



# United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.

Washington, D.C. 20240

July 26, 2010

Notice to file:

This property has been automatically listed in the National Register of Historic Places. This is due to the fact that the publication of our Federal Register Notice: "National Register of Historic Places: Pending Nominations and Other Actions" was delayed beyond our control to the point where the mandated 15 day public comment period ended after our required 45 day time frame to act on the nomination. If the 45<sup>th</sup> day falls on a weekend or Federal holiday, the property will be automatically listed the next business day. The nomination is technically adequate and meets the National Register criteria for evaluation, and thus, automatically listed in the National Register of Historic Places.

Edson H. Beall  
Historian  
National Register of Historic Places  
Phone: 202-354-2255  
E-mail: [Edson\\_Beall@nps.gov](mailto:Edson_Beall@nps.gov)  
Web: [www.nps.gov/history/nr](http://www.nps.gov/history/nr)



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National Park Service

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NATIONAL REGISTER OF HISTORIC PLACES  
Registration Form

1. NAME OF PROPERTY

HISTORIC NAME: The Toltec  
OTHER NAME/SITE NUMBER: The Toltec Apartments

2. LOCATION

STREET & NUMBER: 131 Taylor Street  
CITY OR TOWN: San Antonio VICINITY: N/A NOT FOR PUBLICATION: N/A  
STATE: Texas CODE: TX COUNTY: Bexar CODE: 029 ZIP CODE: 78205

1. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

*Mark Wolfe* State Historic Preservation Officer Date *6/7/10*  
Signature of certifying official / Title  
Texas Historical Commission  
State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of commenting or other official Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that the property is:

- entered in the National Register  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register  See continuation sheet.
- other, explain  See continuation sheet.

*Edgar Beall* Signature of the Keeper Date of Action *7-26-10*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5. CLASSIFICATION**

OWNERSHIP OF PROPERTY: PRIVATE

CATEGORY OF PROPERTY: BUILDING

| NUMBER OF RESOURCES WITHIN PROPERTY: | CONTRIBUTING | NONCONTRIBUTING |            |
|--------------------------------------|--------------|-----------------|------------|
|                                      | 1            | 1               | BUILDINGS  |
|                                      | 0            | 0               | SITES      |
|                                      | 0            | 0               | STRUCTURES |
|                                      | 0            | 0               | OBJECTS    |
|                                      | 1            | 1               | TOTAL      |

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

**6. FUNCTION OR USE**

HISTORIC FUNCTIONS: DOMESTIC / multiple dwelling

CURRENT FUNCTIONS: DOMESTIC / multiple dwelling

**7. DESCRIPTION**

ARCHITECTURAL CLASSIFICATION: LATE 19th AND EARLY 20th CENTURY REVIVALS: Classical Revival

|            |            |                   |
|------------|------------|-------------------|
| MATERIALS: | FOUNDATION | CONCRETE          |
|            | WALLS      | BRICK, CAST STONE |
|            | ROOF       | ASPHALT           |
|            | OTHER      |                   |

NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-9)

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## NARRATIVE DESCRIPTION

Begun in 1913 and completed in 1915, the Toltec Apartments is a three-story concrete and masonry building with a full basement, and it contains fourteen rental apartments. The U-plan building is constructed of red brick with white cast stone detailing—a tall base, quoins, and decorative elements—that strongly defines the south and east elevations. The marble-faced, recessed entrance is dominated by a suspended canopy anchored in cast stone cartouches.

San Antonio architect Ernest P. Behles designed the apartment house, which was built as an investment property by the Augustus Maverick family, who resided there beginning in 1919. Located on Taylor Street, the building is immediately adjacent to the Maverick-Carter House, constructed by Augustus Maverick's father in 1893 (NRHP 1998). These two are the only residential buildings that remain on this street, which once was lined with houses but is now comprised of commercial and institutional buildings and parking lots.

The Toltec's northeast-southwest orientation allowed the apartment units to face the San Antonio River, which ran immediately to the west, prior to being re-channeled in 1920; since that time, the building's site has remained virtually unchanged. A brick, wrought iron, and pipe rail fence with wrought iron gates separate the Toltec from Taylor Street to the east, and a rock and wrought iron fence and gate separate it from Auditorium Circle to the west. A circular drive encompasses a grassy lawn interspersed with mature vegetation. The non-contributing six-bay garage replaced an earlier structure built in 1918.

On the interior, a full-height concrete and cast iron staircase rises from the basement to the third floor. There are both one- and two-bedroom apartments and a single studio apartment. Simple interior finishes include tile and terrazzo floors, original wood trim, and wood and glass doors with original hardware. The structure retains a high degree of integrity and is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion C for Architecture.

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## Site

The Toltec Apartments ("the Toltec") is bounded on the east by Taylor Street, on the west by Auditorium Circle, on the south by the Maverick-Carter house (NR 1998), and on the north by separately owned commercial property. It is accessed from Taylor Street through wrought iron gates set in a brick, cast stone, wrought iron, and pipe rail fence; and from Auditorium Circle through wrought iron gates set in a stone wall that continues from the adjacent Maverick-Carter House. Lanterns are mounted on the Taylor Street corner posts.

The building is set on the north boundary line of the site facing south onto a landscaped yard and entry court. The Toltec property was originally part of the larger Maverick-Carter House site, and a stone and wrought iron fence separates the yard from the house to the south. Family accounts indicate that the entire property was fenced, and it is therefore likely that the stone fence also extended along the Taylor Street (east) side of the property.

The existing brick, wrought iron and pipe rail fence along Taylor Street dates to the Toltec's construction and is visible in historic photographs; it complements the building in design and materials. Simple wrought iron fencing

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was mounted on the base many years ago to raise the fence height; the original pipe rail runs behind this later ironwork. Driveway gates at both the Toltec and Maverick-Carter House are identical.

With the exception of the wing walls that flank the entry gate, the stone wall on the west side of the property was reconstructed about 10 years ago after the original wall and entry arch collapsed. Original stones were used to reconstruct the wall, and wrought iron was added to match the fence at the Maverick-Carter House. The entry arch was not rebuilt. Iron work on top of the wing walls is older and more elaborate. A wrought iron sign reading "Toltec" is mounted to the right of the entry gate.

The asphalt, concrete-curbed driveway encompasses a grassy lawn in front of the apartments. The driveway exits to both Auditorium Circle (a single drive) and Taylor Street (a U-shaped drive with an entrance and an exit). The lawn, once flat, is now mounded from many years of dressing with topsoil, a common springtime practice. The site is planted with a variety of trees including pecan, Italian cypress, mountain laurels, and fan palms. Shrubs include nandina, boxwood, plumbago, and pomegranate. The entryway is flanked by concrete-curbed beds planted with ground cover. This creates a lush, oasis-like environment within the busy urban landscape and evokes the feeling of a suburban residential neighborhood.

An open bay, six-car garage stands near the southwest perimeter of the site. The tile and stucco structure, which replaced a 1918 garage, is not dated. It is a non-contributing structure. The walls and gates are contributing elements to the nominated resource.

### Structure

The Toltec is a three-story, U-shaped building with projecting east and west wings and a full basement. Built of red brick, concrete and cast stone, its south and east façades are constructed of rough-finished red brick laid in running half-bond, while its north and west façades are plastered. With few exceptions, the building's original, double-hung wood sash windows were replaced in 1996, but the operable replacement windows are identical in profile to the original windows.

Structural plans by consulting engineer W.E. Simpson indicate that the building was constructed largely as originally designed. Though plans show a larger center bay, the central stairway and east and west bays were constructed as drawn. Due to its proximity to the river, the west bay of the building was built on twenty foot pilings eight inches in diameter and sunk six inches below water level. Footings extend down another twelve inches.

The first floor of the Toltec is raised above the full basement on columns that are sixteen inches square. The full-height central stairwell in the center of the building projects from the north elevation. The stairwell can be accessed from the exterior at the first floor level. All apartment units are accessed from the stairwell and central corridors that are identical on all levels. The Toltec's fourteen apartments originally utilized natural cross-ventilation.

There are basement level areaways on both the south and west elevations. Basement windows are identical in size to larger windows on the upper floors. The basement is utilized for mechanical and storage purposes. The building's original boiler and radiated heating system have been replaced with a contemporary system. Coal chutes

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have been closed and filled. The chimney stack at the northeast corner of the exterior elevation served the boiler when it was in operation.

## South Elevation

The building's principal, south façade faces onto the grassy lawn. The three-part elevation contains two projecting wings and a connecting slab. The recessed entry is set between the two wings. The south elevation is framed with a cast stone base, quoins and frieze. The quoins are equal in size and are unified by a three-quarter round cast stone column that forms the building's corners. At their intersection with the building's base, the columns terminate with an acanthus-like floral decoration projecting from the top of the base.

The south elevations of the east and west wings contain two sets of paired, double-hung windows on each floor, while the elevations facing onto the entry court contain identical paired windows and a single, smaller window on each floor.

On the building's first floor, the recessed entrance is flanked by paired, double-hung windows. Second and third floor fenestration differs from the first floor: from left to right (west to east), the first bay contains paired double-hung windows, the center bay (over the entry) contains three smaller single pane windows, and the third bay contains smaller, double hung windows. All windows have brick sills. Narrow brick spandrels below the smaller windows align with the bottom of the larger windows to emphasize and unify the building's horizontal arrangement.

The building is topped by a plain cast stone frieze at the head of the third floor windows, a projecting, corbelled brick cornice comprised of brick laid in stretcher and soldier coursing, and a simple parapet with glazed terra cotta coping. This extends around the south, east and west sides of the building.

The recessed entry is set between the two wings within the U. The face of the entry is trimmed in cast stone and articulated by a projecting canopy suspended from two decorative turnbuckles that terminate in anchoring cartouches, both at the canopy fascia and the building wall. The canopy's metal fascia is comprised of a simple cornice, dentil molding and two sheet metal cartouches marked with the letter T. The canopy is anchored to the wall on each side by decorative cast stone cartouches, each also marked with a T. A cast stone panel incised with the name TOLTEC is set between the cast stone cartouches. A cast iron sconce with a single globe is mounted on either side of the recessed entry.

White marble stairs lead to the building's entryway which is faced in gray marble with a white marble cap. The white hexagonal tile floor in the entryway is framed with green and black tile laid in a Greek key pattern. The name "Toltec" is laid in black tile script in the floor. The original brass mailboxes with call buttons are set on the west wall of the entryway.

Entry is through a pair of dark oak doors with single pane lights. Above the door is an operable, screened transom. The doorway is flanked by single pane, hinged sidelights with screens. Above each of these sidelights is an operable single pane transom with screen.

