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Intensive Cultural Resources Survey of the District 3 New Branch Library at the Site of the Mission Drive-In Theater, City of San Antonio, Bexar County, Texas

Prepared for

Adams Environmental, Inc.

Submitted to

City of San Antonio

Prepared by

**Mindy L. Bonine, Anna Mod, Jay Hrivnatz, and
Steve Carpenter**

Texas Antiquities Permit 4885

SWCA Cultural Resources Report No. 08-315

July 11, 2008

Revised October 15, 2008

**INTENSIVE CULTURAL RESOURCES SURVEY OF THE DISTRICT 3 NEW
BRANCH LIBRARY AT THE SITE OF THE MISSION DRIVE-IN THEATER,
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

Prepared for

ADAMS ENVIRONMENTAL, INC.

12018 Las Nubes Street
San Antonio, Texas 78233

Submitted to

CITY OF SAN ANTONIO

Capital Improvements Management Services
114 West Commerce
San Antonio, Texas 78205

Prepared by

Mindy L. Bonine, Anna Mod, Jay Hrivnatz and Steve Carpenter

SWCA ENVIRONMENTAL CONSULTANTS

4407 Monterey Oaks Boulevard
Building 1, Suite 110
Austin, Texas 78749
www.swca.com

Principal Investigator

Mindy L. Bonine

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ABSTRACT

On behalf of Adams Environmental, Inc. and the City of San Antonio, SWCA Environmental Consultants (SWCA) conducted an intensive archaeological survey and an above ground historic resources survey of the roughly 24 acre project area in south-central San Antonio, Bexar County, Texas. The project area is located at the site of the former Mission Drive-In Theater, just north of the historic Mission San José y San Miguel de Aguayo (Mission San José). The proposed undertaking includes the construction of a District 3 new branch library as well as additional uses still under development. Although the project plans are not complete, it is anticipated that the entire 24 acre property will be impacted by the proposed undertaking, and that the maximum depth of impacts will be up to 12 feet (3.6 m) below the current ground surface. Thus, the area of potential effect (APE) will be the full 24 acre property to a depth of up to 12 feet.

The project sponsor and landowner is the City of San Antonio, and the proposed undertaking may utilize local, state, and/or federal funding in its development. As such, any cultural resource investigations are subject to compliance with the Texas Antiquities Code and Section 106 of the National Historic Preservation Act (NHPA), as amended. The Texas Historical Commission (THC) issued Texas Antiquities Permit 4885 to SWCA to conduct the cultural resource investigations. All cultural resources located within the project area were identified and evaluated for their eligibility for listing on the National Register of Historic Places (NRHP) or for listing as a State Archeological Landmark (SAL), as appropriate.

SWCA conducted supplemental historical/archival research and background review, an archaeological survey of the 24-acre project area with backhoe trench excavations, a basic geomorphological assessment, and collection prehistoric and clear historic artifacts, and an above-ground cultural resources survey.

The background review revealed the project area is located entirely within the Mission Parkway NRHP District, and adjacent to the San José Mission National Historic Site and the Ethel Wilson Harris House, all listed NRHP properties/districts. The drive-in theater is specifically listed as a non-contributing resource to the Mission Parkway NRHP District. Numerous archaeological investigations have been conducted in and around the project area, but no archaeological sites have been previously recorded.

SWCA archaeologists conducted field investigations within the Mission Drive-In project area on April 29, 2008 and May 5, 2008. One archaeological site was found and recorded (41BX1774). The site is the remains of an early twentieth century (ca. 1920-1940) residence that had burned and was buried under fill. It is not recommended as eligible for the NRHP or as an SAL. No further archeological investigations are recommended for the project area.

An SWCA architectural historian conducted a historic resources survey of The Mission Drive-In Theater on April 29, 2008. The drive-in was surveyed and evaluated for its eligibility for listing on the NRHP. The structures, building and sites associated with the initial 1948 and subsequent 1959 development expansions are recommended as eligible for listing as a historic district on the NRHP under Criterion A for Recreation and Culture with significance at the local level. SWCA also recommends listing the same 1948 and 1959 era resources as a City of San Antonio landmark under Criteria 1(d), and 2 (a and b). The City of San Antonio has consulted with the Texas State Historic Preservation Officer (SHPO) to develop a Memorandum of Agreement (MoA). In December 2009 and January 2010, CoSA and the SHPO signed the MoA that spells out the compliance with Section 106.

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MANAGEMENT SUMMARY

PROJECT TITLE: Intensive Cultural Resources Survey of the District 3 new Branch Library at the Site of the Mission Drive-In Theater, City of San Antonio, Bexar County, Texas.

SWCA PROJECT NUMBER: 13810-192-AUS.

PROJECT DESCRIPTION: SWCA conducted investigations of the 24-acre project area in Bexar County, Texas. The City of San Antonio (CoSA), the project sponsor, proposes to develop the property as a branch library and other uses under development. Overall, the APE is the entire 24 acres and impacts will be up to 12 feet in depth. The cultural resources survey included supplemental historical/archival research and background review, an archaeological survey of the 24-acre project area with backhoe trench excavations, a basic geomorphological assessment, and collection prehistoric and clear historic artifacts, and an above-ground historic resources survey.

LOCATION: The APE is in south-central San Antonio, Bexar County, and is depicted on a portion of the Southton USGS 7.5-minute topographic quadrangle map.

NUMBER OF ACRES SURVEYED: Approximately 24 acres.

EXCAVATED VOLUME: Approximately 105 m³.

PRINCIPAL INVESTIGATOR: Mindy L. Bonine.

TEXAS ANTIQUITIES PERMIT: 4885.

DATES OF WORK: April 29, 2008 and May 5, 2008.

PURPOSE OF WORK: The client is fulfilling project regulatory requirements in compliance with the Antiquities Code of Texas based on the City of San Antonio's status as a political subdivision of the state. In the absence of a lead federal agency and with the possibility of future federal involvement, CoSA has consulted with the Texas State Historic Preservation Officer (SHPO) to develop a Memorandum of Agreement (MoA). In December 2009 and January 2010, CoSA and the SHPO signed the MoA that spells out the compliance with Section 106.

NUMBER OF SITES: Two: One, historic archaeological site 41BX1774, and one district, the Mission Drive-In Theater. The latter is eligible for listing for the NRHP as a historic district or as a contributing resource of the existing Mission Parkway NRHP historic district.

ELIGIBILITY OF SITES: Site 41BX1774 is not considered eligible for listing on the NRHP or designation as an SAL. The Mission Drive-In Theater is recommended eligible for listing on the NRHP as a historic district under Criterion A in the area of Entertainment/Recreation with significance at the local level.

CURATION: The Center for Archaeological Research at the University of Texas at San Antonio.

INTRODUCTION

On behalf of Adams Environmental, Inc. and the City of San Antonio, SWCA Environmental Consultants (SWCA) conducted an intensive archaeological survey and an above ground historic resources survey of the roughly 24 acre project area in south-central San Antonio, Bexar County, Texas (Figure 1). The project area is located at the site of the former Mission Drive-In Theater, just north of the historic Mission San José y San Miguel de Aguayo (Mission San José). The project area is currently owned by the City of San Antonio, and the proposed undertaking includes the construction of a District 3 new branch library as well as additional uses still under development. Although the project plans are not complete, it is anticipated that the entire 24 acre property will be impacted by the proposed undertaking, and that the maximum depth of impacts will be up to 12 feet (3.6 m) below the current ground surface. Thus, the area of potential effect (APE) will be the full 24 acre property to a depth of up to 12 feet.

As several uses have been proposed for the property, including a city library branch and federally subsidized housing, the proposed undertaking may utilize local, state, and/or federal funding in its development. The project sponsor, the City of San Antonio, is also the owner of the subject property has told SWCA that no federal funds are involved at this time. As such, any cultural resource investigations are subject to compliance with the Texas Antiquities Code. The Texas Historical Commission (THC) issued Texas Antiquities Permit 4885 to SWCA to conduct the cultural resource investigations, which were designed to identify and evaluate any cultural resource sites for their eligibility for designation as a State Archeological Landmark (SAL). In addition, the cultural resource investigations also evaluated any

cultural resources located within the project area for eligibility for listing on the National Register of Historic Places (NRHP).

The cultural resource investigations for this project included both a 100 percent intensive archaeological survey of the project area with backhoe trench excavations, and an above-ground historic resources survey of buildings, structures, sites, and objects located on the property.

The archaeological investigations consisted of a background literature and records review, an intensive pedestrian survey, a preliminary geomorphological assessment, and the excavation of several backhoe trenches within the project area. As the entire property has been developed as a drive-in theater and the vast majority of the site has been surface-modified (i.e., contoured and covered with fill), the field assessment relied primarily on the backhoe trenches to determine the presence and nature of old-surface level and subsurface archaeological deposits. The goal of the work was to locate all prehistoric and historic archaeological sites in the project area, establish vertical and horizontal site boundaries as appropriate, and provide sufficient information to make eligibility recommendations for listing on the NRHP or for designation as an SAL. All work was done in accordance with the standards and guidelines of the THC and the Council of Texas Archaeologists.

The above-ground historic resource investigations consisted of brief archival research and a field survey. As substantial research had been conducted by the National Park Service (NPS) for the property, particularly the drive-in theater component, and only supplemental research was conducted to flesh out the historic context and provide information to make NRHP eligibility determinations. The field investigation was

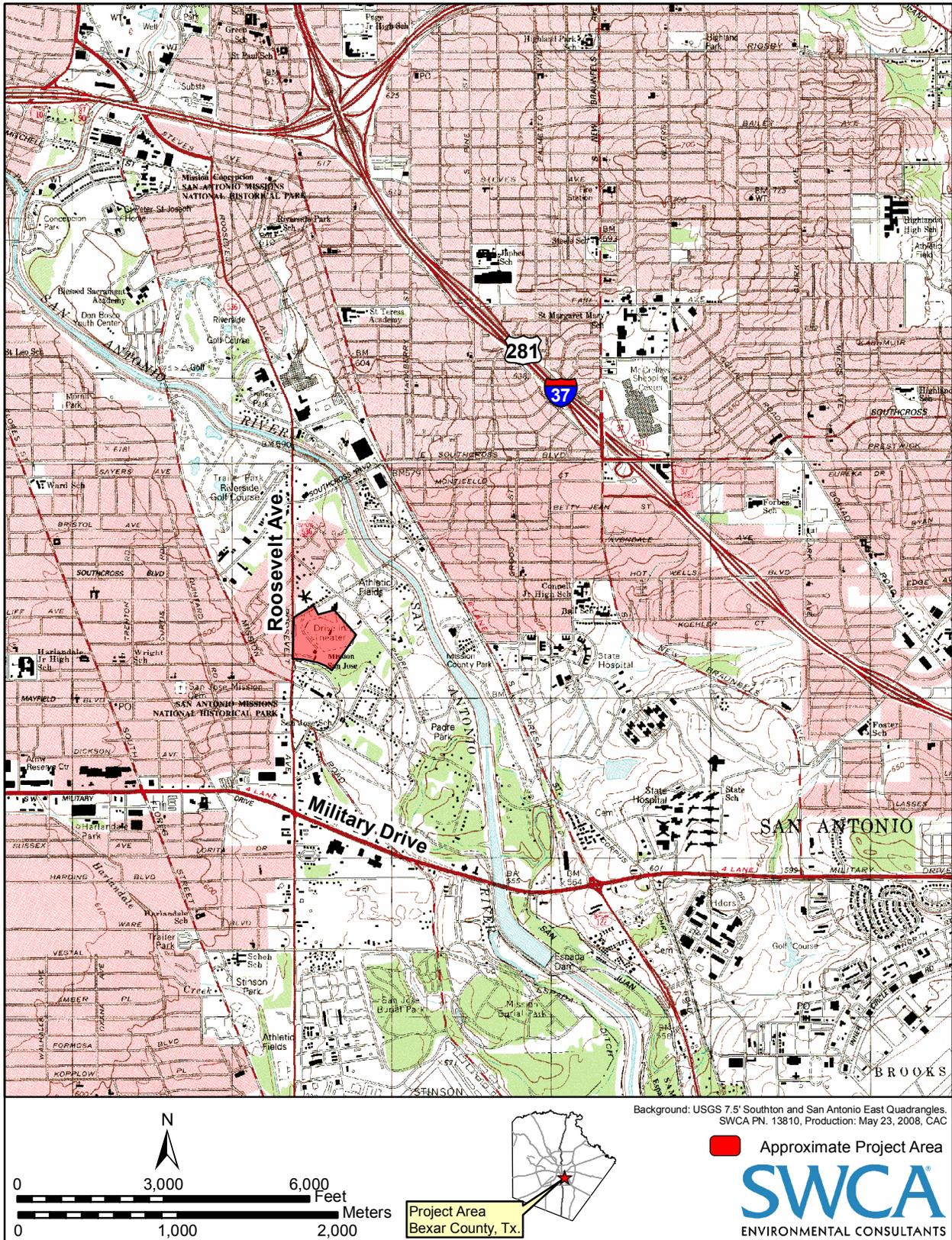


Figure 1. Project location map.

conducted to identify and record above-ground historic-age buildings, structures, sites and objects within the project area. The fieldwork was of sufficient intensity to evaluate the above-ground historic-age resources for their eligibility for inclusion to the NRHP, and for listing as a Registered Texas Historic Landmark (RTHL) or a SAL.

The City of San Antonio (CoSA) currently owns the Mission Drive-In Theater property and seeks to sell, lease or transfer portions of the property to a private developer, non-profit agency or other agent for redevelopment (the undertaking). The Mission Drive-In Theater is adjacent to Mission San Jose, a National Historic Site administered by the National Park Service (NPS) as part of the San Antonio Missions National Historical Park. The NPS has expressed interest in restoring part of a historic 18th century view corridor in which the Mission Drive-In Theater is situated. NPS has also expressed interest in purchasing land and/or accepting land as a donation from a private citizen or non-profit organization and/or interest in leasing space in one of the new buildings within the redevelopment of the Mission Drive-In Theater. There is no lead federal agency identified in the redevelopment of Mission Drive-In Theater to constitute an undertaking as defined under 36 CFR 800 and implement Section 106 of the National Historic Preservation Act (NHPA) as amended (16 USC 470f); and, it is possible that a federal agency may become involved in the redevelopment in the future, thereby subjecting the undertaking to compliance with the NHPA. In the absence of a lead federal agency and with the possibility of future federal involvement, CoSA has consulted with the Texas State Historic Preservation Officer (SHPO) to develop a Memorandum of Agreement (MoA). In December 2009 and January 2010, CoSA and the SHPO signed the MoA that spells out the compliance with

Section 106. A copy of the signed MOA is presented in Appendix A of this report.

PROJECT AREA DESCRIPTION

The project area is located at 3100 Roosevelt Avenue at the intersection of the Roosevelt and E. White Avenues, in the City of San Antonio, Bexar County, Texas. The 24-acre property currently contains buildings and structures associated with its former use as the Mission Drive-in Theater (Figure 2).

The project area is located roughly equidistant between IH 10 and Loop 410, about 4 miles south of the downtown San Antonio area. It is an irregularly-shaped parcel with Roosevelt Ave. bordering the west side of the property, and East White Ave. and a commercial building and parking lot bordering the north side. Undeveloped land lies directly east of the property, and Mission San José, part of the San Antonio Missions National Historic Park is located to the south, separated by a thin (~50 m) strip of undeveloped land. The San Antonio River is located about 670 m to the east of the center of the 24-acre project area. The surrounding area consists of suburban and urban development including planned single-family subdivisions and commercial properties along the two avenues. There is a park situated between the drive-in theater and the San Antonio River.

All of the natural vegetation within the project area has been long cleared and the property has experienced significant surface alterations. A shallow drainage cuts through the project area on the south side and terminates at the edges of the property. If not manmade, it appears to have been heavily channelized and contoured. Topographic maps of the area show a drainage located in the undeveloped area between Mission Drive-In and Mission San José, but field investigators did not observe a drainage at that location.



Figure 2. Aerial photograph of Mission Drive-In Theater.

ENVIRONMENTAL SETTING

GEOLOGY

The project area surface geology is mapped as a Quaternary fluvial terrace deposits (Barnes 1974). The formation is composed of gravels, sands, silts, and clays laid down by the San Antonio River during the Pleistocene. At some point during the late Pleistocene to early Holocene, the river entrenched its banks, leaving the project area beyond the active floodplain (Barnes 1974). The parent materials for the terrace deposits derive from the Edwards Plateau to the north, namely including Upper Cretaceous Austin Chalk and Upper Cretaceous Navarro Group and Marlbrook Marl. In the immediate vicinity of the project area, the San Antonio River has cut through several Tertiary Eocene formations, such as Wilcox and Midway groups, which comprise the substrate beneath the Quaternary terraces.

SOILS

The entirety of the project area is mapped as Venus loam, 0 to 1 percent slopes (Taylor et al. 1991). These soils are nearly level, moderately dark-colored, deep limy loams on terraces and alluvial fans of major streams and rivers. Typically, these soils have an upper, approximately 14-inch thick, dark grayish brown solum of clay loam or loam. This horizon overlies deep deposits of light yellowish brown to very pale brown sandy clay loams or clay loams. Gravel beds are identified below several feet below ground surface.

VEGETATION

The project area is situated along the southern margin of the Balconian biotic province (Blair 1950). This province has highly variable vegetation of the Edwards Plateau and Hill

country (Spearing 1991:24). Typical vegetation of the Edwards Plateau region consists of Texas oak (*Quercus texana*), live oak (*Quercus virginiana*), Mexican cedar (*Juniperus mexicana*), mesquite (*Prosopis glandulosa*), some bald cypress (*Taxodium distichum*), and grass prairies (Blair 1950; Simpson 1988; Spearing 1991).

FAUNA

The Balconian biotic province is a transitional zone from the mesic forests of eastern North America to the xeric grasslands of the central United States. Thus, this province has a high faunal diversity. Blair (1950) identified at least 57 species of mammal, over 42 species of reptile, and 15 species of amphibians. None of the fauna for the Balconian is restricted solely to this province (Blair 1950).

