

United States Department of the Interior
National Park Service**National Register of Historic Places Registration Form****1. Name of Property****Historic Name:** Pérez Rancho Site and Dolores Crossing**Other name/site number:** Rancho de Casa Piedra; Walsh Ranch; 41BX274, 41BX277, 41BX682**Name of related multiple property listing:** Historic Resources of El Camino Real de los Tejas National Historic Trail**2. Location****Street & number:** A portion of the Medina Natural River Area northwest of Applewhite Road and the Medina River**City or town:** San Antonio**State:** Texas**County:** Bexar**Not for publication:** ☒**Vicinity:** NA**3. 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 at the following levels of significance:

☐ national ☒ statewide ☐ localApplicable National Register Criteria: ☒ A ☐ B ☐ C ☒ D_____
State Historic Preservation Officer
Signature of certifying official / Title_____
Date

Texas Historical Commission

State or Federal agency / bureau or Tribal GovernmentIn my opinion, the property ☐ meets ☐ does not meet the National Register criteria._____
Signature of commenting or other official_____
Date_____
State or Federal agency / bureau or Tribal Government**4. National Park Service Certification**

I hereby certify that the property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register.

___ removed from the National Register

___ other, explain: _____

Signature of the Keeper_____
Date of Action

Pérez Rancho Site, San Antonio, Bexar County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input checked="" type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
3	0	sites
0	1	structures
0	0	objects
4	1	total

Number of contributing resources previously listed in the National Register: NA

6. Function or Use

HISTORIC FUNCTIONS: DOMESTIC/single dwelling; FUNERARY/cemetery; TRANSPORTATION/road-related

CURRENT FUNCTIONS: LANDSCAPE/Park; FUNERARY/cemetery; VACANT/NOT IN USE

7. Description

Architectural Classification: Other: Jacal, Cemetery; N/A

Principal Exterior Materials: Wood , Stone

Narrative Description (see continuation sheets 6 through 13)

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: ARCHEOLOGY/ Historic – Non-Aboriginal; EXPLORATION/SETTLEMENT

Period of Significance: Ca. 1700-1851

Significant Dates: 1808, 1846

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): European: Spanish

Architect/Builder: NA

Narrative Statement of Significance (see continuation sheets 14 through 21)

9. Major Bibliographic References

Bibliography (see continuation sheets 22 and 23)

Previous documentation on file (NPS):

- ☐ 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 (*City of San Antonio*)
- ☐ University
- ☐ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

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10. Geographical Data

Acreage of Property: Approximately 150 acres

Coordinates - Latitude/Longitude Coordinates - Datum if other than WGS84: NA

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Name/title: Lena Sweeten McDonald, Meghan Hesse, and Tony Scott, with assistance from
Gregory Smith (THC), and Kay Hinds (City of San Antonio)

Organization: HRA Gray & Pape LLC

Street & number: 1428 West Alabama Street

City or Town: Houston

State: Texas

Zip Code: 77006

Email: tscott@hragp.com

Telephone: 713-541-0473

Date: November 2011

Additional Documentation

Maps (see continuation sheets 24 through 35)

Additional items (see continuation sheets 36 through 54)

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PHOTOGRAPHS

Pérez Rancho Site and Dolores Crossing
San Antonio, Bexar County, Texas
Photographed by Lena Sweeten McDonald, April 2011
Location of digital files: Texas Historical Commission, Austin

Photo 1

Overview of Dwelling Site (41BX274) Surrounded by
Chain Link Fence
Camera facing: West

Photo 2

Dwelling Site (41BX274)
Camera facing: West

Photo 3

Reconstructed Chapel (41BX277)
Camera facing: North

Photo 4

Original Iron Gate on South Wall of Chapel (41BX277)
Camera facing: West

Photo 5

Original Iron Gate on East End Wall of Chapel
(41BX277)
Camera facing: East

Photo 6

Burials Within Chapel (41BX277)
Camera facing: West

Photo 7

Overview of Jacal Surrounded by Chain Link Fence
Camera facing: West

Photo 8

West Façade of Jacal
Camera facing: Southeast

Photo 9

Overview of Crossing Site on the Medina River,
Camera facing: East.

Photo 10

Gravel Bar Marking Crossing Site on the Medina
River, Camera facing: South-Southeast.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

Narrative Description

The Pérez Rancho Site and the Dolores Crossing are located northwest of the intersection of Old Applewhite Road and the Medina River in southwestern Bexar County within the Medina River Natural Area Park, and are accessible via the Medina River Greenway Trail, a seven-mile walking trail. The historic property includes the rancho's primary dwelling site (41BX274), a jacal, the river crossing site (41BX682), and – on a discontinuous parcel - the Pérez family cemetery and chapel (41BX277). The rancho was part of a Spanish Colonial Period land grant made to Lt. Col. Juan Ygnacio Pérez during the late eighteenth century. Archeological investigations have recovered artifacts ranging from the Spanish Colonial Period through the early twentieth century. The Dolores/Pérez/Appleswhite Crossing Site (41BX682) is a ford on the Medina River associated with El Camino Real de los Tejas (hereafter referred to as El Camino Real). Located just west of the Applewhite Road crossing of the Medina River, the crossing is situated in shallow waters with a naturally occurring gravel bar with linear U-shaped swales set into and extending away from the river banks that are indicative of an extended period of use as a route of approach to the gravel bar in single file fashion. These properties are nominated under the *Historic Resources of El Camino Real de los Tejas National Historic Trail* Multiple Property Documentation Form.

The Pérez Rancho is located off Applewhite Road between Leon Creek and the Medina River. It occupies a high terrace above the north bank of the Medina River. The site is located within the Medina River Natural Area Park, a municipal park owned and maintained by the City of San Antonio. The park occupies approximately 500 acres (202 hectares) in south-central Bexar County and is bounded on the west by State Highway 16, on the northeast by Watson Road, and on the south by the Medina River. The park extends along both the northern and southern banks of the Medina River and also includes two small, unnamed intermittent creeks flowing into the Medina River from the north. Much of the park acreage is heavily wooded, but the immediate vicinity around the Pérez Rancho resources has tall grasses mixed with shrubs. A

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Bexar County is located in the transitional zone between the southern limits of the Edwards Plateau and the lower Gulf Coastal Plain. San Antonio is located at the base of the Balcones Escarpment of the Edwards Plateau. The major drainage near the project area is the Medina River, which originates in western Bandera County and flows across the Balcones Escarpment. It converges with the San Antonio River in southern Bexar County.²

Three major geographic regions meet in Bexar County: the Edwards Plateau, the Blackland Prairie, and the South Texas Plains. The Edwards Plateau gradually slopes to the southeast and ends in the Balcones Escarpment. The limestone-based Edwards Plateau is characterized by spring-fed, perennial streams that flow across the Balcones Escarpment. Vegetation in the Edwards Plateau consists largely of bald cypress (*Taxodium distichum*), live oak (*Quercus virginiana*), cedar elm (*Ulmus crassifolia*) and several species of grasses that include bluestem (*Schizachyrium* and *Andropogon spp.*), grama

¹ Kristi M. Ulrich, Jennifer L. Thompson, Kay Hindes, Bruce K. Moses, Jon J. Dowling, Lynn K. Wack, and Barbara A. Meissner, Testing and Data Recovery at the Pérez Ranch (41BX274); Texas Antiquities Permit No. 4770; Archaeological Report, No. 404 (San Antonio: Center for Archaeological Research, The University of Texas at San Antonio, 2010): 1.

² Ulrich et al., Testing and Data Recovery, 1.

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(*Boutelous spp.*), Indiangrass (*Sorghastrum nutans*), common curly mesquite (*Hiaria belangeri*), buffalo grass (*Buchloe dactyloides*) and Canadian wild rye (*Elymus Canadensis*).³

The vegetation regime includes a variety of oaks, pecan (*Cara illinoensis*), cedar elm (*Ulmus crassifolia*) and mesquite (*Prosopis sp.*). Grasses in this region include big bluestem (*Andropogon gerardi*), little bluestem (*Schizachyrium scoparium*), Indiangrass (*Sorghastrum nutans*), switchgrass (*Panicum virgatum*), sideoats grama (*Bouteloua crutipendula*), hairy grama (*Bouteloua Hirsute*), and a variety of others. The South Texas Plains vegetation area supports subtropical dryland vegetation including honey mesquite (*Prosopis glandulosa*), live oak (*Quercus virginiana*), blackbrush acacia (*Acacia rigidula*), huisache (*Acacia smallii*) and Mexican Paloverde (*Parkinsonia aculeate*).⁴

Bexar County also falls within two biotic provinces, the Tamaulipan and the Balcones. The Tamaulipan province spans from the Balcones Escarpment south into northeastern Mexico east of the Sierra Madre. It is generally covered with thorny brush species like acacias and mesquite but likely supported more grasses prior to historic modifications to the land (Black 1989). The majority of the site is overgrown with mesquite and thorny brush. Live oak and mountain cedar pockets are noted within the dense vegetation. The eastern portion of 41BX274 consists of open pastureland covered by tall grasses. Heavy erosion can be seen on the upper portion of the terrace edge overlooking the Medina River.⁵

Period of Use

During the late eighteenth century, the Pérez family, led by Lt. Col. Juan Ygnacio Pérez, established a ranch on land that abutted Paso Tranquetas.⁶ The Pérez family maintained ownership of the ranch through the 20th century. After an exodus brought on by the Texas Revolution, when members of the family had to flee to Mexico, the Pérez family returned to regain control of portions of their original holdings. In 1851, the Texas Supreme Court upheld the Perez family ownership of the land on the north bank of the Medina River. They did not regain land south of the Medina River.⁷ Various descendants of the Pérez family maintained ownership of the rancho through the late twentieth century.

Identity of Persons and Groups Associated with Pérez Rancho

By 1793, Lt. Col. Juan Ygnacio Pérez, a grandson of an original Canary Island immigrant to San Antonio de Bexar, established one of the earliest privately-owned Spanish ranchos along the Medina River. During the mid-to-late eighteenth century, San Antonio de Bexar (San Antonio) was still a small outpost with limited economic opportunities. However, Pérez quickly rose to success as a rancher and as an influential political and economic leader who helped shape San Antonio's early history. In 1808, Pérez received additional land on the north and south banks of the Medina River. He owned the *Commandencia* in the presidio in San Antonio de Bexar, which became known as the Spanish Governor's Palace after Pérez served as an interim governor of the Texas territory from 1815 to 1817. In 1823, Juan Ygnacio Pérez died, leaving his eldest son, José, a total of 490 acres of land. The rancho remained in Jose's hands through approximately 1836. A Mexican loyalist, he fled the area during the Texas Revolution, but successfully legally regained control of the property in 1851, a year before his death.⁸

³ Ulrich et al., Testing and Data Recovery, 2.

