

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 9 1983
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Garcia-Garza House

and/or common The Garza House

2. Location

street & number 214 West Salinas Street

N/A not for publication

city, town San Antonio N/A vicinity of

state Texas code 048 county Bexar code 029

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Bernard L. Lifschutz

street & number 215 North Flores

city, town San Antonio N/A vicinity of state Texas

5. Location of Legal Description

courthouse, registry of deeds, etc. Bexar County Courthouse

street & number Main Plaza

city, town San Antonio state Texas

6. Representation in Existing Surveys

1) San Antonio Historical Survey
title 2) Historical Sites Survey has this property been determined eligible? ___ yes no

date 1) 1972
2) 1983 ___ federal state ___ county local

depository for survey records 1) City of San Antonio Historic Preservation Officer
2) Texas Historical Commission

city, town 1) San Antonio
2) Austin state Texas

7. Description

Condition
 excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one
 unaltered
 altered

Check one
 original site
 moved date N/A

Describe the present and original (if known) physical appearance

The García-Garza House, which was begun in the 1850s, is an interesting example of a residence that was enlarged to fit the needs of its owners over time. The house is a mixture of caliche stone, solid brick, and brick veneer construction, with each segment of the house having its own distinct character. The continual growth of the building has resulted in a rather picturesque composition, with a prominent tower-like section forming the northwest part of the residence.

The Garcia-Garza House stands three blocks north of Military Plaza, just outside the Main Street/Military Plaza National Register Historical District. The house faces north on Salinas Street, and is the only residential structure remaining in an area which once was a middle-class neighborhood of houses and small businesses on the northern fringe of the downtown area. The San Pedro Acequia ran immediately to the east on Flores Street, and settlement of this area is documented to the 18th century.

The Garcia-Garza House is made up of four main parts. The earliest, built about 1856, is a one-story series of caliche-block rooms on the northeast corner of the property, facing Salinas Street. A columned veranda runs along the main facade. The second part, built about 1900, is a long, two-story, brick building attached to the southwest corner of the original structure by its double gallery, which faces the inside of the lot. This building parallels the west side of the lot. The third part, erected about 1910, is a two-story, brick-veneer addition to the west end of the original structure. It is of solid brick, and has been stuccoed. The fourth addition, made in 1982, consists of limestone-faced rooms which abut the rear (south) wall of the original house. This addition is inconspicuous, and is sited on the rear of the property. Hence it does not seriously compromise the integrity of the older structures.

The original structure is typical of houses built in San Antonio in the mid-19th century. The house appears to have had three rooms across the front, each with a window and door opening to the porch. The attached porch roof is supported by Corinthian columns below an architrave surmounted by wooden dentils. The windows opening onto the porch have one-over-one lights. Only one of the three porch doors is intact today, the others having been converted to windows in an earlier remodeling. As the plaster was not totally removed in renovation, it is difficult to tell if the three rooms were all built at one time, or perhaps two constructed originally and another added later, as was frequently done.

The east wall of the original structure runs to a depth of two rooms, and is topped by a very plain wooden cornice and dentils. Though no archaeological work was performed at the rear of the structure, it appears that other rooms were once added to the rear (or south side) of the house. The 1904 Sanborn map indicates a uniform depth of the stone structure across the rear of the building, and perhaps three rooms existed originally. The 1922 map shows the rear wall moved out partially to the south, leaving only the southeast corner of the stone wall intact. It seems that the rear wall was altered sometime between 1904 and 1922, though this cannot be documented beyond the Sanborn maps. The altered portion of the wall appears on the Sanborn map to be stone, and connects the intact southeast corner with the rear brick addition of 1900 and its

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National Park Service**

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date entered

Continuation sheet

Item number 7

Page 1

porches. As the rear part of the original structure was removed at some later time to accommodate further frame additions, the materials and configuration of the rear wall at any time other than when documented by a Sanborn map is difficult to determine. Only the southeast stone corner remained when the further addition was undertaken in 1982.

Only one original interior wall remained in 1982, that separating the center and east rooms in the old structure. A double fireplace opening into each room was located on this wall, with a simple stone mantelpiece. The fireplace in the center room was removed, and that in the east room was restored. The stone wall separating the center and west rooms had been removed, and a gypboard partition existed when the 1982 work began. The original outer wall of the west room still separates the added stair-tower from the old building.