Some mammals common to the Balconian province include: coyote (*Canis latrans*), gray fox (*Urocyon cinereoargenteus*), mink (*Mustela vison*), muskrat (*Ondatra zibethica*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), white-tailed deer (*Odocoileus virginianus*), opossum (*Didelphis virginiana*), eastern pipitrel (*Pipistrellus subflavus*), eastern fox squirrel (*Sciurus niger*), eastern cottontail rabbit (*Sylvilagus floridanus*), pocket gopher (*Geomys breviceps*), pallid bat (*Antrozous pallidus*), valley pocket gopher (*Thomomys bottae*), and badger (*Taxidus taxus*) (Burt and Grossenheider 1976). Historically, red wolf, bison and black bear ranged into or near this region (Burt and Grossenheider 1976).

The general reptilian assemblage for this province include the Great Plains rat snake (*Elaphe guttata emoryi*), Eastern yellowbelly racer (*Coluber constrictor flaviventris*), Yellow mud turtle (*Kinosternon flavescan flavescan*), bullfrog (*Rana catesbiana*), southern leopard frog (*Rana utricularia*), and

the gulf coast toad (*Bufo vallicepus*) (Blair 1950; Conant and Collins 1998; Kutac and Caran 1994).

CULTURAL SETTING

PREVIOUS INVESTIGATIONS

The areas surrounding the project area have been heavily investigated in the past, particularly at Spanish Colonial sites such as Mission San José (Clark 1978; Cox et al. 2001; Fox 1970; Hard et al. 1995; Henderson and Clark 1984; Robertson and Medlin 1976; Schuetz 1970; Tennis 1998; Tomka and Fox 1999; Tomka et al. 1999; Traylor et al. 1982) and the mission *acequias* (Cox 1990; Fox and Cox 1991), as well as areas on either side of the San Antonio River. The vicinity has a very rich cultural history and archaeological investigations in the area have been conducted from the 1960s to the present day. An extensive description of previous investigations would be prohibitively lengthy for a cultural resources report of this size, and so an abbreviated list of investigations is listed in the historic/archival and background review results section below.

PREHISTORIC CULTURAL HISTORY

The project area falls within Central Texas Archaeological Region (Pertulla 2004). Although the archaeological regions are not absolute, they do generally reflect recognized biotic communities and physiographic areas in Texas (Pertulla 2004:6). The Central Texas Region, as its name implies, is situated in the center of Texas and covers the Edwards Plateau and portions of the Blackland prairie east of the Edwards Plateau. The following synopses provide basic culture histories of the Central Texas Archaeological Region.

The archaeological record of the Central Texas Region is known from decades of

investigations of stratified open air sites and rockshelters throughout the Edwards Plateau, its highly dissected eastern and southern margins, and the adjoining margins of physiographic regions to the east and south (see Collins [2004] for review). Traditionally, the Central Texas Archaeological Region has included the Balcones Canyonlands and Blackland Prairie—that is, areas north of San Antonio (e.g., Prewitt 1981; Suhm 1960). These two areas are on the periphery of the Central Texas Archaeological Region, and their archaeological records and projectile point style sequences contain elements that suggest influences from, and varying degrees of, contact over time with other areas such as the Lower Pecos and Gulf Coastal Plain (Collins 2004; Johnson and Goode 1994). Archaeological sites in these two areas of Bexar County that have contributed important information include the Richard Beene site at Applewhite Reservoir (McGraw and Hinds 1987; Thoms et al. 1996; Thoms and Mandel 1992), the Cibolo Crossing site at Camp Bullis (Kibler and Scott 2000), the Panther Springs Creek site in Bexar County (Black and McGraw 1985), the Jonas Terrace site in Medina County (Johnson 1995), the Camp Pearl Wheat site in Kerr County (Collins et al. 1990), 41BX1 in Bexar County (Lukowski 1988), 41BX300 in Bexar County (Katz 1987), and several sites at Canyon Reservoir (Johnson et al. 1962). For more-complete bibliographies concerning archaeological work done in the region, see Black (1989), Collins (1995), and Johnson and Goode (1994).

PALEOINDIAN PERIOD

Surficial and deeply buried sites, rockshelter sites, and isolated artifacts represent Paleoindian (11,500–8,800 B.P.) occupations of the Central Texas Archaeological Region (Collins 2004:116). The period is often described as having been characterized by small but highly mobile bands of foragers who

were specialized hunters of Pleistocene megafauna. However, Paleoindians probably used a much wider array of resources (Meltzer and Bever 1995:59), including small fauna and plant foods. Faunal remains from Kincaid Rockshelter and the Wilson-Leonard site (41WM235) support this view (Bousman 1998; Collins 1998; Collins et al. 1989). Longstanding ideas about Paleoindian technologies also are being challenged.

Collins (2004) divides the Paleoindian period into early and late subperiods. Two projectile point styles, Clovis and Folsom, are included in the early subperiod. Clovis chipped stone artifact assemblages, including the diagnostic fluted lanceolate Clovis point, were produced by bifacial, flake, and prismatic-blade techniques on high-quality and oftentimes exotic lithic materials (Collins 1990). Along with chipped stone artifacts, Clovis assemblages include engraved stones, bone and ivory points, stone bolas, and ochre (Collins 2004:116; Collins et al. 1992). Clovis points are found evenly distributed along the eastern edge of the Edwards Plateau, where the presence of springs and outcrops of chert-bearing limestone are common (Meltzer and Bever 1995:58). Sites within the area yielding Clovis points and Clovis-age materials include Kincaid Rockshelter (Collins et al. 1989), Pavo Real (Henderson and Goode 1991), and San Marcos Springs (Takac 1991). A probable Clovis polyhedral blade core and blade fragment was found at the Greenbelt site in San Antonio (Houk et al. 1997). Analyses of Clovis artifacts and site types suggest that Clovis peoples were well-adapted, generalized hunter-gatherers with the technology to hunt larger game but did not solely rely on it.

In a survey of fluted points reported from throughout the state, Bever and Meltzer (2007:72) identified 151 Clovis points recovered from the counties comprising the Central Texas region. However, only four

Clovis points have been recorded for Bexar County (Bever and Meltzer (2007:67). Bever and Meltzer (2007:91) also determined that roughly 76 percent of the Clovis point raw material originated from the Edwards Plateau, but the distribution suggests the Clovis groups focused on the Nueces-Guadalupe Plain in the South Texas region.

In contrast, Folsom tool kits—consisting of fluted Folsom points, thin unfluted (Midland) points, large thin bifaces, and end scrapers—are more indicative of specialized hunting, particularly of bison (Collins 2004:117). Folsom points have been recovered from Kincaid Rockshelter (Collins et al. 1989) and Pavo Real (Henderson and Goode 1991). Folsom point distributions, both the frequency and spatial patterning, differ from the Clovis patterns, suggesting a shift in adaptation patterns (Bever and Meltzer 2007; Meltzer and Bever 1995:60, 74). Folsom points appear more frequently in the coastal plain as well as the South Texas plain, located to the south and southeast of Bexar County. As Folsom points are almost exclusively found in plains settings (they are conspicuously lacking in the Edwards Plateau), the technology perhaps marks a more specialized adaptation, likely to a more intensive reliance on ancient bison.

Postdating Clovis and Folsom points in the archaeological record are a series of dart point styles (primarily unfluted lanceolate darts) for which the temporal, technological, or cultural significance is unclear. Often, the Plainview type name is assigned these dart points, but Collins (2004:117) has noted that many of these points typed as Plainview do not parallel Plainview type-site points in thinness and flaking technology. Recent investigations at the Wilson-Leonard site (see Bousman 1998) and a statistical analysis of a large sample of unfluted lanceolate points by Kerr and Dial (1998) have shed some light on this issue. At Wilson-Leonard, the Paleoindian projectile

point sequence includes an expanding-stem dart point termed Wilson, which dates to ca. 10,000–9,500 B.P. Postdating the Wilson component is a series of unfluted lanceolate points referred to as Golondrina-Barber, St. Mary's Hall, and Angostura, but their chronological sequence is poorly understood. Nonetheless, it has become clear that the artifact and feature assemblages of the later Paleoindian subperiod appear to be Archaic-like in nature and in many ways may represent a transition between the early Paleoindian and succeeding Archaic periods (Collins 2004:118).

ARCHAIC PERIOD

The Archaic period for the Central Texas Archaeological Region dates from ca. 8,800 to 1,300–1,200 B.P. (Collins 2004:119–121) and generally is believed to represent a shift toward hunting and gathering of a wider array of animal and plant resources and a decrease in group mobility (Willey and Phillips 1958:107–108). In the eastern and southwestern United States and on the Great Plains, development of horticultural-based, semi-sedentary to sedentary societies succeeds the Archaic period. In these areas, the Archaic truly represents a developmental stage of adaptation as Willey and Phillips (1958) define it. For Central Texas, this notion of the Archaic is somewhat problematic. An increasing amount of evidence suggests that Archaic-like adaptations were in place before the Archaic (see Collins 2004:118, 1998; Collins et al. 1989) and that these practices continued into the succeeding Late Prehistoric period (Collins 1995:385; Prewitt 1981:74). In a real sense, the Archaic period of the Central Texas Archaeological Region is not a developmental stage, but an arbitrary chronological construct and projectile point style sequence. Establishment of this sequence is based on several decades of archaeological investigations at stratified Archaic sites along the eastern and southern margins of the

Edwards Plateau. Collins (1995, 2004) and Johnson and Goode (1994) have divided this sequence into three parts—early, middle, and late—based on perceived (though not fully agreed upon by all scholars) technological, environmental, and adaptive changes.

Early Archaic (8,800–6,000 B.P.) sites are small, and their tool assemblages are diverse (Weir 1976:115–122), suggesting that populations were highly mobile and densities low (Prewitt 1985:217). It has been noted that Early Archaic sites are concentrated along the eastern and southern margins of the Edwards Plateau (Johnson and Goode 1994; McKinney 1981). This distribution may indicate climatic conditions at the time, given that these environments have more reliable water sources and a more diverse resource base than other parts of the region. Early Archaic projectile point styles include Hoxie, Gower, Wells, Martindale, and Uvalde. Clear Fork and Guadalupe bifaces and a variety of other bifacial and unifacial tools are common to Early Archaic assemblages. Construction and use of rock hearths and ovens, which had been limited during late Paleoindian times, became commonplace. The use of rock features suggests that retaining heat and releasing it slowly over an extended period were important in food processing and cooking and reflects a specialized subsistence strategy. Such a practice probably was related to cooking plant foods, particularly roots and bulbs, many of which must be subjected to prolonged periods of cooking to render them consumable and digestible (Black et al. 1997:257; Wandsnider 1997; Wilson 1930). Botanical remains, as well as other organic materials, are often poorly preserved in Early Archaic sites, so the range of plant foods exploited and their level of importance in the overall subsistence strategy are poorly understood. But recovery of charred wild hyacinth (*Camassia scilloides*) bulbs from an Early Archaic feature at the Wilson-Leonard

site provides some insights into the types of plant foods used and their importance in the Early Archaic diet (Collins et al. 1998). Significant Early Archaic sites include the Richard Beene site in Bexar County (Thoms and Mandel 1992), the Camp Pearl Wheat site in Kerr County (Collins et al. 1990), and the Jetta Court site in Travis County (Wesolowsky et al. 1976).

During the Middle Archaic period (6,000–4,000 B.P.), the number and distribution of sites, as well as their size, probably increased as population densities grew (Prewitt 1981:73; Weir 1976:124, 135). Macrobands may have formed at least seasonally, or more small groups may have used the same sites for longer periods (Weir 1976:130–131). Development of burned rock middens toward the end of the Middle Archaic suggest a greater reliance on plant foods, although tool kits still imply a considerable dependence on hunting (Prewitt 1985:222–226). Middle Archaic projectile point styles include Bell, Andice, Taylor, Baird, Nolan, and Travis. Bell and Andice points reflect a shift in lithic technology from the preceding Early Archaic Martindale and Uvalde point styles (Collins 2004:119). Johnson and Goode (1994:25) suggest that the Bell and Andice darts are parts of a specialized bison-hunting tool kit. They also believe that an influx of bison and bison-hunting groups from the Eastern Woodland margins during a slightly more mesic period marked the beginning of the Middle Archaic. Though no bison remains were recovered or present, Bell and Andice points and associated radiocarbon ages were recovered from the Cibolo Crossing (Kibler and Scott 2000), Panther Springs Creek, and Granberg II (Black and McGraw 1985) sites in Bexar County. Bison disappeared as more-xeric conditions returned during the late part of the Middle Archaic. Later Middle Archaic projectile point styles represent another shift in lithic technology (Collins 2004:120;

Johnson and Goode 1994:27). At the same time, a shift to more-xeric conditions saw the burned rock middens develop, probably because intensified use of a specific resource (geophytic or xerophytic plants) or resource patches meant the debris of multiple rock ovens and hearths accumulated as middens on stable to slowly aggrading surfaces, as Kelley and Campbell (1942) suggested many years ago. Johnson and Goode (1994:26) believe that the dry conditions promoted the spread of yuccas and sotols, and that it was these plants that Middle Archaic peoples collected and cooked in large rock ovens.

During the succeeding Late Archaic period (4,000 to 1,300–1,200 B.P.), populations continued to increase (Prewitt 1985:217). Within stratified Archaic sites such as Loeve-Fox, Cibolo Crossing, and Panther Springs Creek, the Late Archaic components contain the densest concentrations of cultural materials. Establishment of large cemeteries along drainages suggests certain groups had strong territorial ties (Story 1985:40). A variety of projectile point styles appeared throughout the Late Archaic period. Johnson and Goode (1994:29–35) divide the Late Archaic into two parts, Late Archaic I and II, based on increased population densities and perceived evidence of Eastern Woodland ceremonial rituals and religious ideological influences. Middle Archaic subsistence technology, including the use of rock and earth ovens, continued into the Late Archaic period. Collins (2004:121) states that, at the beginning of the Late Archaic period, the use of rock ovens and the resultant formation of burned rock middens reached its zenith and that the use of rock and earth ovens declined during the latter half of the Late Archaic. There is, however, mounting chronological data that midden formation culminated much later and that this high level of rock and earth oven use continued into the early Late Prehistoric period (Black et al. 1997:270–284;

Kleinbach et al. 1995:795). A picture of prevalent burned rock midden development in the eastern part of the central Texas region after 2,000 B.P. is gradually becoming clear. This scenario parallels the widely recognized occurrence of post-2,000 B.P. middens in the western reaches of the Edwards Plateau (see Goode 1991).

The use of rock and earth ovens (and the formation of burned rock middens) for processing and cooking plant foods suggests that this technology was part of a generalized foraging strategy. The amount of energy involved in collecting plants, constructing hot rock cooking appliances, and gathering fuel ranks most plant foods relatively low based on the resulting caloric return (Dering 1999). This suggests that plant foods were part of a broad-based diet (Kibler and Scott 2000:134) or part of a generalized foraging strategy, an idea Prewitt (1981) put forth earlier. At times during the Late Archaic, this generalized foraging strategy appears to have been marked by shifts to a specialized economy focused on bison hunting (Kibler and Scott 2000:125–137). Castroville, Montell, and Marcos dart points are elements of tool kits often associated with bison hunting (Collins 1968). Archaeological evidence of this association is seen at Bonfire Shelter in Val Verde County (Dibble and Lorrain 1968), Jonas Terrace (Johnson 1995), Oblate Rockshelter (Johnson et al. 1962:116), John Ischy (Sorrow 1969), and Panther Springs Creek (Black and McGraw 1985).

The Archaic period represents a hunting and gathering way of life that was successful and that remained virtually unchanged for more than 7,500 years. This notion is based in part on fairly consistent artifact and tool assemblages through time and place and on resource patches that were used continually for several millennia, as the formation of burned rock middens shows. This pattern of

generalized foraging, though marked by brief shifts to a heavy reliance on bison, continued almost unchanged into the succeeding Late Prehistoric period.

LATE PREHISTORIC PERIOD

Introduction of the bow and arrow and, later, ceramics into the Central Texas Archaeological Region marked the Late Prehistoric period. Population densities dropped considerably from their Late Archaic peak (Prewitt 1985:217). Subsistence strategies did not differ greatly from the preceding period, although bison again became an important economic resource during the late part of the Late Prehistoric period (Prewitt 1981:74). Use of rock and earth ovens for plant food processing and the subsequent development of burned rock middens continued throughout the Late Prehistoric period (Black et al. 1997; Kleinbach et al. 1995:795). Horticulture came into play very late in the region but was of minor importance to overall subsistence strategies (Collins 2004:122).

In central Texas, the Late Prehistoric period generally is associated with the Austin and Toyah phases (Jelks 1962; Prewitt 1981:82–84). Austin and Toyah phase horizon markers, Scallorn-Edwards and Perdiz arrow points, respectively, are distributed across most of the state. Violence and conflict often marked introduction of Scallorn and Edwards arrow points into central Texas—many excavated burials contain these point tips in contexts indicating they were the cause of death (Prewitt 1981:83). Subsistence strategies and technologies (other than arrow points) did not change much from the preceding Late Archaic period. Prewitt's (1981) use of the term "Neoarchaic" recognizes this continuity. In fact, Johnson and Goode (1994:39–40) and Collins (2004:122) state that the break between the Austin and Toyah phases could easily and appropriately represent the break

between the Late Archaic and the Late Prehistoric.

Around 1,000–750 B.P., slightly more-xeric or drought-prone climatic conditions returned to the region, and bison came back in large numbers (Huebner 1991; Toomey et al. 1993). Using this vast resource, Toyah peoples were equipped with Perdiz point-tipped arrows, end scrapers, four-beveled-edge knives, and plain bone-tempered ceramics. Toyah technology and subsistence strategies represent a completely different tradition from the preceding Austin phase. Collins (1995:388) states that formation of burned rock middens ceased as bison hunting and group mobility obtained a level of importance not witnessed since Folsom times. Although the importance of bison hunting and high group mobility hardly can be disputed, the argument that burned rock midden development ceased during the Toyah phase is tenuous. A recent examination of Toyah-age radiocarbon assays and assemblages by Black et al. (1997) suggests that their association with burned rock middens represents more than a “thin veneer” capping Archaic-age features. Black et al. (1997) claim that burned rock midden formation, although not as prevalent as in earlier periods, was part of the adaptive strategies of Toyah peoples.

