Ashley. It then swings west to the Espada Aqueduct. Heading south from the aqueduct to Loop 410, most of the land between the river and the acequia is owned in fee by the NPS, and a 50 foot wide easement protects the west side of the acequia.

No boundary changes are needed for the acequia itself or for the labores north of Loop 410. However, two changes would improve access to and protection of the acequia.

The five small parcels across Espada Road from the aqueduct should be added to the park (map 6). These properties are sandwiched between the park (on the east side of Espada Road) and the SARA flood control project on Piedras Creek. Adding these properties to the park would give the NPS control of both sides of the street, hence the authority to gate it at night, so the aqueduct would be better protected. The additional space would provide for more visitor parking.

A small, unused triangle of city property near the southern end of the Espada

labores, once a part of the Rilling Road sewage treatment plant, would provide NPS access to that section of the acequia.

Just north of Loop 410 the acequia branches, and creates two of the "tails" that lack a defined boundary.

One branch consists of the original acequia, which swung east and south (under modern 410) and continues past Mission Espada, and leaves the park south of the labores to reenter the river. From the point where it leaves the park as a "tail" the boundary would be 30 feet on each side of the acequia.

The other branch, which is a more recent one dating from the Mexican period, flows south as a "tail", completely outside the park. South from Loop 410 to a lateral that branches from it and joins the old acequia at the mission, the acequia flows through a small residential community and is very close to the houses. The boundary along this stretch should be drawn along the actual ditch (that is, bank to bank), so as to avoid the residences, expanding to a maximum of 30 feet on either side where there would be no conflict with structures. South of the lateral there are residences immediately to the east of the acequia. On that side, the boundary would again be along the bank itself; on the west side it would be approximately 30 feet.

San Jose Acequia MAP 5 At the time the park was established it was assumed that the massive earth moving and channeling of the flood control work along the San Antonio River had destroyed any remaining evidence of the San Jose acequia, so it was not mentioned in PL 95-629 nor included in the park. Happily, this was not the case, and the well preserved existence of a section of the acequia was brought to our attention in a public meeting by Richard Garay, a private citizen who had researched the matter.

The location of the San Jose dam is not precisely known, and in any event it was probably destroyed by the flood control work on the river. But only a short distance below where the dam must have been, there is a well preserved section of the acequia about 1/4 mile long. Along Sierra Street, at a point directly across the river from the Blessed Sacrament Academy, the acequia emerges from an area of developed properties as a clearly defined and recognizable ditch. It then turns east and runs along the undeveloped right-of-way of Morrill Street and an unused parcel of city property almost to Mission Road.

Because of its coincidental location along a public ROW that was not opened or improved, and because the area was allowed to grow into woodland, this stretch of the acequia is probably as well preserved as any of the other acequias.

The route of the acequia continued across what is now Mission Road, south through the Riverside Golf Course, past or under the homes along Mission Road, and thence into the Mission San Jose compound. Throughout this route, there is no known physical evidence of the acequia, so we assume that it has been largely or completely