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## East Elevation

The east elevation faces on Taylor Street. Fenestration is uniform on each of the three floors: from left to right (south to north) the three bays include a pair of windows, two single windows of equal height, and a pair of shorter windows. All windows are double-hung, and their brick sills are identical to those on the major (south) elevation. To compensate for the difference in window length and maintain the elevation's horizontal unity, the brick sills are aligned. A recessed brick panel is set between the bottom of the shorter windows and brick sills.

## West Elevation

The west elevation faces Auditorium Circle. In contrast to the south and east elevations of brick, the west wall is plastered and painted. Fenestration is uniform on each of the three floors: two single rectangular windows in the center bay are flanked by two pair of windows, all the same size. A full-height fire escape is located in the center of the west elevation. There are no decorative elements.

## North Elevation

Like the east elevation, the north elevation is plastered and utilitarian in appearance. The boiler stack projects at the northeast corner, while the stairwell projects in the center. Fenestration differs on the east and west sides of the stairwell. On the east side, a pair of windows is situated in the middle of floors one, two and three. Floors two and three contain a single window on the northeast corner, and a set of operable French doors adjacent to the stairwell shaft. Removable pipe railings allowed for furniture to be moved in and out of these doors. There is a single door on the first floor door below the French doors.

Adjacent to the stairwell and to its west, each floor contains a single window, a pair of windows, and at the northwest corner, a single window. The northwest corner windows on the second and third floors are shorter in length. Stairwell windows correspond to landings.

A ramp and doorway provide access to the east side of the stairwell on the first floor level. The building's roof slopes downward from south to north, draining into a gutter and downspout system. The north elevation has no parapet.

## Interior

The Toltec's fourteen apartments use various floor plans, all originally designed for natural cross-ventilation. The first floor contains four apartments—two 2-bedroom and two 1-bedroom. The second and third floors each have five apartments—one 2-bedroom, three 1-bedroom, and one studio. Apartments not located on corners are cross ventilated through operable screened transoms and secondary windows opening into the hallways. The screens remain intact.

The building was most recently remodeled in 1996. Bathrooms retain some original tile work. Kitchens have been remodeled. Historic interior finishes include plaster ceilings and walls, terrazzo floors in the corridors and

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stairwells, scored concrete floors in several locations, hardware, and hardwood doors, transoms, trim, base and other moldings.

The Toltec was constructed with amenities common to stylish apartment houses of the early 20th century. These included trash chutes, which have been converted to utility chases, and built-in ice boxes, which have been removed.

The full-height stairway has a railing comprised of sturdy, cast iron newel posts, slender, square balusters, and a polished oak railing. The concrete risers are covered with vinyl tile. Double-hung windows light the stairway at the second and third floor landings.

Hallways on all floors feature ceiling fans and a central light fixture that is decorative on the first floor and plain on the second and third floors. Floors are off-white terrazzo edged in a rose-colored frame. Ceilings and walls are plastered. A simple, painted molding at plate-rail height is the only decorative feature. Apartment doors and hardware are original. Doors are of dark oak with both solid and glass panels. Apartment numbers are stenciled on the glass. Above each door is an operable, screened transom.

## Summary

The physical integrity of the Toltec is high, although the immediate surroundings of the neighborhood have been transformed over the decades, making the apartments and the Maverick-Carter House the only residential structures in an otherwise commercial area. The Toltec still serves its original function as a rental apartment building, and it retains its integrity of location, design, materials, workmanship, feeling, and association; although still in its original setting, the general appearance of the surrounding city blocks have changed. The property is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion C for Architecture.

**8. STATEMENT OF SIGNIFICANCE**

**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUES, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Architecture

**PERIOD OF SIGNIFICANCE:** 1915

**SIGNIFICANT DATES:** 1915

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT / BUILDER:** Ernest P. Behles, architect  
Gordon-Jones Construction Company, general contractor

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-10 through 8-16)

**9. MAJOR BIBLIOGRAPHIC REFERENCES**

**BIBLIOGRAPHY** (see continuation sheets 9-17)

- PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A
- preliminary determination of individual listing (36 CFR 67) has been requested.
  - previously listed in the National Register
  - previously determined eligible by the National Register
  - designated a National Historic Landmark
  - recorded by Historic American Buildings Survey #
  - recorded by Historic American Engineering Record #

**PRIMARY LOCATION OF ADDITIONAL DATA:**

- State historic preservation office      Texas Historical Commission, Austin
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

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## STATEMENT OF SIGNIFICANCE

Augustus Maverick and his wife, Elizabeth Baxter Maverick, began construction of the Toltec in 1913. The site was immediately north of Dr. Maverick's boyhood home, built in 1893 by his father, William H. Maverick. The Maverick family had extensive land investments nearby and was responsible for much of San Antonio's downtown development in the late 19th century.

The Toltec was intended as an investment property but also served as the family's home. Local architect Ernest P. Behles designed the building in 1913, but construction was delayed when Dr. Maverick was murdered on August 18 of that year, and it was not completed until 1915. Elizabeth Maverick and her daughters, Elizabeth Vienna and Augusta Victoria, moved into the building in 1919. The daughters acquired a two-thirds interest in the Toltec from their mother in 1942, and the remainder at the time of her death in 1968. Mrs. Maverick lived at the Toltec until shortly before she died, and Augusta Maverick Huth remained there until 1993. The property was sold out of the family in 1996.

The Toltec exemplified the trend toward apartment living that gained popularity throughout the country in the early 20th century. It was among numerous small apartment houses constructed in and near San Antonio's downtown area, and is the finest example of this style remaining today in the central business district.

As a fine example of early 20th century apartment construction and as the work of architect Ernest P. Behles, the Toltec is nominated to the National Register at the local level of significance under Criterion C in the area of Architecture. The period of significance is 1915, the date the building was completed. The building and its site remain largely unchanged and retain a high degree of integrity.

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### The Maverick Family in San Antonio

Augustus Maverick was the son of William (Willie) Harvey Maverick and grandson of Texas Declaration of Independence signer Samuel Augustus Maverick. The Maverick family had significant real estate holdings in San Antonio, and various family members were closely associated with the city's development in the mid- to late-19th century.

The Maverick brothers...are responsible for the rapid strides which have taken place on Houston Street. Their real estate interests were mostly in that direction, and they set to work to enhance the value of their property, which they did sensibly as any enterprising, progressive and liberal citizen would do.<sup>1</sup>

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<sup>1</sup> San Antonio *Express*, December 11, 1923. Maverick family members constructed many of the prominent buildings that still stand on Houston Street and Alamo Plaza, including the Maverick Hotel (1877; demolished in 1920); the Soledad and University Blocks (1883); the Albert Maverick Building (c. 1875); Alamo Plaza (historic district, NRHP 1975); the Crockett Block (1882); and the Maverick Building (1922; NRHP 1995). Alfred Giles designed all of these, except the Maverick Building. William Maverick was responsible for the naming and widening of Houston Street and was also recognized as the individual

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Samuel Maverick constructed his home in 1850 at the northwest corner of Alamo Plaza, just six blocks from where the Toltec now sits. His son Albert built his residence several blocks to the east in 1877.

Samuel Maverick's sixth child, William, married Emilie Virginia Chilton in 1873, and the couple had five children. After his wife died in a New Orleans sanitarium in 1886, William Maverick traveled abroad until 1892. He returned to San Antonio and built a large house at 119 Taylor Street in 1893, which he furnished with rare paintings and art objects collected on his travels. The family occupied the house on July 3, 1894.<sup>2</sup> His daughter, Laura Maverick Graves, remembered:

The wide lawn, an appropriate setting for Maverick's prize rose bushes, sloped in back to the [San Antonio] river, which at that time wound in front of the present site of the municipal auditorium.<sup>3</sup>

William Maverick raised his children in this quiet residential neighborhood on the San Antonio River, north of the bustling downtown area. His youngest son, Augustus (1885-1913), was educated at the University of Texas and University of Pennsylvania, where he received his medical degree in 1907.

After practicing in Philadelphia and in Vienna, Austria, Dr. Maverick returned to San Antonio with his wife, Elizabeth; they had two children, Elizabeth Vienna (1908-1998) and Augusta Victoria (1909-1995).<sup>4</sup> In 1910 they purchased a house at 822 West Magnolia in the new Beacon Hill subdivision. They were joined by his father, and the Taylor Street house was sold to Augustus' older brother, Robert.<sup>5</sup>

Augustus Maverick was a dedicated professional with few outside interests. A period publication noted that he was "very fond of automobiling, and, in fact, if he has any hobby except devotion to his profession, it is for this sport, to which he gives such time as his duties will allow...Maverick has never sought or held public office."<sup>6</sup>

Like his father and other family members, Augustus Maverick was also knowledgeable about real estate. The infrastructure of downtown San Antonio was being substantially rebuilt in the second decade of the 20<sup>th</sup> century. Streets were being widened, new bridges constructed, and meanders were being removed from the San Antonio River to alleviate flooding. Augustus Maverick recognized that the undeveloped property north of the family home represented a valuable real estate investment opportunity, and it was in this context that he envisioned the Toltec.<sup>7</sup>

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who laid out and named Avenues C (Broadway), D (Alamo Street) and E, all streets that contributed to the city's northward growth. See Mary Carolyn Hollers Jutson, *Alfred Giles: An English Architect in Texas and Mexico* (San Antonio: Trinity University Press, 1972), 90-106.

<sup>2</sup> San Antonio *Express*, December 11, 1923; Bexar County Deed Records (BCDR) 441:378. Like his brother and other family members, William Maverick selected Alfred Giles as his architect.

<sup>3</sup> Jutson, 62.

<sup>4</sup> Men of Affairs, 138

<sup>5</sup> BCDR 344:576 (William Maverick et al to Robert Maverick, December 2, 1910); BCDR 441:378 (Affidavit, Lewis Maverick to H.C. Carter, July 14, 1914).

<sup>6</sup> Men of Affairs: 138

<sup>7</sup> Chilton Maverick to Maria Watson Pfeiffer, June, 1995. Chilton Maverick, Augustus Maverick's grandson, also believes that his grandfather envisioned the Toltec as the family's home.

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## Apartment Structures in the Early 20th Century

Residential apartment buildings, introduced on the East Coast in the 1860s, had become an accepted mode of housing throughout the United States in the early years of the 20th century. Initially typified by grand examples such as New York's Dakota Apartments, the form had evolved to encompass smaller buildings that housed the middle and upper-middle classes.