The two-story brick addition at the southwest corner of the old house, made about 1900, was at first connected to the stone structure by a two-story frame porch. This addition contained three rooms both up and downstairs, all with a door and window onto the porch, and window facing west. This rear brick addition is intact, with the exception of one interior partition upstairs and both interior partitions downstairs, which have been removed. The exterior stairway and floor of the porch was totally rebuilt during the 1982 work due to deterioration and reconfiguration necessary for conformance with the firecode. Rather than rising straight from the south end of the porch to the north, the stairs rise toward the south, turn at a landing, and rise to the north. This arrangement has left one door at the south end of the building without access to the porch.

The only construction documented by a builder's and mechanic's lien was the 1910 addition of the tower at the northwest corner of the house, connecting the original dwelling and the two-story brick addition. This 1910 addition is of brick veneer construction, and is plastered on the outside. Its northern parapet rises to a point in the center, and is capped by a projecting course of bricks. Each window, which has one-over-one lights, is surmounted by a hood mold also of projecting, coursed brick. In addition to the interior stairway and stair halls, it contains two rooms upstairs and a large open area, and one front room downstairs. The 1910 work cost a total of \$3,000, and all lumber, trim, doors, and window sashes were purchased from Ed Steves and Sons. The stair-tower and rooms have remained virtually intact, with the exception of a small bath added on the second floor.

The major work done in 1982 occurred at the rear of the original structure, where earlier frame additions had already compromised the early building. These additions were removed, including the remaining southeast corner of the stone wall which partially enclosed a small room. The material was a very soft caliche block. A limestone addition has been made which joins the eastern stone wall of the old house and then projects to the south, turning north again to join the brick-veneer addition where it meets the two-story frame porch. This modern limestone addition is one large open space with arched window openings. A bathroom/storage area has

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Page 2

been added to the rear of the original east room of the house, against the old east wall which runs to a depth of two rooms.

Most of the window sashes appear to date to the 1910 addition. The 1900/1010 parts of the structure contain a combination of windows with four-over-four and one-over-one lights, while the windows across the front of the house have one-over-one lights, and are no doubt replacements. The two additional doors opening from the original rooms to the front porch were probably converted to windows at the time when the main entry was moved to the stair-tower addition.

The house, a simple structure when built, has little detailing except for capitals of the front columns on the oldest portion. A plain cornice and dentils cap the old portion, and an articulated, plastered, brick course decorates the 1910 addition over the windows and door. A simple newel post is located at the base of the interior stairway. A new standing-seam roof was installed in 1982, replacing an identical old covering.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		120 years of family occupation

Specific dates 1856/1900/1910/1982 **Builder/Architect** 1910 - F.R. Young & Co.

Statement of Significance (in one paragraph)

Constructed about 1856, with additions made around 1900, 1910, and 1982, the Garcia-Garza House is among the oldest residential structures in San Antonio. It is the only residence that remains in the heavily settled area immediately north of downtown and adjacent to San Pedro Creek and the San Pedro Acequia. The house is the oldest in the immediate downtown area to have been continually used as a residence. Occupied by the Mariano Garcia family at the time of construction, descendants lived in the home until its sale in 1981. This is the longest continual habitation by a single family of any structure in San Antonio. The home was constructed on land inherited by Tomasa Chavez from her father, Ignacio, a prominent local politician and son of Francisco Xavier Chavez who came to San Antonio in the 1790s. The house is the last structure remaining of a complex of family homes which stood on Martin, Flores, and Salinas streets and Military Plaza. The Garcia-Garza House achieves further significance as an example of architectural evolution through four generations of family proprietorship.

Tomasa Chavez inherited Lot 4 of a solar at Flores Street and the Callejon de Salinas when the estate of her father, Ignacio Chavez, was partitioned in 1851. Ignacio Chavez's holdings were extensive, and included the family home on an adjacent block to the southeast. Family tradition maintains that Lot 4 contained a small house or outbuilding dating to 1800, which was expanded for the home of Mariano and Tomasa Chavez de Garcia at the time of their marriage in 1856. This is possible, though preliminary archaeological investigation at the east end of the house indicates that the present structure was built after 1850. Of course, an older portion of the house could be at the center or western end. Other structures of 1850s-vintage remain in San Antonio's immediate downtown area in La Villita, but these have not been continually occupied as residences. Structures in the King William Area, which have been occupied as homes since their construction, date slightly later, to about 1860. Apparently no other residential structure standing in the city has the distinction of 120 years of occupation by a single family.