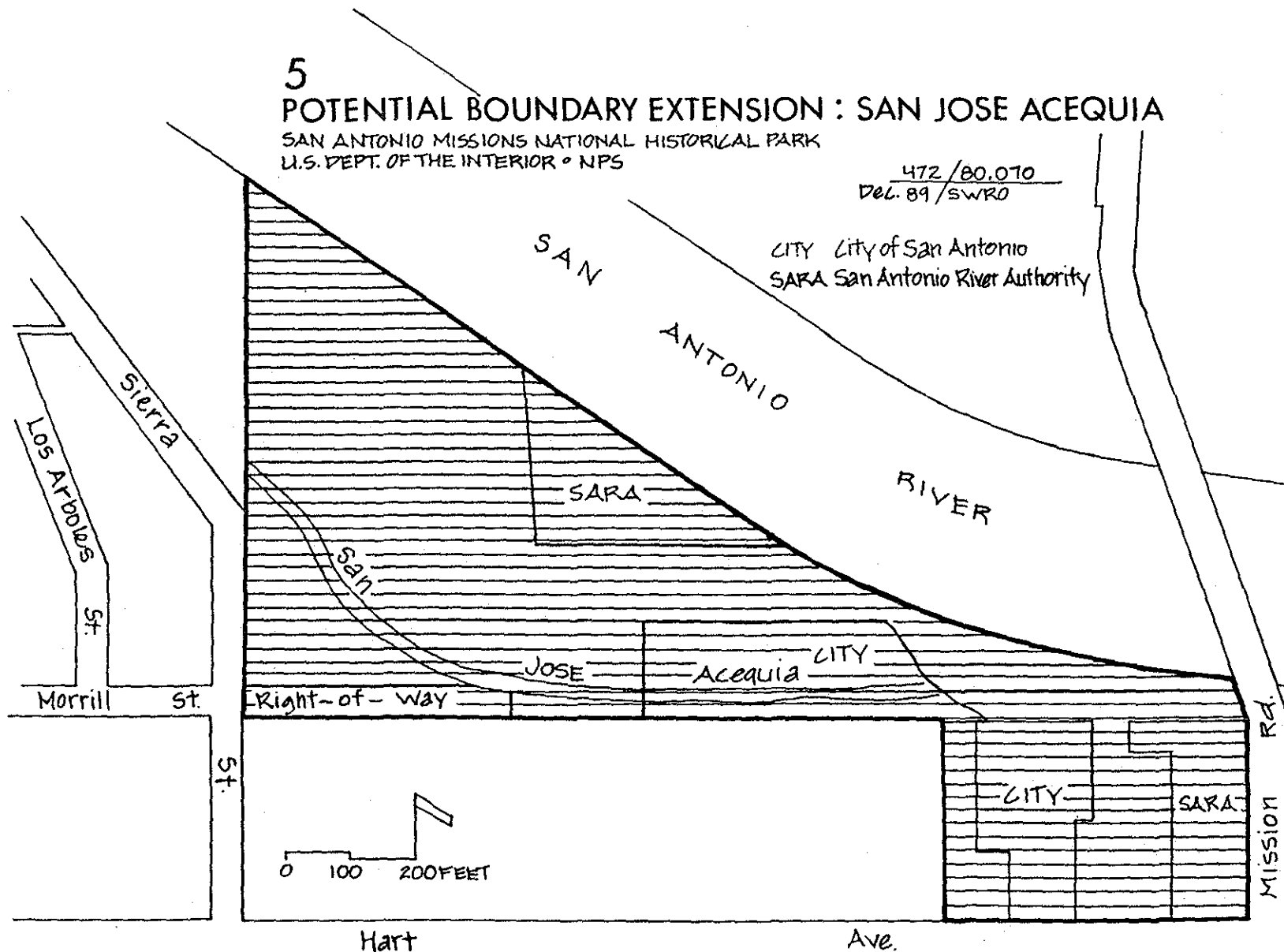
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POTENTIAL BOUNDARY EXTENSION : SAN JOSE ACEQUIA

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destroyed by the earth moving in the golf course and the construction of the homes. It is possible that sub-surface evidence remains. Only when the acequia enters the mission compound, on the north side of the church, is it a visible feature. We are unaware of additional evidence of the acequia downstream from the mission, between it and the river.

PL 95-629 established the park to preserve, restore, and interpret not only the missions themselves, but also "areas and features historically associated therewith." The San Jose acequia's historical importance and its relationship to the mission are clear. It is the only known segment of one of the two acequias not now protected in the park. (So far as we know, no segment of the Concepcion acequia survives.)

Although the extant stretch of the San Jose acequia would be another isolated segment of the historical park, it is the team's judgement that it merits inclusion.

MISSION SAN JUAN Map 6

The existing boundary and land protection San Juan is in a semi-rural setting. It is bounded on the west by the San Antonio River, on the east by Villamain Road, and on the south by private farmland. On the north it adjoins Acequia Park. The mission compound and the area west to the relict meander of the river are archdiocesan land under cooperative agreement.

The San Juan unit contains 63.31 acres of park land.

Land that is protected:

19.9	A owned by NPS
13.15	owned by archdiocese (cooperative agreement)
1.77	owned by SARA (cooperative agreement)
<u>2.0</u>	privately owned (easement)
36.82	

Land that is not protected:

18.83	privately owned
<u>7.66</u>	city street ROW
26.49	

The private parcel at the northwest corner is currently protected by an easement. At present, this is the only private property in this unit not owned in fee by NPS or scheduled to be acquired in fee. If this property becomes available, acquisition of it in fee would permit the removal of structures and the reestablishment of the historic scene. A unified NPS ownership of these parcels would simplify their administration.