"By far the largest number of buildings, particularly between 1880 and 1930, are efficiency apartment houses for middle- and moderate-income groups. Most are three to five-story walk-ups containing a variety of one- to five-room units, covering half a block or less and located near intersecting arterials, commercial subcenters or other multiunit dwellings or on the edge of neighborhoods of middle-income detached housing.... Regional variations are reflected in building materials, styles and number of users. However, middle-income and smaller apartments tend to have a plain, boxy look with flat roofs and little landscaping. But American apartments have been notable for well-equipped kitchens, good bathrooms and safe heating systems and for being cheaper rentals than detached houses..."<sup>8</sup>

In contrast to English flats, American apartments testified to a demand for privacy or "apartness," and whereas flats were generally for the poor, early apartment houses were created for the rich. When first introduced to New York in the 1860s, each contained a set of mansions, with living rooms, fireplaces, libraries, numerous bedrooms, and even quarters for servants. Practical adaptations of these elegant buildings created middle-class apartments that, though standardized, retained some elements of their origins, such as ornamentation in entrance lobbies or façades. Like their predecessors, 20th century apartment buildings had separate garbage disposal facilities for each unit.<sup>9</sup>

## Apartment Structures in San Antonio

San Antonio residents built their homes in the late 19th century in the downtown and near-downtown areas. Both working class and more affluent neighborhoods were concentrated immediately south of downtown (the King William neighborhood), southeast of downtown (the Lavaca neighborhood and site of HemisFair '68), and north of downtown near Travis Park, Madison Square and Avenue C (Broadway). By the 1890s and first decade of the 20th century, streetcars and automobiles allowed residents to move to newer, more distant neighborhoods. Local housing stock was comprised primarily of single family dwellings throughout the 19th century, but by the early 20th century apartment living grew in popularity.

The city experienced rapid growth between 1890 and 1910, exploding in population from 37,673 to 96,614 residents; by 1920 there were 161,379 people living in San Antonio. Many factors contributed to this growth, including the city's popularity among winter residents and health seekers, the military buildup before and during World War I, and the influx of immigrants during political unrest in Mexico during the 1910 Mexican Revolution. New neighborhoods were constructed to meet the demand for housing and multi-family housing was introduced.

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<sup>8</sup> John Hancock, "Apartment Buildings," in Diane Maddex, ed., *Built in the U.S.A.: American Buildings from Airports to Zoos* (Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1985), 16.

<sup>9</sup> Alan Gowans, *Style and Types of North American Architecture* (New York: HarperCollins, 1992), 176, 231-232.

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The local press commented in 1909:

San Antonio is entering the apartment house era.... In the past year, noting the rapid growth of the city in population, property owners have begun to pay attention to the field here presented for these buildings. San Antonio is an ideal place for the apartment house.<sup>10</sup>

As late as 1911, the San Antonio city directory did not list a category for "apartment houses," but the category was introduced in 1912 when nine apartment buildings were listed; the number doubled in 1913. While some apartments were located in large, subdivided houses or in the upper floors of existing buildings, others were in purpose-built structures.<sup>11</sup>

### The Toltec, 1913-1915

Augustus Maverick made the decision to build a substantial apartment building on the north part of his father's Taylor Street homestead. The land had been an orchard and contained an "old rock house." In a sworn affidavit, his brother Lewis Maverick noted:

...in April, 1893, there was still to be seen the remnants of an old orchard on said south half of said Lot 15, and the fruit trees then looked to be ten to fifteen years old. The south half of said lot 15, and all of lots 13 and 14, in said city block 412, was in April, 1893, planted in Johnson grass...the north half of said lot 15, and all of what might be called lot 16...and running back to the river, was, in said April 1893, likewise entirely under one fence and had standing thereon an old rock house, reputed to have been built between 1850 and 1860...said old rock house remained standing upon said premises until some two years ago when affiant's brother, Dr. Augustus Maverick, then in life, but since deceased, removed it and built an apartment house on that site.<sup>12</sup>

On June 22, 1913, the *San Antonio Express* announced:

Work is now well under way on the construction of the new Toltec Apartments, a \$52,000 structure on the property adjoining the old Maverick Homestead....The building will be three stories in height with basement. Provisions are being made for two additional stories....The same will be of reinforced concrete construction, absolutely fireproof. The building will be one of the finest of its kind in Texas, having all the modern conveniences known to the building world in apartment house construction, having telephone for all apartments, laundry rooms and servants room in the basement for the tenants, ice water in corridors, built-in gas ranges, china closets, marble corridors, steam heat, hot and cold

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<sup>10</sup> San Antonio *Daily Express*, July 4, 1909, 37.

<sup>11</sup> San Antonio city directory, various years.

<sup>12</sup> BCDR 441:378-80 (Affidavit, Lewis Maverick to H.C. Carter, July 14, 1914).

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## National Register of Historic Places Continuation Sheet

Section 8 Page 14

The Toltec  
San Antonio, Bexar County, Texas

water, etc...All bath fixtures will be porcelain throughout the construction of the building will be the best of the kind.<sup>13</sup>

The building was designed by San Antonio architect Ernest P. Behles and built by the Gordon-Jones Construction Company. It was advertised as "absolutely fireproof, most modern and exclusive in the city."<sup>14</sup> The Toltec had been under construction only about three months when Dr. Maverick was murdered at the age of twenty-seven. This tragedy delayed the building's completion, and it was not listed in the city directory until 1915. His widow Elizabeth continued to live on in Beacon Hill, and did not move to the Toltec with her children until 1919.<sup>15</sup>

No documentation has been found to explain the selection of the building's name. An early elevation drawing by Behles shows the location for the cast stone panel above the main entrance, wherein the panel was labeled merely "INSCRIPTION." Throughout the United States, there was a great interest in the ancient cultures of Central America during the late 19th and early 20th centuries. Major archaeological discoveries had been made at Chichen Itza, a massive site of the ancient Maya, and at Tula, an important center of Toltec culture. It is likely that these well-publicized explorations created a romanticized local interest that inspired the apartment building's name. Other buildings constructed in San Antonio during this period also took inspiration from this Central American vogue, most notably the Mayan Revival-styled Aztec Theater (NRHP 1992); it is worth noting that the Toltec was so named eleven years before the landmark theater's construction in 1926.

### Ernest P. Behles, Architect

Ernest P. Behles was born in Ohio to German immigrants in July 1889; the family moved to Texas by January 1893, where his father found employment as a superintendent at San Antonio's Alamo Cement Company. Ernest Behles worked as a draftsman for local architects James Wahrenberger (1905), Robert K. Chapman (1907-1908) and Atlee B. Ayres (1909). He then entered a partnership with Charles T. Boelhauwe in 1911. Though Behles called himself an "architect and structural engineer," it is not known if he had any formal architectural training.<sup>16</sup>

The firm of Behles and Boelhauwe dissolved in 1912, and Behles continued working under the name Ernest P. Behles and Company. His designs are well chronicled in San Antonio newspapers until 1918, the last year he appeared in the San Antonio city directory. Though he registered for the draft in San Antonio in May 1917, Behles listed his profession as store architect for Kirkpatrick Brothers in St. Louis, Missouri.<sup>17</sup>

<sup>13</sup> San Antonio *Express*, June 22, 1913. The microfilm of this edition is of poor quality.

<sup>14</sup> *Ibid*; Toltec cornerstone.

<sup>15</sup> A log of rental collections kept by Mrs. Maverick begins in January, 1919, and runs until July, 1939. Family sources indicate that the Toltec was named by Augustus Maverick's executor, Reagan Houston, who oversaw completion of the building. However, this is contradicted by the June 22, 1913, newspaper account. Dr. Maverick was not murdered until August 18, 1913.

<sup>16</sup> United States Federal Census, 1900, Bexar County, Texas; United States immigration records, port of New York; San Antonio city directories, various years; American Institute of Architects archives, Washington, D.C. Nicolas and Maria Behles immigrated from Germany in February and May 1889 respectively. The family was living in Texas when Behles' brother was born in January 1893. Behles was never a member of the American Institute of Architects.

<sup>17</sup> San Antonio *Express*, February 2, 1913; San Antonio city directories, various years; World War I draft registration records. Behles' brother, Fred, and Frank Behles (probably an uncle) also worked with him.

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National Park Service

# National Register of Historic Places Continuation Sheet

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The Toltec  
San Antonio, Bexar County, Texas

Ernest Behles and his younger brother Fred moved to Memphis, Tennessee, where Ernest appeared in the 1919 Memphis city directory under the name "Behles Brothers, Store Architects," advertising "high grade store fixtures for every purpose." By the time their father died in Memphis in 1929, Ernest had relocated to Baltimore to continue his practice, while Fred remained in Memphis; Behles's work in Memphis and Baltimore has not been researched.<sup>18</sup> During his brief career in San Antonio, Behles designed many residences, including the Livingston-Hess House (1915, NRHP 1996); R.B. Cherry House (1913, Monte Vista NRHP district), Ira Ogden House at (1915, in Monte Vista NRHP district); D.J. Woodward House (625 French Place); four frame, 2-story houses (132-140 East Magnolia); Lewis Saur House (321 Essex); apartment house for Mrs. Charles Sckerls and W.W. Sanger garage (both in the King William NRHP district). Unfortunately many other San Antonio buildings designed by Behles have been demolished.<sup>19</sup>

## The Toltec, 1919-2009

The Toltec was a popular housing alternative for upper class couples and widows during the 1920s. The 1919-1939 rental journal indicates that the apartments enjoyed good occupancy by prominent residents including the architect Ralph Cameron and his wife; Mrs. David Pincus (widow of a prominent retailer); Mrs. Nat Lewis and Mrs. Groesbeck (widows of civic leaders); Mrs. R.E. Burney (widow of a leading local contractor); and Mrs. John Pfeiffer (widow of a prominent attorney). In the mid-1920s rental rates ranged from \$65 to \$100 per month.<sup>20</sup>

Elizabeth Maverick continued to rent apartments throughout the war and post-war years to an eclectic mix of single men and women, many of them retired. Maverick family members also occupied apartments at the Toltec. City directory listings show that few of the fourteen apartments ever were vacant.<sup>21</sup>

Daughters Augusta and Vienna Maverick each received a third-interest in the Toltec from their mother in 1942. Elizabeth Maverick continued to live there until shortly before her death in 1968. Augusta Maverick Huth remained at the Toltec until 1993, two years before her death. After eighty years in the Maverick family Augusta's executors, including her sister Vienna, sold the Toltec in February 1996 to 110 Auditorium Circle, Ltd. Vienna Maverick died in 1998.<sup>22</sup>

The building's new owners were noted preservationist Walter N. Mathis and his business partner, Anthony Bradfield. They made repairs to the building, replaced windows, installed modern heating and air conditioning

<sup>18</sup> Nicolas Behles moved to Memphis in 1920 and died there on December 28, 1929 (State of Tennessee Death Certificate 4060). When Fred Behles died in Memphis on December 27, 1934, his older brother Ernest was listed as a survivor, living in Baltimore, Maryland.