The Chavez and Garcia families were prominent in San Antonio in the late 18th through mid-20th centuries. Tomasa Chavez de Garcia was the daughter of Ignacio Chavez, a prominent San Antonio politician and son of Francisco Xavier Chavez. Francisco Chavez, born in New Mexico in 1760, was the great-grandson of Fernando Duran y Chavez who came to New Mexico as a conquistador and later became Alcalde of Albuquerque. Francisco served as an Indian interpreter and negotiator until his retirement in 1829. His son, Ignacio, born in 1791, married Maria Montes de Oca, daughter of a Canary Island family, and they had nine children. Tomasa, born about 1835, married Mariano Garcia, who served as an interpreter, deputy sheriff, local politician, and owner of the Cockpit Saloon. It appears that they built the present home shortly after marrying in 1856. Their first child was born in 1857, and eleven more followed.

9. Major Bibliographical References

Telephone Interview with Adolph A. Garza, Jr., July, 1982, by Maria Watson.
 Bexar County Deed Records: 237/382; B.M. Liens, X/56; 2418/1135, Courthouse.
 Chabot, Frederick C. With the Makers of San Antonio. San Antonio: Artes Graficas, 1937.
 Fox, Anne A. "Assessment of the Garza House," April 22, 1982. On file, Texas Historical Commission, Austin.

10. Geographical Data

Acreeage of nominated property .42 acre

Quadrangle name San Antonio East, Tex

Quadrangle scale 1:24000

UTM References

A

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 Zone Easting Northing

B

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 Zone Easting Northing

C

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Verbal boundary description and justification

Lot 4, NCB 149 on the south side of Salinas Street between North Flores and Camaron streets.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Maria Watson

organization

date July 20, 1982

street & number 315 Adams Street No. 2

telephone home/224-4734
work/224-6163

city or town San Antonio

state Texas 78210

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

Carly J. ...

title State Historic Preservation Officer

date 24 April 1983

For NPS use only

I hereby certify that this property is included in the National Register

Janet ...
Keeper of the National Register

Entered in the
National Register

date 7/7/83

Attest:

date

Chief of Registration

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

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Continuation sheet

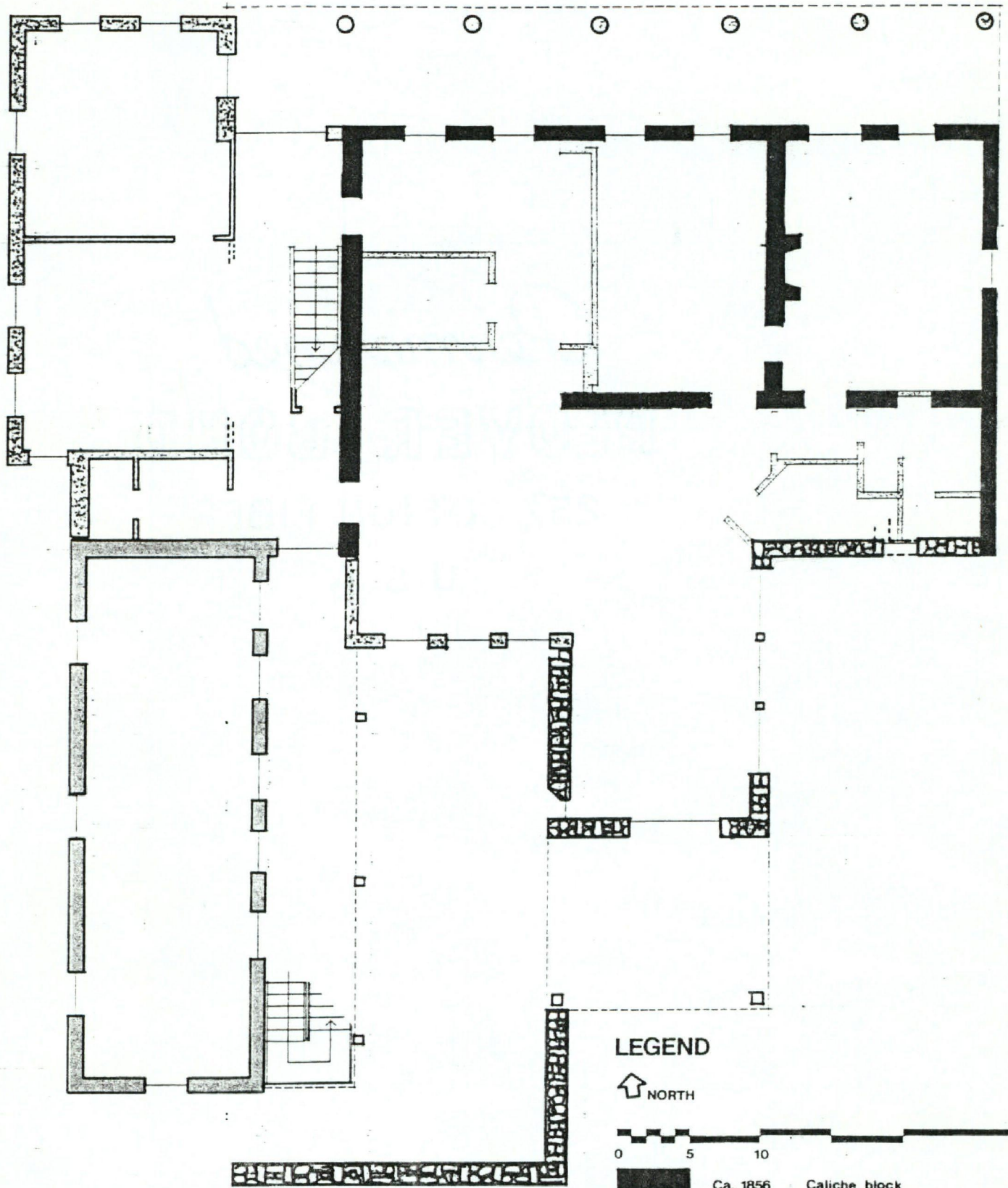
Item number 8

Page 1

The Garcia family was characteristic of the substantial middle-class Spanish families in mid- to late 19th-century San Antonio. Mariano Garcia dabled in politics and law enforcement, and together with Juan M. Chavez, operated a prominent saloon. His daughters and wife maintained the family home. Daughter Sophia worked briefly at Alamo Title Company and Amelia taught piano. Sons Alejandro and Antonio operated a grocery store, Ignacio was a blacksmith, Mariano an apprentice with a jeweler and later the City Engineer, and Luis a doctor in Mexico City.

Of twelve children, only Ignacio, who died in 1912, married. Tomasa Chavez de Garcia died in 1919, leaving eleven surviving children. Her last child to die was Antonio, who passed away in 1955. His only heir was a foster son, Adolph Anthony Garza, a lawyer, who had lived with the family for many years. Garza, his wife, and son, occupied the house from 1955 to its sale in 1981. Adolph Garza died in 1974, his wife having died in 1971. Adolph Garza, Jr., continued to use the home until it was purchased by Bernard Lifschutz in 1981. For the first time since its construction, the Garcia House will be used for a non-residential purpose, and will become Mr. Lifschutz's offices.

FLOOR PLAN



LEGEND



- | | | |
|--|-------------------------------------|--------------------|
| | Ca. 1856 | Caliche block |
| | Ca. 1900 | Solid brick |
| | Ca. 1910 | Brick veneer |
| | 1982 | Solid limestone |
| | 1982 | Interior partition |
| | Confirmed location of removed walls | |
| | Roof overhang | |

OK

NATIONAL REGISTER OF HISTORIC PLACES

EVALUATION / RETURN SHEET

United States Department of the Interior
National Park Service

Garcia-Garza House
Bexar County
TEXAS

Working No. JUN 9 1983

Fed. Reg. Date: 2-7-84

Date Due: 7/7/83 - 7/24/83

Action: ACCEPT 7/7/83

RETURN

REJECT

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

see continuation sheet

Nomination returned for: technical corrections cited below
 substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT Reference _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



MIKE SPENCE

657-3910

Garcia-Garza House

214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative
on file, Lance, Larcade and Bechtol,
architects, San Antonio.