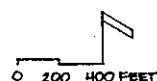
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ESPADA ACEQUIA & LABORES AND MISSION SAN JUAN

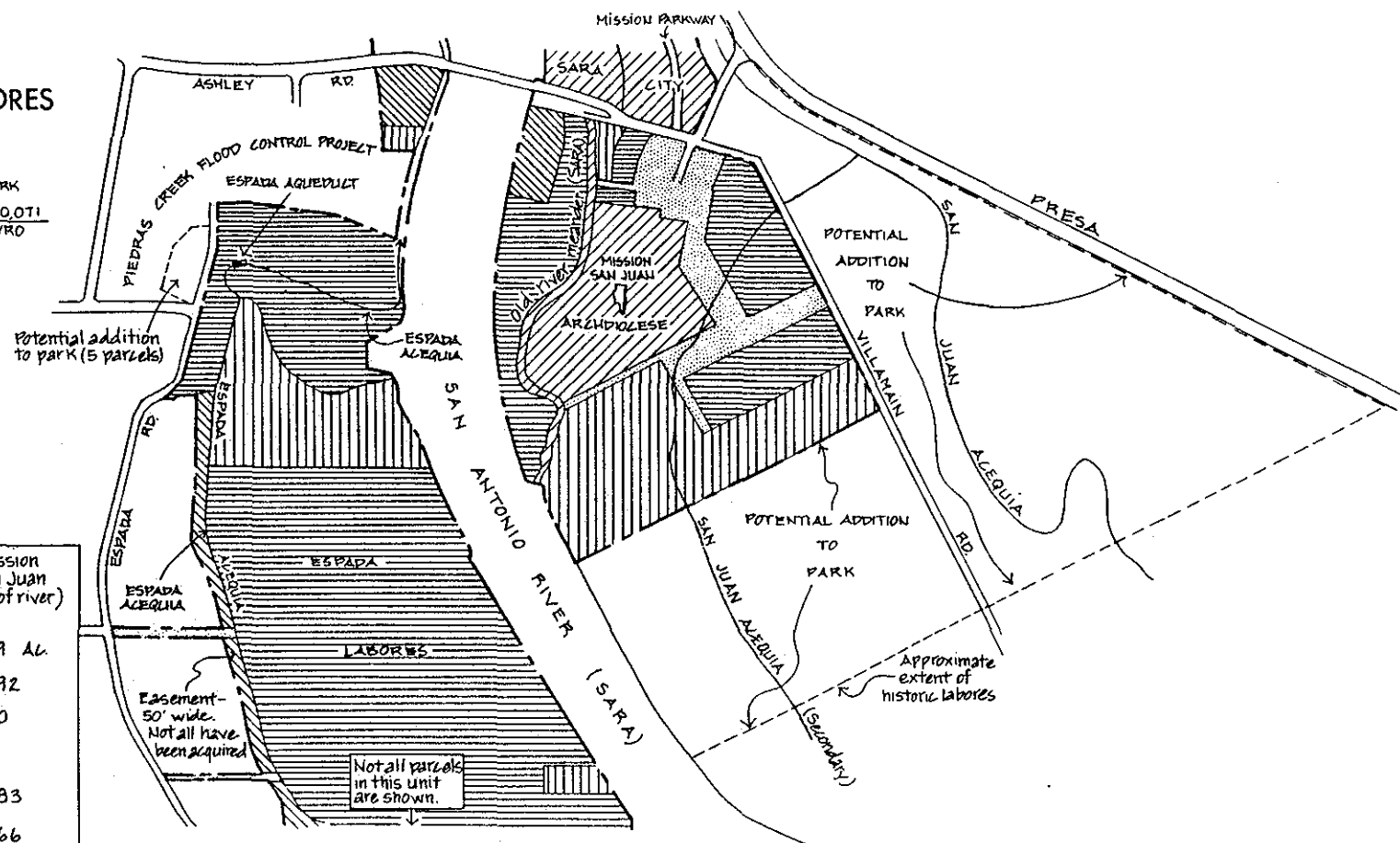
SAN ANTONIO MISSIONS NATIONAL HISTORICAL PARK
U.S. DEPT. OF THE INTERIOR • NPS

472 / 80,071
Dec. 89 / SWRO

CITY City of San Antonio
SARA San Antonio River Authority
--- Park Boundary
----- Potential Boundary



	Espada Acequia and Labores (west of river)	Mission San Juan (east of river)
Protected park land		
Fee (NPS)	68.59 Ac.	19.9 Ac.
Loop Agree.	—	14.92
Easement	3.27	2.0
Unprotected park land		
Private	15.36	18.83
ROW (City)	1.38	7.66
	88.60 Ac.	63.31 Ac.



ON MICROFILM

At the time the park boundary was established, the extent of San Juan's colonial-era labores was not known. Extensive historical research since 1978 shows that the 18th century labores extended approximately 1200 feet southeast of the boundary. Currently there is no protection for those labores, nor for the open vista south of the current boundary. The park's general management plan calls for the development of a demonstration farm on the labores just south of the mission, a replica of an 18th century mission farm that would serve to interpret this important aspect of mission life to the public. Addition to the park of the four adjacent properties that constitute the remainder of the labores would not only extend protection to that part of the historic resources and protect the agrarian scene, but it would permit the development of a larger, more adequate demonstration farm.