HISTORIC CULTURAL HISTORY

The Historic period in central Texas theoretically begins with the arrival of Alvar Nuñez Cabeza de Vaca and the survivors of the Narváez expedition along the Texas coast in 1528. European incursions, however, into south-central Texas were initially rare, and the first Europeans did not settle in this region until around A.D. 1700 (Taylor 1996). Spanish incursions into the region from the late seventeenth century on left valuable information on native groups and tribes. Several scholars, including Hester (1989) and

Newcomb (1961), have provided historical accounts of Native Americans and their interactions with the Spanish, the Republic of Mexico, the Texas Republic, and the United States throughout the region.

The beginning of the late seventeenth and early eighteenth centuries was an era of more-permanent contact between Europeans and Native Americans as the Spanish moved northward out of Mexico to establish settlements and missions on their northern frontier (see Castañeda [1936–1958] and Bolton [1970] for extended discussions of the mission system and Indian relations in Texas and the San Antonio area). There is little available information on aboriginal groups and their ways of life except for the fragmentary data Spanish missionaries gathered. In the San Antonio area and areas to the south, these groups have been referred to collectively as Coahuiltecan because of an assumed similarity in way of life, but many individual groups may have existed (Campbell 1988). Particular Coahuiltecan groups, such as the Payaya and Juanca, have been identified as occupying the San Antonio area (Campbell 1988). This area also served as a point of contact between the southward-advancing Apaches and the northward-advancing Spanish, with native groups often caught in between. Disease and hostile encounters with Europeans and intruding groups such as the Apache were already wreaking their inevitable and disastrous havoc on native social structures and economic systems by this time.

After a series of missions had been established in what would become eastern Texas, the Spanish government in the New World decided to begin settlement at a bend in the San Antonio River. The location was a convenient stopping point on the Camino Real, the newly established highway founded in 1691 by Domingo Terán de Los Ríos and Father Damián Massenet to connect Mexico to

the East Texas missions (Shuffler 1974). However, in 1719 war between France and Spain resulted in the withdrawal of the Spanish from the east Texas missions, who reestablished their mission communities near the settlement along the San Antonio River.

MISSION SAN JOSÉ Y SAN MIGUEL DE AGUAYO

San José y San Miguel de Aguayo Mission was founded by Father Antonio Margil de Jesús, president of the Franciscans of the College of Nuestra Señora de Guadalupe de Zacatecas, and the Marqués de San Miguel de Aguayo, governor of Coahuila and Texas, on January 22, 1790. One of five in San Antonio, the mission was originally built to educate various Native American groups in European principles, Christian religion, and vocational skills such as agriculture and livestock maintenance. Many of the twenty-one indigenous groups belonged to the Cahuiltecan, Karankawan, Caddoan, and Athabascanm – however many groups remain unidentified due to a loss of registers at San Jose. Originally located on the east side of the San Antonio River, the mission was moved to the west side around 1730. After a disastrous epidemic in 1739, the mission was moved to its present location on higher ground, more than one-half mile from the former site (Cruz 2008).

Several visitors reported the abundance of crops at the mission, including one report of 2,400 bushels of corn, and another harvest of 4,000 bushels in 1758. Abundant crops of corn, beans, lentils, potatoes, sugar cane, cotton, melons, and fruit were also known. In 1777 Morfi described the farmlands as an area of about a square league watered by an aqueduct system and producing vegetables and fruit, with peaches weighing up to a pound (Cruz 2008).

By 1777, the San Jose Mission included a square league of farmland with an aqueduct system, flour mill, granaries, and several thousand livestock. Religious and secular structures included church, assembly hall, friary, a granary, a carpentry shop, a blacksmith shop, pueblo village, and watchtowers. San Jose was secularized by Governor Manuel Muñoz in 1794, and the land was distributed to less than a hundred Native Americans who continued to reside at the mission until its closure in 1824. Since then the compound suffered structural damage due to civil war troops and storms. In 1868 the church was re-opened for religious services by Bishop Jean Marie Odin and the Benedictines from Latrobe, Pennsylvania (Cruz 2008).

NINETEENTH AND EARLY TWENTIETH CENTURY

Independence from Spain was achieved in 1821. The new government did not look kindly on the missions or missionaries, and their communal farmlands were being divided up into *suertes*, or farm plots. By 1824, Mission San Jose was not occupied, and was sold to Republic of Mexico. However, several families were able to remain and hold onto their portions of the former mission farmland. The 24 acre Mission Drive-In project area is comprised of portion of *suertes* owned by Francisco Ruiz, José Padilla de Luna, Ignacio Lara, and C. Nuñez (Rock 2007). Several of these lots were sold to enterprising developers, including John S. McClellan, but some other remained of the original families. R. T. Higginbotham acquired several lots of old mission lands and consolidated them. As San Antonio grew after the Civil War, the old mission lands were used for truck farming and eventually were converted into working class housing developments (Rock 2007). Paved roadways appeared as more people moved to outlying areas of town and visitors traveled to the mission ruins. With the influx of more people, schools, electricity, commercial

buildings, and businesses began to appear in the area. The Mission Drive-In project area appears to have remained principally farmland throughout the nineteenth and early twentieth centuries, although it was likely subdivided into smaller and smaller parcels over the years. As late as the 1930s, only one building appears to have been constructed on the property that would become Mission Drive-In.

THE AMERICAN DRIVE-IN MOVIE THEATER

Entrepreneur Richard Hollingshead, Jr. is credited with opening the first drive-in theater in the country, largely inspired by his love of cars and movies. The first theater opened in Camden, New Jersey in 1933 and Hollingshead patented his design including the screen tower and the semi-circular ramps radiating from the screen (Figures 3 and 4). He sold the designs for \$1,000 and 5% of gross receipts. However, the concept was slow to catch on and was likely limited by the Depression since start up costs averaged between \$30,000–50,000. That changed with the post-war economic boom (Bedeau, et al. 2003).

By 1946 there were only 102 drive-in theaters in the United States. A year later there were 155. By 1949 there were 820, and by 1955 almost 4,000 theaters illustrated a significant shift from the 1930s. Technological advances after World War II improved problematic sound systems and moved the speaker inside the car (much to the relief of any nearby neighborhoods) and advancement in projection technology allowed for a larger drive-in. Both of these advances improved the economies of scale and allowed for greater profits. Socially, the post-war baby boom also increased the attractiveness and convenience of the drive-in where the entire family could jump in the car and head out for the evening. There was no need to hire a baby sitter and the dress code (pajamas or not) was casual. The car functioned as a mobile living room where

fussy children would not disturb other patrons, everyone could eat, drink and sleep as they pleased and there was no hassle with parking. With families rushing to the drive-ins, many owners catered to them with playgrounds, bottle warmers and picnic areas (Bedeau et al. 2003).

Drive-ins continued to prosper while traditional downtown theaters began a sharp decline. Drive-ins were considerably cheaper to build and during this peak period, many drive-ins stayed open all year round. This led to hostility between the two theater owner groups and the bitter competition forced independently-owned drive-in operators to afford and only show second run or B-movies. However, drive-ins prospered and peaked in the later 1950s (Bedeau et al. 2003).

The forces leading to the decline of the drive-in are many and reflect a change in entertainment habits nation-wide. The mall and the multiplex theater lured teenagers away. Television, video cassette recorders and the home family room lured families away. Daylight savings time became permanent in 1967 necessitating the drive-ins to start as late as 9 pm, not as convenient for parents with young children. Eventually, as suburban sprawl reached the outskirts of towns, the land surrounding the drive-in increased in value (Bedeau et al. 2003).

It is doubtful that any new drive-ins will be constructed in the United States and the remaining properties (including the Mission Drive-In) are a valuable and tangible resource from this era (Bedeau et al. 2003).

HISTORIC BACKGROUND OF THE MISSION 4 DRIVE-IN

The following historic background of the Mission 4 Drive-In Movie Theatre is taken largely from an unpublished report authored



Figure 3. Aerial view of the Trail Drive-In Theater in San Antonio. Zintgraff Collection, UTSA's Institute of Texan Cultures, Z-1992-A. Date unknown. Courtesy of John and Dela White.



Figure 4. The San Pedro Drive-In Theatre, located at San Pedro and Bitters Roads, San Antonio, Texas. Zintgraff Collection, UTSA's Institute of Texan Cultures, Z-611-59049. September 15, 1966. Courtesy of John and Dela White.

by the late Rosalind Z. Rock, Ph.D., Park Historian from the National Park Service entitled *From Mission Bells to the Giant Screen[:] San Jose and Mission Drive-In Theatre[,] Evolution of a Neighborhood*. An SWCA architectural historian edited the text and supplemented it with additional research.

On October 30, 1947, Arthur Landsman and C.A. Richter purchased an 11.57-acre parcel of land from The San José Truck Farm Company, located on former Mission San José lands. They contracted with Thurman Barrett, a land developer and speculator, and F.L. Scott to build the Mission Drive-In Theatre (Figure 5). This area was particularly appropriate for a drive-in due to the need for darkness which limited locations to relatively accessible areas that had seen little if any major development. On March 27, 1948, Mission Drive-In Theatre held its grand opening at 6:30 p.m. and played its first film, "Pirates of Monterrey." Early advertisements billed the Mission Drive-In as "Texas' Most Beautiful Drive-In Theatre" (Rock 2007).

The Mission Drive-In originally only boasted one screen but a second was in operation by 1959 to keep up with the growing popularity of drive-in movies. By 1960, the theatre was referred to as Mission Twin in the local paper. The screen closest to the main road was used as a marquee in order to capture the attention of cars whizzing by on SH 281. During this era of road side attractions, neon signage became more popular and in 1951 the Mission Drive-In had its own dramatic piece of neon artwork. Unfortunately, the neon was short-lived and by ca. 1979 the sign was gone. (It is unclear if this neon was attached to the marquee or a separate stand-alone sign along the highway.) As with many drive-in theater neon signs, upkeep proved expensive and they were often replaced by a simple painted replica on the back of the tower. Occasionally, if any neon remained, it was the theater's

name which still lit up the top of the screen. This seems to be the case at the Mission Drive-In (Rock 2007).

In 1961, Arthur Landsman died and Mission Drive-In became Mission Drive-In Theatre Inc. The company acquired more land for additional screens and parking from adjoining properties owned by Statewide Drive-In Theatres, Inc. and Southwestern Acreage Company. John L. Santikos, owner of Mid-Loop, Inc. purchased the theater and its associated seven parcels of land from Gulf States Theatres, Inc. in 1973. Deed records indicate that Mid-Loop, Inc. finally made the jump from two to four screens in ca. 1979 as a substantial sum of money was obtained "for remodeling and construction of additional improvements upon the real property." Whereas the rest of the country had seen a decline in interest in drive-in movie theaters, they remained a viable source of entertainment in Texas, especially San Antonio, through the 1970s (Rock 2007).

With the advent home video technology, people no longer relied on drive-in movie theaters for family entertainment. On December 10, 1986, Mid-Loop, Inc. leased management of Mission Drive-In Theatre to Act III. This was one of several moves by John Santikos to use Mission Drive-In and other of his venues to remodel and expand his growing indoor theater enterprise. Nostalgia and proposed alternative uses for the land kept Mission open into the early 1990s as it continued to operate fairly regularly. On June 25, 1997, Mission Drive-In became available for sale despite a short resurgence of interest during the summer months. In March 2001 the property changed management hands again when John Santikos, now of Santikos Properties, leased the drive-in to Cinemark after a stint under Regal Cinemas. Mission Drive-In reopened yet again in May of that



Figure 5. Mission Drive-In Theater, 1950s, 3100 Roosevelt Street, San Antonio, Texas. Zintgraff Collection, UTSA's Institute of Texan Cultures, Z-738-A-1. Courtesy of John and Dela White.

year and saw some activity for several summers (Rock 2007).

Graffiti and other vandalism were common in the area, and had to be routine at the theater. In March 2007 Mission Drive-In suffered extensive damage at the hand of vandals who struck several of the structures including the offices, projector rooms, and concession areas. Even the copper from the air-conditioning coils was stolen. After this it seemed unlikely that the Mission Drive-In would reopen. Yet despite having only two of its screens in operation, Mission Drive-In did reopen in August to a sizeable crowd. Theater managers planned to keep the drive-in open on Fridays and Saturdays, weather permitting, but this was not realized. In October of 2007, the *Southside Reporter* publicized the closing of Mission Drive-In Theater, "After 69 [sic. 59] years the South Side's Mission Drive-In theater has shown its last movie. City Council last week unanimously approved purchasing the theater and its 27-acre lot on Roosevelt Avenue for \$3.3 million." Reports surfaced that a public library, headquarters for San Antonio Missions National Historic Park, and a center for the Hispanic Association of Colleges and Universities would take its place. Mission Drive-In Theater had left its mark on the history of south San Antonio as it grew from a rural landscape to a suburban one and the theater is remembered fondly by local residents (Rock 2007).

METHODS

After a review of the project plans and preliminary documentation, along with consultation with the THC, it was determined that the following archeological research design will be required to adequately evaluate the cultural resources within the property: 1) a detailed historical/archival research and background review; 2) an archaeological survey of the 24-acre project area with

backhoe trench excavations and a basic geomorphological assessment; 3) collection of prehistoric and clear historic artifacts; 4) an above-ground historic resources survey of the 24-acre property; and, 5) a report of the results of the archival research and historic resource surveys (this report). The background review and archival research task has been largely completed by the National Park Service (NPS), and SWCA relied on the results of their research to identify and evaluate the prehistoric and early historic archaeological resources found during the survey. SWCA was responsible for the archaeological survey with an analysis of basic soil morphology, collection of all prehistoric artifacts and historic artifacts that are clearly greater than 50 years of age, the above-ground historic resources survey, and a summary report of findings.

HISTORICAL/ARCHIVAL RESEARCH AND BACKGROUND REVIEW

As mentioned above, a large quantity of archival research had been conducted by Rosalind Z. Rock of the NPS (2007), and SWCA staff conducted only supplemental historical/archival research and an archaeological background review. The historical/archival research was focused on establishing appropriate historical and cultural contexts for the project area, including information necessary to make NRHP eligibility recommendations based on the four eligibility criteria, including the identification of important events that took place in the project area, important individuals associated with the project area, the architectural history of above-ground cultural resources in the project area, and gaps in historical knowledge that may be filled by a study of the cultural resources in the project area. SWCA staff visited the Institute of Texan Cultures at the University of Texas at San Antonio for archival photographs, and the University of

Texas Libraries, including the Center for American History and the Perry Castañeda Library. SWCA staff also consulted Texas Department of Transportation's Texas Historic Overlay map collection (Foster et al. 2006), Sanborn Fire Insurance maps, historic aerial photographs, and historic topographic maps of the project area.

In addition, SWCA conducted a thorough archaeological background review of the project area. An SWCA archaeologist searched site files and maps at the Texas Archeological Research Laboratory (TARL) and the THC's Texas Archeological Sites Atlas (Atlas), an online database, for any previously recorded surveys and historic or prehistoric archaeological sites located in or adjacent to the project area. In addition to identifying previously recorded archaeological sites, the Atlas review included the following types of information: NRHP properties, SALs, Official Texas Historical Markers, Registered Texas Historic Land Marks, cemeteries, and local neighborhood surveys.

ARCHAEOLOGICAL FIELD METHODS

SWCA then conducted an intensive archaeological field survey of the 24-acre Mission Drive-In project area. The survey was of sufficient intensity to determine the nature, extent, and, if possible, significance of any surface-level or subsurface archaeological resources located within the project area. The survey met all THC minimum archaeological survey standards for such projects. The field survey consisted of a team of SWCA archaeologists walking the project area with particular focus paid to the drainages and adjacent terraces. During the survey, the archaeologists examined the ground surface and erosional profiles for archaeological resources. As the site had been entirely modified by modern ground disturbances to at least 1 foot in depth, subsurface investigations involved

backhoe trenching in locations throughout the project area, with a focus on settings with the highest potential to contain buried cultural materials. Backhoe trenches were a minimum of 6 m long and excavated to at least 1.2 m (4 feet) in depth, but many were excavated deeper to observe the geomorphic patterns in the trench walls. The work complied with the Occupational Safety and Health Administration (OSHA) trench safety regulations. Trench excavations were monitored by one or more archaeologists and all potential prehistoric or historic features were identified and investigated. The location of each backhoe trench was plotted using a hand-held GPS receiver and recorded on a standardized form to document the excavations. While the backhoe trenches were open, basic geomorphic attributes of the stratigraphic layers were observed and recorded by an SWCA archaeologist trained in soil formation analysis. These observations were later compiled into a basic geomorphological assessment of the project area.

Any discovered archaeological sites were defined and recorded within the project area limits following standard federal and state guidelines. All recorded sites were mapped in detail and plotted on USGS 7.5-minute topographic maps with a GPS unit and appropriate project maps. Photographs of the site were taken and a sketch map drawn. A Texas archaeological site form was completed and submitted to the TARL for a site trinomial.

ARTIFACT COLLECTION

The City of San Antonio requested that all prehistoric artifacts and historic artifacts that were clearly over 50 years of age be collected from the backhoe trenches. The artifacts collected during the survey excavations were washed, tabulated, and analyzed to the extent that they were needed to support

determinations of eligibility and significance of any archaeological sites located on the property. Based on the tabulated data, generalized statements about the collection were made. Per Antiquities Code guidelines, all documents and any artifacts recovered will be curated at an approved curatorial facility. In this case, the artifacts will be curated at the Center for Archaeological Research (CAR) at the University of Texas at San Antonio. CAR has provided detailed instructions and standards on the preparation of caution materials to be housed at their facility, and SWCA will provide the time and materials necessary to comply with those requirements. This includes sleeving and pagination of loose paperwork, compiling a summary of materials submitted, completion of curation forms, processing of photographs, and completing a final catalogue of artifacts and printing of box labels.