<sup>19</sup> San Antonio buildings designed by Behles that have been demolished include apartment buildings for the Kaufman family on San Pedro Avenue; D.J. Woodward building; Alex Halff building; E.J. Altgelt house; Joseph Hahn house; Harmony Club; E.A. Mayor Piano Company building; and apartment houses for L. Goldman and J.J. Burges. Behles also designed the Charlotte (Texas) State Bank.

<sup>20</sup> Toltec rental journal, collection of Toltec Apartments, Ltd.

<sup>21</sup> San Antonio city directories, various years.

<sup>22</sup> BCDR 6678:538 (Estate of Augusta Maverick Huth to 110 Auditorium Circle, Ltd., February 27, 1996); BCDR 1907:169 & 171 (Elizabeth Maverick to Augusta Maverick Huth and Vienna Maverick Schwartzberg, July 8, 1942); San Antonio city directories, various dates.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section 8 Page 16

The Toltec  
San Antonio, Bexar County, Texas

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equipment, and renovated kitchens and bathrooms. In February 2003 Mathis and Bradfield sold the Toltec to Toltec Apartments, Ltd., headed by Paul Carter, whose family has owned the adjacent Maverick-Carter House since 1914.<sup>23</sup> Today the Toltec remains a popular venue for downtown living, and vacancies quickly fill by word-of-mouth.

### Summary

Apartment buildings such as the Toltec proliferated in San Antonio in the first two decades of the 20th century. Numerous suburban examples remain today, but this type of building has all but disappeared from downtown. The Havana (NRHP 1986), located two blocks from the Toltec, is the most comparable standing example; however, it is now a small hotel rather than apartments.

As an outstanding example of the work of architect Ernest P. Behles, as well as a fine example of a small apartment house that remains virtually unchanged from the time of construction, the Toltec is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance, and its period of significance is 1915.

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<sup>23</sup> BCDR 9846:2172 (110 Auditorium Circle, Ltd. To Toltec Apartments, Ltd., February 24, 2003); BCDR 439:16 (Arthur L. Tuttle to H.C. Carter, April 15, 1914); BCDR 441: 378-80 (Affidavit, Lewis Maverick to H.C. Carter, July 14, 1914).

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 9 Page 17

The Toltec  
San Antonio, Bexar County, Texas

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Jutson, Mary Carolyn Hollers. *Alfred Giles: An English Architect in Texas and Mexico*. San Antonio: Trinity University Press, 1972.

Maddex, Diane (ed.) *Built in the U.S.A.: American Buildings from Airports to Zoos*. Washington, DC: The Preservation Press, National Trust for Historic Preservation, 1985.

National Register Nomination, Maverick-Carter House, San Antonio, Bexar County, Texas.

Norton, Charles G. (ed.). *Men of Affairs of San Antonio*. San Antonio: San Antonio Newspaper Artists Association, 1913.

Personal Communication, Chilton Maverick to Maria Watson Pfeiffer, June 1995.

San Antonio City Directories, various editions.

*San Antonio Express*, various editions.

San Antonio Public Library Vertical Files

Sanborn's Fire Insurance Maps, various editions

The Toltec, Rental Log. Collection of Paul Carter.

United States Federal Census, various years.

**10. GEOGRAPHICAL DATA**

ACREAGE OF PROPERTY: less than one acre

|                |             |                |                 |
|----------------|-------------|----------------|-----------------|
| UTM REFERENCES | <u>Zone</u> | <u>Easting</u> | <u>Northing</u> |
|                | 14          | 549683         | 3255801         |

VERBAL BOUNDARY DESCRIPTION: Lots 15 and 16, Block 5, New City Block (NCB) 412. The site is bounded on the north by Lot 17, on the south by Lot 14, on the east by Taylor Street and on the west by Auditorium Circle.

BOUNDARY JUSTIFICATION: Nomination includes all property historically associated with the building.

**11. FORM PREPARED BY** (with assistance from Rachel Leibowitz, Texas Historical Commission staff)

NAME / TITLE: Maria Watson Pfeiffer

ORGANIZATION: N/A

DATE: January 15, 2010

STREET & NUMBER: 213 Washington Street

TELEPHONE: (210) 222-1586

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78204-1336

**ADDITIONAL DOCUMENTATION**

**CONTINUATION SHEETS**

MAPS (see continuation sheet Map-18 through Map-21)

PHOTOGRAPHS (see continuation sheet Photo-29 through Photo-30)

ADDITIONAL ITEMS (see continuation sheets Figure-22 through Figure-28)

**PROPERTY OWNER**

NAME: Toltec Apartments, Ltd. (Paul Carter)

STREET & NUMBER: 802 Augusta Street

TELEPHONE: (210) 227-8111

CITY OR TOWN: San Antonio

STATE: Texas

ZIP CODE: 78205

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

The Toltec  
San Antonio, Bexar County, Texas

Section MAP Page 18



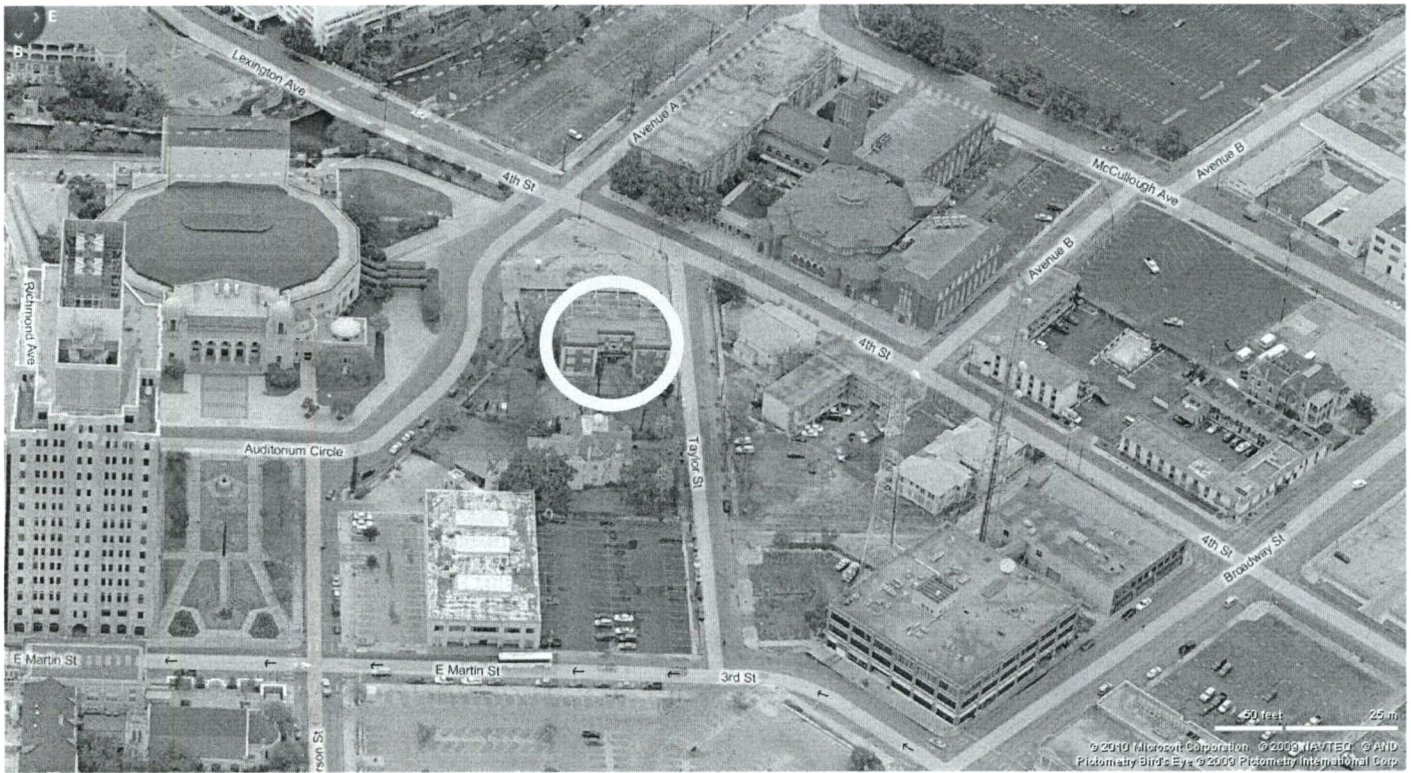
Map 1. General location of the Toltec in San Antonio, at the mark of the "pin."