View of original house with tower to west; front
facade looking south

Photo 1 of 7



Garcia-Garza House
214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative
on file, Lance, Larcade and Bechtol,
architects, San Antonio.

View of front porch and columns of original part
of house, looking west.

Photo 2 of 7



Garcia-Garza House

214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative
on file, Lance, Larcade and Bechtol,
architects, San Antonio.

View of plastered brick tower (1910) at west
end of original house, looking south-southwest.
Photo 3 of 7



Garcia-Garza House
214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative
on file, Lance, Larcade and Bechtol,
architects, San Antonio.

View of 1900 addition to southwest of original
house, looking northwest

Photo 4 of 7



Garcia-Garza House

214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative on file,
Lance, Larcade and Bechtol, architects,
San Antonio

View of porch and stairs, 1900 addition, looking
north

Photo 5 of 7



Garcia-Garza House

214 West Salinas Street, San Antonio, Bexar
County, Texas

Photo: July 1982, by Michael Lance; negative
on file, Lance, Larcade and Bechtol,
architects, San Antonio.

View of 1982 addition to rear of original house,
looking west-by-northwest

Photo 6 of 7

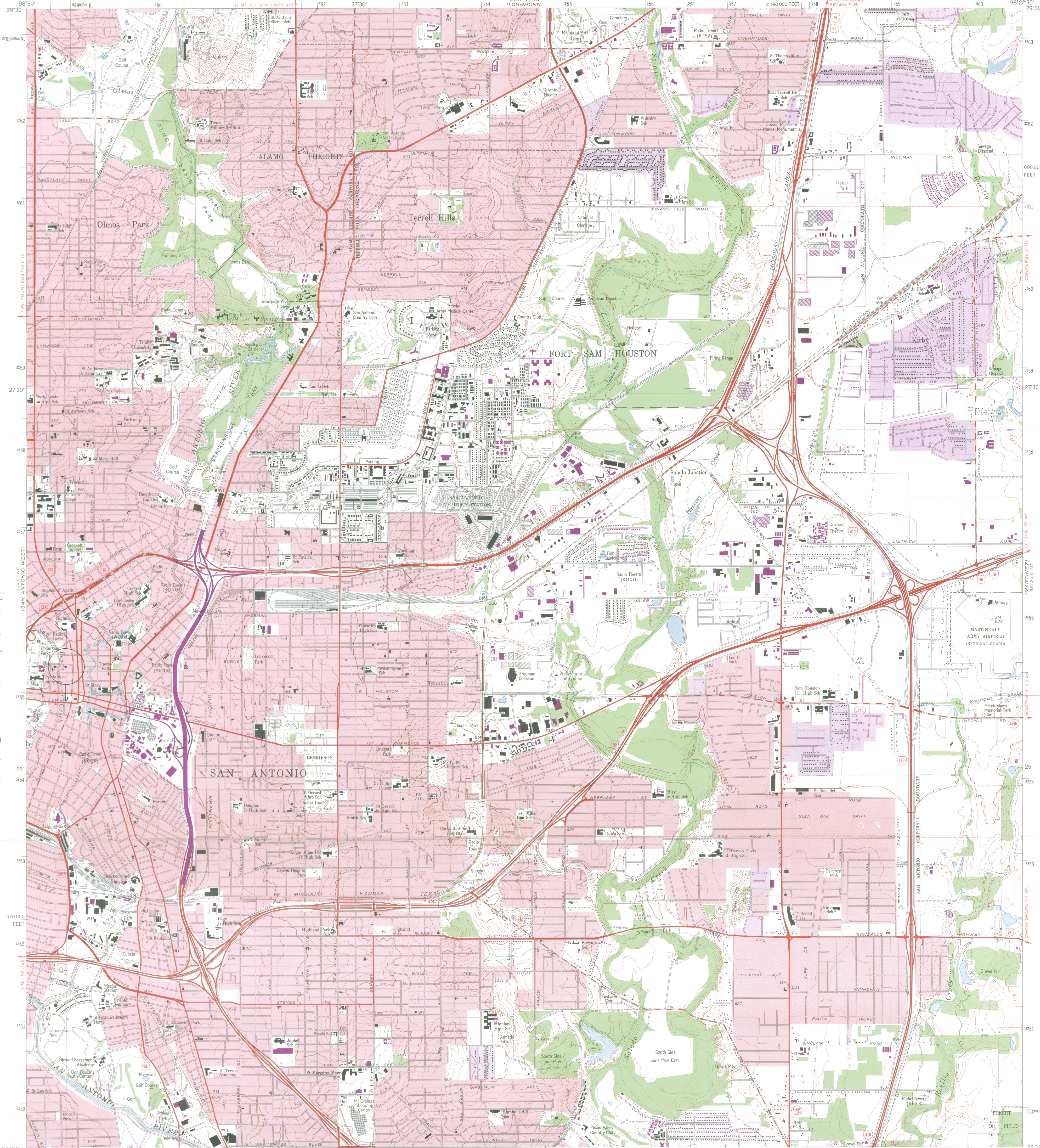


Garcia-Garza House

214 West Salinas Street, San Antonio, Bexar
County, Texas

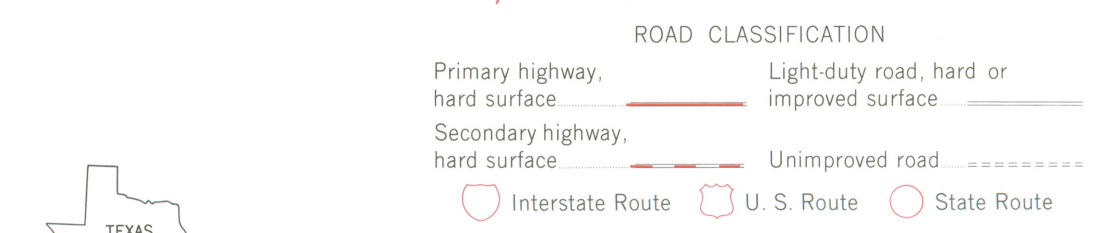
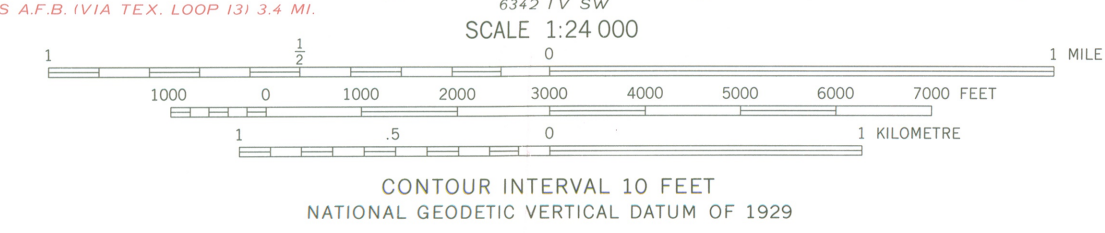
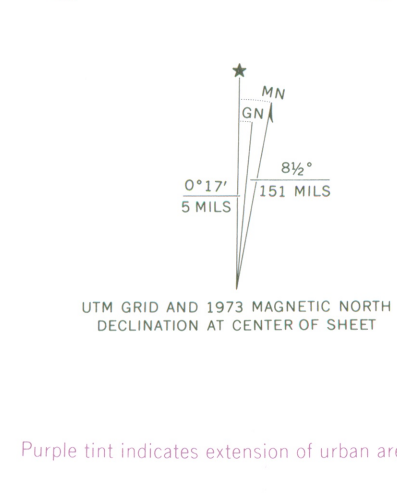
Photo: July 1982, by Michael Lance; negative on
file, Lance, Larcade and Bechtol,
architects, San Antonio.

Fireplace, northeast room of original house.
Photo 7 of 7



GARCIA - GARZA HOUSE
214 WEST SALINAS STREET
SAN ANTONIO, BEXAR CO., TEXAS
UTM REFERENCE: 14/540970/3255310

Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs taken 1952. Field annotated 1953. Revised by Geological Survey from aerial photographs taken 1966. Field checked 1967.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system, south central zone
1000-metre Universal Transverse Mercator grid ticks, zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1973. This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2998-133

SAN ANTONIO EAST, TEX.
N2922.5-W9822.5/7.5
1967
PHOTOREVISED 1973
AMS 6342 IV NW - SERIES V882