RANCHO DE LAS CABRAS Map 7

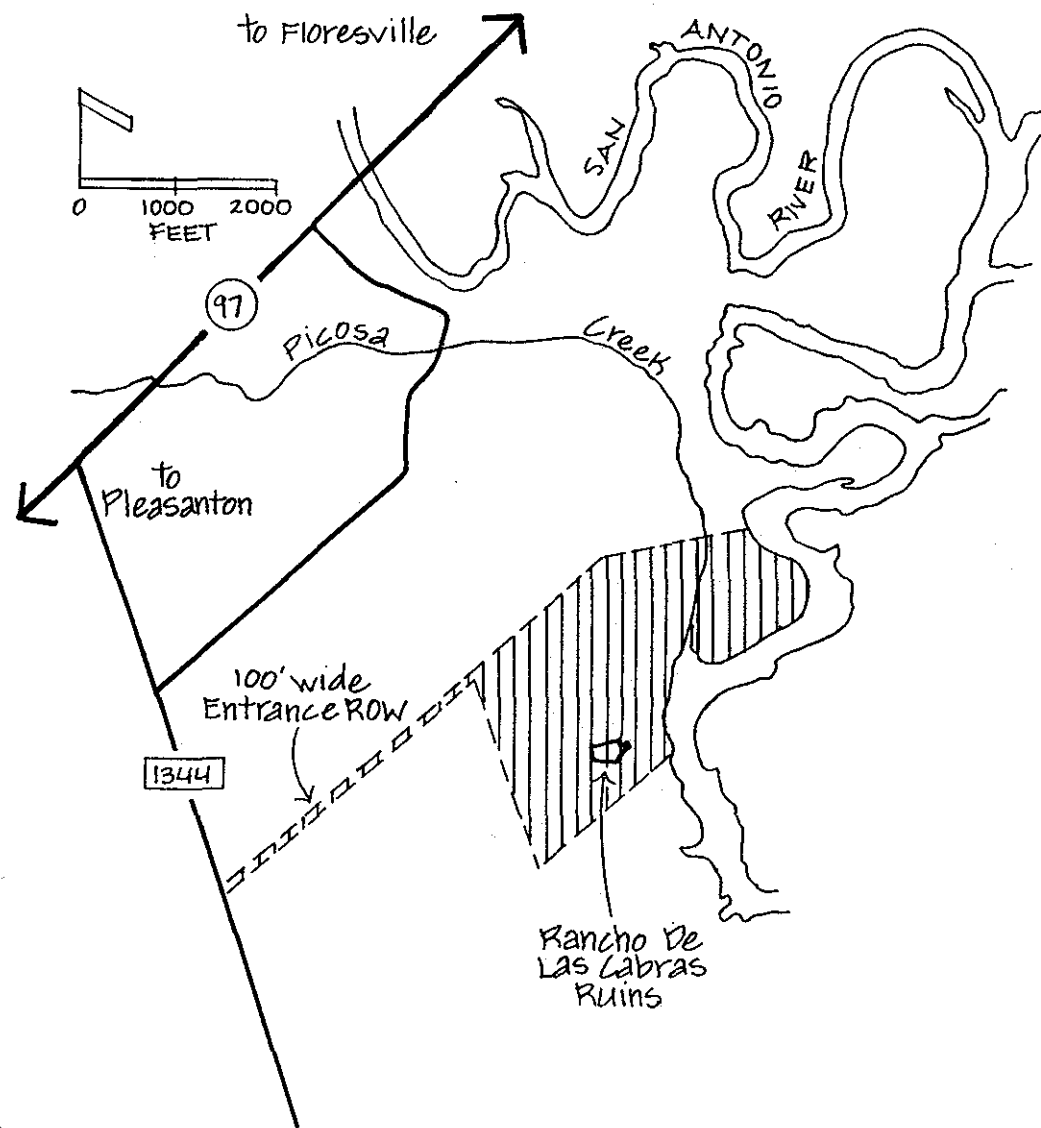
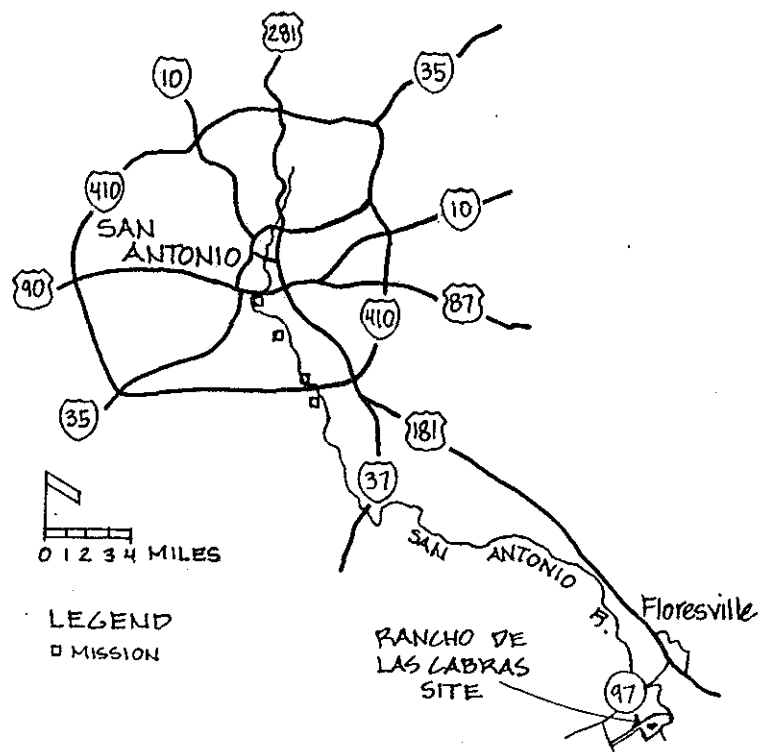
In addition to their adjacent farms, each of the missions also had ranches for the raising of livestock. Because the unfenced livestock would intrude in the town and the missions' farms if kept close to San Antonio, the ranches were established at considerable distances from the missions.