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 19

The Toltec  
San Antonio, Bexar County, Texas



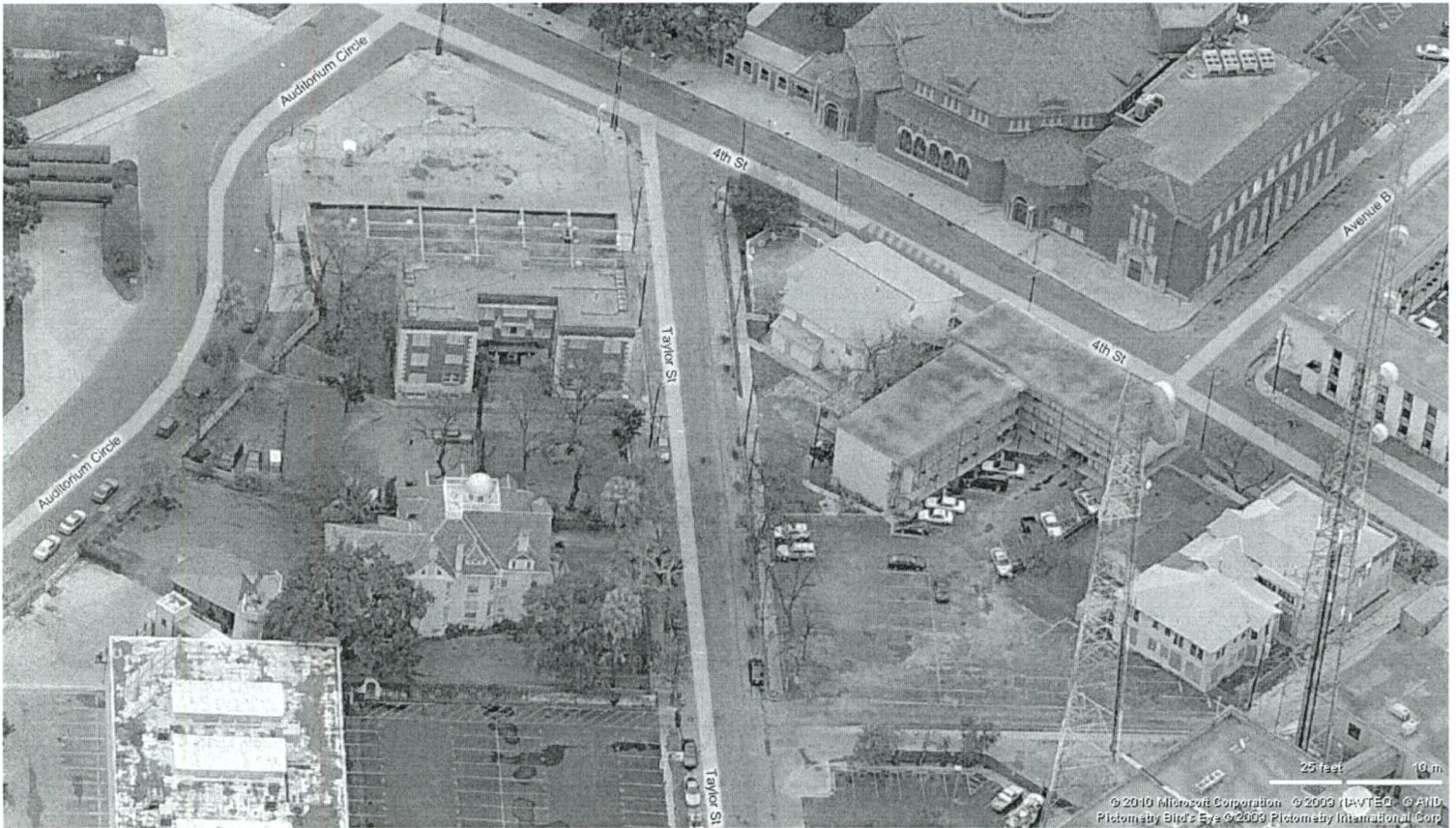
**Map 2.** An aerial photograph that shows the greater context of the Toltec's surrounding; the U-shaped apartment building can be seen in the near-center of the photograph.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 20

The Toltec  
San Antonio, Bexar County, Texas



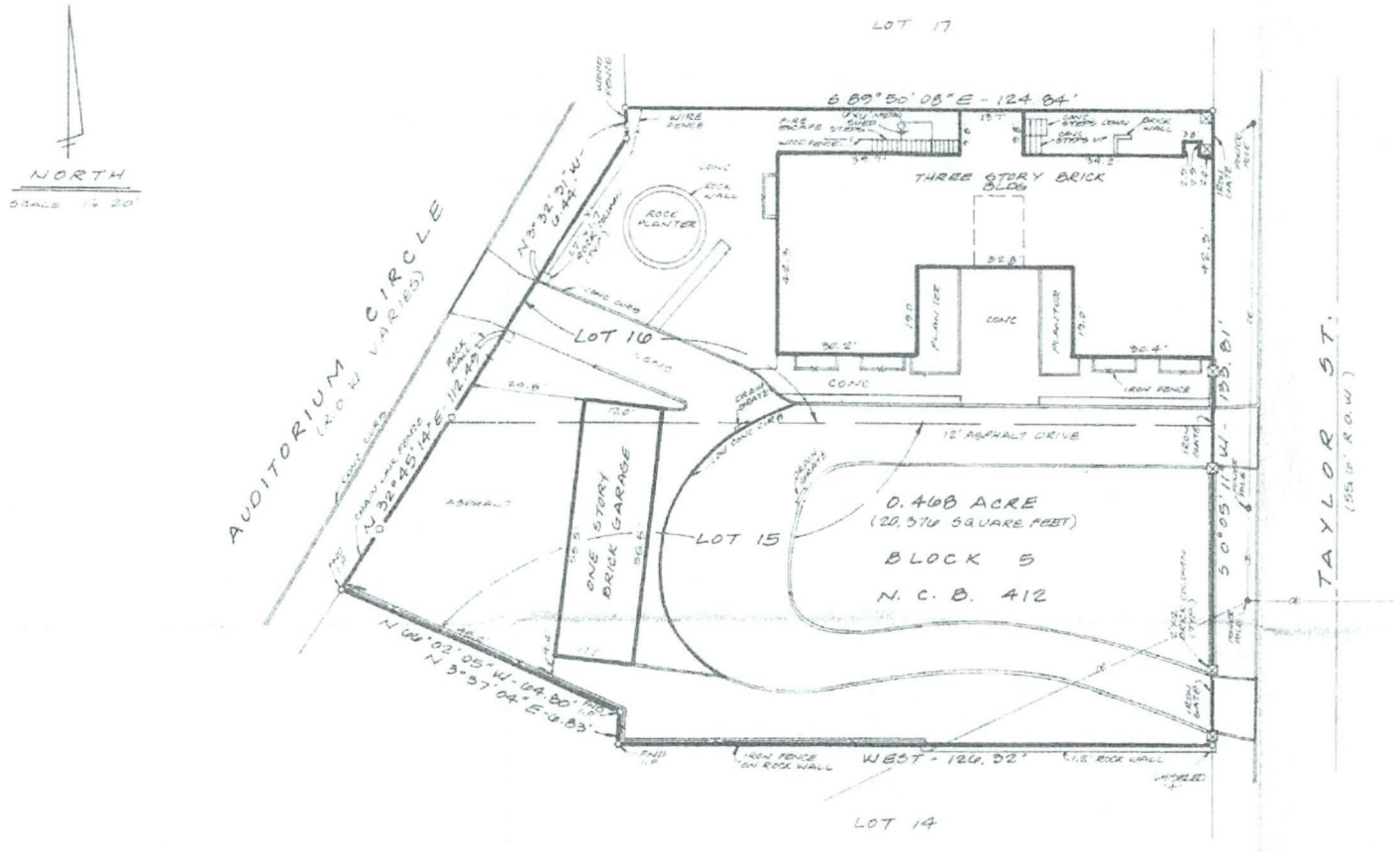
**Map 3.** The U-shaped Toltec Apartments faces the Maverick-Carter House, surrounded by commercial buildings, a church, several parking lots, and cellular communications towers.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section MAP Page 21

The Toltec  
San Antonio, Bexar County, Texas



**Map 4.** "Plat of the Toltec Apartments, Lots 15 and 16, Block 5, New City Block 412, Bexar County, Texas."  
Drawn by Armando Aranda for Sinclair & Associates, Inc., San Antonio, March 10, 1995 (revised March 22, 1995).

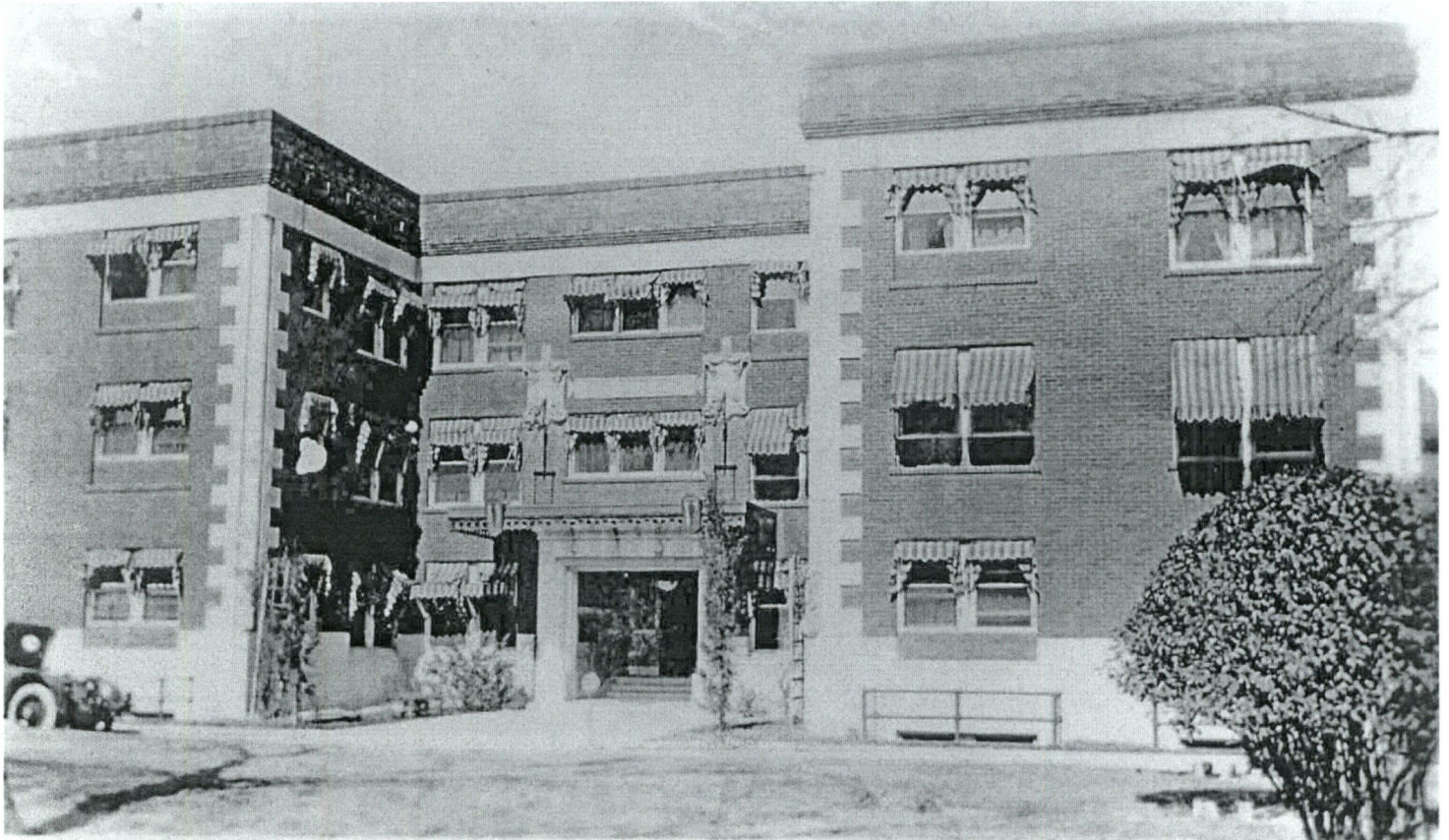
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 22

The Toltec  
San Antonio, Bexar County, Texas

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**Figure 1.** The Toltec, looking north, ca. 1920.

Collection of Paul Carter.