ABOVE-GROUND HISTORIC RESOURCES SURVEY

For the above-ground historic resources survey, a SWCA architectural historian reviewed the results of the historical/archival research and background review of the project area, with a particular focus on the twentieth century uses of the property. Following completion of the historical/archival research tasks, a SWCA architectural historian conducted a field survey to identify and record above-ground historic-age buildings, structures, sites and objects within the project area. The historian plotted the location of each identified resource on a detailed plat map, took photographs, obtained a GPS location, and gathered physical data on the resource such as property type and subtype classifications, stylistic influences, construction dates, integrity issues, and preliminary eligibility recommendations. The fieldwork was of sufficient intensity to evaluate the above-ground historic-age

resources for their eligibility for inclusion to the NRHP, and for listing as a RTHL or a SAL and as a City of San Antonio landmark under Criteria 1(d) and 2(a and c).

RESULTS

HISTORICAL/ARCHIVAL RESEARCH AND BACKGROUND REVIEW

Much of the results of the historical/archival background review have been compiled and presented in the historic cultural history section above. Only one historic photograph of Mission Drive-In was available at the Institute of Texan Cultures (see above), and a call to Santikos Theaters (one of the former owners) indicated that once the theater management was transferred to Act III several boxes of records and archival photographs were trashed (Public Relations Department, personal communication, May 2008). No Sanborn Fire Insurance maps were available for the project area as the property was located outside the city limits of San Antonio until well after the 1950s.

The 1938, 1959, 1966, 1977, 1985, 1996, and 2004 aerial photographs were available for review (Appendix A). The photographs show the slow development of the theater over time, beginning with largely undeveloped farmland in 1938, with the exception being one small residence in the southwest corner (Building A; see Site 41BX1774). By 1959 two screens of the theater and one additional building to the south (Building B) were built on Mission Drive-In property, while the adjacent property (where the screens 3 and 4 are now located), contained one building (Building C) and one unknown structure (Structure 1). The residence (Building A) is missing from its former location. There is little visible change between 1959 and 1977 with the exception of the removal of the unknown structure (Structure 1) on the adjacent property by

1966, but by 1985 the theater had purchased the adjacent property, removed both buildings to the south (Buildings B and C), and expanded to four screens. Little change was seen from 1985 to the present.

The Southton USGS quadrangle map dating to 1967, which was photo-revised in 1973, and 1992 were available for review (Appendix B). The 1967 map shows two screens and two buildings (Buildings B and C) on the 24-acre project area, similar to the aerial photographs. The photo-revision in 1973 shows no change to the 24-acre project area. The 1992 USGS map does not show the expansion to four screens, only a change in a dirt road to the east of the property.

A search of historic maps in the Texas Historic Overlay map collection revealed several maps of sufficient scale to show the project area in some detail. An 1871 land grant map of Bexar County shows the Higgenbothom property to the north of Mission San José and adjacent to the slice of land (*labor*) adjacent to the San Antonio River still owned by the mission (Figure 6). A road parallels the river on the Higgenbothom property that appears to cut close to the project area. An 1887 Bexar County map of the same area depicts the Higgenbothom property north of the mission, the *labor* or San José, and the road to the mission labeled “San Jose Road” (Figure 7). A 1903 USGS map of the vicinity does not show parcel boundaries, but does show Mission San José, several improved roads converging at the mission, a blue line that may be the *acequia* to the mission that traverses the area just north of the mission complex (and may extend into the project area), and several dirt roads spreading out from the mission area towards the San Antonio River (Figure 8). Several buildings are located adjacent to the dirt roads, but it is unclear if any are the residence (Building A) seen in the 1938 aerial photograph. A 1927

U.S. Army Corps of Engineers (USACE) map of east San Antonio shows the same improved roads, the mission complex, and several barb-wire fences that roughly match the property boundaries seen on the 1938 aerial photograph (Figure 9). No buildings are depicted on the 24-acre project area. Finally, a 1953 Southton USGS topographic map depicts a single screen at the Mission Drive-In Theater and two buildings on the 24-acre project area (Figure 10). Neither building is located at the residence location, but are instead Buildings B and C.

The archaeological background review revealed that the 24-acre Mission Drive-In was located within several very large survey areas identified on the Atlas only as “Survey; NPS; September 30, 1980” and Survey; THC; July 6, 1976.” No other information could be determined from these entries, but it is possible that these surveys were related to gaining additional knowledge of the NRHP sites and districts in the vicinity (see below). In addition, one monitoring project appears to have been located within the project area in 1978. Again, no additional information could be determined from the data provided. One linear survey is located adjacent to the project area on the northeast side, but no data was provided on the Atlas. All of the remaining archaeological investigations have been conducted within the boundaries of the San José Mission National Historic Site. Table 1 shows an extensive, but not exhaustive, list of the archaeological reports associated with the Mission San José investigations.

The archaeological background review also revealed the project area is located entirely within the Mission Parkway NRHP District, and adjacent to the San José Mission National Historic Site and the Ethel Wilson Harris House, all listed NRHP properties/districts. A brief description of each resource is presented below.

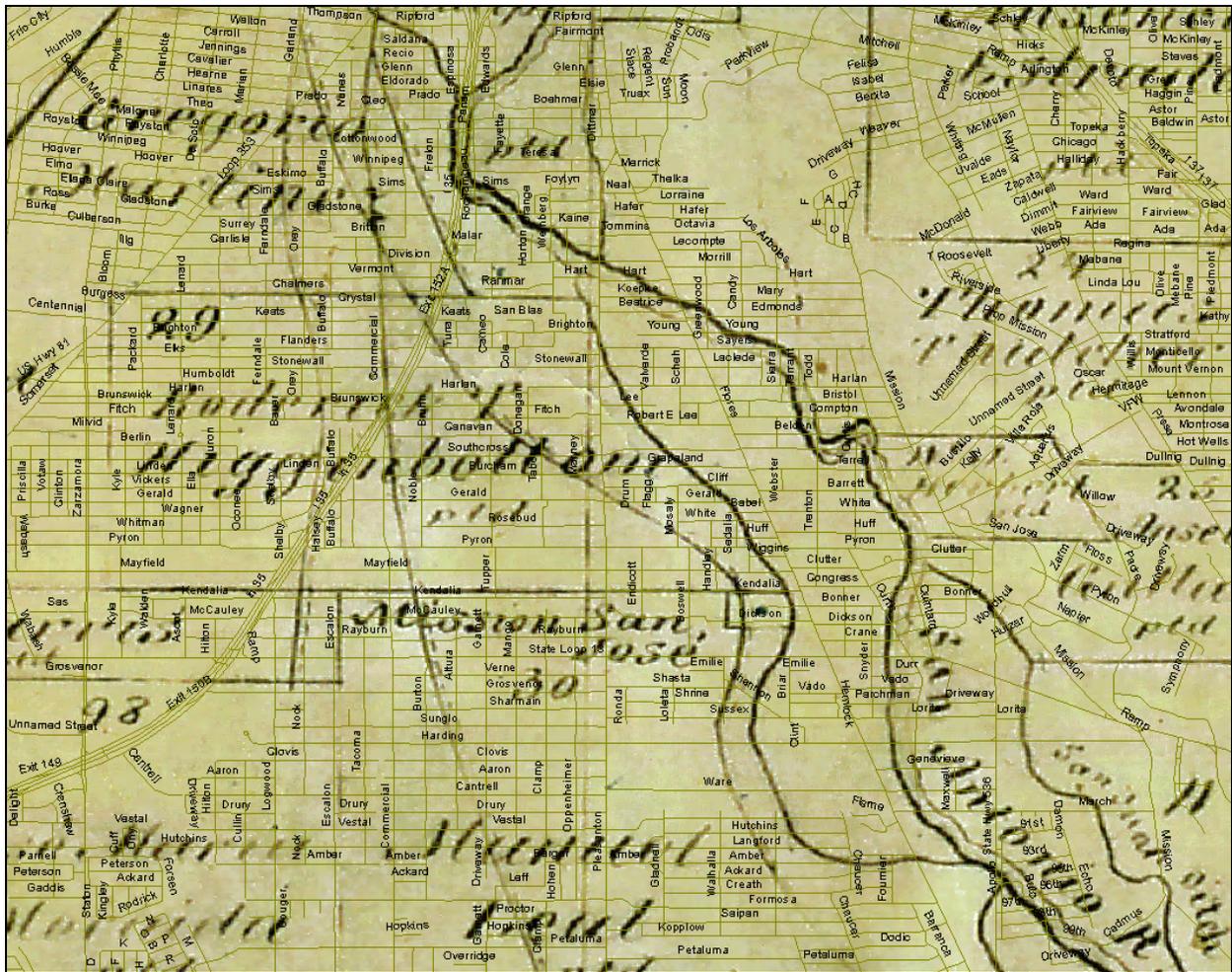


Figure 6. 1871 Land Grant Map of the San Antonio Area. Map is overlain with a current street map of the area (Foster et al. 2006).

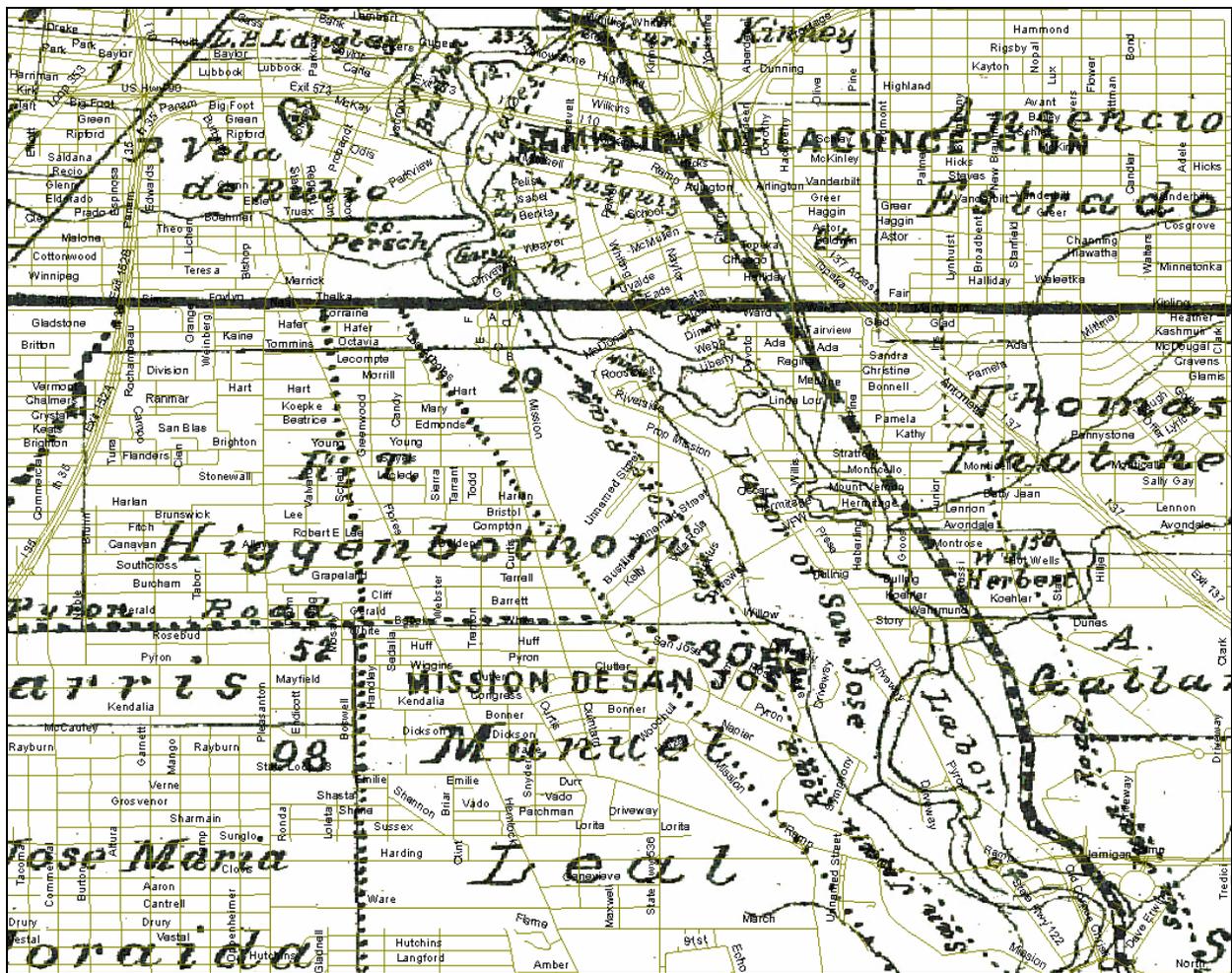


Figure 7. 1887 Map of the San Antonio Area. Map is overlain with a current street map of the area (Foster et al. 2006).

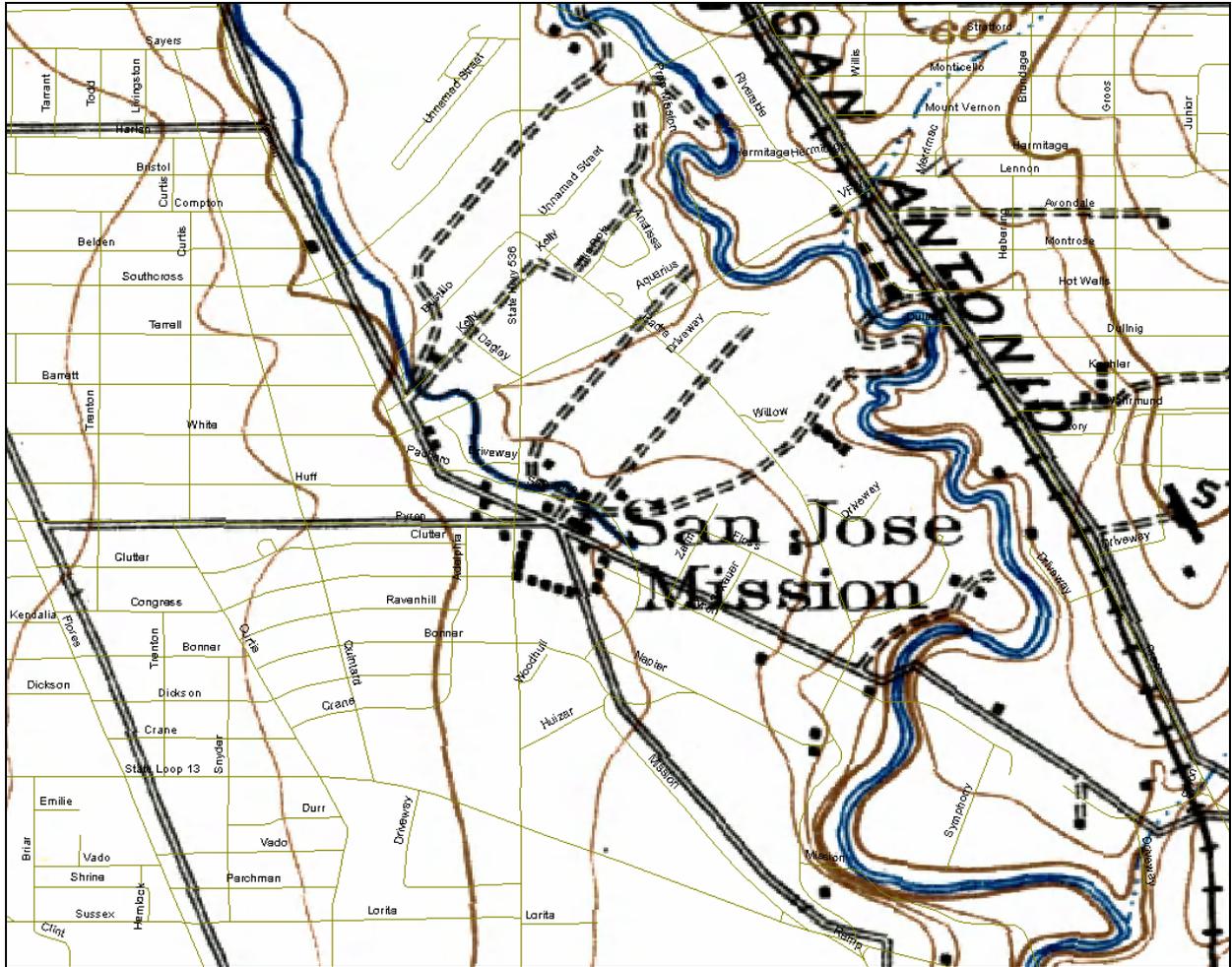


Figure 8. 1903 USGS map of the project area. Map is overlain with a current street map of the area (Foster et al. 2006).