In addition to their obvious importance in providing the mission communities with meat and hides, these ranches - and others like them - served as the entry point and nursery for the great cattle tradition of the southwest. What was to become the era of the American cowboy in the late 19th century actually had its roots in Old Mexico in the 17th century, and in its early stages of development was introduced to what is now the United States at such places as these Texas ranches. There continued the development of the language, the equipment, the technology, and the way of life of the unfenced ranges and the vaquero - soon to be "buckaroo" - that would one day become the symbol and spirit of the western United States.

Today, the physical remains of only one of those Spanish colonial ranches are known to exist. Rancho de las Cabras, about 25 miles southeast of San Antonio, near Floresville, was the Mission Espada rancho. Parts of the walls of the original fortified compound and of the interior buildings still stand.

The rancho is a historic resource and an important part of the San Antonio Missions' story. It offers the best remaining opportunity to preserve this aspect of mission life. Additionally, it is an excellent place to interpret the story of the very beginnings of the western cattle industry and the American cowboy.

Rancho de las Cabras was listed on the National Register of Historic Places in 1973. The Texas Parks and Wildlife Department owns 100 acres at the site, but has no plans to develop the area as a recreation or historic park or to conduct research there. The property is fenced and the ruins are partially backfilled, but otherwise the cultural resources are not protected or preserved.



7

RANCHO DE LAS CABRAS

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ON MICROFILM

CONCLUSIONS

The Boundary study team considered San Antonio Missions NHP from the standpoint of the intention of its enabling legislation. Specifically, the team tried to identify any resources that were not included in the park, but which merit inclusion by virtue of their close historical relationship to the missions.

For example, research since the park was established has uncovered important cultural resources that were previously unknown (such as the well-preserved segment of the San Jose acequia, the full extent of Mission San Juan's labores, and the old San Juan dam). Another example is the "tails" of the San Juan acequia that are parts of the park but which stretch out from the main boundary as narrow strips surrounded by private property. Thus isolated, they have been difficult to maintain and protect (as witnessed by a major washout caused by actions of a neighboring landowner). The team identified land that could be added to the park that would provide access to the acequia by both NPS and visitors.

Finally, separate from the problem of their isolation, the "tail" sections have never had defined property lines. As a result, although they are "within" the national historical park, there is no official boundary that encloses them. This report suggests such boundaries.

In the foregoing sections we have identified those areas that could logically be added to the park, either for their own intrinsic historical significance or because they would improve the NPS's ability to protect and interpret the missions. The following section summarizes those findings.

1. Mission Concepcion (Map 2) - The only remaining opportunity to protect the mission's setting is by preserving the vista looking west from the church, which would also add protection to some of the original labores. Extending the boundary west to the City's Concepcion Park would provide an open vista from the church to the river. A much smaller addition would be at the south entrance where the realignment of Mission Road has left a small part of the road ROW isolated. This fraction of an acre would be used to provide a more attractive entrance to the mission.

Vista protection:	13.6 acres
ROW:	<u>.2</u>
	13.8

2. Mission San Jose (Map 3) - The City has agreed to close a short stretch of Napier Avenue and relocate it about 200 feet to the south. The most likely location for the planned visitor center is the space just east of the mission wall. The city intends to close the necessary public streets and to acquire the private land involved in the relocation of Napier. If the boundary is expanded to include the abandoned rights-of-way and the acquired private properties, the entire visitor center complex will

be within the park, plus the space necessary to maintain the important historic vista to the south.

ROWs and land acquired by city: 11 acres

3. San Juan Acequia, northern reach (Map 8) - The recently rediscovered old dam and the acequia are significant historic resources. There are two problems in this section north of Military Drive that a boundary adjustment would solve. First, because the acequia is a "tail" surrounded by private land, the NPS cannot easily patrol it to provide maintenance and protection, nor can visitors approach it to view it and receive interpretation.

Secondly, although "within" the park, this section of the acequia does not have an official boundary. Both the NPS and the adjacent landowners are in the awkward and divisive position of not knowing where the line is that separates them.

North of Pyron Expanding the boundary to include all of the area between the acequia and Presa, as well as the northern bulge between the river and the acequia, would provide adequate space for protection and visitor use. From the bulge south to Pyron a 30 foot strip on the west would provide protection without disturbance to the Pyron residences.

Between Pyron and Military This is the area of the major washout, where only a minimum amount of land is required. All of the west side and much of the east side of the line of the acequia can be adequately delineated by boundaries 30 feet from the banks (it being understood that in the washout area, as a result of the destruction, there are no banks or other evidence of the acequia). In the northern half of this reach, the narrow space between the acequia and the railroad tracks would be sufficient.

Total, 34.8 acres

4. San Juan Acequia, middle reach (Map 9) - The same two problems pertain to this section of the acequia. Extending the boundary in the following way would solve both problems.

From point where acequia leaves park to Graf Include all land to 30 feet east of the acequia.

From Graf south to proposed south boundary include all land east to Presa.

Total, 94.2 acres

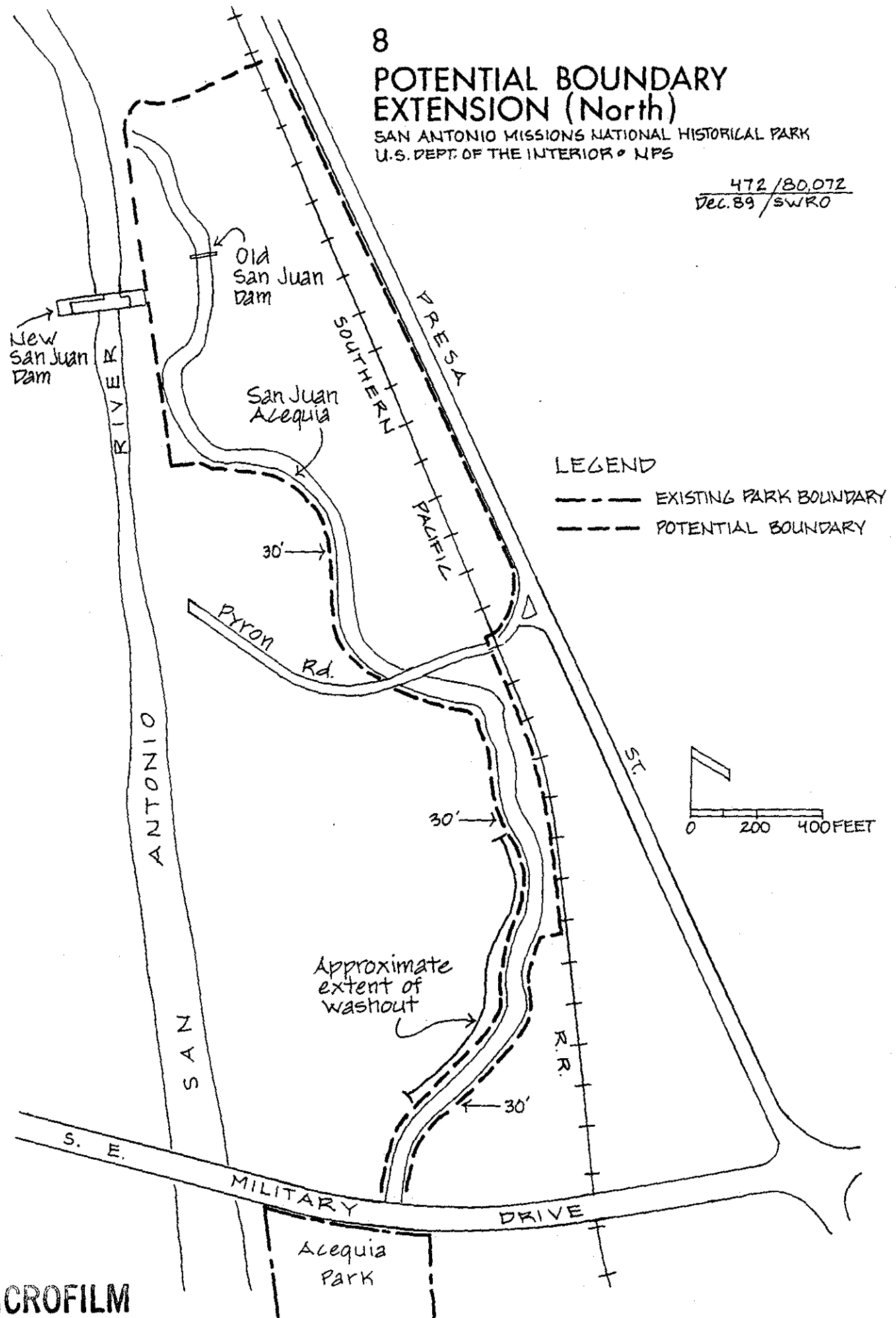
5. The remaining "tails" of San Juan and Espada acequias (Map 9). As in the above-discussed sections of the San Juan acequia, these sections of the two acequias are legally within the park, but because they apparently never had property lines nor were any defined by PL 95-629, the park boundary that includes them does not exist

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POTENTIAL BOUNDARY EXTENSION (North)

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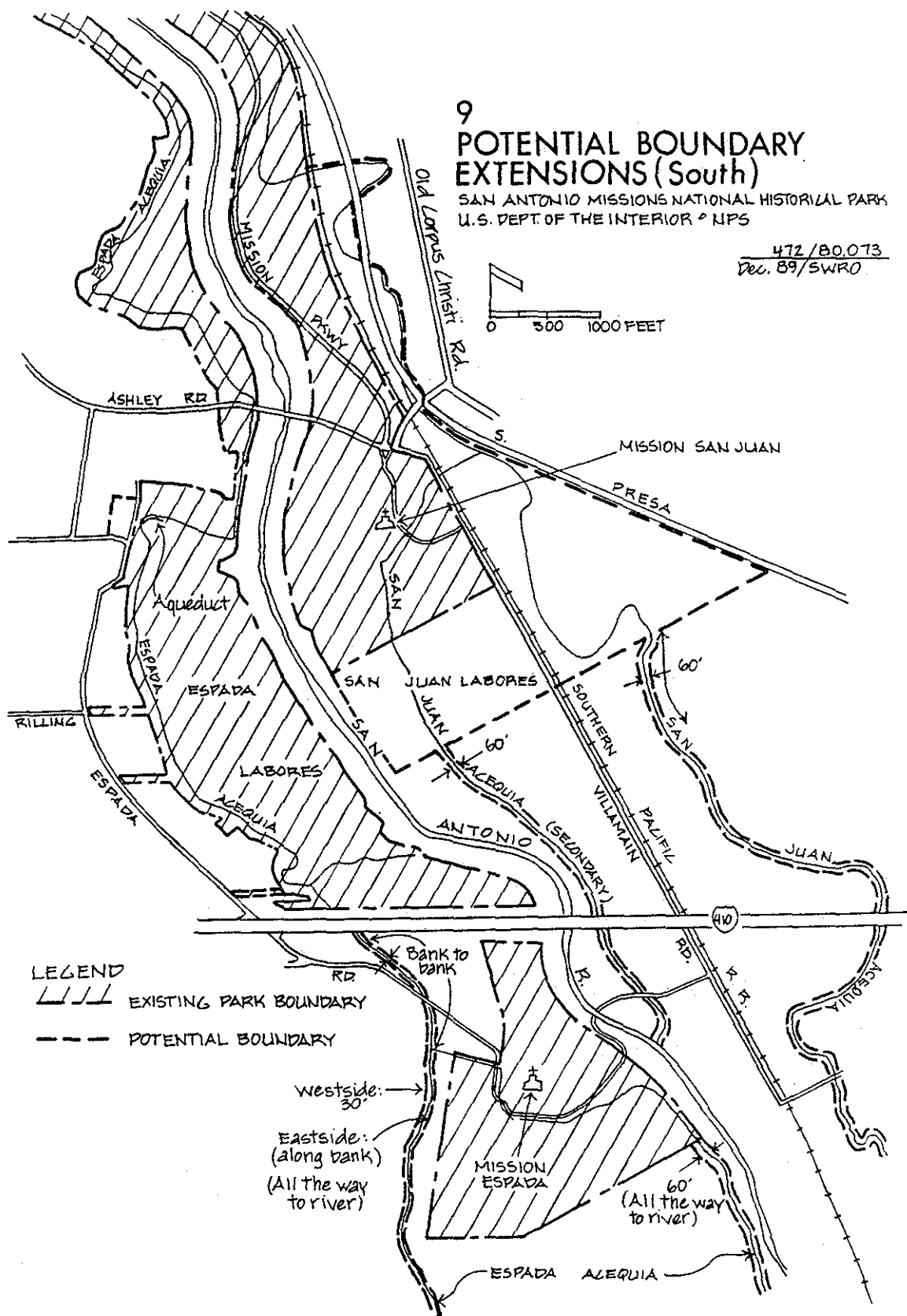
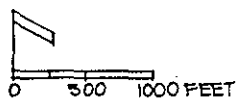
ON MICROFILM

9

POTENTIAL BOUNDARY EXTENSIONS (South)

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Dec. 89/SWRO



ON MICROFILM

as a line on the ground. Establishing an official boundary will remove the current uncertainty.

San Juan acequia south from the suggested new park boundary at the south end of the historic labores, 60 feet wide.

12.8 acres

San Juan acequia, secondary ditch, south from the suggested new boundary, 60 feet wide.

5.4 acres

Two legs of the Espada acequia, south from Loop 410 to the San Antonio River:

Main acequia (west of main park boundary). Through the residential community along Espada Road, generally along both banks to avoid structures but expanding to up to 30 feet on either side where appropriate. South of the community the boundary would remain along the east bank to avoid structures but would be at 30 feet on the west.

6.9 acres

Secondary ditch (south of park boundary), 60 feet wide.

.5 acre

6. San Juan Labores (Maps 6 and 9 - Research conducted subsequent to the establishment of the park showed that the mission's labores extended some 1200 feet further south than the boundary. Inclusion of this area will extend protection to the rest of San Juan's historic labores and will provide more area for the demonstration farm.

40.6 acres

7. Espada Aqueduct area (Map 6 and 9)

Five small properties to the west of Espada Road are left isolated by the construction of the Piedras Creek flood control project on two sides and the park on the third. Addition of these parcels would give the NPS control of both sides of the dead-end road, hence the ability to gate it as necessary. The space would provide needed additional parking space for visitors to the aqueduct and would permit more protection for the aqueduct.

1.7 acres

A small city owned parcel will provide access at the south end of the Espada labores.

.8 acres

8. San Jose Acequia (Map 5) - A well preserved stretch of this acequia, not previously thought to exist, is probably the only opportunity to preserve a segment of the northern acequias and make it available for public access and interpretation.

13.8 acres

9. Rancho de las Cabras (Map 7) - This site contains ruins of the Espada Mission rancho, the only such ruins known to remain. It is an important site both for its role in mission life and because of its part in the early introduction and development of the cattle industry. It is owned by the state of Texas.

99.2 acres

10. Land protection changes - These recommendations do not alter the boundary or change the acreage of the park. Rather, they would change the administrative control over several parts of the park in order to improve management, law enforcement, and visitor services.

Encourage the City and SARA to terminate their existing cooperative agreements with the NPS and donate Acequia Park and Espada Park to the NPS in fee.

Encourage the state to terminate its cooperative agreement and donate its land at Mission San Jose to the NPS in fee.

The northernmost parcel of Espada Park, owned by Mission Cemetery Co., is inadequately controlled by the existing easement and should be acquired in fee.

The northwestern-most parcel at Mission San Juan, privately owned and under easement, should be acquired in fee when available.

APPENDIX

PROTECTION OF PARK LANDLAND WITHIN THE BOUNDARY AND HOW IT IS PROTECTED

	<u>Protected Land: 80%</u>			<u>Not Protected: 20%</u>		<u>Total</u>
	<u>Fee</u>	<u>Coop. Agree.</u>	<u>Ease.</u>	<u>Private*</u>	<u>Public**</u>	
Concepcion	.38	5.95	--	11.33	1.46	19.12
San Jose	--	22.29	--	2.66	1.92	26.87
Acequia Pk.	14.74	79.14	14.61	--	1.84	110.33
Espada Park	31.70	10.87	11.50	9.09	.54	63.70
San Juan	19.90	14.92	2.00	18.83	7.66	63.31
Espada Aceq. & labores	68.59	--	3.27	15.48	1.38	88.72
Espada	<u>29.22</u>	<u>14.87</u>	<u>40.99</u>	<u>16.30</u>	<u>19.35</u>	<u>120.73</u>
	164.53	148.04	72.37	73.69	34.15	492.78

* Including archdiocesan property

** Includes city ROWs.

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