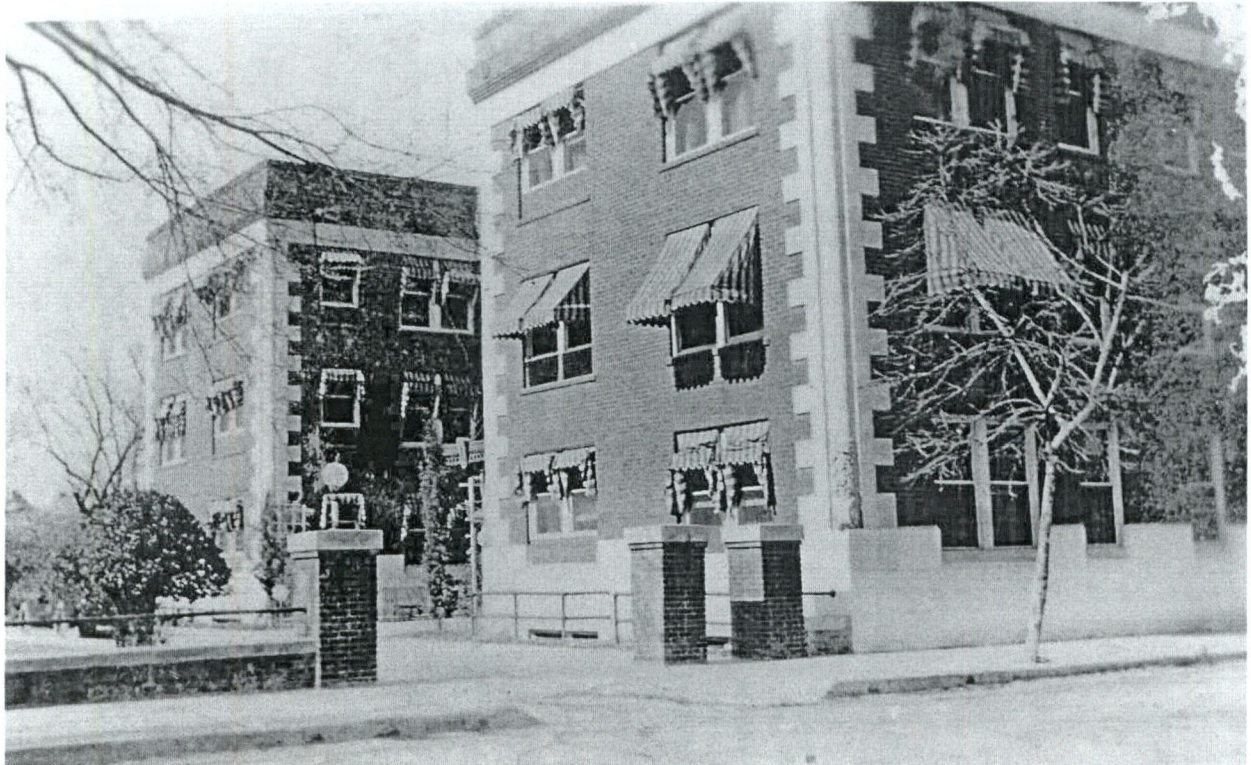
United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 23

The Toltec  
San Antonio, Bexar County, Texas

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**Figure 2.** The Toltec, looking northwest, ca. 1920.

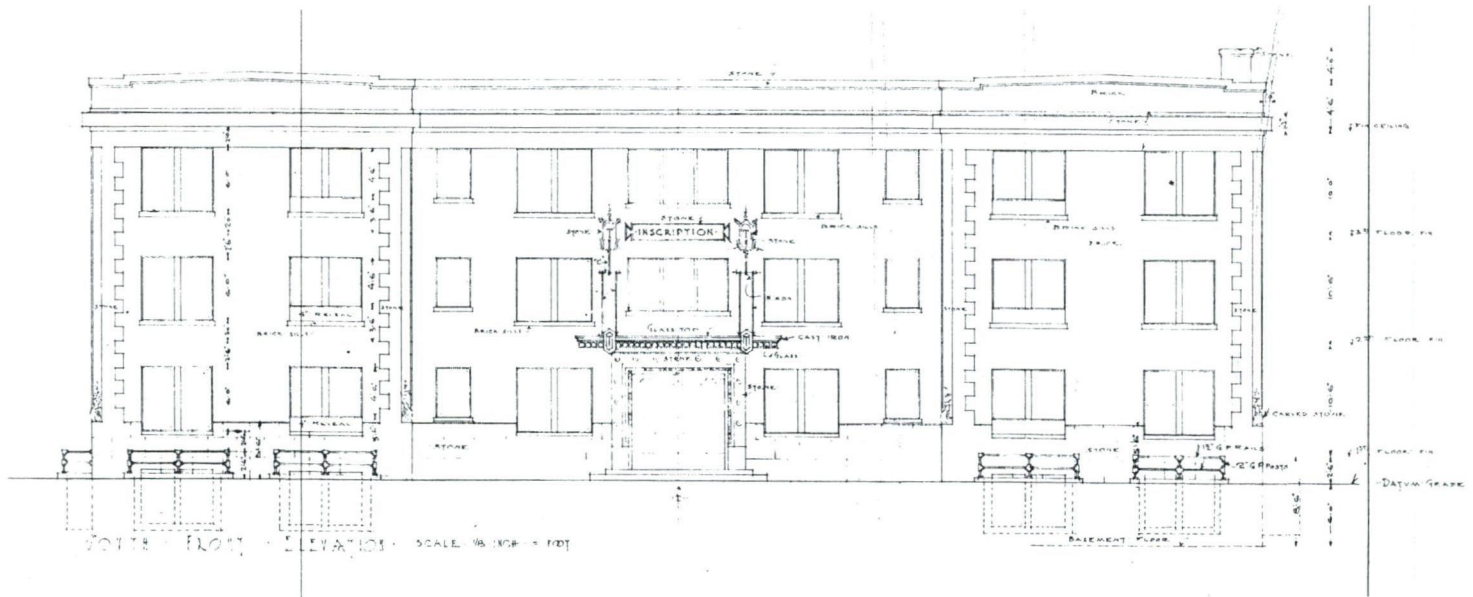
Collection of Paul Carter.

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National Park Service

# National Register of Historic Places Continuation Sheet

Section FIGURE Page 24

The Toltec  
San Antonio, Bexar County, Texas



ANALYST: BOYLE FOR  
DR. A. MAVERICK  
Ernest P. Behles 702 220 H. Comment

4

**Figure 3.** "South / Front Elevation, Apartment House for Dr. A. Maverick" by Ernest P. Behles, Architect.

Collection of Paul Carter.

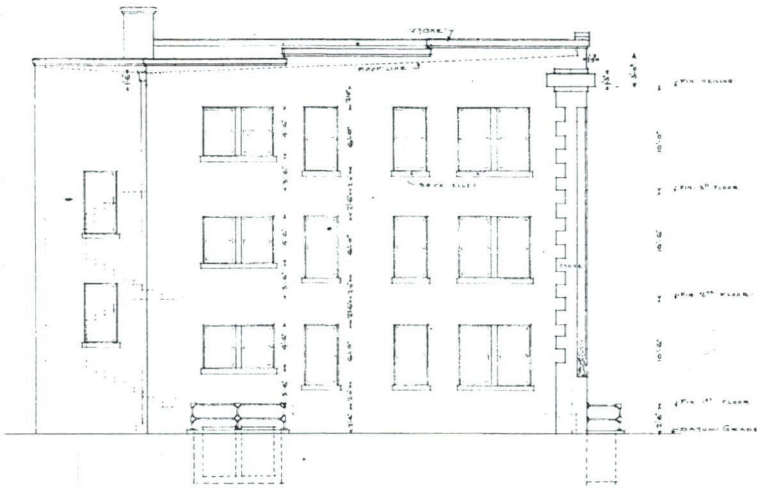
Note the name over the door appears as "INSCRIPTION."

United States Department of the Interior  
National Park Service

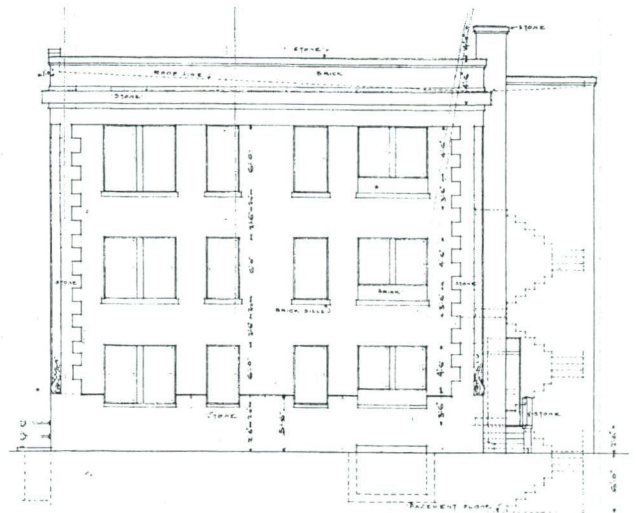
# National Register of Historic Places Continuation Sheet

Section FIGURE Page 25

The Toltec  
San Antonio, Bexar County, Texas



WEST SIDE ELEVATION SCALE 1/8" = 1'-0"



EAST SIDE ELEVATION SCALE 1/8" = 1'-0"

**Figure 4.** "West Side Elevation," and "East Side Elevation, Apartment House for Dr. A. Maverick," by Ernest P. Behles, Architect.