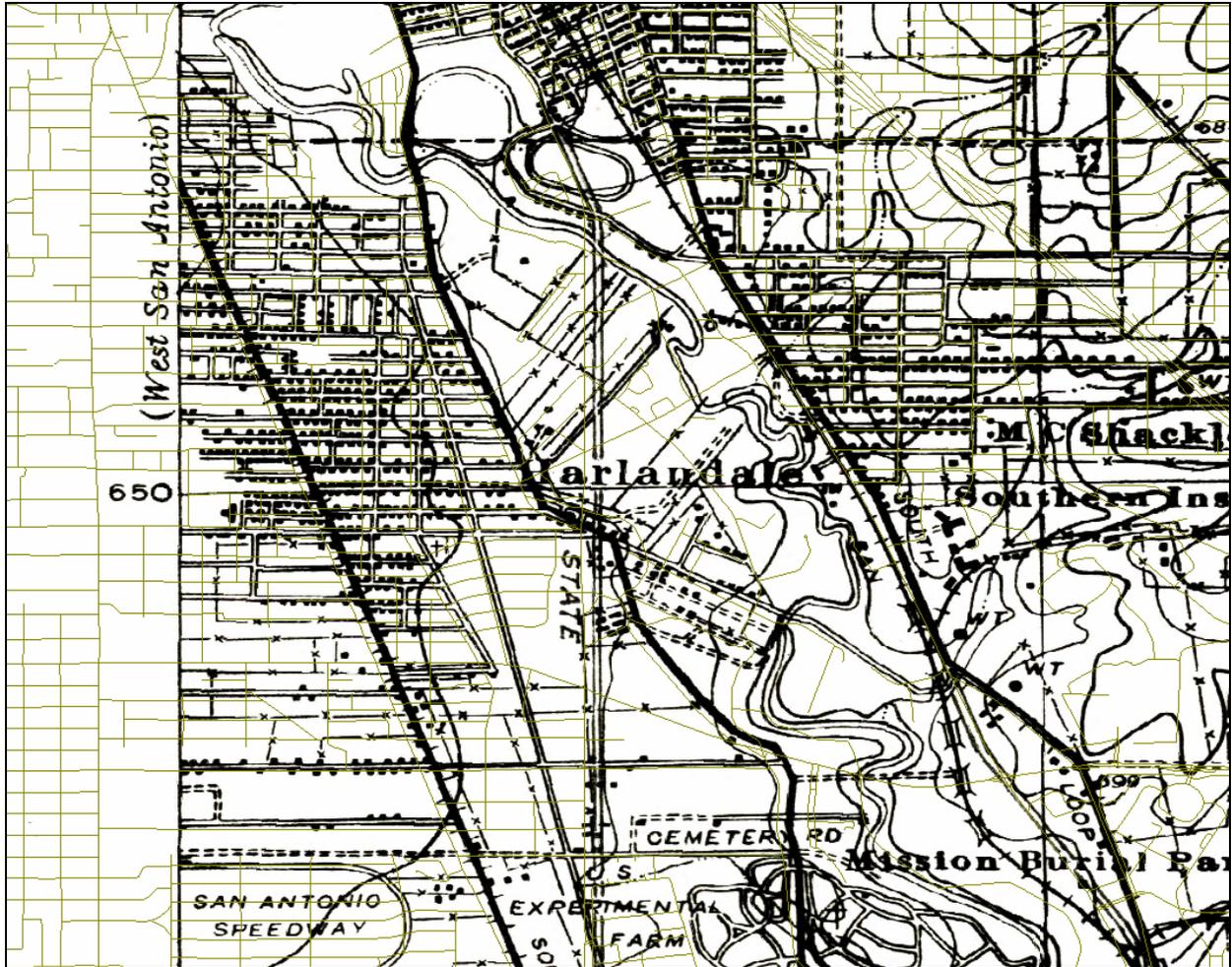


Figure 9. 1927 USACE map of the project area. Map is overlain with a current street map of the area (Foster et al. 2006).

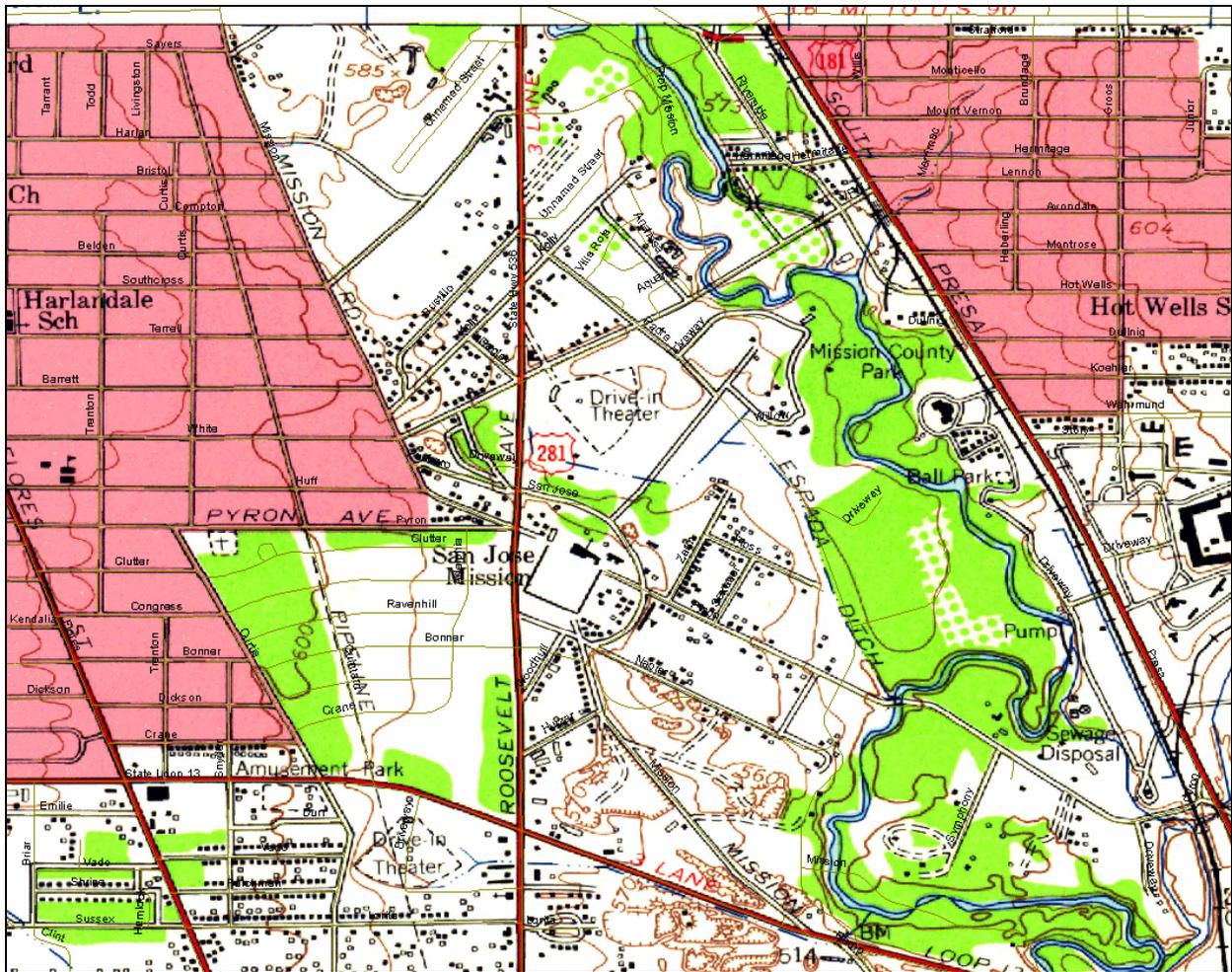


Figure 10. 1953 Southton USGS topographic map of the project area. Map is overlain with a current street map of the area (Foster et al. 2006).

Table 1. Select Archaeological Reports for Excavations at Mission San José

Author(s)	Date	Title
Andrew J. Scease and Kevin J. Gross	1998	Archaeological Investigations of the Gristmill at Mission San Jose y San Miguel de Aguayo , San Antonio Texas
Clark, J. and E. Prewitt	1979	Archeological Test Excavations in Areas to be Affected by a Proposed French Drain West of the Granary, Mission San Jose State Historic Site(41BX3), Bexar County, Texas
Clark, John W., Jr.	1978	Mission San Jose y San Miguel de Aguayo, Archeological Investigations, December 1974
Cox, I. Wayne	1988	Archaeological Monitoring of the San Jose Acequia (41BX267), Wastewater Facilities Improvements Program, San Antonio, Texas
Cox, I. Wayne	1999	Mission San Jose' Southeast Gate Waterline Installation Bexar County, Texas
Fox, A.	1986	Clearing Limekilns at Mission San Jose, San Antonio, Texas
Fox, Anne A., and I. Wayne Cox	1991	Testing of the San Jose Mission Acequia, San Antonio Missions National Historical Park, Bexar County, Texas
Fox, Daniel E.	1970	Archeological Salvage at Mission San Jose, December 1969, April and August 1970
Hafernik, David and Anne A. Fox	1984	Archaeological Testing of Proposed Sewer Line Location at Mission San Jose
Hard, Robert J., Anne A. Fox, I. Wayne Cox, Kevin J. Gross, Barbara A. Meissner, Guillermo Mendez	1995	Excavations at Mission San Jose y San Miguel de Aguayo, San Antonio, Texas
Henderson, Jerry and Clark, John W.	1984	Test Excavations at the Acequia and Other Features at Mission San Jose, Bexar County, Texas
Mahoney, Richard B	2001	Mission San Jose Phase I Expansion Monitoring, City of San Antonio, Bexar County, Texas
Nickels, David L. and Anne A. Fox	1997	Archaeological Investigations within the Church Sacristy at Mission San Jose (41BX3), San Antonio, Texas
Raba & Associates	1977	Soil and Foundation Investigation San Jose Mission, San Antonio, Texas
Roberson, Wayne and Thomas W. Medlin	1976	San Jose Mission State Historic Site Archeological Testing 1974 and 1976
San Antonio Missions National Historical Park Staff	1993	San Jose Grist Mill, San Antonio Missions National Historical Park, Bexar County, Texas
Schuetz, Mardith K.	1970	Excavation of a Section of the Acequia Madre in Bexar County, Texas and Archeological Investigations at Mission San Jose in April 1968
Tennis, Cynthia L.	1998	Investigations of the Southeast Gateway at Mission San Jose, Bexar County, Texas
Tomka, Steve A, Anne A. Fox and Barbara A. Meissner	2000	Mission San Jose' Repointing and Underpinning Project, San Antonio, Texas With an Appendix on Removal and Installation of Signs at Missions San Jose', San Juan, Concepcion, and Espada
Tomka, Steve A.	2002	Monitoring of the Removal of the Old Granary Service Drive at Mission San Jose, San Antonio, Texas
Tomka, Steve A. and Anne A. Fox	1998	Mission San Jose Indian Quarters Wall Base Project, Bexar County, Texas
Tomka, Steve A., and Anne A. Fox	1999	Archaeological Investigations of Rainwater Catchment Basins along the South Wall of Mission San Jose, San Antonio, Texas
Tomka, Steve A., Anne A. Fox and Barbara A. Meissner	1999	Mission San Jose Repointing and Underpinning Project, San Antonio, Texas with an Appendix on Removal and Installation of Signs at Missions San Jose, San Juan, Concepcion, and Espada
Traylor, Diane E., Escobedo, James T., Bradford, James E.	1982	Archeological Testing at the Grape Arbor Mission San Jose, Bexar County, Texas
Ulrich, Kristi	2007	Mission San Jose French Drain Installation Monitoring, 41BX3, San Antonio, Bexar County, TX

San José Mission National Historic Site

The San José Mission National Historic Site was listed on the NRHP in 1966 with Spanish Colonial affiliation. The period of significance is 1750–1799, with one contributing building. Established in this location in 1740, Mission San Jose stands as one of the most complete of the five extant eighteenth-century mission complexes in San Antonio. The mission moved to the west side of the San Antonio River from its original site on the east bank ca. 1724–1727 and again to this location ca. 1739. It was named in honor of Marquis de Aguayo and run by the friars of the Franciscan College of Zacatecas. The compound began as wattle and daub, thatch and adobe, but eventually included a Covent, adjoining church, and living quarters for missionaries as well as offices, guest rooms, a refractory, and kitchen. The mission was secularized in 1759, and the mission was only used intermittently after that point. The mission was declared a National Historic Site in 1941, and was automatically listed on the NRHP when it was formed in 1966 (San José Mission National Historic Site NRHP Nomination Form 1966).

ETHEL WILSON HARRIS HOUSE

The Ethel Wilson Harris House is located within the San José Mission National Historic Site boundaries. The property was individually listed on the NRHP in 2001 with a Modern affiliation. The period of significance is 1950–1974 and 1975–2000, with one contributing building. Built in 1956, the Ethel Wilson Harris House is a single-story 2,000 square foot structure with coursed Colorado “ledge stone” veneer. Robert Harris, Ethel Harris’ son, designed and constructed the house for his mother, including a workshop with a custom kiln for tile production. In 1929 he founded the Mexican Arts and Crafts, Inc., a Works Project Administration-supported tile company. He created a number of tile panels included in the

house at time of building—most prominently a stylized maguey (century plant) and “Huapango” (a depiction of the traditional dance from the Veracruz and Huasteca regions of Mexico). The architectural elements and environmental landscaping reflect Ethel Harris’ interest and commitment to conservation of the San Antonio area Spanish colonial art, history, and culture. She used her tile and pottery business, Mission Crafts, to fund local conservation projects and charitable institutions and her work appears throughout the city (Ethel Wilson Harris House NRHP Nomination Form 2001).

MISSION PARKWAY NATIONAL REGISTER DISTRICT

The Mission Parkway NRHP District was listed on the NRHP in 1975 with primarily Spanish Colonial and Native American affiliation; with periods of significance including 1700–1749, 1875–1899, 1750–1799, 1825–1849, 1850–1874, and 1800–1824. The district is composed of several archaeological sites, the acequia segments still extant on the landscape, and the mission fields, totaling 52 buildings, 29 sites, and 13 structures. Several intrusions do not contribute to the district, including the Mission Drive-in Theater (Mission Parkway NRHP District Nomination Form 1975). Among the significant aspects of the district are the neighborhoods around Berg’s Mill, Mission San Juan, and Mission Espada. These neighborhoods relate to the historic mission and nineteenth century occupations of the area representing descendants of the original occupants. The boundaries of the NRHP District are designed primarily to include the lower four missions in the San Antonio area, their *acequias* and fields, and secondarily the significant preserved historic and prehistoric sites in the area. These boundaries represent an area less impacted than most areas of San Antonio by urban development thus

preserving more of the historic and archaeological resources than most other areas.

The final item indicated on the Atlas during the archaeological background review is one historical marker (a medallion) for Mission San José is also located within the San José Mission National Historic Site boundaries.

ARCHAEOLOGICAL FIELD SURVEY

On May 5, 2008 the archaeological survey with backhoe trenching was conducted by SWCA's historical and prehistoric archaeologists at the 24-acre Mission Drive-In project area (Figure 11). Surface-level and subsurface archaeological resources were located and identified, and a basic geomorphological assessment was conducted during the subsurface investigations. One archaeological site was encountered and recorded during the investigations.

The surface reconnaissance found the entire 24-acre project area to be heavily modified, exhibiting the results of the development of the drive-in theater. Such modifications include channelizing the drainage at the southern end of the project area, importing fill to level the ground surface, contouring the ground into gentle "waves" and paving with a thin layer of asphalt where the parking areas are located (covering a large portion of the project area), constructing several buildings within the project area including large movie screens with deep concrete pillars, and installing underground utilities to the different buildings in the project area. As such, it was quickly determined that no part of the project area contained an original ground surface, and the archaeological investigations then focused on the subsurface backhoe trench excavations.

The field investigations excavated 13 backhoe trenches at evenly distributed locations of the

project area (Table 2). The trenches averaged 180 cm in depth with the shallowest terminating at 145 cm below surface (cmbs) and the deepest extending to a depth of 276 cmbs (Figures 12 and 13). All were at least 6–7 m in length. The backhoe trenches revealed widely variable stratigraphic layers, with clay loam and silt loam the most common soil types encountered. The trenches were excavated until basal gravels were reached. The geomorphological assessment below describes the soil morphology in more detail.

The cultural material encountered included modern bottle glass and bottle tops at 15 cmbs in backhoe trench (BHT) 1, an electrical cable and bottle caps in the fill material and two corroded steel cans at 30 cmbs in BHT 5, part of a PVC sewer line at 80 cmbs in BHT 3, and speaker wire at 15 cmbs in BHTs 7 and 11. All of the above material was under 50 years of age and were associated with the drive-in theater. In addition, BHT 2 revealed several early twentieth century artifacts in a thin zone at 98–108 cmbs. To explore this zone further, BHT 13 was excavated perpendicular to BHT 2. This trench was excavated just beyond the layer of cultural material and exhibited the same soil morphology as BHT 2. The cultural materials located in these two trenches were identified as site 41BX1774.

SITE 41BX1774

Site 41BX1774 is the remains of an early twentieth century residence located in the southwest corner of the Mission Drive-In project area. The former house can be seen on the 1938 aerial photograph of the area surrounded by several large trees and fronting Roosevelt Ave. (see Appendix A). No other outbuildings appear on the historic photograph. At some point the house appears to have burned; the debris was removed and the ground surface leveled. The remains of the site were seen in BHT 2, consisting of historic artifacts seen in both walls of the trench, in a

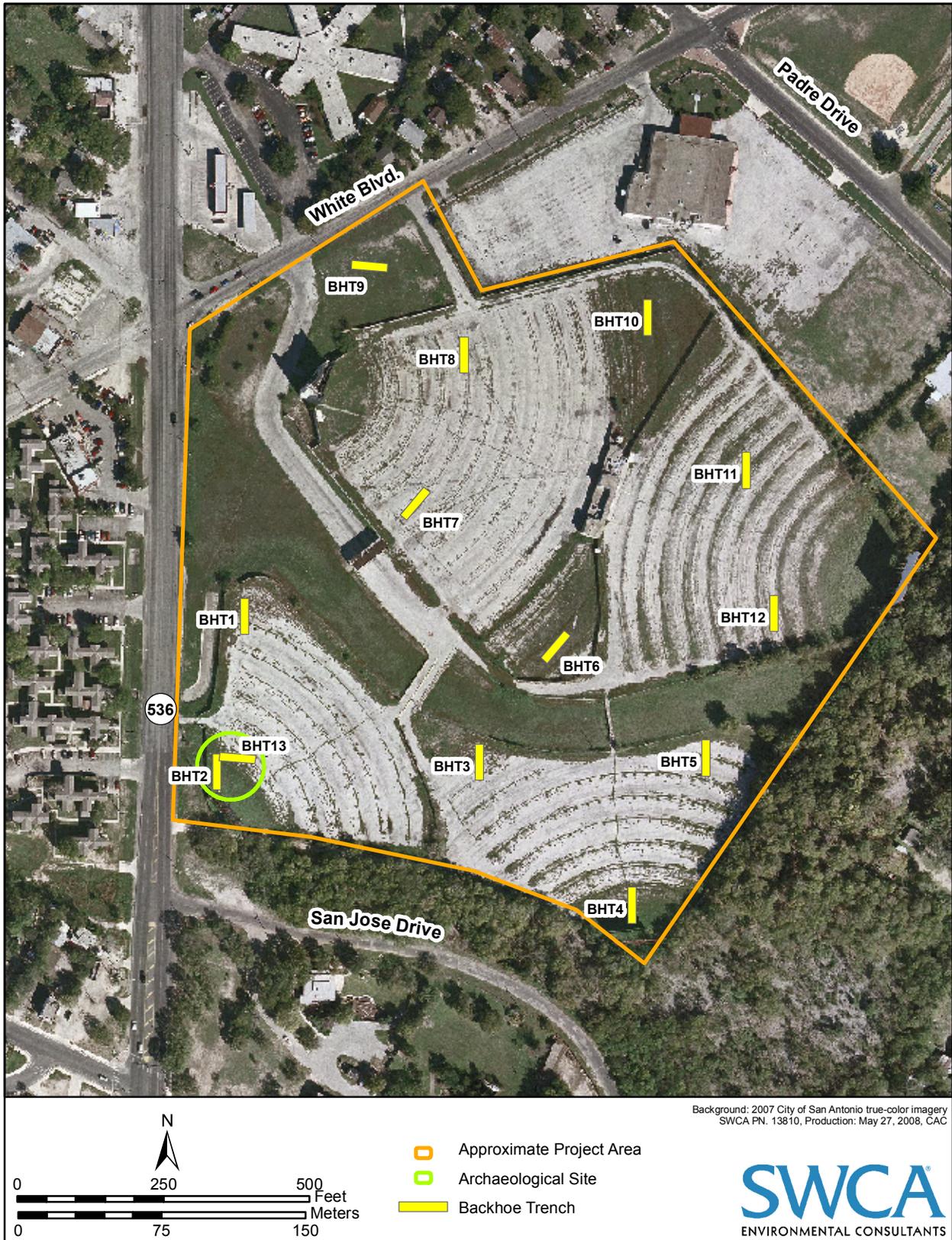


Figure 11. Location of site and backhoe trenches.

Table 2. Backhoe Trench Table

BHT	Depth (cmbs)	Munsell	Color	Texture	Comments
1	0-21	10YR6/4	light yellowish brown	gravel road base	modern glass, bottle tops - stratum is modern road base
	21-54	10YR3/2	very dark grayish brown	clay loam	A horizon
	54-86	10YR5/3	brown	silt loam	B horizon
	86-116+	10YR7/3	very pale brown	calichefied gravels	basal gravels
2	0-21	10YR4/2	dark grayish brown	silt loam	none noted
	21-101	10YR7/4	very pale brown	gravel base/fill	none noted
	101-122	10YR5/4-5/6	yellowish brown	sandy loam, gravels	common historic (ca. early to mid 20th century) debris, possibly residential window and bottle glass, sawn bone, wire nails, whiteware
	122-182	10YR2/1	black	clay loam	none noted
3	0-17	10YR7/4	very pale brown	gravel road base	none noted
	17-59	10YR3/2	very dark grayish brown	clay loam	none noted
	59-151	10YR5/3	brown	clay loam	sewer line in southern part of trench
	151-182	7.5YR4/4	brown	clay loam	none noted
4	0-77	varied - 10YR7/4	very pale brown, brown	silty loam, clay loam, gravel	bottle caps
	77-113	10YR2/1	black	clay loam	none noted
	113-125	10YR5/2	grayish brown	gravely clay loam	none noted
	125-177	varied	varied	basal gravel	none noted
5	0-36	varied	varied	loam, road base/gravel	modern bottle caps
	36-103	10YR3/2	very dark grayish brown	clay loam	none noted
	103-178	10YR6/4	light yellowish brown	silt loam	none noted
	178-223	varied	varied	gravel	none noted
6	0-19	10YR7/4	very pale brown	gravel road base	none noted
	19-62	10YR3/2	very dark grayish brown	clay loam	none noted
	62-155	10YR5/3	brown	clay loam	none noted
	155-178	10YR5/3	brown	clay loam	none noted
	178-210	10YR5/3	brown	clay loam	none noted
	210-270+	10YR5/3	brown	sandy loam	none noted
7	0-12	10YR7/4	very pale brown	clay loam, road base gravel	none noted
	12-83	10YR3/2	very dark grayish brown	clay loam	none noted
	83-121	10YR4/3	brown	none noted	none noted
	121-276	10YR6/3	pale brown	loam, silt loam	none noted
8	0-16	10YR7/4	very pale brown	gravel road base	none noted
	16-62	10YR3/2	very dark grayish brown	clay loam	none noted
	62-210	10YR5/2	grayish brown	clay loam	none noted
	210-216	7.5YR4/6	strong brown	gravelly loam	none noted
9	0-43	10YR4/3	brown	clay loam	artificial fill
	43-77	10YR3/2	very dark grayish brown	clay loam	A horizon
	77-137	10YR5/2	grayish brown	clay loam	B horizon
	137-145+	10YR5/3	brown	gravelly clay loam	basal gravels
10	0-58	10YR7/4	very pale brown	road base	modern fill
	58-140	10YR3/2	very dark grayish brown	clay loam, clay	A horizon
	140-179	10YR4/2	dark grayish brown	clay	B horizon
11	0-16	10YR7/4	very pale brown	gravel road base/caliche	road fill
	16-42	10YR3/2	very dark grayish brown	clay loam	A horizon
	42-117	10YR4/3	brown	clay loam	B horizon
	117-182	10YR5/3	brown	silt loam, gravels	zone includes several layers of well sorted gravels that interdigitate with silty deposits
12	0-32	varied	varied	gravelly roadfill	none - modern fill
	32-87	10YR3/2	very dark grayish brown	clay loam	A horizon - heavily bioturbated
	87-177	10YR6/3	pale brown	silt loam	B horizon
	177-193+	10YR6/3	light brown	silt loam, gravels	mottled gleyed gravelly silts



Figure 12. Example of backhoe trench (BHT 4) within the project area.



Figure 13. Another example of a backhoe trench (BHT 6). Note differences between this and previous photograph.

thin lens of gravelly sandy loam with several pieces of charcoal (Figures 14 and 15). The lens could be seen at about 98–108 cmbs, below 85–100 of fill material. No artifacts were seen either below or above this lens. BHT 13 was excavated perpendicular to BHT 2 to determine if any construction material or foundation elements could be located (Figure 16). Several additional artifacts were observed and collected from both sides of BHT 13, but no construction debris or features were found. However, some foundation features may still be present somewhere at the site. Based on the historic aerial photograph and the artifacts in the backhoe trenches, the site size was determined to be no more than 20 x 20 m.

Artifacts collected from this thin zone of gravelly sandy loam and charcoal include wire nails, a railroad spike, cut bone, an ironstone ceramic sherd, milk glass sherds, window glass, several bottle bottoms including one dark amber beer bottle, one amethyst bottle, and one clear medicine bottle, one complete medicine bottle, one translucent pink pitcher handle, and several pieces of a translucent green citrus reamer.

Several of the bottle bottoms had maker's marks including the "I" inside a diamond mark of the Illinois Glass Company (1916–1929) and the "I-O" and diamond mark of the Owens Illinois Glass Company (1929–1954) (Toulouse 1971). The translucent green citrus reamer appears to resemble a Westmoreland light green reamer of a style popular in the Depression (ca. 1929–1940) (Florence 2001). The translucent pink pitcher handle also appears to be similar to those styles and colors popular in the Depression. Additionally, milk glass, which has been manufactured for centuries, was popular in the United States from the turn of the century to the 1940s (Newbound and Newbound 1995).

It is clear that the residence was present in 1938 based on the aerial photograph, and the artifactual evidence points to such an occupation period. It is not clear exactly when the residence was constructed or when it burned, but by 1959 the building is gone from the landscape and another building was constructed on the property. Several of the artifacts point to a very discrete occupation period (ca. 1920s–1940s), and no artifacts were found to indicate another time frame of occupation. However, as the residence is now gone and the remains buried under ~1 m of fill, in addition to a concrete pillar of one of the drive-in theater's screens built ca. 1979 intruding on the site, SWCA recommends that the site does not retain sufficient integrity to be eligible for listing on the NRHP or for designation as an SAL.

OVERVIEW OF GEOMORPHIC LANDFORMS

Overall, trenches revealed a mosaic of floodplain deposits consisting of clays, clay loams, silts, and gravels. These deposits were laid down in a complex alluvial setting, primarily during Pleistocene times according to the geological maps, as the San Antonio River moved laterally across its wide valley floor. Based on the degree of variation among many of the trenches, many of the depositional units, most notably gravel beds, are horizontally discontinuous and discrete. After the San Antonio River settled into its modern course, the project area landform stabilized, allowing long-term pedogenic development. All trenches revealed well-developed soil horizons.

The entire project area falls within a high terrace of the San Antonio River, although a very minor drainage along the southeastern and eastern edge has formed a very narrow inset terrace that was identified in several trenches. Accordingly, two terraces, each with



Figure 14. Site 41BX1774 as observed in BHT 2. Note light tan fill above.



Figure 15. Window glass in east wall of BHT 2.



Figure 16. BHTs 2 and 13 at site 41BX1774.

distinctive soil profiles and archaeological potentials, were identified in the project area. However, the entire area has been mechanically graded, leveled, and paved, which to varying extents has removed the upper portion of the sedimentary profile.

MINOR INSET TERRACE

The minor inset terrace was identified by distinctive black loamy soils in the southernmost trenches, BHTs 2 and 4, located along low-lying areas along the southern margin of the project area. An artificial drainage, which may have originally followed a natural swale, is depicted on the USGS topographic map immediately south of the project area. The sediments in this terrace consist of very organic, black (10YR2/1) clays loams. In BHT 2, early to mid twentieth century materials were identified throughout the upper 10–20 cm of the soil between approximately 100–120 cm below the modern paved surface. Based on the known dates of the historic materials and the drive-in construction, the terrace deposits continued to aggrade until 1948, before being leveled, filled, and paved. The peripheral drainage was likely channelized at that time, and aggradation in the project area ceased.

SAN ANTONIO RIVER TERRACE

The second terrace, alluvial deposits of the San Antonio River, covers the vast majority of the Mission Drive-In project area and is interpreted as roughly analogous to the T1 terrace identified by Lee Nordt near the headwaters of the San Antonio River about 15 to 20 km to the north. This terrace, in most areas, is underlain by gravels that are inferred to be ancient San Antonio River bed load deposits. Seven of the twelve trenches, including BHTs 1, 4, 5, 8, 9, 11, and 12, encountered basal gravels. Additionally, gravel lenses are also common within the finer sediment strata.

Atop the basal gravels is a rather thick (1 m or more) unit of sandy, silty, or clay loams that comprises the B horizon of the soil profile. Though there is quite a bit of variation, the base of this unit usually has well developed calcium carbonate nodules and is rubified. No cultural materials were identified in these lower deposits.

Overlying these lower units, a 30–80 cm thick unit of clay loams with a well-developed soil, the A horizon, is found in all trenches throughout the project area. The degree of pedogenesis suggests long-term landform stability, consistent with the notion that the area has not been an active aggrading floodplain for some time. With the exception of the historic materials identified in BHT 2, all cultural materials identified in upper horizon are recent (less than 50 years old), including primarily bottle caps and pull tabs. Though there are clearly cultural materials in this unit, bioturbation and modern development have jeopardized much of integrity in this portion of the profile.

GEOARCHAEOLOGICAL POTENTIAL

Regarding the archaeological potential of the sediments in the project area, the lower portion of the profile, including basal gravels and finer sediments with gravel beds, has a poor potential for preservation given the high energy setting and likely antiquity of the deposits. The upper A horizon in both terraces has the greatest preservation potential, though to varying degrees the upper portion of the horizon has been removed during the 1948 theater construction. Additionally, bioturbation and other factors have compromised the horizon's integrity. No prehistoric materials were identified, though in BHT 2 and 13, historic deposits were found.

ABOVE-GROUND HISTORIC RESOURCES SURVEY

On April 29, 2008, the above-ground historic resources survey was conducted by SWCA's architectural historian at the 24-acre Mission Drive-In project area. The above-ground resources associated with the drive-in theater were identified, recorded, and assessed for their integrity and significance. Additionally, the project area was investigated for above-ground resources not associated with the drive-in theater. No such resources were found, and only the drive-in theater was investigated. Twelve resources were identified with one, Resource ID#5, having three components for a total of 14 resources.

HISTORIC RESOURCE SURVEY AND INVENTORY

After the field investigation and subsequent research of drive-in theaters on a state-wide and national scale, it is the opinion of SWCA that the first and second development phases of the Mission Drive-In Theater in San Antonio is eligible for listing as a NRHP Historic District under Criterion A for Recreation and Culture with significance at the local level. The subsequent third expansion in 1979 added two additional screens and has not yet acquired the 50 year age requirement for listing on the NRHP. Included in the proposed NRHP historic district are three (3) structures, one (1) building and one (1) site (with two components), all of which are considered "contributing" to the proposed NRHP district and thus considered NR eligible. The proposed district is smaller than the parcel surveyed for this report and includes only those historic resources associated with the 1948 and 1959 development. The remaining seven (7) structures and one (1) site are considered "non-contributing" since they are outside the 50 year age requirement. The

period of significance is 1948-1959. The earlier date represents the opening date of the first single screen and the later date represents the completion of the 1959 expansion that occurred during the heyday of the drive-in nationwide. The proposed Mission Drive-In NRHD falls within the boundary of the Mission Parkway Historic-Archeological District (NRHP 1975). When this NRHP nomination was written in 1975, the Mission Drive-In was listed as a non-contributing resource since it had not yet achieved historic significance. This NRHP nomination could be amended to reflect its contributing status.

The Mission Drive-In Theater proposed NRHP historic district, although abandoned and vandalized, retains a significant amount of integrity of location, design, setting, materials, workmanship, and feeling. The drive-in is in its original location and setting on Roosevelt Ave. (which was historically known as SH 281) and is typical of the development of the drive-in in the 1940s. These theaters were located on highways just outside of major metropolitan areas where land was inexpensive and any light pollution from town was minimized. The theater retains its design integrity, with the main marquee and screen still standing and intact (although the original mural has been painted over). The designed landscape is intact and is typical of the ramped, concentric semi-circles that radiated from screens nationwide. The workmanship and materials of the Mission Drive-In are also typical of drive-in theaters nationwide—metal truss supported screens, a Moderne era marquee with a stucco finish and asphalt paving of the parking/viewing areas—and represent the use of available materials. The showmanship of these theaters was concentrated in the marquee that typically did double duty as an advertising sign large enough to capture the view of cars whizzing by with a screen on the other side. The Mission Drive-In Theater has retained these

elements and as such still conveys the feeling and historic sense of the time period of the drive-in age.

The following items known to have been at the theater have been removed from the site: the speaker stations and the projectors. The concession stand has been remodeled on the interior several times and is currently vandalized with none of the equipment remaining. The original mural on the marquee was painted over ca. 1979 when the theater went from two to four screens. It is presumed to be intact beneath the current paint layer.

Evidence of projection booth locations for screens three and four were not located during the site visit nor are they visible on the aerial photographs. A follow up oral interview with the theater operators will be necessary to decipher where these two screens received their projected film images.

Table 3 documents each of the twelve resources identified at the Mission Drive-In Theater. Resource 5, the landscaped site, has three components (5a-c). The proposed NRHP historic district boundary will be much smaller than the current drive-in site boundary and include only the above ground historic resources associated with the 1948 and 1959 development. Descriptions of each resource are presented below. In addition, Appendix C shows different aspects of the drive-in, from aerial photographs to images taken during the field investigation.

HISTORIC RESOURCES IDs #1-12



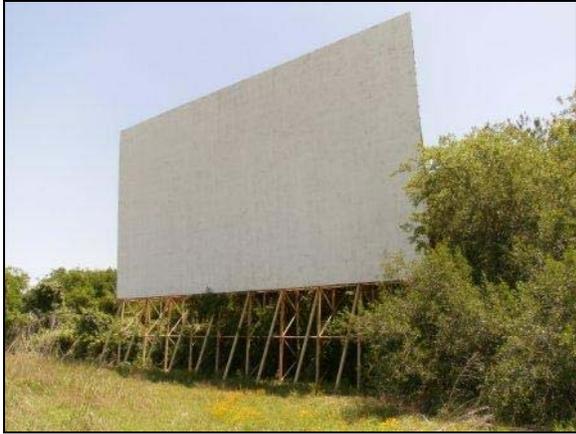
Resource ID #1 Marquee and Movie Screen (Screen 1), Structure, b. 1948, Contributing

The marquee is a one-story, six bay reinforced concrete framed building with clay tile back up. The stucco finish and rounded corner filled with glass block are both elements of the Moderne style of architecture popular in the 1930s and 1940s. Mission Revival elements include the decorative stepped wing wall with inset *nichos* adjacent to the large marquee. Facing Roosevelt and E. White Ave., the marquee has lost its original mural painting and now *Mission 4 Outdoor Theatres* is painted on the façade facing the intersection. On the opposite side of the building is the drive-in's first movie screen: a narrow corrugated painted surface supported by horizontal bracing behind.

Table 3. Identified Historic Resources in the Mission Drive-in project area

Id #	Name	Type	Date	NR eligibility*
1	Screen 1	Structure	1948	C
2	Screen 2	Structure	late 1959	C
3	Screen 3	Structure	c. 1979	NC
4	Screen 4	Structure	c. 1979	NC
5a	Landscape (associated with Screens 1)	Site	1948	C
5b	Landscape (associated with Screen 2)	Site	1959	C
5c	Landscape (associated with Screens 3 and 4)	Site	c. 1979	NC
6	Perimeter wall	Structure	c. 1979	NC
7	Ticket booths and canopy	Structure	c. 1979	NC
8	Concession building/projector	Building	c. 1959	C
9	Sign	Structure	c. 1995	NC
10	Pedestrian bridge	Structure	c. 1979	NC
11	Concrete car bridge	Structure	c. 1979	NC
12	Stepped wing wall with <i>nichos</i>	Structure	c. 1948	C

* C = Contributing to the district; NC = Non-contributing to the district



Resource ID #2

Screen 2, Structure, late 1959, Contributing

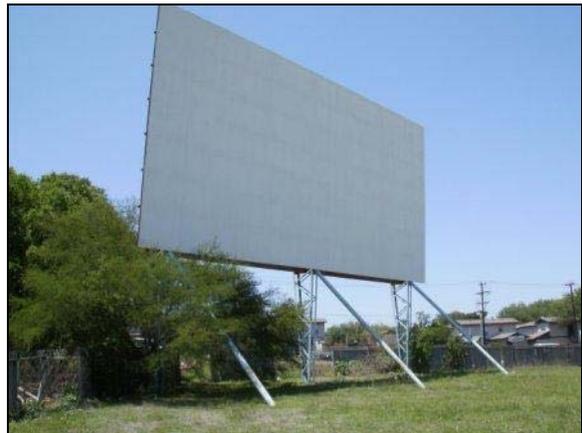
This is the second screen for the Mission Drive-in and was in use by November of 1959. The screen is supported from behind by vertical metal trusses that taper towards the top. There is additional support from ten round lally columns with square concrete footings that jut out in front of the screen. The screen is plaster with a metal edge frame and is the only screen on the site using this material. The screen is supported in the rear with regularly spaced metal slats with additional cross-bracing. The plaster is coated with a luminous white paint.



Resource ID #3

Screen 3, Structure, ca. 1979, Non-Contributing

Screens three and four are identical in construction technology and materials and were constructed at the same time. The main structural support for the screen is vertically placed metal trusses with three forward-facing metal lally columns added for additional support. This was most likely done to adjust for distortion: when the projector was pointed up, theater designers tiled the screens downward to compensate. The trusses are attached to the screen via a system of horizontal I-beams and the screen is a narrowly spaced painted corrugated metal attached with small bolts to the substructure. There are two large X-shaped cross bracing tie rods on the back as well. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #4

Screen 4, Structure, ca. 1979, Non-Contributing

Screens three and four are identical in construction technology and materials and were constructed at the same time. The main structural support for the screen is vertically placed metal trusses with three forward-facing metal lally columns added for additional support. This was most likely done to adjust for distortion: when the projector was pointed up, theater designers tiled the screens downward to compensate. The trusses are

attached to the screen via a system of horizontal I-beams and the screen is a narrowly spaced painted corrugated metal attached with small bolts to the substructure. There are two large X-shaped cross bracing tie rods on the back as well. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #5 – Designed landscape built in three stages
ID #5a Designed Landscape, Site, 1948, Contributing
ID #5b Designed Landscape, Site, 1959, Contributing
ID #5c Designed Landscape, Site, ca. 1979, Non-Contributing

Currently the site contains approximately 24 acres and was expanded over time from one to four screens. The major feature of this designed landscape is the series of inclined ramps radiating out in a semicircle around each of the four screens. The paving material is asphalt with noticeable cracks now infilled with weeds and grass. Bottle caps are embedded in the asphalts throughout the site. The ramps were designed so that a car could park with on an incline with the hood higher so that pedestrians in each of the curved rows would not obstruct the view. Resource ID 5a and 5b are contributing and are within the established period of significance of 1948-1959. Resource 5c is non-contributing since it

is outside of the 1948-1959 period of significance.



Resource ID #6
Perimeter Wall, Structure, c. 1979,
Non-Contributing

The perimeter wall adjacent to ID 12 is constructed of larger clay tile bricks supported by concrete masonry unit (CMU) buttresses. Later additions include CMU infill near the Marquee on the east side.





Resource ID #7ab
One Structure with Two Components (7a and 7b)
Ticket Booth and Canopy, Structure, c. 1979, both are Non-Contributing

Ticket Booth , Resource ID #7a
Non-Contributing

The two ticket booths are set on concrete curbs. Each is wood frame construction with vertical board siding and a rear, narrow metal door with a single light window. The roofs are flat with metal drip cap. The interiors have a large Plexiglas teller window facing E. White Avenue with speaker circles and money till cut out holes. The booths have sliding drive up windows on each side and appear to be designed for two attendant employees as evidenced by the two cashier stations. The interior walls are plywood and the counter is stainless steel with cashier drawers. The floor is Vinyl Composition Tile (VCT). This resource is non-contributing since it is outside of the 1948-1959 period of significance.

Canopy, Resource ID #7b
Non-Contributing

Six round poured in place concrete columns support the canopy that is constructed of steel I-beams with plywood ceiling and exterior fascia of vertical wooden paneled boards. This resource functioned as the main sorting area for cars and the canopy covers the four lanes and two ticket booths. Each lane is color coded on the ground with painted arrows to

match the associated internally-lit color lights on the canopy fascia. The colors are, from left to right, green, yellow, red and blue. Above the fascia is a sign with horizontal rows for removable lettering. The canopy and ticket booths are on top of a concrete pad. The canopy roof drains to downspouts on the rear façade. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #8
Concession Stand and Projection Booth, Building, late 1959, Contributing

The concession and projection booth is a two-story, flat roofed, rectangular plan building with overhanging eaves on a slab foundation. The second floor is an inset C-plan (facing NW) and smaller than the first. The building is

clad in pinkish colored brick and vertical boards with batten strips. The windows and doors are aluminum framed and grouped resulting in large expanses of glass typical of the post-war era. The interior has been altered and vandalized over the years with drop ceilings, changes to the counter tops, and removal of all the concession equipment. The doors and windows are original.



Resource ID #9
Wooden Sign, Object. c. 1995, Non-contributing

Simple wooden sign at entrance off of E. White with arrow pointing into Drive-In. Sign is a recent addition, ca. 1995. The lettering is vinyl on a sheet metal plate then nailed to the wooden sign. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #10
Pedestrian Bridge, Structure, ca. 1979, Non-Contributing

This narrow pedestrian bridge is supported by wooden piers and has a wooden deck and a simple metal railing. There are sloped concrete ramps that ease the transition from the bridge to the site asphalt. This bridge provided pedestrian access from Screen 3 to the concession stand. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #11
Concrete Car Bridge, Structure, ca. 1979, Non-Contributing

Two-lane concrete bridge connects Screens 3 and 4 with main entry road. Curbs define the car traffic lanes and there is a center curb a

narrow elevated pedestrian sidewalk on each side. The railing is metal, painted red, and is simple in design. The bridge has concrete footings. This resource is non-contributing since it is outside of the 1948-1959 period of significance.



Resource ID #12
Stepped Wing Wall, Structure, b. 1948,
Contributing

The painted stepped clay tile wing wall with rounded edges is Mission Revival in style and has inset Roman arched *nichos* with brick sills. This projects out from both sides of the Marquee (ID#1)

ADDITIONAL ITEMS DOCUMENTED ON SITE

The following items were documented during data collection for the historic resource survey and are included on the site map. After a brief

preliminary review with Gregory Smith, National Register coordinator with the THC, it was suggested these items be mentioned here but not included in the NRHP eligibility analysis. These resources include fencing, tire spikes and signage and are all utilitarian and appear to have been added in the 1980s or 1990s. None were specifically designed for the site (Table 4).



Hurricane Fence

Four foot metal chain link fence located between Screens 2 and 3.



Wooden Fence

Unpainted 6-foot wooden dog ear picket fence located between Screens 1 and 2.

Table 4. Additional Items Documented on Site

Id #	Name	Type	Date	NR eligibility*
n/a	Hurricane fence	Structure	ca. 1985	n/a
n/a	Unpainted wooden fence	Structure	ca. 1985	n/a
n/a	exit road tire spikes	Object	ca. 1985	n/a
n/a	internally lit exit signs	Object	ca. 1985	n/a



Tire Spikes

Metal grate with tire spikes, typical, located at the exits



Exit Signage

Internally lit, plastic signage located at the exit road of Screen 1 to deter patrons from coming into the exit.

SUMMARY AND RECOMMENDATIONS

On behalf of Adams Environmental and the City of San Antonio, SWCA conducted an intensive archaeological survey and an above ground historic resources survey of the roughly 24 acre Mission Drive-In project area for a proposed District 3 new branch library and other possible uses in south-central San Antonio, Bexar County, Texas. The City of San Antonio is the property owner and project sponsor. The client and the City of San

Antonio are fulfilling project regulatory requirements in compliance with the Texas Antiquities Code due to its status as a political subdivision of the state. All work was in accordance with the standards and guidelines of the THC and the Council of Texas Archaeologists under Texas Antiquities Permit 4885. No federal funds are currently involved in this project.

The project area is located at the site of the former Mission Drive-In Theater, just north of the historic Mission San José. The background review revealed the project area is located entirely within the Mission Parkway NRHP District, and adjacent to the San José Mission National Historic Site and the Ethel Wilson Harris House, all listed NRHP properties/districts. The drive-in theater dates to 1948 – ca. 1979 is specifically listed as a non-contributing resource to the Mission Parkway NRHP District since it is outside the established periods of significance (1700–1749, 1875–1899, 1750–1799, 1825–1849, 1850–1874, and 1800–1824). The drive-in is an iconic and uniquely American twentieth century development linked to the automobile and the economic prosperity after World War II. The Mission Parkway NRHP District historic context relates to Texas’ Spanish Colonial period, Republic era and early statehood long before the invention of the automobile and the advent of the drive-in theater.

SWCA’s historical and prehistoric archaeologists conducted the archaeological survey with backhoe trenching at the 24-acre Mission Drive-In project area. Surface-level and subsurface archaeological resources were located and identified, and a basic geomorphological assessment was conducted during the subsurface investigations. One archaeological site (41BX1774) was encountered and recorded during the investigations. Site 41BX1774 is the remains

of an early twentieth century residence located in the southwest corner of the Mission Drive-In project area. The residence had burned and is now covered with ~1 m of fill, and the only remaining cultural material is located in a thin lens of gravelly soil observed in two backhoe trenches. No other archaeological resources were located during the archaeological investigation.

Based on the current investigations, site 41BX1774 does not appear to retain sufficient integrity or significance to contribute meaningful information to the field of history or historical archaeology (Criterion D). In addition, the site does not retain sufficient integrity (with the absence of the former building) to be eligible under Criteria A, B, or C. Likewise, the site is not recommended eligible for designation as an SAL. No further work is recommended.

SWCA's architectural historian conducted the above-ground historic resources survey at the 24-acre Mission Drive-In project area. The above-ground resources associated with the drive-in theater were identified, recorded, and assessed for their integrity and significance. Additionally, the project area was investigated for above-ground resources not associated with the drive-in theater. No such resources were found, and only the drive-in theater was investigated. It is SWCA's recommendation that the structures, building and site (landscape) associated with the 1948 and 1959 development of the Mission Drive-In Theater are eligible for listing as a historic district on the NRHP under Criterion A for Recreation and Culture with significance at the local level. There are three (3) structures, one (1) building and one (1) site (with two components) located within the proposed historic district. Five of these resources (IDs 1, 2, 5ab, 8, and 12) are considered "contributing" to the district and eight (IDs 3, 4, 5c, 6, 7, 9, 10 and 11) are considered "non-

contributing." The period of significance is 1948-1959. The earlier date is when the first screen opened and the 1959 date marks the first significant expansion of the Mission Drive-In and success of the business venture in line with national trends. The eligibility determinations presented in this report must be approved by the THC for official eligibility determination.

The City of San Antonio (CoSA) currently owns the Mission Drive-In Theater property and seeks to sell, lease or transfer portions of the property to a private developer, non-profit agency or other agent for redevelopment (the undertaking). The Mission Drive-In Theater is adjacent to Mission San Jose, a National Historic Site administered by the National Park Service (NPS) as part of the San Antonio Missions National Historical Park. The NPS has expressed interest in restoring part of a historic 18th century view corridor in which the Mission Drive-In Theater is situated. NPS has also expressed interest in purchasing land and/or accepting land as a donation from a private citizen or non-profit organization and/or interest in leasing space in one of the new buildings within the redevelopment of the Mission Drive-In Theater. There is no lead federal agency identified in the redevelopment of Mission Drive-In Theater to constitute an undertaking as defined under 36 CFR 800 and implement Section 106 of the National Historic Preservation Act (NHPA) as amended (16 USC 470f); and, it is possible that a federal agency may become involved in the redevelopment in the future, thereby subjecting the undertaking to compliance with the NHPA. In the absence of a lead federal agency and with the possibility of future federal involvement, CoSA has consulted with the Texas State Historic Preservation Officer (SHPO) to develop a Memorandum of Agreement (MoA). In December 2009 and January 2010, CoSA and the SHPO signed the MoA that spells out the compliance with

Section 106. A copy of the signed MOA is presented in Appendix A of this report.

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APPENDIX A

MEMORANDUM OF AGREEMENT

**MEMORANDUM OF AGREEMENT BETWEEN
THE TEXAS STATE HISTORIC PRESERVATION OFFICER
AND
THE CITY OF SAN ANTONIO**

**REGARDING THE REDEVELOPMENT OF THE MISSION DRIVE-IN THEATER IN
THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

November 16, 2009

WHEREAS, the City of San Antonio (CoSA) owns the Mission Drive-In Theater, and seeks to sell, lease or transfer portions of the property to a private developer, non-profit agency or other agent for redevelopment (the undertaking); and

WHEREAS, the Mission Drive-In Theater is currently located on public land owned by CoSA and therefore subject to the Antiquities Code of Texas Title 9, Chapter 191 of the Texas Natural Resources Code (ACT); and

WHEREAS, there is no lead federal agency identified in the redevelopment of Mission Drive-In Theater to constitute an undertaking as defined under 36 C.F.R. §800 and implement Section 106 of the National Historic Preservation Act (NHPA) as amended (16 U.S.C. 470f); and

WHEREAS, it is possible that a federal agency may become involved in the redevelopment in the future, thereby subjecting the undertaking to compliance with the NHPA; and

WHEREAS, in the absence of a lead federal agency and with the possibility of future federal involvement, CoSA has consulted with the Texas State Historic Preservation Officer (SHPO) pursuant to Section 106 of the NHPA as amended; and

WHEREAS, the Mission Drive-In Theater is adjacent to Mission San Jose, a National Historic Site administered by the National Park Service (NPS) as part of the San Antonio Missions National Historical Park; and

WHEREAS, the NPS has expressed interest in restoring part of a historic 18th century view corridor in which the Mission Drive-In Theater is situated; and

WHEREAS, the NPS has expressed interest in purchasing land and/or accepting land as a donation from a private citizen or non-profit organization and/or interest in leasing space in one of the new buildings within the redevelopment of the Mission Drive-In Theater; and

WHEREAS, CoSA, in consultation with the SHPO, has completed identification and evaluation of all resources within the Area of Potential Effect (APE) and finds the

resources shown on Appendix A to be eligible for listing in the National Register of Historic Places (NRHP) under Criterion A; and

WHEREAS, the undertaking will require the demolition of NRHP-eligible Screen 2, the Concession Stand/Projection Booth, and the designed landscape associated with Screen 2 ; and

WHEREAS, CoSA has, through prior consultation with SHPO, demolished resources determined to be not eligible for the NRHP; and

WHEREAS, SHPO has determined that the redevelopment of Mission Drive-In Theater will have an adverse effect on properties eligible for listing in the NRHP; and

WHEREAS, CoSA has consulted with National Park Service (NPS) & San Antonio Conservation Society (SACS) regarding the effects of the undertaking on historic properties and has invited them to sign this MOA as concurring parties; and

NOW, THEREFORE, in an effort to comply with the NHPA and ACT, CoSA and the SHPO (the "Executing Parties") agree that the undertaking shall be implemented and administered in accordance with the following stipulations in order to take into account the effects of the undertaking on the identified historic properties.

STIPULATIONS

For the purposes of this agreement, the term executing party means CoSA and SHPO, each of which has authority under 36 C.F.R. §800.7(a) to terminate the consultation process.

CoSA will ensure that the following measures are carried out:

Stipulation I Architectural Documentation

- A. In consultation with the SHPO, CoSA will document the NRHP-eligible resources listed in Appendix A. Architectural documentation (documentation) shall meet Historic American Buildings Survey (HABS) Level III standards.
- B. CoSA will submit a draft version of the documentation to the SHPO for review and comment. The SHPO will provide CoSA with written acceptance, rejection or required revisions of the materials within 30 days of its receipt. CoSA shall revise the documentation to reflect any recommendations of SHPO prior to submission of the final documentation package. One archival copy of large format negatives will be prepared for the National Park Service with archival photographic prints; review copies and copies for SHPO and local archives will include Black and White prints on Black and White paper acceptable to NPS photo standards.

- C. Demolition or alteration of any NRHP eligible resource may not commence until documentation has been accepted by SHPO. At the discretion of the SHPO, demolition of the NRHP-eligible resources may be authorized to proceed upon submission of the draft version of the documentation.
- D. CoSA shall submit a complete documentation package to SHPO. Upon final acceptance of the documentation package by SHPO, CoSA shall provide one archival copy of the documentation to a local archival repository selected by CoSA. Unless already authorized under Stipulation I.C. above, demolition of those resources previously approved by SHPO for demolition may proceed upon acceptance by SHPO of the final documentation package.
- E. CoSA shall submit the final archival documentation package to NPS for inclusion in the HABS/HAER collection. CoSA shall make any necessary revisions for the documentation to be accepted by NPS for the collection.
- F. CoSA shall complete Stipulation I within 12 months of the execution of this agreement. If it is determined that CoSA is unable to meet this deadline, CoSA shall consult with the executing parties to amend this agreement per Stipulation IX.

Stipulation II PROTECTION

- A. CoSA shall ensure that the NHRP-eligible Marquee Screen, Stepped Wing Wall and designed landscape associated with the Marquee Screen are retained and maintained in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Buildings*.
- B. CoSA shall apply for local historic designation for the Marquee Screen, Stepped Wing Wall and designed landscape associated with the Marquee Screen within 12 months of the execution of this agreement or prior to any transfer of the property containing these historic features, whichever is earlier. CoSA shall support the local historic designation of these structures.
- C. CoSA shall use all best efforts to restore the mural and neon lighting feature of the Marquee Screen consistent with the historic period, and within all current local codes, laws and Ordinances.

Stipulation III Design Review

- A. Until such time as the Marquee Screen, Stepped Wing Wall and designed landscape associated with the Marquee Screen are protected by local historic designation as specified under II.B., all proposed alterations and modifications, including minor maintenance, shall be submitted to SHPO and any concurring party that requests a copy for review and comment. The SHPO will provide CoSA with written

acceptance, rejection or required revisions of the proposal within 30 days of its receipt. No construction shall proceed without the written acceptance of the proposal by SHPO.

- B. Within two years of the effective date of this agreement, CoSA will submit design documents for the Marquee Screen to SHPO and any concurring parties that request a copy for review and comment, regardless of local historic designation. The development of the design documents will be conducted under the supervision of professional(s) meeting the *Secretary of the Interior's Professional Qualification Standards* as shown in Appendix B for History, Architectural History, or Historic Architecture. Design documents will be in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Buildings (Appendix C) and associated guidelines. The SHPO will provide CoSA with written acceptance, rejection, or recommendations regarding the drawings within 30 days of receipt. No construction shall proceed without acceptance of drawings by SHPO.

Stipulation IV Viewshed Preservation Plan

- A. CoSA will prepare a Viewshed Preservation Plan for the redevelopment of the Mission Drive-In Theater. The subsequent redevelopment shall conform to the Viewshed Preservation Plan.
1. The Viewshed Preservation Plan will include design requirements as they relate to:
 - a. Preservation of open space, a scenic buffer and scenic corridor, along the southern and southeastern property line between the Mission San Jose and the Mission Drive-in property;
 - b. Roosevelt Street/Mission San Jose View Corridor
 - c. Open space adjacent to the NPS San Jose Mission site; and,
 - d. Protection of the NRHP-eligible resources from the Mission Drive-In Theater that will be retained.
- B. CoSA will submit the draft Viewshed Preservation Plan and associated exhibits to the SHPO and any concurring parties that request a copy for review and comment. The SHPO will provide CoSA with comments and specific requirements for a final Viewshed Preservation Plan as well as comments on exhibit materials within 30 days of receipt.
- C. Upon acceptance of the draft Viewshed Preservation Plan by SHPO, a final Viewshed Preservation Plan will be provided to the SHPO and concurring parties, and construction on the Mission Drive-in Theater property may proceed.

- D. CoSA will implement the Viewshed Preservation Plan through the best means possible which may include covenants, zoning or other means of adoption by City Council.
- E. With the exception of activities covered by Stipulation III, redevelopment activities that conform to the Viewshed Preservation Plan do not require review by SHPO. Variations from the approved Viewshed Preservation Plan or revisions to the Viewshed Preservation Plan require SHPO review.
- F. The architectural design of the new library is under development as this MOA instrument is being written. The design of the library shall be in compliance with the Viewshed Preservation Plan. If the final design of the library is completed prior to SHPO approval of the Viewshed Preservation Plan, CoSA requests that SHPO review and comment on the architectural drawings for the library within 30 days of submittal by CoSA. This is requested so that construction of the library may commence prior to the final approval of the Viewshed Preservation Plan.

**Stipulation V
Post-Review Discoveries**

In the event of discovery of archeological materials during any of the redevelopment activities, CoSA shall immediately stop work in the area of discovery and notify the SHPO. CoSA shall comply with 36 CFR § 800.13(b) and any other legal requirements to include consultation in accordance with Section 106 of the National Historic Preservation Act. CoSA will provide site information and a determination of National Register eligibility for the location to SHPO. SHPO shall have 30 days to review and concur with the determination of eligibility and any treatment needed. SHPO shall consider the circumstances and nature of the discovery along with the redevelopment schedule to expedite the SHPO response when feasible.

**Stipulation VI
Duration**

This agreement will be null and void if its terms are not carried out within five (5) years from the date of its execution. Prior to such time, CoSA shall consult with the other executing party and consulting parties to reconsider the terms of the MOA and amend it in accordance with Stipulation VIII below.

At such time that CoSA determines that Stipulations I, II, III and IV have been fully carried out, CoSA shall notify the executing party and concurring parties of the proposed termination date of this agreement no less than 90 days in advance. Provided that the Marquee Screen, Stepped Wing Walls and designed landscape associated with the Marquee Screen have been protected by local historic designation, this agreement shall terminate upon completion of the 90 day notice period.

If the Marquee Screen, Stepped Wing Walls and designed landscape associated with the Marquee Screen have not been protected by local historic designation at the completion of Stipulations I, II, III and IV, the parties shall consult on alternative methods of protection prior to the expiration or termination of this agreement.

Stipulation VII Monitoring and Reporting

Each year, during the month of May, following the execution of this agreement until it expires or is terminated, CoSA shall provide all concurring parties to this agreement a summary report detailing work undertaken pursuant to its terms. Such report shall include any scheduling changes proposed, any problems encountered, and any disputes and objections received in CoSA's efforts to carry out the terms of this agreement.

Stipulation VIII Concurring Parties to the Agreement

CoSA and the SHPO as the signatories, and Executing Parties to this Agreement, agree and understand that the concurring parties identified in this Agreement do not have legal standing to amend or alter this Agreement in any manner. The concurring parties may offer suggestions, comments and/or objections to the Executing Parties, but the Executing Parties are under no obligation to accept or incorporate any suggestions, comments or objections by the concurring parties. The Executing Parties will respond in writing to any suggestions, comments and objections of any concurring party within thirty days of receipt. This Agreement shall be effective upon execution by the Executing Parties, regardless of whether one, both, or neither of the concurring parties has executed the Agreement.

Stipulation IX Party Dispute Resolution

Should any Executing Party to this agreement object at any time to any actions proposed or the manner in which the terms of this agreement are implemented, the other Executing Party shall consult with the objecting party to resolve the objection. If CoSA determines, within 30 days, that such objection(s) cannot be resolved, CoSA will:

- A. Forward all documentation relevant to the dispute, including the party's proposed resolution, to the Advisory Council on Historic Preservation (ACHP). The ACHP shall provide the objecting party with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, CoSA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP and signatories, and provide them with a copy of this written response. CoSA will then proceed according to its final decision.

- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day period, CoSA may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, CoSA shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the agreement, and provide them and the ACHP with a copy of such written response.
- C. CoSA's responsibility to carry out all other actions subject to the terms of this agreement that are not the subject of the dispute remain unchanged.

Stipulation X Public Dispute Resolution

At any time during implementation of the measures stipulated in this Agreement, should an objection pertaining to this Agreement be raised by a member of the public, including but not limited to the consulting parties, CoSA shall notify the parties to this Agreement and take the objection into account, consulting with the objector and with the parties to this Agreement to resolve the objection.

Stipulation XI Amendments

This agreement may be amended when such an amendment is agreed to in writing by the Executing Parties. The amendment will be effective on the date of the last signing Executing Party to the amendment. Concurring parties to this agreement will be given the opportunity to concur with any amendments, however their concurrence is not required for the amendment to be executed, or to be effective.

Stipulation XII Early Termination Prior to Completion of the Stipulations

If either of the Executing Parties of this agreement determines that its terms will not or cannot be carried out, that party shall immediately consult with the other Executing Party to attempt to develop an amendment per Stipulation IX above. If within thirty (30) days (or another time period agreed to by all executing parties) an amendment cannot be reached, any Executing Party may terminate the agreement upon written notification to the other Executing Party and concurring parties.

Once the agreement is terminated, and prior to work continuing on the undertaking, CoSA must either (a) execute an MOA pursuant to 36 C.F.R. §800.6 or (b) request, take into account, and respond to the comments of the ACHP under 36 C.F.R. §800.7. CoSA shall notify the SHPO and concurring parties as to the course of action it will pursue.

EXECUTION of this Memorandum of Agreement by CoSA and SHPO; and implementation of its terms evidences that CoSA has taken into account the effects of this undertaking on historic properties.

Executing Parties:

TEXAS STATE HISTORIC PRESERVATION OFFICER



Mark S. Wolfe, ~~Director~~ Texas State Historic Preservation Officer 12/15/09
Date

CITY OF SAN ANTONIO



Mike Frisbie, Director, CIMS 1-14-10
Date

Concurring Parties:

NATIONAL PARK SERVICE

Date

SAN ANTONIO CONSERVATION SOCIETY



Rollette Schreckenghost, President 12-7-09
Date

Appendix A
NRHP-eligible Resources

The following historic resources were identified in the *Intensive Cultural Resources Survey of the District 3 New Branch Library at the Site of the Mission Drive-in Theater, City of San Antonio, Bexar County, Texas (revised October 15, 2008)*. The ID#s reference the report.

ID #	Name	Date
1	Marquee/Screen 1	1948
2	Screen 2	1959
5a	Landscape (associated with Screen 1/Marquee)	1948
5b	Landscape (associated with Screen 2)	1959
8	Concession building	c.1959
12	Stepped wing wall with <i>nichos</i>	c.1948

Appendix B
**Secretary of the Interior's Professional Qualifications for Architectural History,
Historic Architecture and History**

These three categories are not comprehensive. Furthermore, it should be understood that not all of these products and activities are needed in order to meet the Standard; rather, a combination of several products and activities would be more typical.

ARCHITECTURAL HISTORY

HISTORIC PRESERVATION PROFESSIONAL QUALIFICATION STANDARDS

Architectural History is the study of the development of building practices through written records and design and the examination of structures, sites, and objects in order to determine their relationship to preceding, contemporary, and subsequent architecture and events.

Standard for Architectural Historian

(a) The applicant, employee, consultant, or advisor will have a graduate degree in Architectural History or a closely related field of study (see Academic Background for Architectural History), **PLUS** a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Architectural History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Applying the Standard for Architectural Historians); **OR...**

(b) An undergraduate degree in Architectural History or a closely related field of study (see Academic Background for Architectural History), **PLUS** a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of Architectural History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Applying the Standard for Architectural Historians).

(Note: Pursuant to 36 CFR part 61, a person meeting this Standard is required as part of the core staff for each State Historic Preservation Office (SHPO) and as part of each State Review Board. Expertise described by this standard is also needed for Tribal Preservation Office staff or consultants of tribes that have executed a Memorandum of Agreement to implement Section 101(d) of the National Historic Preservation Act. It also may be needed for consultants hired with HPF grant funds and for members of Certified Local Government Commissions.)

ACADEMIC BACKGROUND FOR ARCHITECTURAL HISTORIAN

Closely related fields: Professional Architectural Historians typically receive their formal training through Architectural History, Art History, or Historic Preservation programs, which include course work in American Architectural History. Other fields of study may offer relevant training, provided that course work in American Architectural History is taken. These other fields may include American Studies, American Civilization, Architecture, Landscape Architecture, Urban and Regional Planning, American History, Historic Preservation, and Public History.

Discipline specializations: Architectural Historians tend to be generalists, although specializations within Architectural History are typically based on time periods (such as 18th century), on a particular architectural style (such as Georgian or vernacular), or a combination of these (such as plantation architecture in the antebellum South).

APPLYING THE STANDARD FOR ARCHITECTURAL HISTORIAN

Documenting Professional Experience

Products and activities: Professional experience and expertise must be documented through “products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation.” A professional Architectural Historian typically has expertise in research, survey, documentation, and evaluation of architectural resources, including buildings, structures, objects, and districts. Documentation of such experience is desirable. Products and activities that meet the appropriate Secretary’s Standards for Archeology and Historic Preservation may include:

- Survey reports assessing the significance of historic properties.
- Historic structure reports.
- National Register documentation resulting in property listings or Determinations of Eligibility.
- Documentation that meets HABS/HAER standards for recording historic properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to the preservation of historic structures.
- Presentations at regional, national, or international professional conferences related to the preservation of historic structures.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with the preservation of historic structures.
- Awards, research grants, research fellowships, or invitations to teaching posts.

HISTORIC ARCHITECTURE

HISTORIC PRESERVATION PROFESSIONAL QUALIFICATION STANDARDS

Historic Architecture is the practice of applying artistic and scientific principles to the research, planning, design, and management of the built environment with specialized training in the principles, theories, concepts, methods, and techniques of preserving historic buildings and structures.

Standard for Historical Architect

(a) The applicant, employee, consultant, or advisor will have a State Government-recognized license to practice Architecture, **PLUS** a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects); **OR...**

(b) A Masters of Architecture degree with demonstrable course work in Architectural Preservation, Architectural History, Historic Preservation, Historic Preservation Planning, or a closely related field (see Academic Background for Historic Architecture), **PLUS** a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of Historic Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects); **OR...**

(c) A Bachelors of Architecture degree with at least one year of graduate study in Architectural Preservation, Architectural History, Historic Preservation, Historic Preservation Planning, or a closely related field (see Academic Experience for Historic Architecture), **PLUS** a minimum of two (2) years of full-time professional experience applying the theories, methods and practices of Historic Architecture that enables professional judgments to be made about the evaluation, documentation, or treatment of historic structures in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historical Architects).

(Note: only persons who are licensed to practice Architecture in that State may prepare and seal plans and specifications in order to obtain construction permits, authorize payments to contractors, and certify that the work is completed. However, State staff, State Review Board members, and CLG staff or Commission members who are not licensed, but who meet the Standard for Historical Architect under (b) or (c) above, can review proposed and completed work for compliance with the applicable Secretary's Standards for Tax Act, HPF Grant, or other related programs.)

ACADEMIC BACKGROUND FOR HISTORIC ARCHITECT

Closely related fields: The Bachelor of Architecture degree is a five-year degree that does not always include historic preservation course work. The same may be true of a Masters of Architecture degree. An Historical Architect is first an Architect and, as such, is well grounded in all aspects of architectural practice, including architectural design, planning, construction specifications, and contract administration. Although this background is essential, additional training is needed in order to understand and work with historic structures, with their complex material evolution and treatment problems. Specialized training, to supplement that provided by the professional Architecture program, should be acquired in such areas as American

Architectural History, Architectural Preservation, Conservation, Historic Construction Technologies, Historic Building Materials, and Historic Preservation.

Discipline specialization: Historic Architecture is a specialization within the broader discipline of Architecture

APPLYING THE STANDARD FOR HISTORIC ARCHITECT

Documenting Professional Experience: To be licensed by a State Government as a professional Architect, an individual must pass a written exam and successfully fulfill education, training, and experience requirements. In addition, a professional Historical Architect has both theoretical knowledge and technical skill associated with preserving historic structures, and with the application of Architecture theories, methods, and practices that enables professional judgments to be made about the evaluation, documentation, or treatment of historic properties in the United States and its Territories. A professional Historical Architect typically has gained experience on structural preservation projects, which have included research and detailed investigations of historic structures and preparation of recommendations for the treatment of properties in order to preserve them in accordance with the appropriate Secretary's Standards for Archeology and Historic Preservation (particularly the Secretary's Standards for the Treatment of Historic Properties).

Products and activities: Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the Secretary Standards for Archeology and Historic Preservation may include:

- Plans and Specifications for the preservation, rehabilitation, or restoration of historic structures.
- Adaptive reuse or feasibility studies that make recommendations for preserving historic structures.
- Historic Structure Reports or Condition Assessments of historic structures.
- Documentation that meets HABS/HAER standards for recording historic structures.
- Experience applying the Secretary of the Interior's Standards for the Treatment of Historic Properties to the review of work on historic structures.
- Awards for historic structure preservation, rehabilitation, or restoration received from local, regional, national, or international professional organizations.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books about the preservation of historic structures.
- Presentations at regional, national, or international professional conferences, symposia, workshops, or exhibits about the preservation of historic structures.
- Professional service on boards or committees or regional, national, or international professional organizations concerned with the preservation of historic structures.

HISTORY

HISTORIC PRESERVATION PROFESSIONAL QUALIFICATION STANDARDS

History is the study of the past through written records, oral history, and material culture and the examination of that evidence within a chronological or topical sequence in order to interpret its relationship to preceding, contemporary and subsequent events.

Standard for Historian

(a) The applicant, employee, consultant, or advisor will have a graduate degree in History or a closely related field of study (see Academic Background for History), **PLUS** a minimum of two (2) years of full-time professional experience applying the theories, methods, and practices of History that enables professional judgments to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historians); **OR...**

(b) An undergraduate degree in History or a closely related field of study (see Academic Background for History), **PLUS** a minimum of four (4) years of full-time professional experience applying the theories, methods, and practices of History that enables professional judgements to be made about the identification, evaluation, documentation, registration, or treatment of historic properties in the United States and its Territories; **AND** products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation (see Documenting Professional Experience for Historians).

(Note: Pursuant to 36 CFR part 61 a person meeting this Standard is required as part of the core staff for each State Historic Preservation Office (SHPO) and as part of each State Review Board. Expertise described by this standard is also needed for Tribal Preservation Office staff or consultants of tribes that have executed a Memorandum of Agreement to implement Section 101(d) of the National Historic Preservation Act. It also may be needed for consultants hired with HPF grant funds and for members of Certified Local Government Commissions.)

ACADEMIC BACKGROUND FOR HISTORIAN

Closely related fields: For this Standard, the professional degree is typically awarded in History, American History, or Public History. Relevant training can be obtained in programs of American Studies, American Civilization, Historical or Cultural Geography, Anthropology, Ethnohistory, and Historic Preservation, providing that course work is offered in historical research methods and techniques. Education in the social and cultural history of countries other than North America may be relevant when dealing with the histories of immigrant, ethnic or minority groups in the United States.

Discipline specializations: Professional Historians tend to concentrate their education and experience in one of the many chronological, regional, and topical specializations within

American History (such as colonial history, southern history, community history, women's history, military history, history of technology, or industrial history).

APPLYING THE STANDARD FOR HISTORIAN

Documenting Professional Experience: A professional Historian has experience in archival and primary documents research, evaluating and synthesizing this information, and preparation of scholarly narrative histories. Historic research experience in countries other than North America may be relevant when researching the histories of immigrant, ethnic or minority groups in the United States of America.

Products and activities: Professional experience and expertise must be documented through "products and activities that demonstrate the successful application of acquired proficiencies in the discipline to the practice of historic preservation." Products and activities that meet the appropriate Secretary's Standards for Archeology and Historic Preservation may include:

- National Register documentation that has resulted in property listings or Determinations of Eligibility.
- Documentation that meets HABS/HAER standards for recording historic properties.
- Survey reports assessing the significance of historic properties.
- Publications, which might include articles in regional, national, or international professional journals, monographs, books, or chapters in edited books, related to documenting and evaluating the significance of historic properties.
- Presentations at regional, national or international professional conferences, symposia, workshops, or exhibits related to documenting and evaluating historic properties.
- Professional service on boards or committees of regional, national, or international professional organizations concerned with documenting and evaluating the significance of historic properties.
- Awards, research grants, research fellowships, or invitations to teaching posts.

Appendix C

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated

from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.