⁴ Ulrich et al., Testing and Data Recovery, 2.

⁵ Ulrich et al., Testing and Data Recovery, 2-3.

⁶ Ulrich et al., Testing and Data Recovery, 9.

⁷ McGraw and Hindes, 1984; Ulrich et al. (2010), Testing and Data Recovery, 18.

⁸ McGraw and Hindes, 1984; Jason D. Weston, The Pérez Ranch Project: Reassessment of Four Archeological Sites in South-central Bexar County, Texas; Texas Antiquities Permit No. 3278; Archaeological Report, No. 346 (San Antonio: Center for Archaeological Research, The University of Texas at San Antonio, 2004): 5.

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Pérez Rancho Primary Dwelling Site (41BX274)

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Pérez Family Cemetery and Chapel Site (41BX277)

The Pérez family cemetery is approximately 500 feet (150 meters) northeast of the rancho's primary dwelling site (41BX274). Occupying 2.73 acres (1.1 hectares), the cemetery and an access road are located in a marginal upland setting above the Medina River floodplain. During the 1930s, Ed Walsh reconstructed the walls of the stone and plaster chapel, although he did not rebuild the roof. The original, ornate iron gates were incorporated in the reconstructed chapel walls (noncontributing structure), and are believed to have been manufactured at the blacksmith shop on the ranch in the late 18th or early 19th century. The reconstruction sits on the ruins of the original chapel, which is thought to have stood at this location during the early nineteenth century while the families of Juan Ygnacio Pérez and José Ygnacio Pérez were residing at the Pérez Ranch. Construction of the chapel was reportedly underway by 1804. An estimated 55 to 60 burials

⁹ Ulrich et al., Testing and Data Recovery, 67, 72.

¹⁰ Ulrich et al., Testing and Data Recovery, 80.

¹¹ Nancy A. Kenmotsu, Application for State Archeological Landmark Nomination: Archeological Sites 41BX274, 41BX277, 41BX682, and 41BX988, Bexar County, Texas, application on file at the Texas Historical Commission, 1995.

¹² Kenmotsu, Application for State Archeological Landmark Nomination.

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have been reported directly west of the chapel, though these graves are poorly marked. Most interments are members of the families that worked on the Pérez ranch. In some cases, several generations of these families are represented.¹³

Pérez family members who are buried within the chapel area include Jose Ygnacio Pérez, son of Juan Ygnacio Pérez and the first person buried in the chapel (d. 1852); Maria Josefa Cortinas Pérez, wife of Jose Ygnacio Pérez (d. 1861); Jacob Linn, son-in-law of Jose Ygnacio Pérez (c. 1878); Maria Josefa de Nesus de Anastacia Toribia Pérez, wife of Jacob Linn (d. 1889); Ygnacio de Refugio, son of Jose Ygnacio Pérez (d. ?); Ygnacio Martin Pérez, son of Jose Ygnacio Pérez (d. ?); and Maria Trinidad Pérez, daughter of Jose Ygnacio Pérez (d. ?). The chapel also is believed to contain artifacts dating from the Spanish Colonial Period.¹⁴

Jacal (41BX274)

Located southwest of the primary dwelling site, the jacal is a one-roomed, frame building that was constructed and altered several times, as evidenced by the variety of construction methods and materials used. A porch spans the south (primary) façade, with three wooden posts, each about 5.25 feet (1.6 meters) tall, supporting its shed roof. At an unknown date, the main room was enlarged with an extension across the north (rear) wall. Dimensions of the original jacal structure less the porch are 15'7" x 9'5". Overall dimensions of the rectangular building with later additions are 21 feet by 15 feet, with the front porch extending 5.3 feet from the front door. The highest peak of the gable roof is approximately 107 inches. The dimensions of the original main room and porch are 15'7" by 15'2" (known to roughly detail standard Spanish Colonial building dimensions when measured in varas), while the extension on the north wall measures 15'7" by 5'8".¹⁵

The main room originally was constructed of hand-hewn wooden posts with bark attached set on end. The extension on the north side is constructed of sawn wooden planks and corrugated metal. Sandstone slabs were placed around the perimeter of the building for an unknown purpose, including the rear addition and front porch with the structural posts placed inside the outline. The posts are set in the ground at an unknown depth and range from 6.8 feet (2 meters) to 7.25 feet (2.2 meters) tall and average 4 inches (10 centimeters) in diameter. On the east wall, a window opening measures 20 by 30 inches (51 by 76 centimeters). The east wall is constructed of 12 long hand-hewn posts and 5 saw-cut short posts under the window and 6 saw-cut short posts above the window. The west wall has a window measuring 22 by 30 inches (56 by 76 centimeters). The wall is composed of 12 hand-hewn long posts, 6 short posts above the window and 4 short posts below. The east and west windows are both reinforced with wooden siding. The south wall is composed of 14 posts, with an off-centered entry cut into the wall that is approximately 3.2 feet (1 meter) wide. On the north (rear) extension, all of the walls are framed with sawn dimensional lumber. The east and west walls are covered with wooden siding while the north wall is sheathed with corrugated metal. The roofs of both the main room and front porch are framed with 2 by 4 inch and 2 by 6 inch sawn lumber, and has 1 inch by 12 inch decking covered with corrugated metal.¹⁶

The combination of hand-tooled and commercially produced materials used on the building renders the date of construction uncertain. However, the architectural dimensions of the original jacal are very close to those known to have been constructed during the Spanish Colonial period (see Manucy). The site of the jacal may have been built on more than once, or structural materials were replaced as needed to maintain structural integrity. Archeological excavations

¹³ Kenmotsu, Application for State Archeological Landmark Nomination; Ulrich et al., Testing and Data Recovery, 19-20.

¹⁴ Kenmotsu, Application for State Archeological Landmark Nomination; City of San Antonio Planning Department, *City South Community Plan – June 2003* (San Antonio: City of San Antonio, 2003): 23.

¹⁵ Ulrich et al., Testing and Data Recovery, 53-54.

¹⁶ Ulrich et al., Testing and Data Recovery, 53-54, 77.

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uncovered Spanish colonial-era ceramics, as well as late-nineteenth to early-twentieth century artifacts. No discernible patterns or activity areas were discerned during investigations.¹⁷

Overall, the building currently is in fair to poor condition, with structural damage that occurred when it was struck by a vehicle. The interior has been vandalized as well. Damage to the rear wall appears to have been caused by livestock. To prevent further damage, the City of San Antonio cleared vegetation and erected a chain-link fence around the building.

Dolores/Pérez/Applewhite Crossing (41BX682)

The Dolores/Pérez /Applewhite Crossing is located on the Medina River at a point just west of Applewhite Road. The north and south banks of the river in this area are covered with dense foliage, including oak, pecan, and cypress trees. The north bank of the site is located within the Medina River Natural Area Park. The crossing and its environs have been preserved as a rural natural location with moderate human impact.

As described in a data recovery report for the Rancho de Pérez site, soils consist of moderately deep, sandy-silt. The general soils of the area are of the Hockley-Webb-Crockett association and consist of Frio clay loam, Venus clay loam with 1 to 3 percent slopes, and Hockley loam fine sand with 0 to 3 percent slopes (Taylor et al. 1991). Areas of exposed bedrock are noted along the edges of the drainage to the Medina River. Caliche is exposed in areas of lower elevation within the project area.¹⁸

The Dolores/Pérez/Applewhite Crossing Site may date to prehistoric times, but is known to have been in use since at least the eighteenth century when the Spanish called it the Dolores Crossing. Its subsequent names (Pérez and Applewhite) derive from early landowners in the area. The site is located on the *Camino de en Media* (or Lower Presidio Road) alignment of El Camino Real. Established around 1750, the route proceeded south from San Antonio de Béxar and crossed the Medina River at Paso Tranquetas (also known as Cañada Barrancas or Kerr's Crossing). During the late eighteenth century, the Pérez family, led by Juan Ygnacio Pérez, established a ranch on land that abutted Paso Tranquetas. The Dolores/Pérez /Applewhite Crossing was the main crossing of the Medina River used by the Pérez Ranch.¹⁹ The Pérez family maintained ownership of the ranch through the 1830s. After an exodus brought on by the Texas Revolution, the Pérez family regained control of portions of their original holdings in 1851. They did not regain land south of the Medina River.²⁰ The crossing site remained in use for local traffic. This Period of Use encompasses the latter portion of the Spanish Colonial Period, which ended in 1820; the Mexican Period, 1821-1835; the Texas Independence Period, 1835-1845; and the Texas Statehood and Mexican-American War Period, 1845-1848 as defined in the Multiple Property Documentation Form: Historic Resources of El Camino Real de los Tejas.²¹

The Dolores/Pérez /Applewhite Crossing Site is a historic ford of the Medina River characterized by an unusually shallow depth of water in an area of natural gravel bars. Dense foliage along the banks of the river obscures the historic approaches to the crossing. The crossing itself is submerged during normal flow conditions, but the gravel bar that marks its location is clearly visible. On the north side of the river, and a short distance back from the edge, there is evidence of an old road descending from the Pérez Rancho Site (41BX274) through the terrace. The road remnant consists of a U-

¹⁷ Ulrich et al., Testing and Data Recovery, 77, 80.

¹⁸ Kristi M. Ulrich, Jennifer L. Thompson, Kay Hindes, Bruce K. Moses, Jon J. Dowling, Lynn K. Wack, and Barbara A. Meissner, Testing and Data Recovery at the Pérez Ranch (41BX274); Texas Antiquities Permit No. 4770; Archaeological Report, No. 404 (San Antonio: Center for Archaeological Research, The University of Texas at San Antonio, 2010): 1.

¹⁹ Ulrich et al., Testing and Data Recovery, 9.

²⁰ Ulrich et al., Testing and Data Recovery, 18.

²¹ Lena Sweeten McDonald and Tony Scott, Historic Resources of El Camino Real de los Tejas Multiple Property Documentation Form, on file at the Texas Historical Commission, Austin, 2011.

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shaped swale that approaches the banks of the Medina River. No documentation regarding archaeological survey or investigation of the road remnant was located during research for this nomination. Additional field investigation to document the road was not possible at the time of this nomination.

In 1808, the Dolores/Pérez/Applewhite crossing was briefly mentioned in field notes for a survey of the Juan Ignacio Pérez four-league land grant on the southern bank of the Medina River. The crossing's location was noted as being approximately 80 *varas* above a *barranca* (ravine) and marked with "a notched tree." Other historical accounts have indicated that the various alignments of El Camino Real were readily visible by way of their wagon ruts, which often remained on the landscape for decades after the alignment fell into disuse.²²

The Dolores/Pérez/Applewhite Crossing site has never been subjected to extensive development and is in an area that remained rural and agricultural from its settlement by Spanish colonists through the late twentieth century. Now located within a municipal park, the site is protected against development that would be unsympathetic to the historic site. Remnants of El Camino Real immediately adjacent to the crossing site are subject to erosion and are overgrown with vegetation, but otherwise do not appear to have been disturbed. No evidence of looting was discovered.

Given the lack of disturbance in the immediate vicinity, the crossing site retains a high level of integrity. The gravel bar that marks the crossing is still readily apparent. U-shaped swales extend from the river at the north and south banks marking the remnants of approaches to the crossing that are likely associated with El Camino Real. The site conveys its historical associations and significance through integrity of design, location, setting, feeling, workmanship, materials, and association.

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²² Ulrich et al., Testing and Data Recovery, 15; Sweeten McDonald and Scott, Historic Resources of El Camino Real.

²³ Nancy Kenmotsu, State Archeological Landmark file, Sites 41BX274, 41BX277, 41BX682, and 41BX988, Bexar County, Texas (Texas Historical Commission Archives, Austin, Texas, 1995).

²⁴ J. M. Adovasio and Melissa M. Green, eds., Historic Archeological Investigations in the Applewhite Reservoir Project Area, Bexar County, Texas; Texas Antiquities Permit No. 1589; Report of Investigation No. 6 (College Station: Texas A&M University, Center for Ecological Archaeology, 2003): iii.

²⁵ Weston, The Pérez Ranch Project.

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plant.²⁶ Archeological testing and data recovery took place at the nearby Pérez Rancho Site (41BX274) in 2010, but the Dolores/Pérez/Applewhite Crossing Site was not reexamined at this time.²⁷

Additional Resources

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²⁶ Russell D. Greaves, Jason D. Weston, Steve A. Tomka, I. Wayne Cox, Richard B. Mahoney, Bruce K. Moses, Jennifer Neel Hartman, and Stacy A. Wagner, Archeology of the Planned Location of the Toyota Motor Manufacturing Plant. San Antonio, Bexar County, Texas; Texas Antiquities Permit No. 2982; Report No. 333 (San Antonio: Center for Archaeological Research, The University of Texas at San Antonio, 2004).

²⁷ Ulrich et al., Testing and Data Recovery.

²⁸ McGraw and Hindes 1984; Kenmotsu, Application for State Archeological Landmark Nomination.

²⁹ Ulrich et al., Testing and Data Recovery, 19.

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Current and Past Impacts

Visible evidence of rooting by wild hogs was observed in the immediate vicinity of the primary dwelling site (41BX274). As noted above, the jacal is in fair to poor condition due to past damage and vandalism. No evidence of looting has been discovered during archaeological investigations of the site. The primary dwelling site, cemetery and chapel, and jacal appear to have been disturbed only minimally by agricultural activities in the area from the mid-nineteenth through the late twentieth century. The contributing resources within Pérez Rancho now are within the boundaries of the Medina River Natural Area Park and will be protected from inappropriate development.

Integrity

The primary dwelling site (41BX274) is in good condition and has been preserved in place with few alterations. The Pérez family cemetery and chapel (41BX277) has seen few alterations since the chapel walls were reconstructed during the 1930s, but because the chapel walls do not date to the period of significance (1754-1848), the structure is not considered to be a contributing property. The burials within the cemetery have not been subjected to any known disturbance. The *jacal* is physically deteriorated and has been damaged by vandalism, but is now enclosed by a fence that should prevent further damage. Little is reportedly left of the laborer's shack (41BX988), however the site was associated with operations on the ranch. Taken together, the resources included in this nomination convey their historical associations and significance due to high levels of integrity of design, location, setting, feeling, workmanship, materials, and association.

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STATEMENT OF SIGNIFICANCE

The Pérez Rancho Site and the Dolores Crossing in southwestern Bexar County, Texas, are within the Medina River Natural Area Park. The historic property includes the rancho's primary dwelling site, a jacal dwelling, the river crossing site, and – on a discontinuous parcel - the Pérez family cemetery. Pérez Rancho was one of the first Spanish colonial-era ranchos established along the Medina River. The rancho was strategically located near San Antonio and over time was crossed by several roads associated with El Camino Real including Camino de la Pita, Palo Alto Road, *Camino de en Media* or Lower Presidio Road, and Laredo Road. The location also offered several crossing points of the Medina River including Mann Crossing, Garza Crossing, Paso del Talón, Paso del las Carretas, Paso de Dolores/Pérez/Applewhite, and Paso Tranquestas /Kerr's Crossing.³⁰ Juan Ygnacio Pérez, a grandson of one of the original Canary Island immigrants to San Antonio de Bexar, was a successful military and political leader at the frontier outpost, and made the Pérez family one of the most influential and wealthiest in Spanish Texas. Upon his death in 1823, his eldest son, Jose, inherited the rancho and was a capable rancher and businessman in his own right. As Mexican loyalists, the Pérez family was forced to abandon their holdings during the mid-1830s, but they regained control of the rancho in 1851. Descendants of the original family maintained ownership of the rancho through the late twentieth century.

The Dolores Crossing is significant as a ford on the Medina River that is historically associated with El Camino Real and for its ability to potentially yield information regarding its use as part of El Camino Real. The crossing site has a statewide level of significance as it was in use from the Spanish Colonial era through the reign of Mexico and into the era of Anglo-American occupation.

The Pérez Rancho Site and Dolores Crossing are nominated under Criteria A and D at statewide level of significance, in the areas of *Archaeology/Historic-Non-aboriginal* and *Exploration/Settlement* for their association with Spanish settlement along the Camino Real in Texas. This discontinuous district is nominated under the *Historic Resources of El Camino Real de los Tejas National Historic Trail* Multiple Property Documentation Form as an important Camino Real river crossing and settlement site associated with the use of the trail as part of a major transportation network. Occupied by Spanish and later Mexican colonists, ranchos were intended to produce needed agricultural goods for the local populations.³¹ The rancho retains integrity to be listed under Criterion A because it includes an intact jacal dwelling and a cemetery where several residents and laborers of the ranch are interred. Archeological deposits on the historic property provide important information regarding the history and evolution of Spanish ranchos from the late eighteenth century through the mid-nineteenth century as well as changing Spanish colonial economic patterns from the late eighteenth through the mid-nineteenth century. The cemetery is significant for the genealogical and historical data that it can provide. The period of significance, 1754-1848, spans the period in which Pérez Rancho was one of the earliest private ranches settled along both the Medina River and El Camino Real.³²

European exploration of the San Antonio area began during the late seventeenth century. At that time, a variety of Native American tribal groups lived in the area. They included bands of Payaya, Pampopa, Pastia and Sulujam, all of them linguistically related Coahuilteco stock. The Spanish established a series of missions as part of their efforts to convert Native Americans to Christianity and to foster European settlement on the Texas frontier. In San Antonio, Mission San Francisco de la Espada was the southernmost of these missions. Established in 1731, it was active until 1793-1794. The warm climate, rich soil, and abundant water and other natural resources made the area ideal for agriculture. A number of land grants were made to individuals in the vicinity of Mission San José y San Miguel de Aguayo and Mission Espada.

³⁰ Weston, Pérez Ranch Project, 5; Ulrich et al., Testing and Data Recovery, 11-12.

³¹ Lena Sweeten McDonald and Tony Scott, *Historic Resources of El Camino Real de los Tejas NHT*, Multiple Property Documentation Form, on file at the Texas Historical Commission, Austin, 2011.

³² Lena Sweeten McDonald and Tony Scott, *Historic Resources of El Camino Real de los Tejas NHT*, Multiple Property Documentation Form, on file at the Texas Historical Commission, Austin, 2011.

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They include José Sandoval, Juan Urriegas, Domingo Bustillos, Juan Montes de Oca, Dionisio Martínez, Juan Ygnacio Pérez, Domingo Losoya, Manuel De Luna, D. Casanova, Francisco Farias, and Pablo Villapando.³³ As a result of these efforts, San Antonio became the largest, most successful Spanish settlement in Texas during the eighteenth century.

El Camino Real

El Camino Real, or the Royal Road, was a major route of travel across Texas during the Spanish colonial period. The road and its many tributaries served as a conduit of trade, a strategic military route, and a supply line for the numerous missions established by the Spanish during the seventeenth and eighteenth centuries, including Mission Espada. A network of evolving routes, El Camino Real developed over many years, with the earliest routes emerging from the trail blazing efforts of explorers Alonso De Leon (1690), Domingo Teran de los Rios (1691), and Gregorio de Salinas Varona (1693). By the early nineteenth century, El Camino Real also was an important route for immigrants travelling into Texas from the Louisiana Territory. Proximity to El Camino Real was crucial to the success of early Spanish settlements as it served as a lifeline to market centers, military protection, and religious and civic institutions.³⁴

The Dolores/Pérez/Applewhite Crossing served as an important ford on the Medina River from approximately the mid-eighteenth century through the mid-nineteenth century. It was part of the Camino de en Media (or Lower Presidio Road) alignment of El Camino Real, the alignment of which was documented in historic maps, travel journals, land records, and other sources. Established around 1750, the route proceeded south from San Antonio de Béxar and crossed the Medina River at Paso Tranquetas (also known as Cañada Barrancas or Kerr's Crossing).³⁵ The first name by which the crossing was known, Dolores, is believed to refer to Rancho Dolores, which was founded on August 22, 1750, by Jose Vasquez Borrego, a lieutenant of Captain Jose de Escandon. By 1755, the settlement had grown to approximately 100 people. Historic records, including a land survey of Rancho de Pérez, noted the crossing's presence within the rancho's holdings. For this reason, it became known as Pérez Crossing for a time. At some point during the nineteenth century, an entry gate was added to the crossing site, making this portion of the El Camino Real alignment a private road, although it still would have been connected to a larger road system. The name Applewhite was applied to the crossing in reference to a property owner south of the Medina River after the mid-nineteenth century.³⁶

Pérez Rancho was one of the first Spanish ranchos to be established along the Medina River. Segments of El Camino Real also passed through the ranch, and San Antonio lay 12 miles (19 kilometers) distant. One of the road segments, known as the *Camino de en Media* (or Lower Presidio Road) was established around 1750. It proceeded south from San Antonio de Béxar and crossed the Medina River at Paso Tranquetas (also known as Cañada Barrancas or Kerr's Crossing), which abuts the Pérez Ranch. This crossing, in addition to the ranch's proximity to San Antonio de Béxar, made Pérez Ranch a favorable location, allowing the Pérez family to thrive. Other Spanish road segments associated with El Camino Real in the San Antonio area are the Camino Pita, the Upper Presidio Road, the La Bahía Road, and the Laredo Road.³⁷

The road remained a major transportation route through the mid-nineteenth century. Military troops used El Camino Real repeatedly as a supply line and transportation route during the Mexican and Texas revolutions and the Mexican-American War. Sections of El Camino Real also were used during the Civil War, when East Texas cotton growers began shipping

³³ McGraw and Hinds 1984; Adovasio and Green, *Historic Archeological Investigations*, 13, 17-18; City of San Antonio Planning Department, *City South*, 20-21.

³⁴ Sweeten McDonald and Scott, *Historic Resources of El Camino Real*.

³⁵ Ulrich et al., *Testing and Data Recovery*, 9.

³⁶ Adovasio and Green, *Historic Archeological Investigations in the Applewhite Reservoir Project Area*, 30-31.

³⁷ McGraw and Hinds 1984; Weston, Pérez Ranch Project, 5; Ulrich et al., *Testing and Data Recovery*, 11-12.

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their crops to San Antonio, Laredo, and Mexico. By the late nineteenth century, however, newer and shorter roads, as well as railroads, replaced large segments of El Camino Real.³⁸

Much of the context regarding the history of the Perez family and the Rancho site was taken from Ulrich et al., *Testing and Data Recovery at the Pérez Ranch (41BX274)*, pp. 12-20 and 73-80; Kenmotsu, *Application for State Archeological Landmark Nomination: Archeological Sites 41BX274, 41BX277, 41BX682, and 41BX988, Bexar County, Texas*; Adovasio and Green, *Historic Archeological Investigations in the Applewhite Reservoir Project Area, Bexar County, Texas*, 19; and Weston, *Pérez Ranch Project: Reassessment of Four Archeological Sites in South-central Bexar County, Texas*, 5.

Juan Ygnacio Pérez and Jose Ygnacio Pérez

The Pérez family arrived in San Antonio in 1731, among a group of 16 families who emigrated from the Canary Islands under order of King Philip V. They established themselves as merchants and livestock ranchers. Under the leadership of Lt. Col. Juan Ygnacio Pérez, the family achieved considerable prominence. He was born in 1761, the third child of Domingo and María Concepción (de Carvajal) Pérez. In 1781, he married Clemencia Hernandez, who was the granddaughter of Andres Hernandez, the first private rancher in Texas. Pérez eventually became known as one of the leading cattlemen of the region. A military and political leader, Juan Ygnacio Pérez was a Lieutenant Colonel in the Spanish Army and served as the Spanish Royal Governor of Texas in 1816-1817; as a result, the *Commandencia* he owned at the presidio of San Antonio de Bexar was renamed the Spanish Governor's Palace. In addition to being a governor, an officer, and a hacienda owner, he was *ajues de campo* (country judge) for local people. Evidence in his family papers indicates that local residents sought Pérez's counsel on many matters, both legal and personal.³⁹

Pérez is believed to have established a ranch in the San Antonio area as early as 1780. He took up occupation of ranch lands along the Medina River sometime around 1793, although it would be fifteen years before he obtained an official land grant. This tract of land was originally part of the extensive holdings of the Mission San José y San Miguel de Aguayo. Pérez likely controlled portions of the property while it was still under the auspices of mission ownership with the consent of the mission Padres. In 1808, Colonel Antonio Cordero granted Pérez four *sitios* of land on the south bank of the Medina River. Later that year, Governor Nemesio Salcedo followed up with a grant of one league of land on the northern bank between the Medina and Leon Creek. By 1809, Pérez had become the commissioner of all ranches in his district. The family's holdings consisted of four leagues on the south side of the Medina River, and one on the north side, making it one of the largest land grants in the region.⁴⁰

For much of his adult life, Pérez was an unswerving loyalist to the Spanish crown, and he supported the elite peninsulares who governed Mexico. In 1811, he served on Juan Manuel Zambrano's junta after the revolt of Las Casas. Two years later, the Gutierrez-Magee expedition penetrated Texas in a quest to wrest Texas independence from Spain. The Texas Republicans managed to take control of San Antonio from the Spanish army. Under the command of General Joaquin de Arredondo, the Spanish royalist army engaged the Texas Republicans along the Medina River in one of the bloodiest battles fought on Texas soil. Recent research has placed the battlefield just north of the Bexar County line, not far from the junction of the Old Laredo Road and the Lower Presidio Road. Juan Pérez had withdrawn from his ranch before San

³⁸ Sweeten McDonald and Scott, *Historic Resources of El Camino Real*.

³⁹ McGraw and Hinds 1984; Weston, *Pérez Ranch Project*, 5; Nancy A. Kenmotsu, *Application for State Archeological Landmark Nomination: Archeological Sites 41BX274, 41BX277, 41BX682, and 41BX988, Bexar County, Texas*, application on file at the Texas Historical Commission, 1995; Adovasio and Green, "Historic Archeological Investigations," 19; Ulrich et al., *Testing and Data Recovery*, 12, 17-18.

⁴⁰ McGraw and Hinds 1984; Adovasio and Green, "Historic Archaeological Investigations"; City of San Antonio Planning Department, *City South*, 23; Kenmotsu, *Application for State Archeological Landmark*; Ulrich et al., *Testing and Data Recovery*, 13.

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Antonio fell. Serving as a captain of cavalry in General Arredondo's army, Pérez proved a capable soldier and commander when defending his land holdings and the Spanish crown. Also among Arredondo's ranks was a young Lt. Antonio López de Santa Anna. General Arredondo's army of 1800 met the Texas Republicans, now under the leadership of General José Alvarez de Toledo y Dubois in a four-hour battle that saw the republicans decimated. General Toledo's forces eventually broke ranks and fled, but most of them were quickly captured and executed. The first Republic of Texas was at an end. Promoted to Lieutenant Colonel for his service, Pérez returned to his prospering ranchlands, and later played a key role in opposing the Long Expedition and other filibustering detachments. Pérez's service undoubtedly played a role in his appointment as Spanish Royal Governor of Texas in 1816-1817. Between 1819 and 1821, he continued his military service by driving out Anglo-American militia forces, particularly those led by James Long, who sought to make Texas part of the United States.⁴¹

Lt. Col. Pérez died in October 1823 and was buried in the Purísima Concepción Chapel in San Antonio. Upon his death, his eldest son, Jose Ygnacio Pérez, inherited the bulk of the rancho. Jose and his family lived at the stone rancho headquarters (41BX274). Although disinterested in political or military leadership, José was a capable rancher and gradually added to the landholdings he inherited from his father.⁴² In 1833, an amparo in favor of Jose stated that Pérez's property on the north bank of the Medina River (which had been in the possession of the Pérez family since at least 1808) ran from the junction of Leon Creek with the Medina River "upwards to where it is bounded on the west and north by land granted to citizens Francisco Ricardo and Angel Navarro and on the east by that granted to Fernando Rodriquez." Based on adjacent landowners, this would place Pérez's western boundary close to the present town of Von Ormy. Substantiation of these boundaries is found in the 1833 petition of Angel Navarro to a league and a labor of land along Leon Creek in the vicinity of the Rosita Canyon. Navarro lists adjacent landowners as Francisco Ricardo and Ygnacio Pérez. These boundaries certainly included the property under discussion.⁴³

In the mid-1830s, Jose's loyalty to the Mexican centralist government caused him to flee to northern Mexico during the Texas Revolution. Historical records indicate that his life and those of his family had been threatened so he had to seek safety in Mexico. In 1846, Jose returned to the rancho, but much of the original rancho had been squatted upon by Anglo-American settlers in the new Republic of Texas. He and his family moved into the Governor's Palace in San Antonio while he fought legal battles necessary to restore his property rights. In 1851, the Texas Supreme Court ruled in his favor for ownership of the original tract north of the Medina River but denied his claims on the four leagues south of the river granted to his father in 1808. Jose lived at the historic rancho until his death in 1852 and was eventually buried at the Pérez chapel on the ranch in 1861. Though the property on the south bank was lost, the Pérez family continued ownership of the 4000 acres of ranch lands on the north bank. Drawn up in 1849 and settled in 1855, Jose's will divided the Pérez property among the Pérez children with the largest holdings, including the rancho, partitioned among three daughters: Maria Trinidad, Maria Joséfa, and Maria Concepción, with each 1390.5 acres. They also inherited numerous properties in San Antonio, including the Spanish Governor's Palace. Subsequent descendants continued to be prominent in local and statewide business and commercial affairs, including Jacob Linn and Frank Walsh. These family members maintained their residences at both the ranch headquarters and at the Spanish Governor's Palace; the latter property was sold by the family to the City of San Antonio in 1929. Lands associated with the Pérez Rancho continued to be controlled by descendants of the family through the twentieth century.⁴⁴

⁴¹ McGraw and Hinds 1984; Ulrich, Testing and Data Recovery, 12, 18.

⁴² Hinds et al, in Ulrich et al., Testing and Data Recovery, 12.

⁴³ McGraw and Hinds 1984; Green and Adavosio; Kenmotsu, Application for State Archeological Landmark; Ulrich, Testing and Data Recovery, 18.

⁴⁴ McGraw and Hinds 1984; Weston, Pérez Ranch Project, 5; Kenmotsu, Application for State Archeological Landmark; Hinds et al, in Ulrich, Testing and Data Recovery, 18.

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Historic Surveys of the Pérez Land Grant

As described by Hindes et al, in Ulrich et al (2010), the original Spanish survey for Juan Ygnacio Pérez's landholdings was conducted in 1808 by Manuel Barrera, assisted by Francisco Barrera, Juan Lina, Francisco Padilla, José Maria Zambrano, Manuel Quintero, José Barrera, and José Delgado. Using a compass and a waxed line 50 Mexican *varas* long, 100 leagues to each *mojonera* (a boundary monument, often a cairn of piled stones) was measured. The land grant was believed at the time to encompass roughly ten square leagues. A resurvey of the land took place in 1847 by Francois Giraud using the old landmarks of the Pérez grant identified by knowledgeable persons including Anselmo Belgasio, Francisco Cadena, Melchor de la Garza and Felipe Garza. The resurvey concluded that the Pérez grant most likely consisted of closer to 12 to 16 leagues, depending on whether a straight-line method or a meander method was utilized, respectively. For example, if one measured the distance from *Paso de Dolores* to *Paso del Talon* according to the straight-line method, the distance would fall at 5,173 *varas*. The same distance measured by the meander method would place the distance at 8,000 *varas*. Such variations in survey methods were quite common between many of the Spanish grants and the actual surveys. In any case, it is clear that Juan Ygnacio Pérez claimed the land between the original grants to Mission Espada and the Rancho San Lucas belonging to Mission San José.⁴⁵

During the 1840s, legal disputes among Jose Pérez and various Anglo-American settlers led to the re-survey of the rancho lands. Discrepancies between the original 1808 survey and conditions observed during the 1840s ultimately led to the Pérez family losing a portion of the holdings in 1847. Using the landmarks listed in the court documents as identified and reconstructed on the modern landscape, Jose Ygnacio Pérez's holdings south of the Medina River would have amounted to nearly 4.8 square leagues, or 27,800 acres. Rather than one league measured south from the Medina River, as called for in the Spanish land grant, Pérez's property extended closer to two leagues on each side (five and one quarter miles) and stretched approximately five leagues (just under 13 miles) from northwest to southeast.⁴⁶

Historic Occupation of Pérez Ranch

Historic records reveal that the Pérez family occupied the area as early as 1793, and the stone house at 41BX274 was built ca. 1812-1820. Residents at Pérez Rancho consisted of the Pérez family, a *mayordomo* (foreman), and numerous *peones* (laborers) who conducted the daily operations of the ranch beginning in 1800. Juan Ygnacio Pérez's *mayordomo* was an individual known as Quintero, who died between 1827 and 1828. It is uncertain if this individual's identity is the same as Manuel Quintero, who was one of the original surveyors. General laborers at the Pérez Rancho tended to the sheep, while *vaquero* laborers tended the cattle and other livestock. In many cases, the *peones* were former mission Indians who received their training as ranch hands under the auspices of the padres.⁴⁷

Records indicate an intermittent occupation on the Pérez Ranch from 1808 to 1834. The Pérez family, as well as the families of many of the laborers, lived at the ranch from 1808 to 1813. The portion of the Pérez Rancho that the stone house was built on was given to Juan Ygnacio Pérez in 1808 by Governor Salcedo as a reward for his service with the Spanish military. This property included one league located on the north bank of the Medina River. Laborers, such as vaqueros, herders, drivers, farmers, and planters, took part in a broad spectrum of ranch and farm activities, including cattle driving, hunting, sheep and goat herding, rounding up livestock, branding, corral and house construction, fence maintenance, and even Indian fighting. Indian hostility was such a serious threat that the residents abandoned Pérez Ranch on at least three occasions around 1813, 1824, and 1839. Cattle theft by nearby mission Indians was also an issue that Pérez Ranch occupants frequently endured.⁴⁸

⁴⁵ Hindes et al. in Ulrich et al., Testing and Data Recovery, 13.

⁴⁶ Hindes et al. in Ulrich et al., Testing and Data Recovery, 16.

⁴⁷ Hindes et al. in Ulrich et al., Testing and Data Recovery, 16.

⁴⁸ Hindes et al. in Ulrich et al., Testing and Data Recovery, 17-18.

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Using locally quarried limestone, Juan and his son, José, began constructing the stone dwelling, possibly during 1812. The Pérez family occupied the house for approximately one year after the construction, but removed themselves due to increased Comanche attacks and upheavals brought on by the War of 1812. Remaining at the Pérez Ranch were 15 to 20 vaqueros to protect and tend 13,000 head of cattle. In 1815, many of the laborers joined their families in San Antonio as Indian attacks intensified. At least two incidents resulted in the deaths of some of Pérez's employees. Hostilities in the general area ceased long enough in 1828 for Jose Pérez and his family to reoccupy the Pérez ranch in the stone dwelling. The families of the laborers also returned at this time and remained there until 1835 or 1836.⁴⁹

The Pérez family raised a variety of livestock. Approximately 5,000 to 6,000 cattle and 5,000 sheep were on the property in 1808. Felipe Garza frequently herded and tended to goats on the hills of *San Simón*. Between 70 and 80 oxen were kept on the ranch to be used as beasts of burden or for beef. Large populations of wild mustangs were often rounded up and corralled in catching pens, then herded to San Simón every 10 to 15 days. The livestock numbers fluctuated over the years, largely depending on agricultural conditions and conflicts with Indian tribes.⁵⁰

Animosities between new settlers in the area and longtime residents such as the Pérez family rose steadily during the 1830s. Jose Pérez maintained loyalty to the Mexican central government. In 1833, the Pérez family was placed under surveillance, either by rival rancher Erastus "Deaf" Smith, or representatives of Mexico establishing allegiances, motivating Jose Pérez to relocate to Mission Espada. Texas rebels defeated General Cos and the Mexican army in 1835, and threats towards Mexican loyalists increased on behalf of Smith, who had a certain degree of government authority. In 1836, 25 members of the Texian army were dispatched to the Pérez Ranch to secure beef for the troops. Juan Seguin, an Alamo defender before the main assault, is known to have visited the ranch to secure 700 head of cattle the following year. Appropriation of private property for military uses was not an unusual tactic during the nineteenth century. Wary, perhaps, of future deprivations, José gathered his family and fled to Mexico in 1836. His son, several registered agents, and an employee named Francisco Cadena remained behind to oversee rancho operations and look after his interests. By 1839, however, Indian hostility became so intense that they were forced to leave, and squatters and cattle rustlers slowly intruded into the Pérez family's landholdings.⁵¹

Jose Pérez returned to San Antonio in 1846 and began legal proceedings to regain control of the rancho. After the Pérez family regained some of their lands in 1851, it is not clear whether the entire family resided at the stone house, although they continued ranching. Jose's daughter, Maria Joséfa, married Jacob Linn in 1855, and together with the other Pérez sisters, oversaw their thriving cattle and horse business. The Linns added several structures, including a thirteen-room wooden frame house (completed in 1868) and a stone and stucco chapel on the Joséfa Linn portion of the ranch property. The rancho also maintained a blacksmith shop, brick kiln, and commissary. Jacob Linn died in 1878 and was buried in the rancho cemetery. The rancho operations continued through the Linn family with Concepción Linn, a daughter of Jacob and Maria Joséfa Linn, and her ward and nephew, Jacob, who were the sole heirs of the ranch in 1891. Concepción Linn married Francis Thomas Walsh in 1891 and ran the ranch into the twentieth century. They moved from the Linn home into a new home built east of Applewhite Road in 1906 (41BX681). Their sons, Frank, Jr., Edward, and Harry, carried on ranch and farming operations. Frank Jr. and his wife, Jacke, resided on the ranch in the Walsh home until his death in 1981 and hers in 1992. Edward and his wife Mary Louise built another home on the ranch and were charged with managing the family estate, which had come to be shared among six Walshes as a single working ranch.⁵²

⁴⁹ Hindes et al. in Ulrich et al., Testing and Data Recovery, 17-18, 73-74, 80.

⁵⁰ Hindes et al. in Ulrich et al., Testing and Data Recovery, 18.

⁵¹ Hindes et al. in Ulrich et al., Testing and Data Recovery, 17.

⁵² Ulrich et al., Testing and Data Recovery, 17, 19-20.

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Pérez Ranch functioned as ranchland and farmland for nearly 200 years, making it the longest continuously working Texas ranch owned by the same family. In 1975, a number of the various farms that make up part of what had been the Pérez land grant, and still owned by family members, were named part of the Family Land Heritage Program by the Texas Department of Agriculture. During the 1980s, legal battles with the City of San Antonio over construction of a reservoir on portions of the Pérez Ranch led to the sale of much of the land along the Medina River. Though the reservoir was never built, the division of the property and the construction of the Toyota Motor Plant during the early 2000s essentially ended the historic use of the Pérez Ranch at the beginning of the twenty-first century.⁵³

Criterion D: Previous Investigations and Research Questions for the Perez Rancho Site

REDACTED

⁵³ Ulrich et al., Testing and Data Recovery, 19-20; Kenmotsu, Application for State Archeological Landmark.

⁵⁴ McGraw and Hinds 1984; Weston, Pérez Ranch Project, 6.

⁵⁵ J. M. Adovasio and Melissa M. Green, eds., Historic Archeological Investigations in the Applewhite Reservoir Project Area, Bexar County, Texas; Texas Antiquities Permit No. 1589; Report of Investigation No. 6 (College Station: Texas A&M University, Center for Ecological Archaeology, 2003): iii.

⁵⁶ Russell D. Greaves, Jason D. Weston, Steve A. Tomka, I. Wayne Cox, Richard B. Mahoney, Bruce K. Moses, Jennifer Neel Hartman, and Stacy A. Wagner, Archeology of the Planned Location of the Toyota Motor Manufacturing Plant. San Antonio, Bexar County, Texas; Texas Antiquities Permit No. 2982; Report No. 333 (San Antonio: Center for Archeological Research, The University of Texas at San Antonio, 2004).

⁵⁷ Ulrich et al., Testing and Data Recovery.

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- Can we discern differences in the material culture at Spanish Colonial ranch sites from the material culture at domestic Spanish Colonial sites located within the villas/towns? If such differences can be distinguished, what factors account for the differences?
- Do dietary differences exist between the remote colonial ranches and the civil villa settlements? If differences are detected, what are those differences? Is there more emphasis on wild game and indigenous plant resources at the ranches? Or, are the same food resources being utilized by both ranch and villa settlers? How does resource availability and procurement factor into the food stuffs being consumed?
- Can we discern differences in the material culture at the ranches that support the archival record that the ranches were predominately occupied by Native Americans who were serving as possible Majordomos and vaqueros? What types of artifacts can be documented in the archaeological record that supports either a Native American or Hispanic presence?
- Do construction techniques, sizes and materials of structures located at the colonial ranches differ from those in the villa/town?

The Pérez Rancho Site and Dolores Crossing are nominated under Criteria A and D at statewide level of significance, in the areas of *Archaeology/Historic-Non-aboriginal* and *Exploration/Settlement* for their association with Spanish settlement along the Camino Real in Texas. Occupied by Spanish and later Mexican colonists, ranchos were intended to produce needed agricultural goods for the local populations.⁵⁸ The rancho retains integrity to be listed under Criterion A because it includes an intact jacal dwelling and a cemetery where several residents and laborers of the ranch are interred. Archeological deposits on the historic property provide important information regarding the history and evolution of Spanish ranchos from the late eighteenth century through the mid-nineteenth century as well as changing Spanish colonial economic patterns from the late eighteenth through the mid-nineteenth century. The cemetery is significant for the genealogical and historical data that it can provide. The period of significance, 1754-1848, spans the period in which Pérez Rancho was one of the earliest private ranches settled along both the Medina River and El Camino Real.⁵⁹

⁵⁸ Lena Sweeten McDonald and Tony Scott, *Historic Resources of El Camino Real de los Tejas NHT*, Multiple Property Documentation Form, on file at the Texas Historical Commission, Austin, 2011.

⁵⁹ Lena Sweeten McDonald and Tony Scott, *Historic Resources of El Camino Real de los Tejas NHT*, Multiple Property Documentation Form, on file at the Texas Historical Commission, Austin, 2011.

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Pérez Rancho Site, san Antonio, Bexar County, Texas

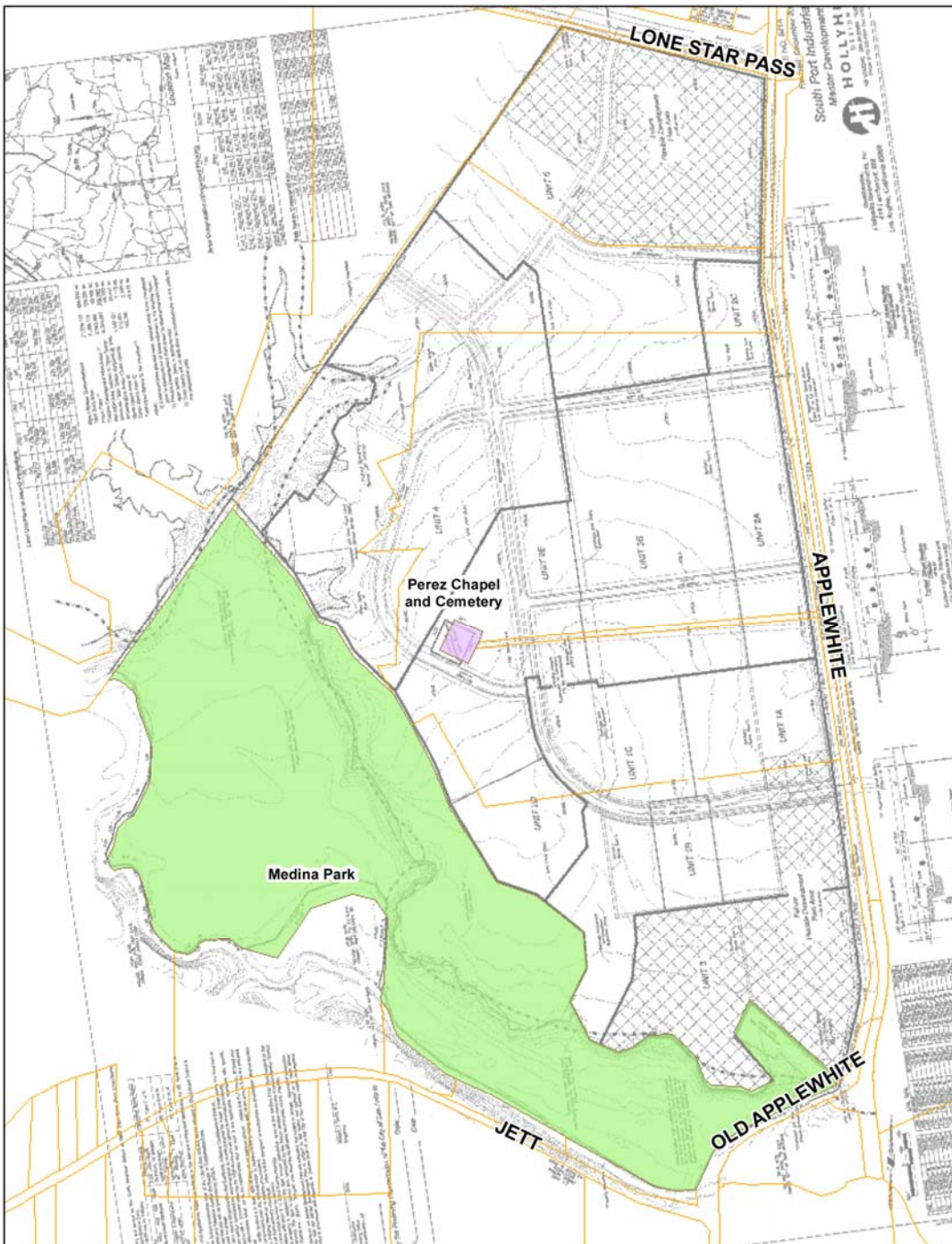
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Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

Aerial image of the Pérez Rancho National Register Boundary, and location of sites.
Numbers correspond to UTM Coordinates.

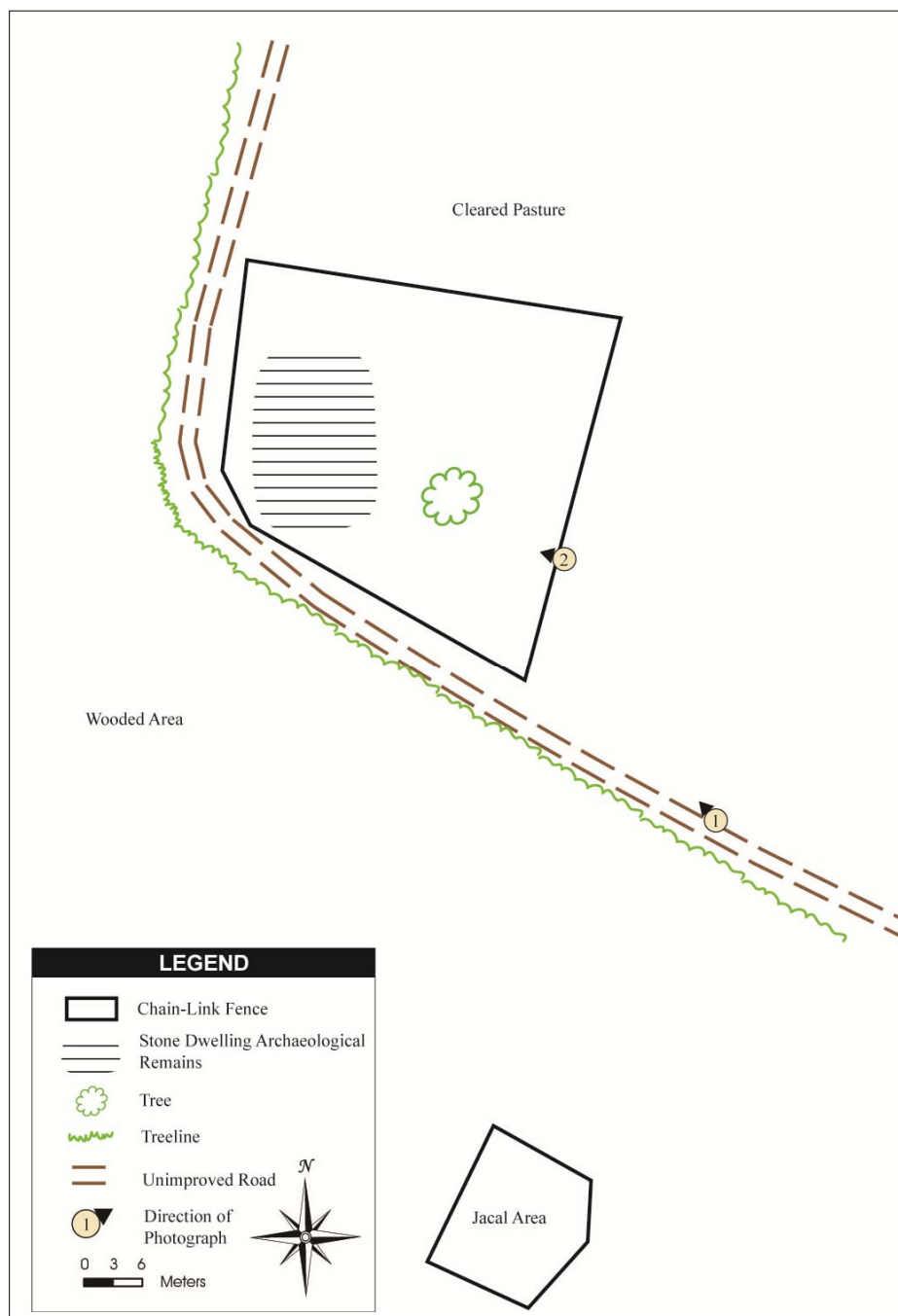


1. Latitude: 29.248714° Longitude: -98.549376°
2. Latitude: 29.246681° Longitude: -98.552106°
3. Latitude: 29.250550° Longitude: -98.562274°
4. Latitude: 29.252028° Longitude: -98.563907°
5. Latitude: 29.255391° Longitude: -98.563874°
6. Latitude: 29.258544° Longitude: -98.561301°

Discontiguous Cemetery:

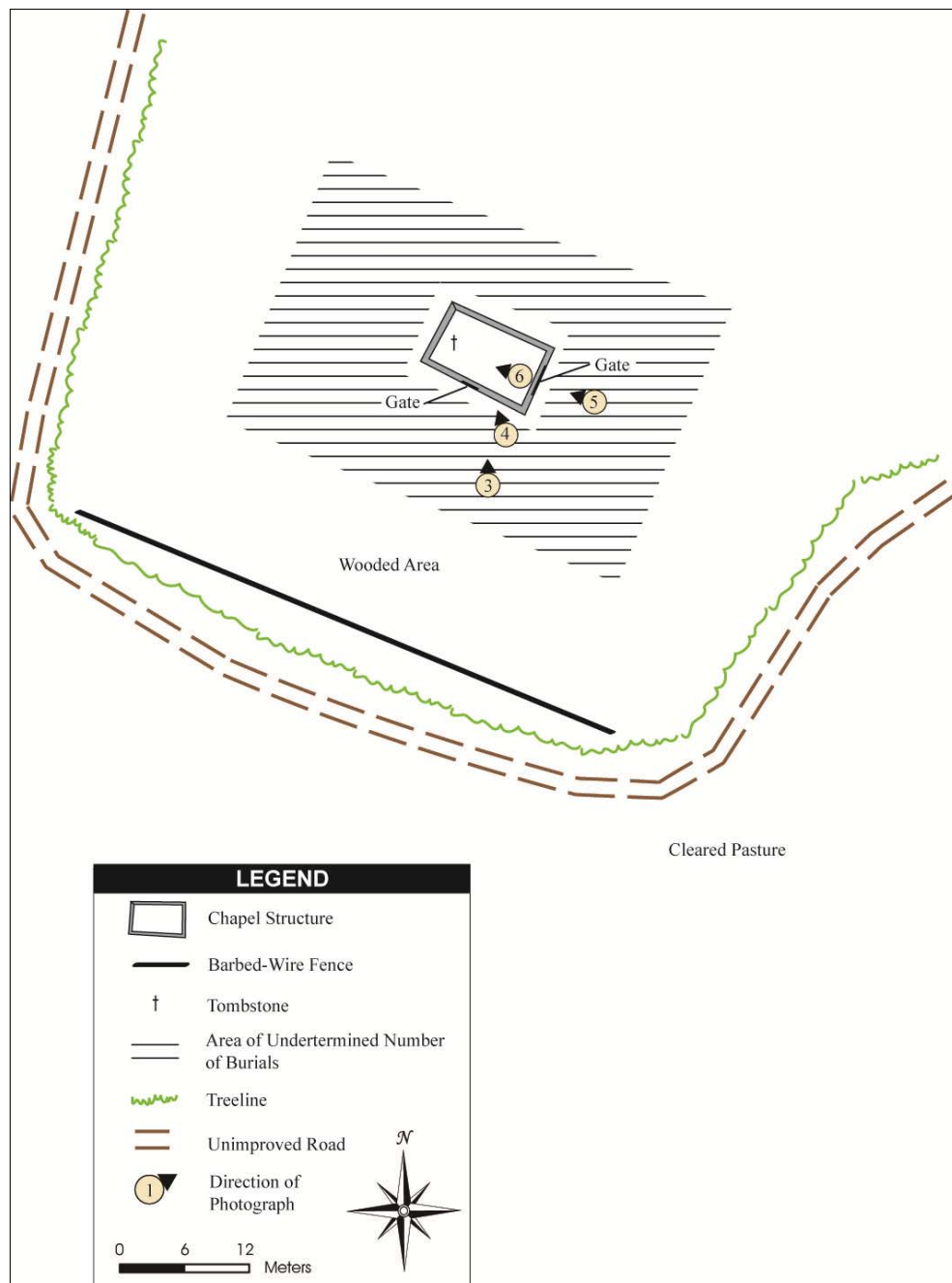
7. Latitude: 29.256090° Longitude: -98.557032°

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



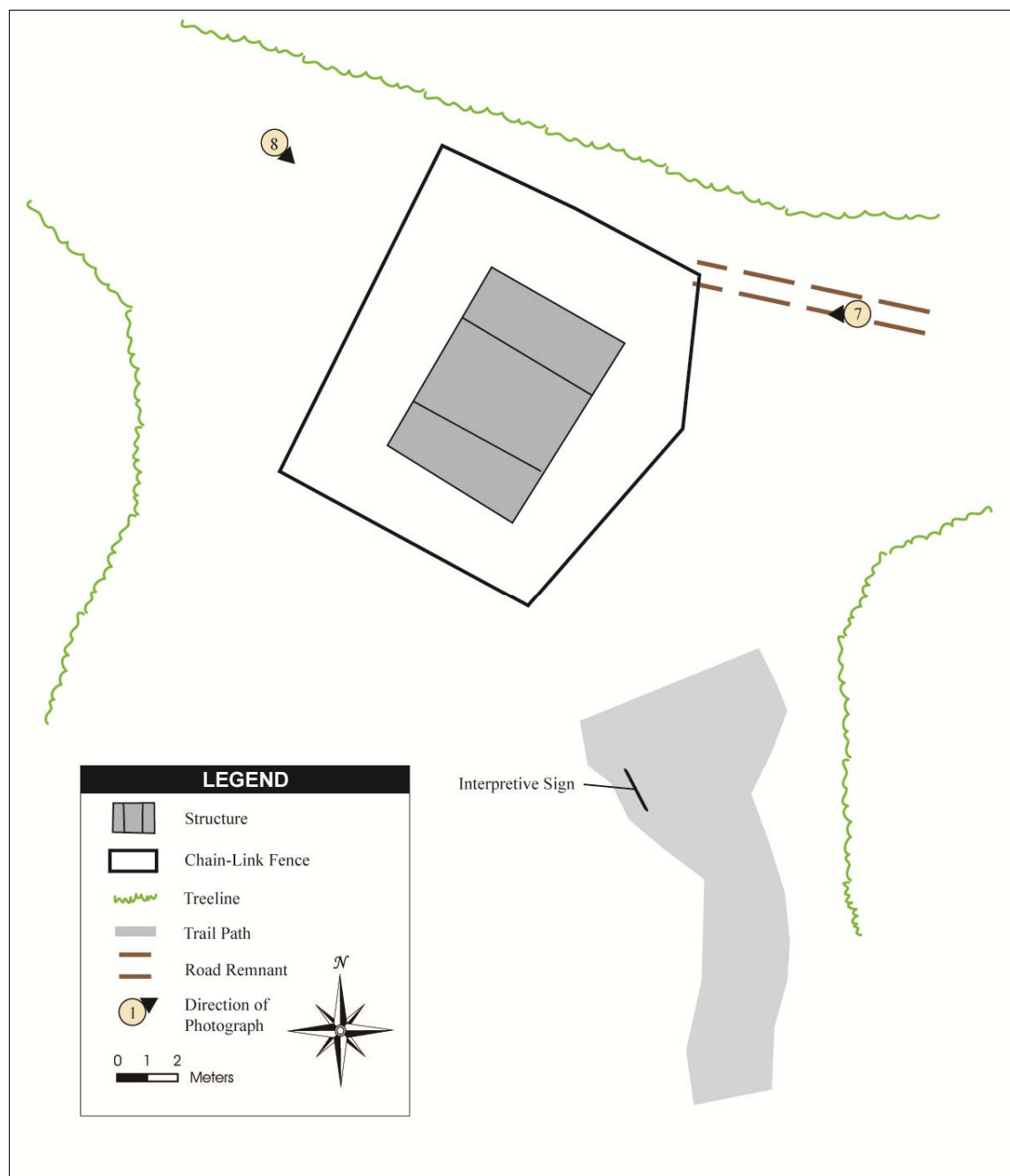
Stone house site plan and photo key.

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Chapel and cemetery site plan and photo key.

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Jacal site plan and photo key.

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

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Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

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Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

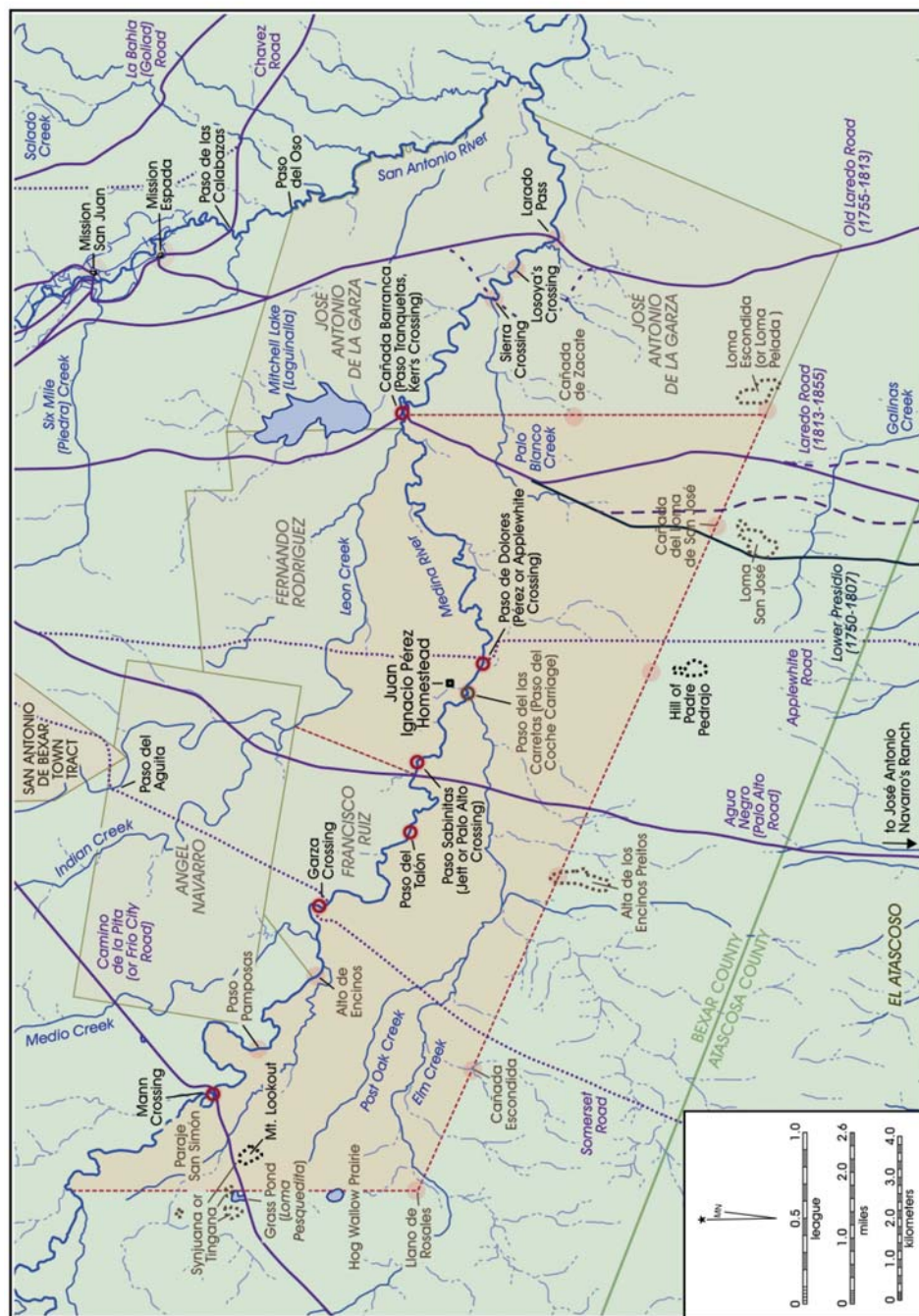


Figure 2. Approximate location of Medina River crossings including Dolores/Pérez/Appleswhite. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

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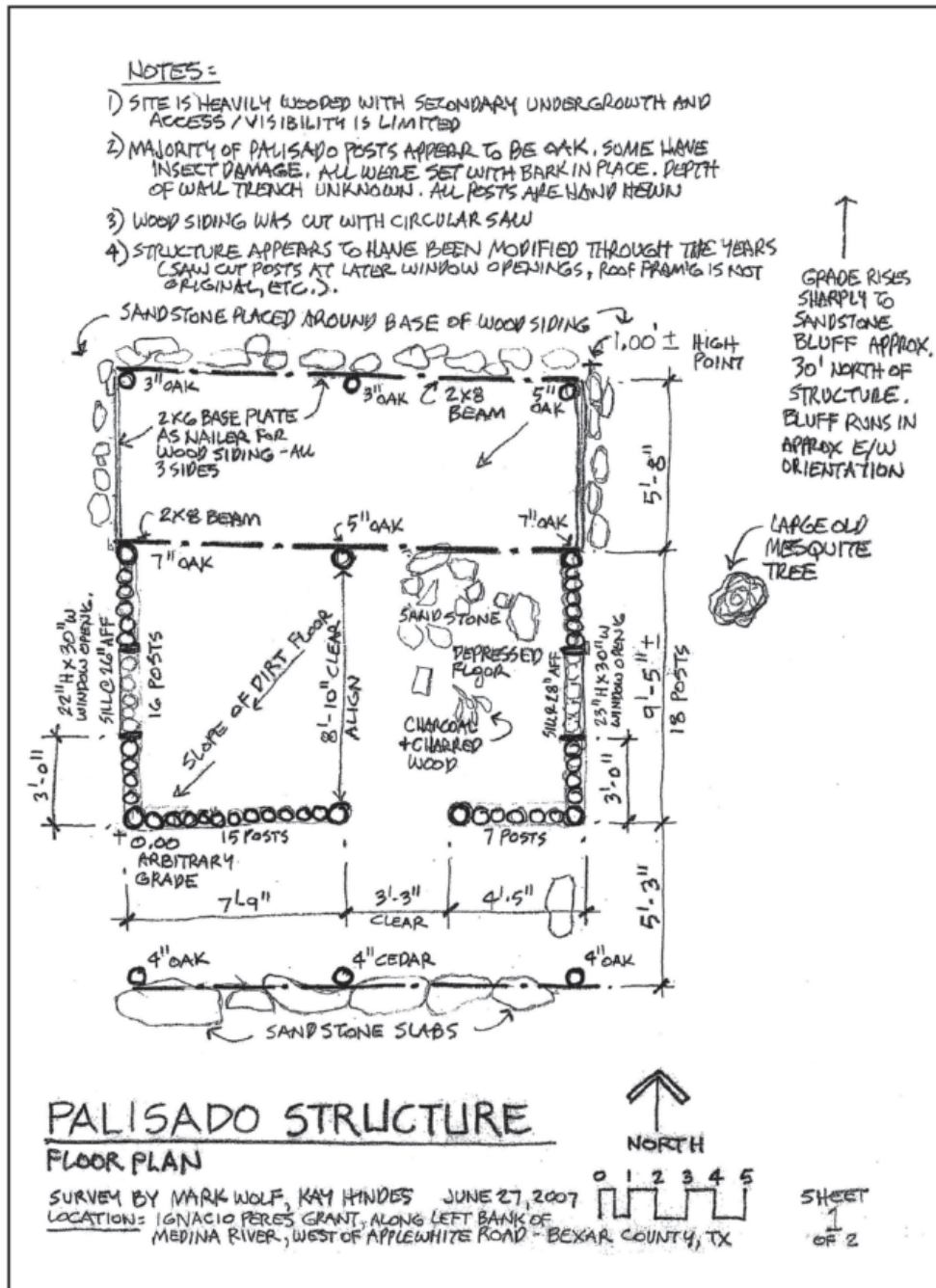


Figure 12. Plan view sketch of the jacal structure, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

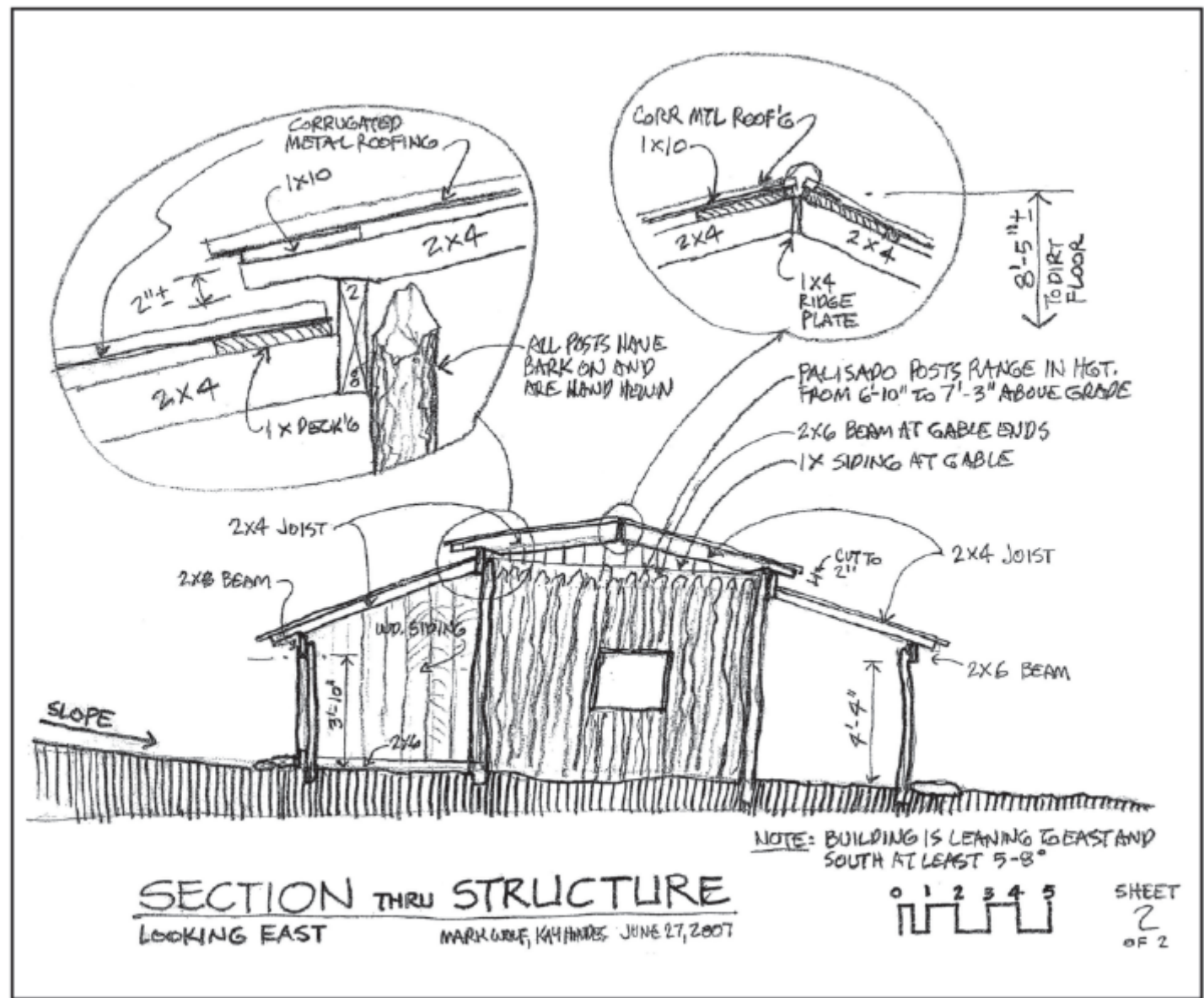


Figure 13. Sketch of the west side of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

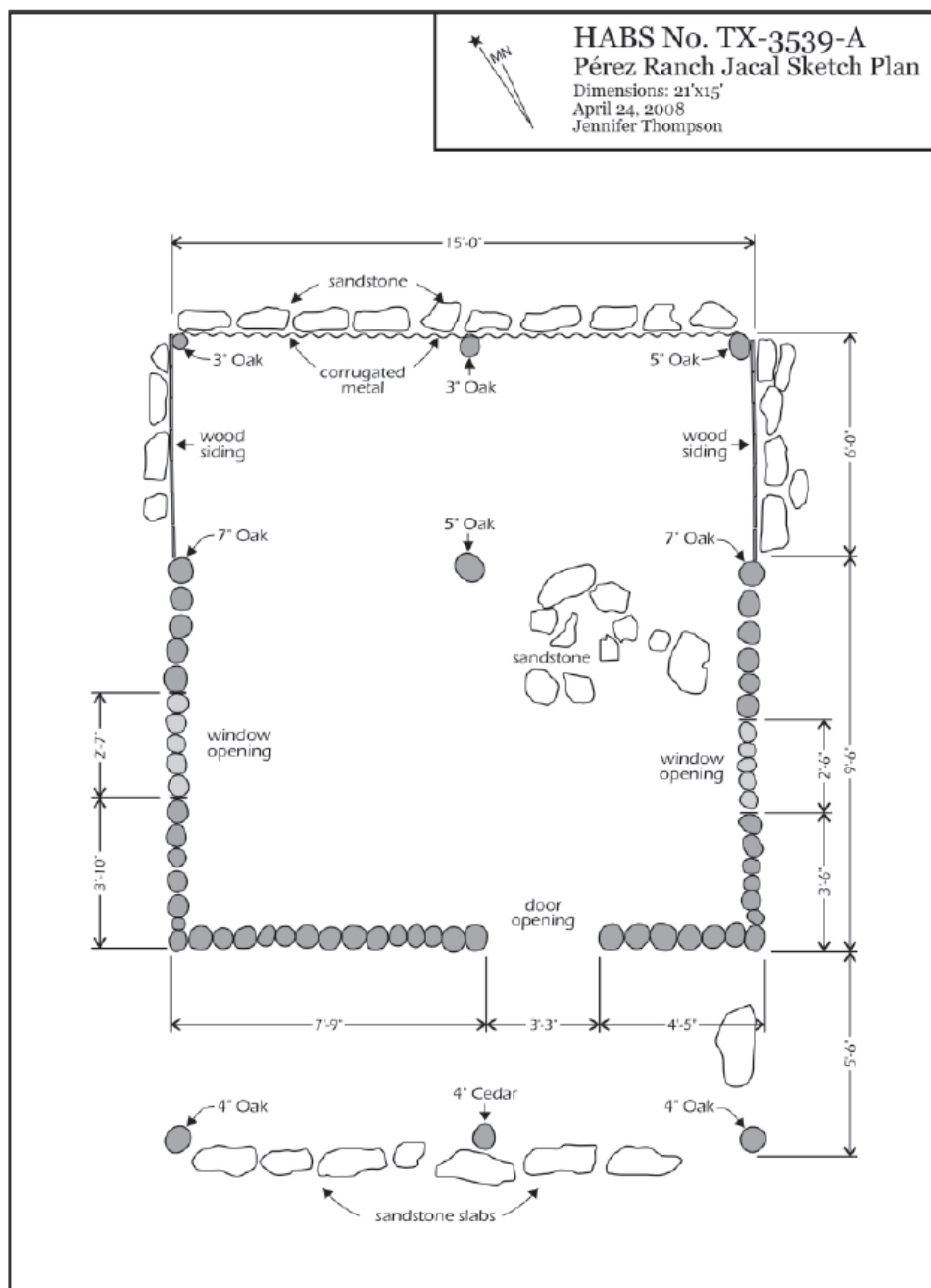


Figure 14. Sketch plan of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 15. North and east sides of the jacal structure, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 16. East side of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 17. South and west sides of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 18. South side of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 19. West side of the jacal, Site 41BX274. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 20. Interior view of the jacal facing northwest. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas



Figure 21. Interior view of the jacal facing southeast. Taken from Ulrich et al. (2010).

Pérez Rancho Site and Dolores Crossing, San Antonio, Bexar County, Texas

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