Collection of Paul Carter.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 26

The Toltec  
San Antonio, Bexar County, Texas

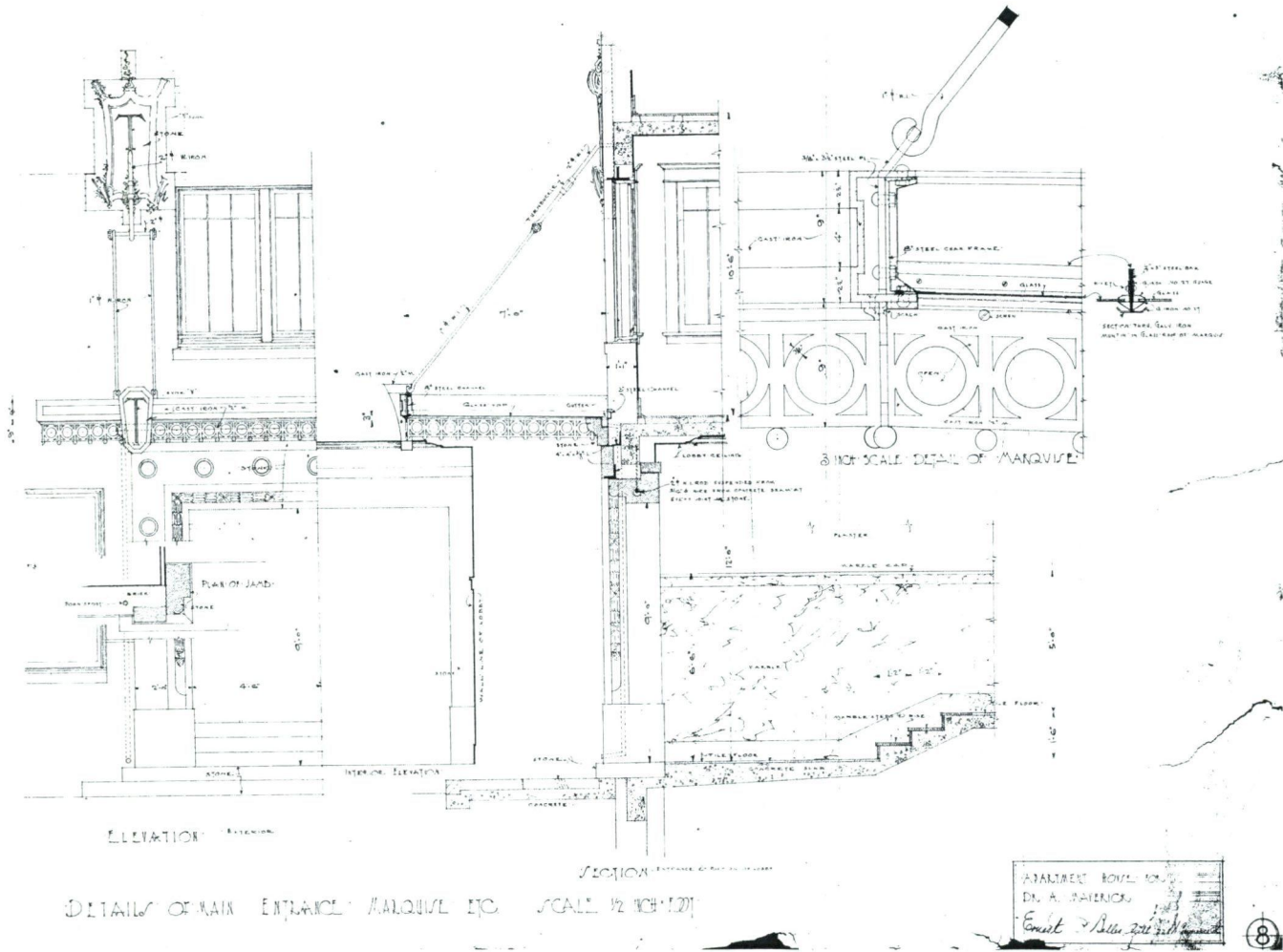


Figure 5. "Details of Main Entrance Marquee, Etc., Apartment House for Dr. A. Maverick," by Ernest P. Behles, Architect.

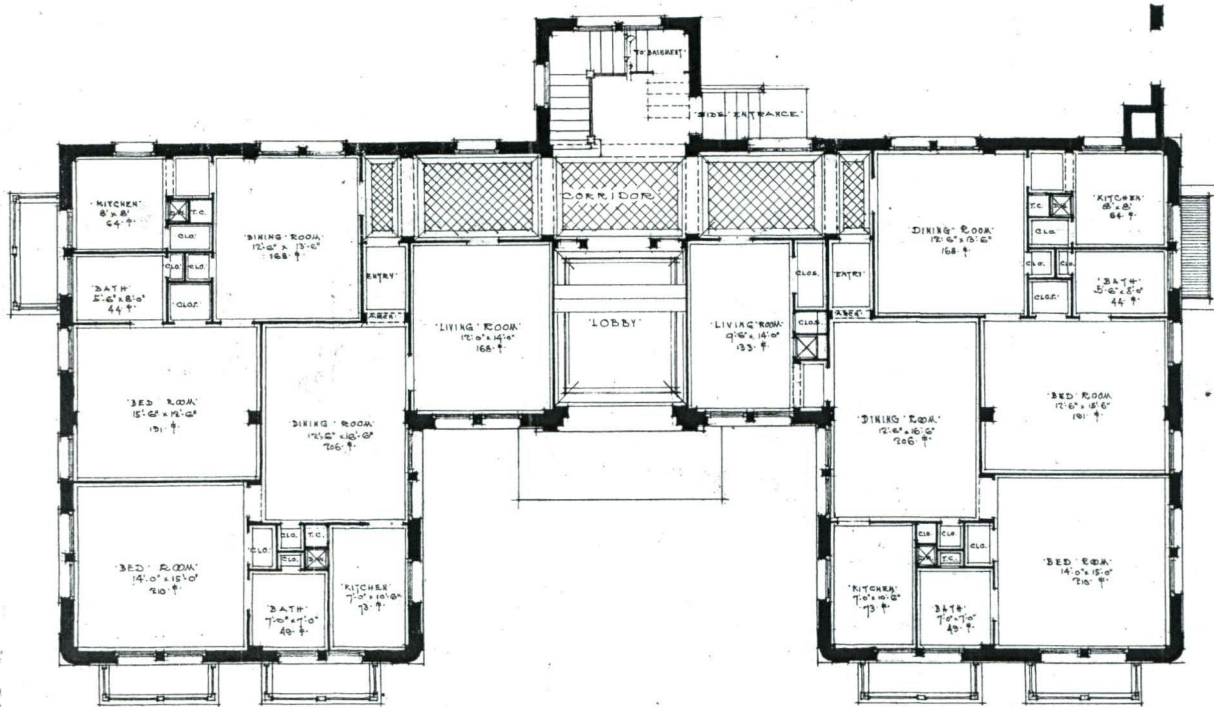
Collection of Paul Carter.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 27

The Toltec  
San Antonio, Bexar County, Texas



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

-TOLTEC APARTMENTS-  
-DR. AUGUSTUS MAVERICK, OWNER-

-ERNEST P. BEHLES ARCHITECT - 218 W. COMMERCE ST.

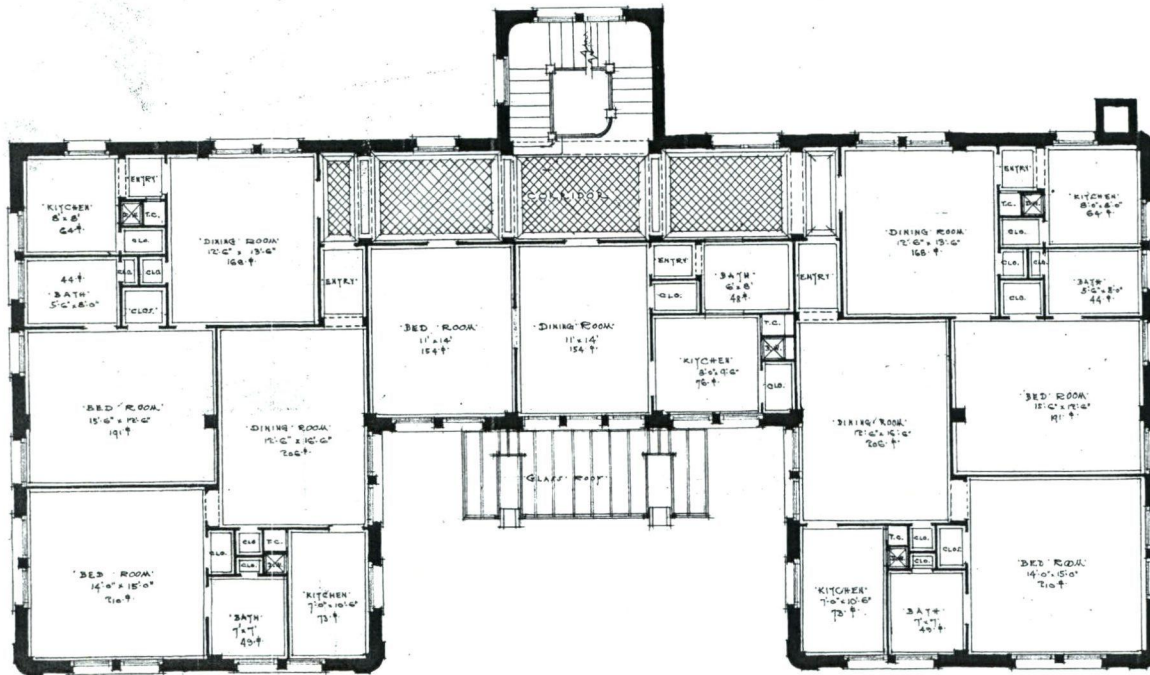
Figure 6. "First Floor Plan" by Ernest P. Behles, Architect.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section FIGURE Page 28

The Toltec  
San Antonio, Bexar County, Texas



SECOND & THIRD FLOOR PLAN SCALE 1/8" = 1'-0"

TOLTEC APARTMENTS  
DR. AUGUSTUS MATERICK, OWNER

ERNEST P. BEHLES ARCHITECT 226 W. COMMERCE ST.

Figure 7. "Second & Third Floor Plan" by Ernest P. Behles, Architect.

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# National Register of Historic Places Continuation Sheet

Section PHOTO Page 29

The Toltec  
San Antonio, Bexar County, Texas

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## PHOTO LOG

Digital files included on archival CD; original digital files with photographer; duplicate digital files with the Texas Historical Commission, Austin

All photographs are credited as follows:

The Toltec  
131 Taylor Street  
San Antonio, Bexar County, Texas  
Al Rendon, photographer  
January 20, 2010

South elevation  
Camera facing north  
Toltec\_Bexar County\_TX\_0001.tif

Southwest oblique  
Camera facing northeast  
Toltec\_Bexar County\_TX\_0002.tif

West elevation with fire escape  
Camera facing northeast  
Toltec\_Bexar County\_TX\_0003.tif

West elevation and contributing rock wall  
Camera facing east  
Toltec\_Bexar County\_TX\_0004.tif

Southeast oblique view with contributing brick-and-pipe-rail-wall  
Camera facing northwest  
Toltec\_Bexar County\_TX\_0005.tif

East elevation  
Camera facing northwest  
Toltec\_Bexar County\_TX\_0006.tif

Northeast oblique view (alley detail)  
Camera facing southwest  
Toltec\_Bexar County\_TX\_0007.tif

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

Section PHOTO Page 30

The Toltec  
San Antonio, Bexar County, Texas

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North elevation

Camera facing south

Toltec\_Bexar County\_TX\_0008.tif

Entrance canopy (detail)

Camera facing north

Toltec\_Bexar County\_TX\_0009.tif

Under the entrance canopy (detail)

Camera facing north

Toltec\_Bexar County\_TX\_0010.tif

Entrance lobby and stair (detail)

Camera facing northwest

Toltec\_Bexar County\_TX\_0011.tif

Entrance lobby and stair (detail)

Camera facing northeast

Toltec\_Bexar County\_TX\_0012.tif

Second floor hallway and stair

Camera facing west

Toltec\_Bexar County\_TX\_0013.tif

Door hardware (detail)

Toltec\_Bexar County\_TX\_0014.tif

Cornerstone at southeast corner (detail)

Camera facing west

Toltec\_Bexar County\_TX\_0015.tif

Detached garage structure (non-contributing)

Camera facing west/northwest

Toltec\_Bexar County\_TX\_0016.tif

View from Toltec entrance looking toward Maverick-Carter House

Camera facing south

Toltec\_Bexar County\_TX\_0017.tif

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Toltec, The  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: TEXAS, Bexar

DATE RECEIVED: 6/10/10 DATE OF PENDING LIST: 7/14/10  
DATE OF 16TH DAY: 7/29/10 DATE OF 45TH DAY: 7/25/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000498

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT  RETURN  REJECT JUL 26 2010 DATE

ABSTRACT/SUMMARY COMMENTS:

**Entered in  
The National Register  
of  
Historic Places**

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



THE TOLTEC  
BEXAR COUNTY, TX  
1 OF 17



THE TOLTEC  
BEXAR COUNTY, TX  
2 OF 17



THE TOLTEC  
BEXAR COUNTY, TX

3 of 17





TOLTEC  
L.L.C.

