

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED APR 29 1976  
DATE ENTERED JUL 12 1976

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

\*\*

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC

San Antonio Loan and Trust Building

AND/OR COMMON

**2 LOCATION**

STREET & NUMBER

235 East Commerce Street

NOT FOR PUBLICATION

CITY, TOWN

San Antonio

CONGRESSIONAL DISTRICT

STATE

Texas

VICINITY OF

CODE

048

20

COUNTY

Bexar

CODE

029

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Jack H. Peterson, E. B. Flowers, Isaac M. Maxwell

STREET & NUMBER

235 East Commerce

CITY, TOWN

San Antonio

STATE

Texas

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Bexar County Courthouse

STREET & NUMBER

CITY, TOWN

San Antonio

STATE

Texas

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

H.A.B.S.

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Bexar County Courthouse

CITY, TOWN

San Antonio

STATE

Texas

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

To house Texas' first trust company, the San Antonio Loan and Trust Building was built in 1901-1903. The five story masonry structure stylistically blends Victorian and Classic details to form a pleasingly elegant exterior facade. Fronting on two streets, Commerce to the south, and Crockett to the north, the building is uniquely situated, with the Crockett Street front facing the well-known San Antonio River Walk. East and adjacent to the San Antonio Loan and Trust Building is the First National Bank Building, a National Register property, while a four story early masonry building joins to the trust building's west side. The south, or Commerce Street, front has strong Classic detailing in the building's eclectic character. Wrapping around the corner from Commerce Street, the dressed stone south facade is formal in its proportion and regularity. The paired window stacking repeats on the four floors above the street entrance, with enlarged door-scaled openings on the third story. The original door was recessed and raised six steps from the street level. Projecting horizontal bands of smoothly dressed stone break the facade above the massively-scaled ground floor and again above the third story. These courses are continuous at both ends of the building. The first three windows from the Commerce Street corner on the side are contained within the same dressed ashlar block coursing as the front of the building. With the central window being slightly wider than the two flanking windows, this tripartite arrangement repeats on the four upper stories. The fifth story windows are emphasized at this end of the building by smooth dressed stone mouldings for further elaboration. The moulded tin cornice that caps the south end of the building has scroll bracketing in a manner reminiscent of Italianate Victorian, and is topped by a solid balustrade.

Brick coursing begins at a point on the east side of the building back from where the front of the First National Bank Building intersects and the dressed stone coursing stops. The window fenestration along this side above the adjacent two story bank building is set in a regular pattern, with rough-hewn stone voussoirs, dressed stone sills, and a continuation of the smooth dressed stone band above the fourth story. A simplified bracketing supports the eave of the roof in line with the terminus of the elaborate cornice at the front portion of the building and continues along the east side to the north end of the building.

Facing Crockett Street is a less elaborate entrance than on Commerce Street, and is a continuation of the east side brick facing. The entrance has an elaborate wrought iron gate and railing as an enclosure for the recessed door. A carved stone gatepost is topped by a period lamplight. This facade has the same double window arrangement as the Commerce Street front, with an additional narrow window opening to the west end of the fourth story. The first story door opening as well as the window openings above are spanned by rough-faced stone voussoirs. Below the windows are dressed stone sills. An elaborate stone balcony enhances the third story and has two doors opening onto it. The balcony is supported by four carved stone brackets and is lightened by a stone lattice pattern grill on its front. Capping this facade is a corbelled brick cornice.

The building has been slightly altered, with the replacement of the Commerce Street ground floor windows and doors and painting of the brick portion of the facade.

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

1901-1903

BUILDER/ARCHITECT

G. Voorhees

## STATEMENT OF SIGNIFICANCE

The San Antonio Loan and Trust Building is an excellent example of a Victorian commercial structure using Classic details to project solidity and tradition in design. A refined architectural composition, the building reinforced the position of Texas' first trust company as a milestone in the state's commercial development. The edifice was constructed for the trust company by George W. Brackenridge, its principal owner and possibly Texas' best known early philanthropist.

George W. Brackenridge was one of San Antonio's outstanding businessmen and civic leaders, as well as an early University of Texas benefactor. He was born in Indiana and came to Texas prior to the Civil War. Brackenridge established the first nationally chartered bank in Texas in 1866 (see First National Bank, San Antonio, National Register, March 1972) whose building is adjacent to the San Antonio Loan and Trust Building.

In 1892, Brackenridge organized a trust company in conjunction with the other banks in San Antonio. At that time, Federal government regulations prevented national banks from having trust power. Brackenridge recognized the local need of the cattle barons and other entrepreneurs (the cotton and railroad investors, etc.) to have the service of advice and counsel in matters relating to their estates. The San Antonio Loan and Trust was incorporated under a state charter and occupied another building on Commerce Street until 1903 when the present structure was completed.

Brackenridge headed at the same time, the trust company, the local school board, the city waterworks, and the San Antonio National Bank. He was a director of the San Antonio Express Publishing Company and formed the cotton firm of Brackenridge, Bates, and Company. Brackenridge started in the cotton business after taking over the sale of cotton which his father received in lieu of confederate money, having been a Union sympathizer.

Brackenridge was a regent of the University of Texas from 1886 to 1911, and again from 1917 to 1919. His benefactions to that institution were many, including B Hall on the campus in Austin, a dormitory for the first women medical students in Galveston, and five hundred acres of land in Austin which the University still holds.

The San Antonio Loan and Trust Building, constructed in 1901-1903, was designed by G. Voorhees on property which Brackenridge purchased adjacent to the First National Bank. Upon completion of the trust building, Brackenridge, who was a bachelor, lived with his sister Eleanor in the upper three floors, using one for their quarters, one for servants and the other for a ballroom. At his death in 1920, Brackenridge left a will which confirmed his position as San Antonio's greatest benefactor. The San Antonio Loan and Trust building is now privately owned and is being restored for use as offices and apartments. It retains its splendor as a monument to George W. Brackenridge and his financial genius.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Sibley, Marilyn McAdams, George W. Brackenridge, Maverick Philanthropist.  
Austin: University of Texas Press, 1973.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY one quarter acre

UTM REFERENCES

A	1 4	5 4 9 4 8 1 0	3 2 5 4 9 4 1 0
	ZONE	EASTING	NORTHING
C			

B			
	ZONE	EASTING	NORTHING
D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Daniel Hardy, Residency Intern  
Joe Williams, Project Director

ORGANIZATION Texas Historical Commission

DATE April 29, 1976

STREET & NUMBER P. O. Box 12276, Capitol Station

TELEPHONE 512/475-3094

CITY OR TOWN Austin,

STATE Texas 78711

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Executive Director, Texas Historical Commission

DATE April 29, 1976

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE 5/12/76

ATTEST:   
KEEPER OF THE NATIONAL REGISTER

DATE 6-25-76

RBR for WJM 7/8/76

Property San Antonio Loan and Trust Building

State Texas

Working Number 4.2917613232

Bexar  
Ref. # 76002006

**TECHNICAL**

Photos 5  
Maps 1

**CONTROL**

*OK 5.3.76*

**HISTORIAN**

*accept  
B Browena  
5/6/76*

**ARCHITECTURAL HISTORIAN**

*Accept  
S Oldham  
5/7/76*

**ARCHEOLOGIST**

**OTHER**

**HAER**

Inventory \_\_\_\_\_  
Review \_\_\_\_\_

**REVIEW UNIT CHIEF**

*Accept  
Cole  
5-10-76*

**BRANCH CHIEF**

**KEEPER**

*Hunt  
6.25.76*

National Register Write-up \_\_\_\_\_

Send-back \_\_\_\_\_

Entered JUL 12 1976

Federal Register Entry 8-3-76

Re-submit \_\_\_\_\_

INT:2106-74



THE  
SAN ANTONIO  
LOAN  
— AND —  
TRUST  
COMPANY  
EST. 1852

THE  
SAN ANTONIO  
LOAN  
— AND —  
TRUST  
COMPANY  
EST. 1852

San Antonio Loan and Trust Company  
San Antonio, Tx, Bexar County  
Crockett St. Entrance Detail, looking south;  
North Entrance  
Jack Peterson, Architect. 1976  
Photo #1 *eps*

*D 6 E*

APR 29 1976  
JUL 12 1976

Crockett Street Entrance Detail, Looking South  
April, 1976

PROPERTY OF THE NATIONAL REGISTER





San Antonio Loan & Trust Bldg.  
San Antonio, Tx, Bexar County  
Jack Peterson, Arch. 1976  
Detail, scroll bracketing, south facade.  
Photo #2 *ofs*

APR 29 1976

*Doc* JUL 12 1976

Main Cornice Detail, Commerce Street End of Building  
April, 1976

PROPERTY OF THE NATIONAL REGISTER



San Antonio Loan and Trust Bldg.  
San Antonio, Tx., Bexar Co.  
Jack Peterson, 1976  
South facade,  
Photo #3 *h5*

APR 29 1976

*DBE* JUL 12 1976

Commerce Street Facade (Looking North)  
April, 1976

PROPERTY OF THE NATIONAL REGISTER



San Antonio Loan & Trust Co.  
San Antonio, Bexar Co.  
Jack Peterson, 1976  
Detail; stone bracket supporting balcony on  
North facade.  
Photo # 4 *af 5*

APR 29 1976

*Dub*

JUL 12 1976

Detail of Balcony Corbels, East Facade  
April, 1976



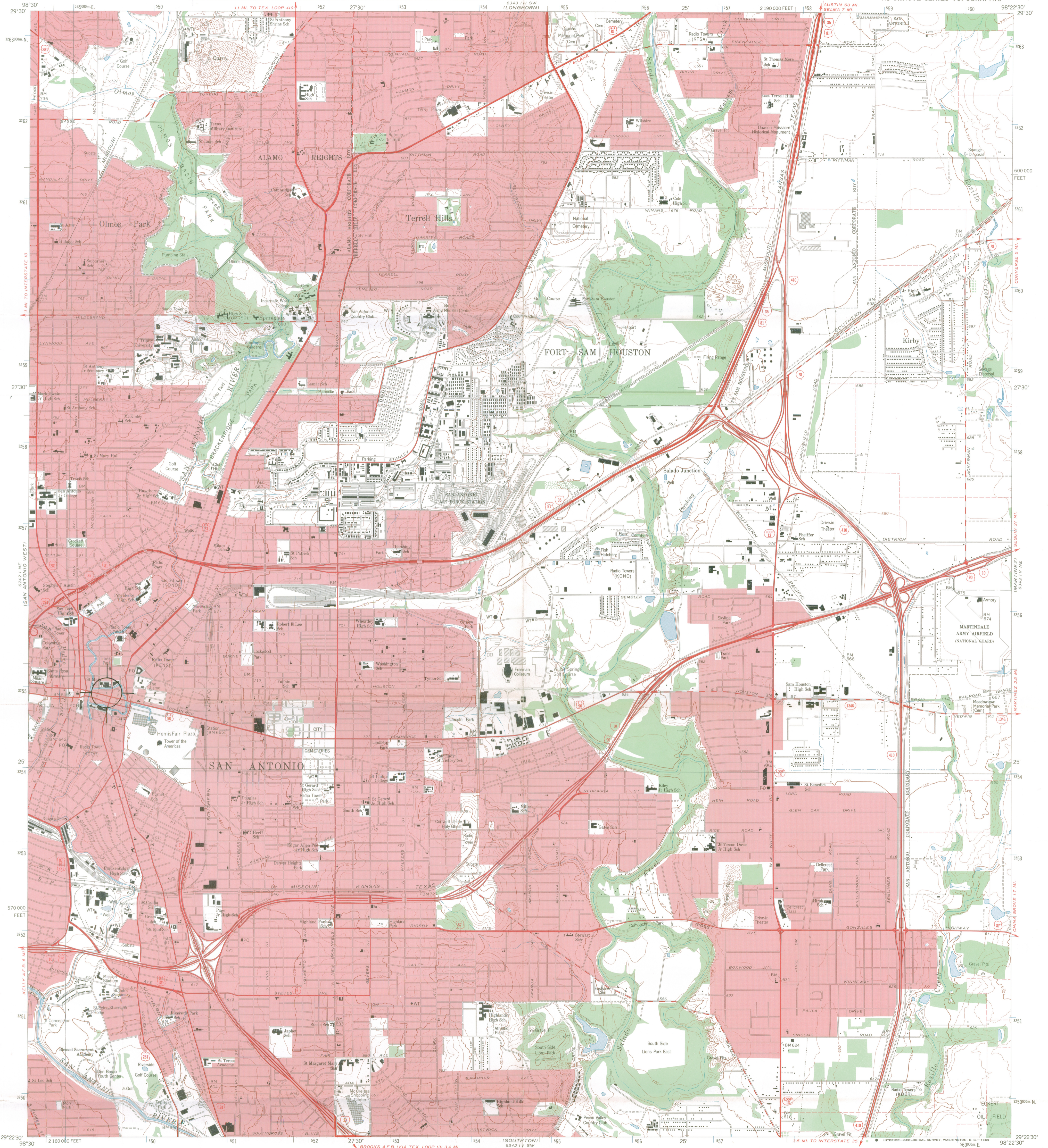
San Antonio Loan & Trust Co.  
San Antonio, Bexar Co.  
Jack Peterson, 1976  
~~South~~<sup>North</sup> facade.  
Photo #5 *af5*

APR 29 1976

*Doc* JUL 12 1976

Crockett Street Facade, (Looking South)  
April, 1976

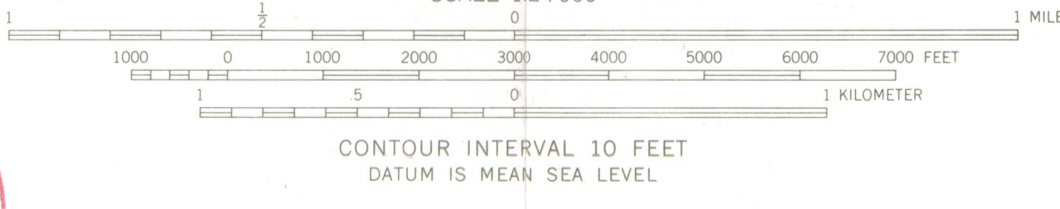
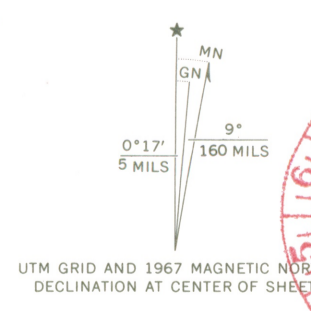
PROPERTY OF THE NATIONAL REGISTER



Mapped by the Army Map Service  
Edited and published by the Geological Survey  
Control by USGS, USC&GS, and USCE

Topography by photogrammetric methods from aerial photographs taken 1952. Field annotated 1953. Revised by Geological Survey from aerial photographs taken 1966. Field checked 1967.

Polyconic projection. 1927 North American datum. 10,000-foot grid based on Texas coordinate system, south central zone. 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue. Red tint indicates areas in which only landmark buildings are shown. Fine red dashed lines indicate selected fence lines.



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	U.S. Route
	State Route

SAN ANTONIO EAST, TEX.  
N2922.5-W9822.5/7.5

1967

AMS 6342 IV NW-SERIES V882

2998-133

23



ENTRIES IN THE NATIONAL REGISTER

STATE      TEXAS

Date Entered      JUL 12 1976

<u>Name</u>	<u>Location</u>
Trost, Henry C., House	El Paso El Paso County
Kohl, Ernst Martin, Building	Denison Grayson County
Colorado County Courthouse	Columbus Colorado County
Austin "Moonlight Towers"	Austin Travis County
San Antonio Loan and Trust Building	San Antonio Bexar County
Clarksville Historic District	Austin Travis County

Also Notified

Hon. John G. Tower	State Historic Preservation Officer
Hon. Lloyd M. Bentsen	Mr. Truett Latimer
Hon. Richard C. White	Executive Director
Hon. Ray Roberts	Texas Historical Commission
Hon. J. J. (Jake) Pickle	P.O. Box 12276, Capitol Station
Hon. Henry B. Gonzalez	Austin, Texas 78711
Regional Director, Southwest Region	

PR      MMott/row      7/14/76

# Advisory Council On Historic Preservation

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1522 K Street, NW  
Washington, DC 20005

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AUG 29 1980

Colonel Donald J. Palladino  
District Engineer  
Corps of Engineers, Fort Worth District  
Department of the Army  
P. O. Box 17300  
Fort Worth, Texas 76102

*Bexar  
County*

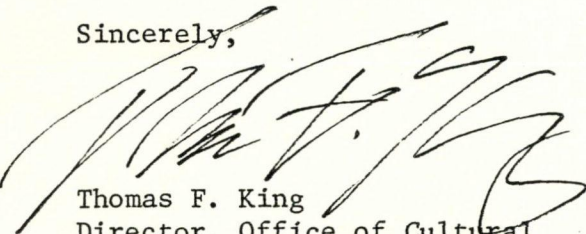
Dear Colonel Palladino:

Enclosed is the Memorandum of Agreement reflecting the agreement to mitigate the adverse effects of channel improvements in the San Antonio River, Bexar County, Texas, on Guenther Upper Mill Site and other buildings in the King William Historic District, reached by the consulting parties.

Please sign and date this Agreement and forward it to Truett Latimer, Texas State Historic Preservation Officer, for his dated signature. Thereafter, it must be returned to the Council for ratification by the Chairman. The Agreement will become final 30 days after receipt by the Chairman or earlier if ratified by the Chairman. The ratified Memorandum of Agreement will constitute the Council's comments in accordance with Section 800.6(c)(3) and completes your responsibilities under Section 106 of the National Historic Preservation Act, Section 2(b) of Executive Order 11593, "Protection and Enhancement of the Cultural Environment," and the Council's regulations.

Thank you for your cooperation.

Sincerely,

  
Thomas F. King  
Director, Office of Cultural  
Resource Preservation

Enclosure

# NATIONAL REGISTER DATA SHEET

1 NAME as it appears on federal register: **San Antonio Loan and Trust Building** 2 OTHER NAMES: \_\_\_\_\_ 3 date of entry: **07/12/76** 4 county code: **029**

5 LOCATION street & number **235 East Commerce Street** city / town **San Antonio** vicinity of \_\_\_\_\_ state **TX** county **Bexar** 6 NPS REGION: **Southwest**

7 OWNER  PRIVATE  STATE  MUNICIPAL  COUNTY  MULTIPLE  FEDERAL (agency name) \_\_\_\_\_ 8 ADMINISTRATOR: \_\_\_\_\_

9 EXISTING SURVEYS  HABS  HAER  NHL 10 FUNDED?  YES  NO 11 CONGRESS. DISTRICT **20th** 12 SOURCE OF NOMINATION  STATE  FEDERAL if state who prepared form? **SHPO**

13 WITHIN NATIONAL REGISTER HISTORIC DISTRICT?  YES, NAME \_\_\_\_\_  NO 14 WITHIN NATIONAL HISTORIC LANDMARK?  YES, NAME \_\_\_\_\_  NO 15 ACREAGE **.25** acre  LOCAL  PRIVATE ORGANIZATION

16 CONDITION  deteriorated  altered  original site  excellent  ruins  unaltered  moved  good  unexposed  reconstructed  unknown  fair  unexcavated  excavated

17 features: INTERIOR  SUBSTANTIALLY INTACT-1  NOT INTACT-0  UNKNOWN-4  NOT APPLICABLE-7 EXTERIOR  SUBSTANTIALLY INTACT-2  NOT INTACT-0  UNKNOWN-5  NOT APPLICABLE-8 ENVIRONS  SUBSTANTIALLY INTACT-3  NOT INTACT-0  UNKNOWN-6  NOT APPLICABLE-9

18 ACCESS  YES-Restricted  YES-Unrestricted  No Access  Unknown 19 ADAPTIVE USE  YES  NO 20 SAVED?  YES  NO IS PROPERTY A HISTORIC DISTRICT?  yes  no

21 AREAS OF SIGNIFICANCE:  ARCHEOLOGY-prehistoric-2  COMMERCE-6  ARCHITECTURE-4  ART-5  ENGINEERING-11  ENTERTAINMENT-26  EXPLORATION-12  CONSERVATION-8  ECONOMICS-9  EDUCATION-10  LANDSCAPE ARCH.-15  LAW-16  LITERATURE-17  MILITARY-18  MUSIC-19  PHILOSOPHY-20  POLITICS/GOVT.-21  RELIGION-22  SCIENCE-23  SOCIAL/HUMANITARIAN-24  SOCIAL/CULTURAL-30  TRANSPORTATION-25  RECREATION-28  SETTLEMENT-29  URBAN PLANNING-31  OTHER (SPECIFY) \_\_\_\_\_

22 CLAIMS: explain 'first'  'oldest'  'only'

23 functions WHEN HISTORICALLY SIGNIFICANT: **Bank-Trust/commercial-financial** CURRENTLY: **Commercial** 24 dates of initial construction: **1901--03** major alterations: \_\_\_\_\_ historic events: \_\_\_\_\_ 25 ETHNIC GROUP ASSOCIATION

26 architectural style(s): **Second Renaissance Revival elements** 27 architect: **G. Voorhees** 28 master builder: \_\_\_\_\_ 29 engineer: \_\_\_\_\_

30 landscape architect / garden designer: \_\_\_\_\_ 31 interior decorator: \_\_\_\_\_ 32 artist: \_\_\_\_\_ 33 artisan: \_\_\_\_\_ 34 builder/contractor: \_\_\_\_\_

35 NAMES give role & date PERSONAL: **Geo. W. Brackenridge - San Antonio Civic Leader - Financier and Benefactor, U. of T. Austin.** EVENTS: \_\_\_\_\_ INSTITUTIONAL: **San Antonio Loan & Trust Co. - State's 1st Trust Co. Founded in 1892 by Brackenridge.**

36 NATIONAL REGISTER WRITE-UP  Brick, rock-faced stone; 5 stories, rectangular, flat roof with parapet, front off-center glazed double-door entrance with transom, dressed stone string courses and frieze, recessed rear entrance with center pier and wrought-iron gate, rear 3rd-story stone balcony, elaborate front cornice with scrolled brackets, rear corbeled brick cornice; exterior door and window alterations. Second Renaissance Revival elements. Built for the State's first trust company; financed by **George W. Brackenridge**, prominent civic and business leader and important early benefactor of the University of Texas at Austin.

reviewers initials **GEOFF** date **6.15.77**