THE TOLTEL  
BEXAR COUNTY, TX

4 of 17



THE TOLTEC  
BEXAR COUNTY, TX  
5 of 17





THE TOLTEC  
BEXAR COUNTY, TX  
6 OF 17



COMMERCIAL  
TRADING ZONE  
30 MPH  
←

THE TOLTEC

BEXAR COUNTY, TX

7 OF 17

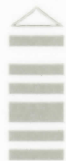
Toltec  
Apts.



LAO-THAI-KAREN-CHIN-KARENNI  
First Baptist Church  
2015 228-4000  
Sunday School    Worship Service  
9:00am-10:00am    10:00am-11:00am  
1200 West 12th Street, St. Paul, MN 55102



THE TOLTEC  
BEXAR COUNTY, TX  
8 OF 17





THE TOLTEL  
BEXAR COUNTY, TX

60 OF 17

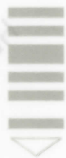




THE TOLTEC  
BEXAR COUNTY, TX  
9 of 17



THE TOLTEL  
BEXAR COUNTY, TX  
11 OF 17





THE TOLTEL  
BEXAR COUNTY, TX  
12 OF 17



THE TOLTEZ

BEXAR COUNTY, TX

13 OF 17





THE TOLTEL  
BEYAR COUNTY, TX  
14 OF 17



131

A · 1913 · D ·  
·TOLTEC · APARTMENTS ·  
·DR. AUGUSTUS MAVERICK ·  
·OWNER ·  
·GORDON JONES CONST. CO. ·  
·CONTRACTORS ·  
·ERNEST P BEHLES ·  
·ARCHITECT ·

THE TOLTEL  
BEXAR COUNTY, TX  
15 of 17



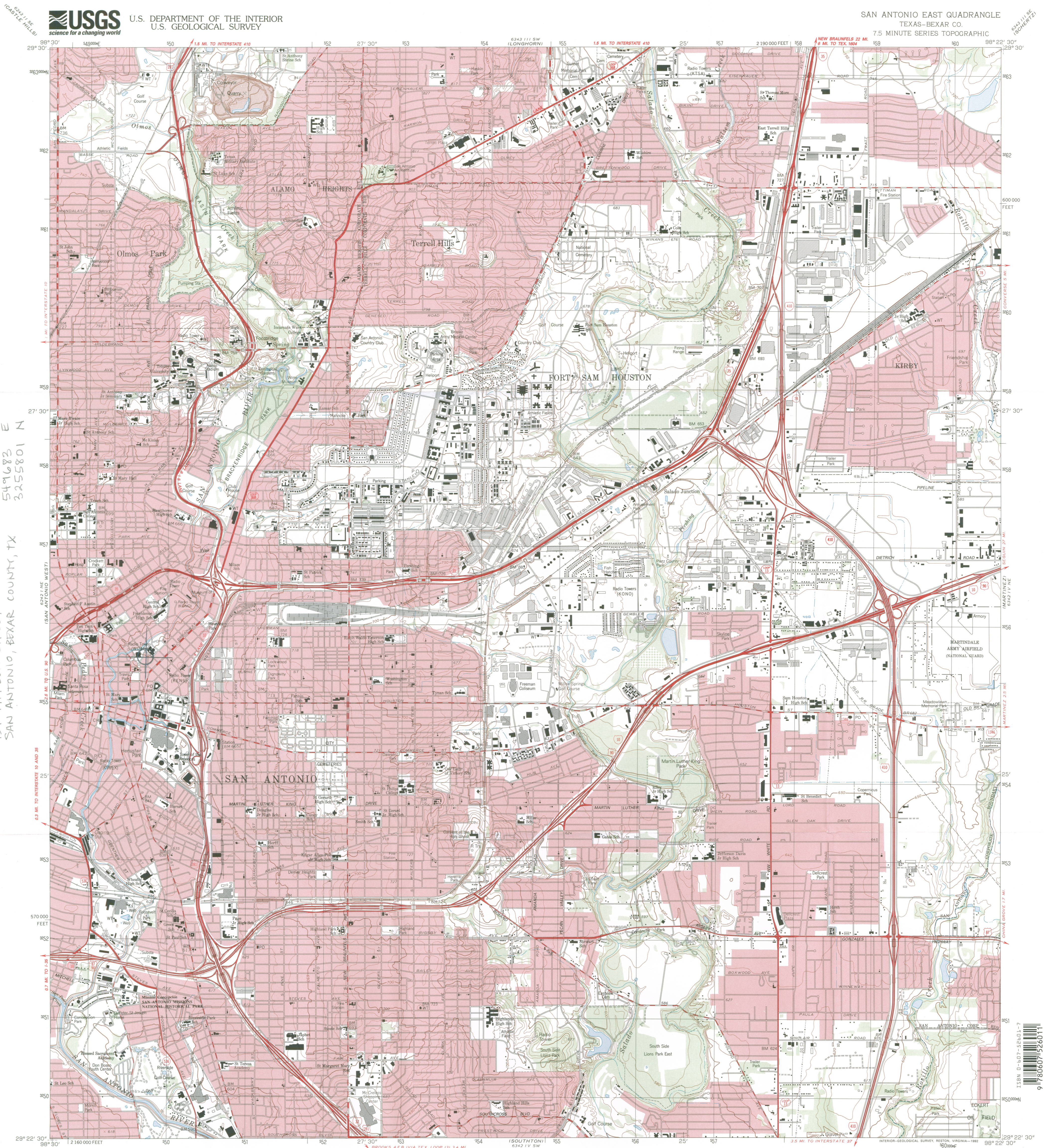
THE TOLTEC  
BEXAR COUNTY, TX  
16 OF 17



THE TOLTEL  
BEXAR COUNTY, TX

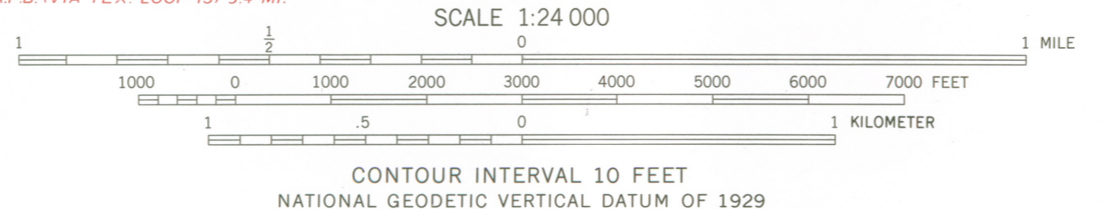
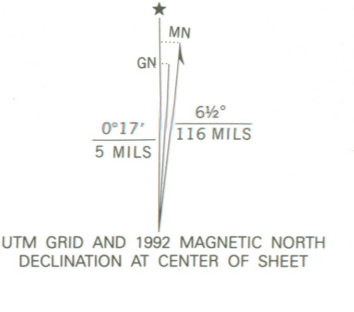
17 OF 17





UTM 14 ZONE  
549682 E  
3255801 N  
THE TOLTEC APARTMENTS  
131 TAYLOR STREET  
SAN ANTONIO, BEXAR COUNTY, TX

Produced by the United States Geological Survey  
Control by USGS, NOS/NOAA and USCE  
Compiled by Defense Mapping Agency from aerial photographs  
taken 1952. Revised from aerial photographs taken 1986  
and other source data. Field checked 1987. Map edition 1992  
North American Datum of 1927 (NAD 27). Projection and  
10 000-foot grid ticks: Texas Coordinate System,  
south central zone (Lambert Conformal Conic)  
1000-meter Universal Transverse Mercator grid, zone 14  
The difference between NAD 27 and North American Datum of  
1983 (NAD 83) for 7.5 minute intersections is given in USGS  
Bulletin 1675. The NAD 83 is shown by dashed corner ticks  
There may be private inholdings within the boundaries of the  
National or State reservations shown on this map  
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

|                                 |   |
|---------------------------------|---|
| Primary highway, hard surface   | Light-duty road, hard or improved surface |
| Secondary highway, hard surface | Unimproved road                           |
| Interstate Route                | U.S. Route                                |
|                                 | State Route                               |

SAN ANTONIO EAST, TEX.  
29098-D4-TT-024

2998-133

1992

DMA 6342 IV NW-SERIES V882

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



TEXAS HISTORICAL COMMISSION  
*real places telling real stories*



MEMORANDUM

TO: Linda McClelland  
National Register of Historic Places

FROM: Rachel Leibowitz, Historian  
Texas Historical Commission

RE: The Toltec  
131 Taylor Street, San Antonio  
Bexar County, TX

DATE: June 7, 2010

The following materials are submitted regarding [address]:

|                                     |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Original National Register of Historic Places form      |
| <input type="checkbox"/>            | ___ Resubmitted nomination                              |
|                                     | Multiple Property nomination form                       |
| <input checked="" type="checkbox"/> | Photographs   |
| <input checked="" type="checkbox"/> | USGS maps   |
|                                     | Correspondence  |
| <input checked="" type="checkbox"/> | Other: archival gold CD with digital image files (.tif) |

COMMENTS:

- \_\_\_ SHPO requests substantive review
- \_\_\_ The enclosed owner objections (do\_\_\_) (do not\_\_\_) constitute a majority of property owners
- \_\_\_ Other:

