

1335

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



1. NAME OF PROPERTY

HISTORIC NAME: Builders Exchange Building

OTHER NAME/SITE NUMBER: Exchange Building; American Securities Life Building; American Hospital and Life Insurance Building

2. LOCATION

STREET & NUMBER: 152 East Pecan Street

CITY OR TOWN: San Antonio

STATE: Texas

CODE: TX

COUNTY: Bexar

CODE: 029

NOT FOR PUBLICATION: N/A

VICINITY: N/A

ZIP CODE: 78205

3. STATE/FEDERAL AGENCY CERTIFICATION

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

Courtney J. ...

Signature of certifying official

10 Oct. 1994

Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

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

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

for Signature of the Keeper

Date of Action

entered in the National Register
 See continuation sheet.

Antoinette ...

10/17/94

 determined eligible for the National Register
 See continuation sheet.

 determined not eligible for the National Register

 removed from the National Register

 other (explain):

5. CLASSIFICATION

OWNERSHIP OF PROPERTY: Private

CATEGORY OF PROPERTY: Building

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

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

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

6. FUNCTION OR USE

HISTORIC FUNCTIONS: COMMERCE/TRADE/organizational, COMMERCE/TRADE/business

CURRENT FUNCTIONS: DOMESTIC/multiple dwelling, COMMERCE/TRADE/specialty store, restaurant

7. DESCRIPTION

ARCHITECTURAL CLASSIFICATION: LATE 19TH CENTURY AND 20TH CENTURY REVIVALS/Late Gothic Revival

MATERIALS: FOUNDATION Concrete
WALLS Brick
ROOF Asphalt
OTHER Glass, Other:cast stone

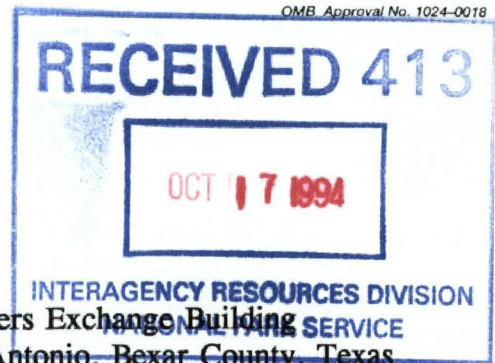
NARRATIVE DESCRIPTION (see continuation sheets 7-5 through 7-14).

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Builders Exchange Building
San Antonio, Bexar County, Texas



DESCRIPTION:

The 1924-1925 Builders Exchange Building is a 10-story, 2-part vertical block masonry office building with applied Gothic Revival detailing (see Photographs 1 and 2). The building has a rectangular plan and a flat roof; the foundation and frame are concrete and the exterior walls are cast stone and brick. The Builders Exchange Building, in the central business district of downtown San Antonio, faces north on East Pecan Street and east on North St. Mary's Street. Bounded by the San Antonio River to the west and a one-story office building to the south, the Builders Exchange Building encompasses its entire land footprint.

In south central Texas, Bexar County is in the interior belt of the coastal plains. Although the northwest portion of the county is hilly with numerous spring fed streams, the City of San Antonio is quite flat, built along the San Antonio River plain. The city (1990 population 989,591) serves as county seat and as the region's economic hub, based on government, military bases, tourism, and other service and industrial businesses.

The Builders Exchange Building is in the city's Downtown Improvement District. A core of urban high-rise office buildings and the Riverwalk, the catalyst for an abundance of retail and commercial services, establish the physical limits of this area (See Figure 1). North St. Mary's Street, at the front of the Builders Exchange Building is part of the recently completed Tripartite street/sidewalk improvement project.

The Builders Exchange Building has a poured-in-place, reinforced concrete frame and foundation, with brick and cast stone exterior veneer. Ceilings and floors are concrete. Recent construction provided a central boiler in the basement and a chiller on the flat roof. The building is equipped with a sprinkler system and a central fire alarm system. Following a 2-part vertical block form, the lower zone of the building, at street level, incorporates retail space, while the upper zone houses more secluded residential space, providing 41 studio apartments.

The seven-bay street level of the Builders Exchange Building's main (north) facade is faced with cast stone (see Photograph 3 and Figure 2). Stylized cast stone pilasters, capped with paired escutcheons, separate each bay. A central, recessed, wood frame double door with transom accesses the lobby. Above this entry, is a canopy, similar to the original canopy, but not as finely detailed. The existing canopy has a copper fascia and roof. The name of the building is centered above the canopy in large letters. Just west of this entry, recessed doors access a retail shop. Flanking the central bay are a series of anodized aluminum frame display windows with tripartite transoms that were installed in 1992; these

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replaced infill that had been installed in the 1950s. Above the far east and west display windows is stylized cast stone detailing. The second level has five sets of paired 1/1 wood windows, flanked by a single window on the far east and west ends. These single windows are decorated with inset classical columns. Visually separating the street level from the upper stories, a stylized cast stone string course extends across this facade and around to the remaining elevations, separating the second and third floors. The fenestration pattern of floors three through nine replicates that on the second floor, although it is less decorative. The original windows on floors eight, nine and ten were removed and replaced with anodized aluminum windows in the 1970s. Five of the twelve windows on each of floors eight, nine and ten were recently replaced with new, operable, wood casement windows. Bands of brick establish the strong vertical rhythm of the upper stories. A stylized cast stone string course extends across this facade and around to the remaining elevations, separating the ninth and tenth floors; this functions visually as large pilasters embracing the fenestration, spanning the height of these upper stories and unifying them. The tenth floor is faced in cast stone; window openings on this floor have segmental arches topped by coffered spandrel panels. Crocketed finials rise above the roof (see Photograph 4).

The east elevation has three bays that replicate the main facade. The street level was restored to its original configuration. On the upper stories, the fenestration pattern is configured with one set of paired windows on each of the outer bays and a grouping of three windows in the central bay, varying slightly from that of the main elevation. Two of the seven windows on each of floors eight, nine and ten were recently replaced with new, operable, wood casement windows.

The west elevation remains unadorned and bears no cast stone ornament. A metal deck, three sets of painted aluminum French doors with transoms, and a painted canvas awning on a metal frame have been added at street level, overlooking the San Antonio River. A painted steel guard rail surrounds the deck. The fenestration pattern of the upper stories is configured like that of the east elevation. Most windows on this elevation are steel casement, with the exception of the street level wood transoms and the tenth floor wood casement windows. Windows on either side of the exterior metal fire escape have wire glass. The fire escape extends from the tenth floor to the ground level.

The south elevation adjoins a one-story building. Like the west facade, it is relatively unadorned. Windows are steel casement from the second floor through the ninth floor. Two of the seven windows on each of floors eight, nine and ten were recently replaced with new, operable, wood casement windows.

The interior of the Builders Exchange Building separates private residential space from public retail space. Retail space flanks the central lobby; the retail space on the east

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San Antonio, Bexar County, Texas

side of the building is leased to Pecan Street Market while the west side is leased to Antibes Restaurant. Both retailers are completing interior construction and both will open in 1994. The lobby's original plaster walls, plaster molding, arched transom window and terrazzo floor have been repaired. New plaster molding replaces and matches missing molding (see Photographs 5 and 6). Two stainless steel clad elevators access the basement and the upper floors. The second floor of the new building originally had with plan rooms (see Figure 3), reading rooms (see Figure 4), a library (see Figure 5), and exhibit rooms. Floors three through nine were rented to members of the local Exchange. The tenth floor originally served as a meeting hall and auditorium (see Figure 6), later providing facilities for the Lumberman's Club of San Antonio. The tenth floor features exposed steel trusses and a concrete ceiling (see Photograph 7). Early on the roof had a garden, but in 1927 the roof was painted to guide air mail planes (see Figure 7).

The original office space has been rehabilitated into apartments utilizing the Investment Tax Credit. The building's small footprint creates mostly corner apartments that offer distinctive views of the San Antonio River and downtown San Antonio. Interior room arrangements place walls along concrete support columns. Living areas are around the perimeter of the building while bathrooms, kitchens, and closets are found in the interior portions of the building. Apartments are designed as studios with no partition wall between bedroom, kitchen and living areas. Ceiling heights were expanded by opening the entire space between floors in all living areas. This design approach emphasizes a series of windows as evidenced by even the smallest apartments having a gallery of four windows.

The Builders Exchange Building retains its integrity of location, setting, design, workmanship, materials, feeling and association.

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Builders Exchange Building
San Antonio, Bexar County, Texas

DOWNTOWN MARKET AREA

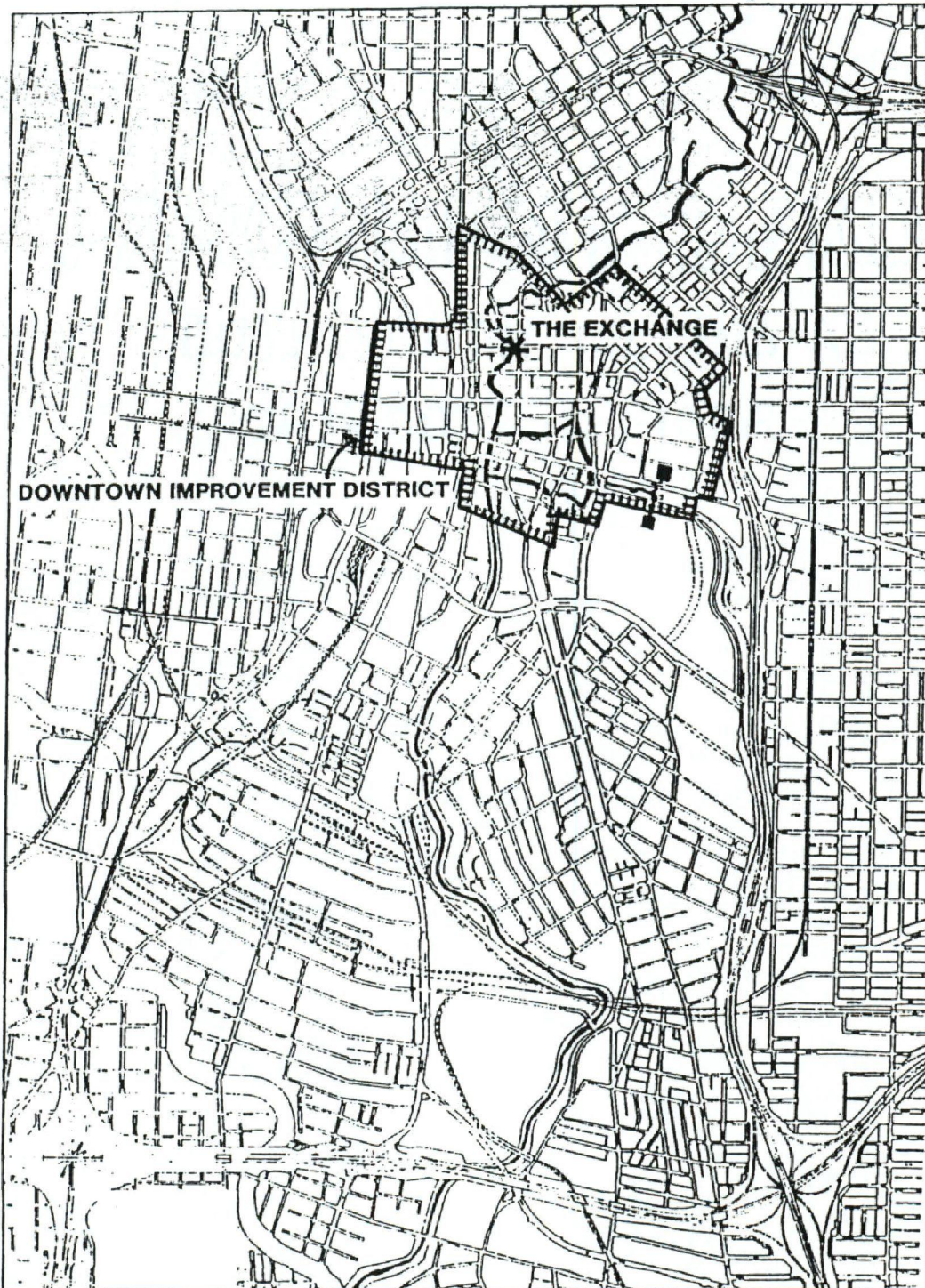


Figure 1

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Builders Exchange Building
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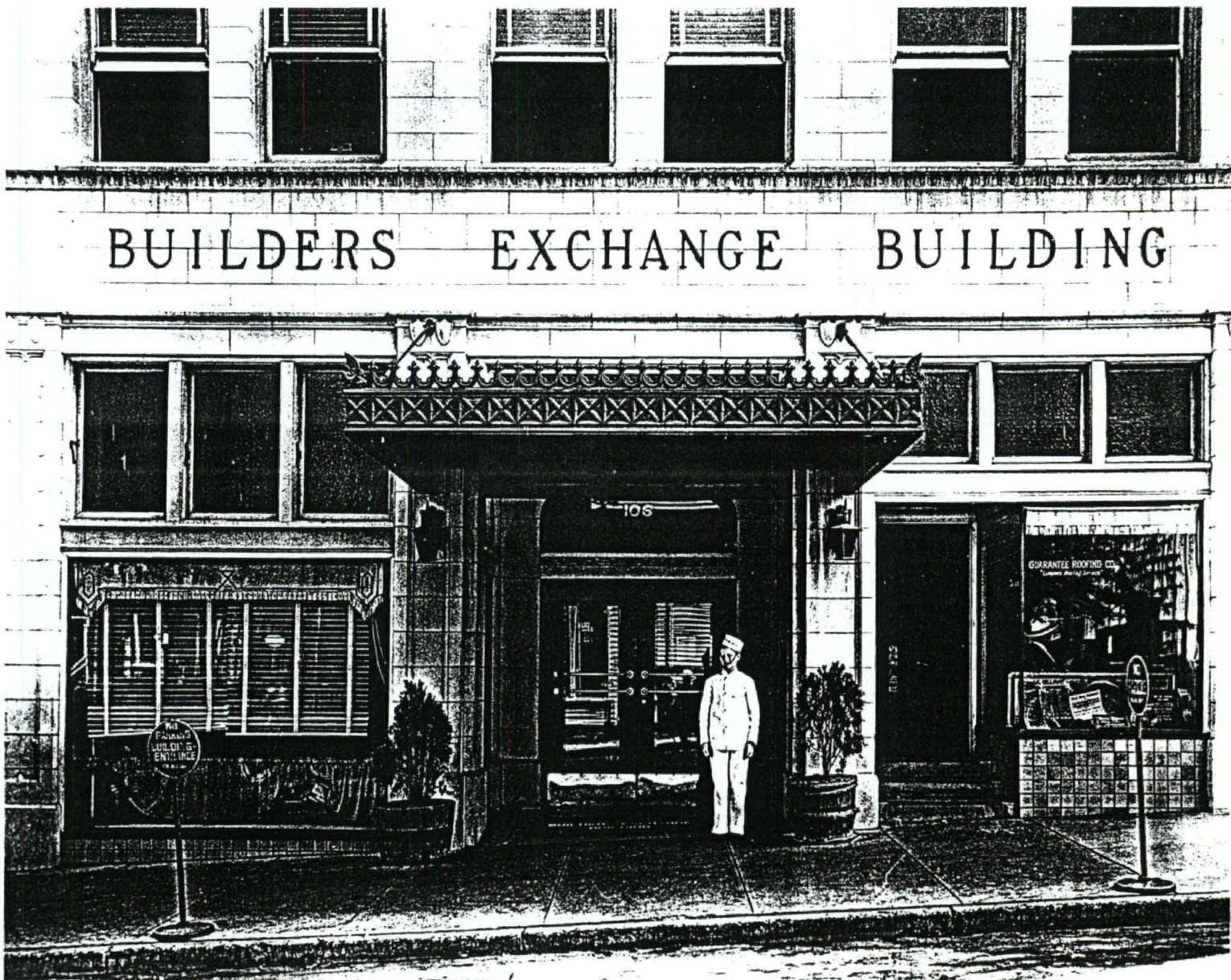


Figure 2
North facade entry, circa 1930

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Builders Exchange Building
San Antonio, Bexar County, Texas

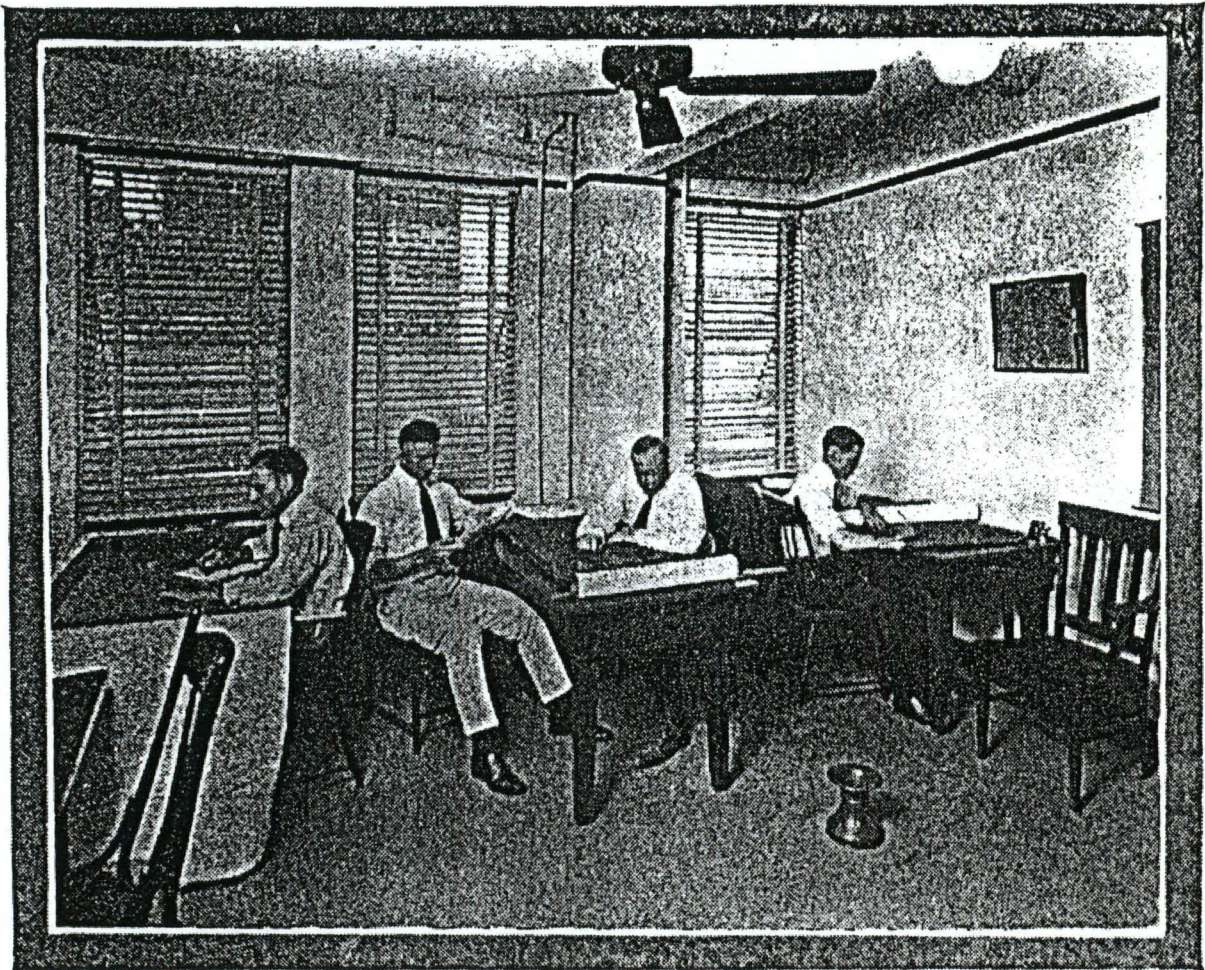


Figure 3
Plan room, circa 1930

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Figure 4
Reading room, circa 1930

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Figure 5
Library, circa 1930

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Figure 6
Tenth floor meeting hall, circa 1930

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Builders Exchange Building
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Figure 7
Roof top view of sign to guide air mail planes, circa 1927

8. STATEMENT OF SIGNIFICANCE

APPLICABLE NATIONAL REGISTER CRITERIA

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

CRITERIA CONSIDERATIONS: N/A

AREAS OF SIGNIFICANCE: Architecture

PERIOD OF SIGNIFICANCE: 1924-1925

SIGNIFICANT DATES: 1924-1925

SIGNIFICANT PERSON: N/A

CULTURAL AFFILIATION: N/A

ARCHITECT/BUILDER: Jackson, Emmett T.; Willis, George

NARRATIVE STATEMENT OF SIGNIFICANCE (see continuation sheets 8-15 through 8-18).

9. MAJOR BIBLIOGRAPHIC REFERENCES

BIBLIOGRAPHY (see continuation sheets 9-19 through 9-20).

PREVIOUS DOCUMENTATION ON FILE (NPS): N/A

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey #
- recorded by Historic American Engineering Record #

PRIMARY LOCATION OF ADDITIONAL DATA:

- State historic preservation office (*Texas Historical Commission*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: *San Antonio Conservation Society*

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Builders Exchange Building
San Antonio, Bexar County, Texas

SIGNIFICANCE:

The 1924-1925 Builders Exchange Building served as the headquarters of the Builders Exchange of San Antonio, whose purpose was to gather, exchange, and disseminate information and various services throughout the building industry. The Builders Exchange Building was the first in the country built and owned by an association made up of members of the building industry exclusively. It meets Criterion C, in the area of Architecture, for its representation of the Late Gothic Revival philosophy and aesthetic which disseminated throughout the 1920s. The building is also an exceptional example of regionally prominent architect George Willis.

The 1920s was an era of unrivaled prosperity across the United States paralleled by commercial growth and consequent construction booms. San Antonio, then the largest city in Texas, flourished as an urban center. The economy thrived on the numerous rail systems that ran through town, affording transportation for local industries such as flour mills, foundries, breweries, and ranching, in addition to several military establishments.

The construction industry and related trades were well prepared for the tremendous development that took place in the 1920s in San Antonio. Thirty-two individuals interested in various aspects of the building industry had organized the Builders Exchange of San Antonio [Exchange] on 19 December 1900 and served as its charter members. This organization pioneered many construction services and offered its members and the public services equal to those of any institution of its kind in the United States. The Exchange issued a service bulletin daily showing contracts both to be awarded and awarded, plans being drawn, bids, contracts awarded, work contemplated, work completed, and public improvements. The organization provided building permit figures and wage rates in all building crafts, and acted as a clearinghouse for building work. Members received names of contractors, subcontractors and suppliers on request.

The organization strived to find a location to house their materials and small staff. Staff consisted of a secretary and stenographer, who also served as the telephone operator. The organization's numerous moves emphasize their struggle. In 1901 the Exchange rented space in the Maverick Building (210 East Commerce Street), in 1903 it moved to a store on Presa Street, in 1904 it rented a room in City National Bank (at the corner of Navarro and Commerce streets). Five years later it moved to the Alamo National Bank Building (National Register, 1984) and in 1918 it moved to 250 College Street. In 1919 it occupied offices in the Bedell Building and in April 1925 it moved to the Builders Exchange Building, where it would stay until 1950.

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The Exchange built the 10-story edifice at the southwest corner of East Pecan and North St. Mary's streets between 1924 and 1925 to house their offices. A subsidiary corporation of Exchange members, known as the Builders Exchange Building Company, formed to finance the construction project. They sold both single shares and limited blocks to allow a majority of the membership to share ownership of the new building.

Emmett T. Jackson, who lacked formal architectural training (but designed numerous buildings in San Antonio), and George Willis, a well known architect of the era, designed the building. Willis was a draftsman in the Frank Lloyd Wright Studio from 1898 to 1902. His early San Antonio commissions reveal his training, especially in the homes he designed for the L.T. Wright family at 342 Wilkins Avenue, and for the Dr. Lemma Young family at 828 Cambridge Oval. His other commissions include the San Antonio Country Club, the Palace Theater, and the Milam Building. In 1924 Jackson and Willis assisted prominent architects Atlee B. and Robert M. Ayres in designing the San Antonio Municipal Auditorium (National Register 1981). Willis also worked with Phelps and Dewees in designing the addition and renovation of the Bexar County Courthouse in 1926.

As one of only three commercial buildings in the city that bear Late Gothic Revival design, the Builders Exchange Building helps establish the architectural and historical context for this style in San Antonio. The other two buildings depicting Late Gothic Revival influences are the Emily Morgan Hotel and the Smith-Young Tower (National Register 1991).

In the 1920s architecture, on an international level, was making a bumpy transition from traditional to architectonic objectives. The 259 entries presented in competition for the design of the Chicago Tribune Tower in 1922 ranged from Howells and Hood's winning Gothic Revival tower to Eliel Saarinen's Art Deco skyscraper to Dane, Knud Longberg-Holm's representation of the European modern movement. The diverse entries made apparent the polarization of architectural ideals at the time. However, in the midst of this transition, the widely publicized Tribune Tower (1923-1925) served as a prototype for skyscrapers around the country, including San Antonio's Smith-Young Tower.

While the Builders Exchange Building is not a skyscraper, it imitates a modest version of the prominent Tower. The base frames wide-windowed retail space between structural piers and is set off from upper stories by a stylized horizontal motif. The upper portion of the building consists of identical stories, originally for offices. A Gothic spirit is evidenced in historical detailing, reduced and simplified, in the form of cast stone ornamentation.

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Builders Exchange Building
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The Exchange in San Antonio set precedent for other local builders exchanges to emulate. By 1929 the professional organization had grown to 300 members and a staff of 12. The Builders Exchange Building attracted public attention not only locally, but also nationally. This was the first local exchange to construct its own building. The national association adopted the San Antonio Builders Exchange services as a model of conduct and recommended organizing or reorganizing builders exchanges throughout the country based on that prototype. The San Antonio Exchange was the first organization of its kind in the United States to make a motion picture of its activities. The film was shown locally and in several cities in South Texas, as well as in Reading and Pittsburgh, Pennsylvania, Miami and Jacksonville, Florida, Columbus and Youngstown, Ohio, and San Francisco and Oakland, California. At the request of Herbert Hoover, United States Secretary of Commerce at the time, the first sign in San Antonio intended to guide commercial and air mail planes was painted on the roof of the Builders Exchange Building in 1927.

The Builders Exchange Building was associated with many businesses and businessmen significant to the history and development of San Antonio. The Associated General Contractors, organized in 1924, had offices at and operated under the umbrella of the Exchange through the Depression years. Formed in 1944, the Greater San Antonio Builders Association was also strongly affiliated with the exchange. Officers and directors in 1925 included J.S. MacManus, G.W. Mitchell, C.O. Sawtelle, P.M. Gordon, D.A. Condon, Walter Shafer, P.G. Osborn, Albert Steves, Jr., and Elmer Dittmar. In 1929, the Lumberman's Club of San Antonio moved onto the tenth floor. Their facilities offered pool, billiards, card tables, lounge, and dining areas. The club was a popular gathering place for the building industry, and many Exchange members were also members of the Lumberman's Club.

Membership in the San Antonio Builders Exchange declined during the Great Depression and recovery was slow during the 1940s, but grew in following decades. The Exchange moved from the its building to the Smith-Young Tower in 1950 to accommodate their augmented space needs. In the Tower they occupy 4,000 square feet.

The Builders Exchange Building is a rehabilitation achieved through the efforts of three private individuals and the City of San Antonio Housing Trust Foundation. The Builders Exchange Building provides apartment living for 41 residents on the upper floors and retail space at street level. The San Antonio Conservation Society Foundation has accepted assignation of a perpetual easement of the facade as a preservation measure.

The Builders Exchange Building retains a high degree of architectural and historical integrity. The building remains in its original location in San Antonio's central business

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Builders Exchange Building
San Antonio, Bexar County, Texas

district and, while its surroundings have changed somewhat, the continuity of the river and several proximate historic buildings maintain a setting resembling the historic environment. The overall design as exhibited in plan, form, materials, workmanship and style are similar to that of the 1920s. Thus, the building retains its integrity of feeling and association.

The reputation of the San Antonio Builders Exchange was prominent within the professional field. Locally, the Exchange impacted the built environment in the city from its inception. The Exchange and its tangible manifestation, the Builders Exchange Building, facilitated the city's transformation into a flourishing metropolis. The building serves as a reminder of the optimism that characterized urban skylines during the years before the Great Depression.

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Builders Exchange Building
San Antonio, Bexar County, Texas

BIBLIOGRAPHY:

Builders Exchange of Texas Archives. Unpublished Photographs, 1925-1927. 121 InterPark Blvd., Suite 104, San Antonio, 1994.

"Builders Exchange to Boast First Beacon for Planes." San Antonio Express, August 30, 1927.

"Building Industry Opens Clearing House for Development." San Antonio Light, May 31, 1925.

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"City First to House Heart of Industry in Single Structure." San Antonio Light, May 31, 1925.

Connolly, Lawrence. "The Exchange Rebuilt." Texas Architect, March/April 1994, pp. 40-43.

"Cornelius to Speak at National Meeting." San Antonio Express, February 13, 1927.

Cornelius, Sydney J. "Builders of the City Beautiful." Greater San Antonio Texas Pioneer, August/September, 1929, p. 12.

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"First in Country to Have Film Made of its Activities." San Antonio Evening News, September 27, 1928.

Kothmann, Laytha Sue Haggard. George Willis, Prairie School Architect in Texas. Austin: University of Texas, August 1988. Master's thesis.

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Builders Exchange Building
San Antonio, Bexar County, Texas

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"S.A. Builders Exchange of National Renown as Plans Adopted by National Meet." San Antonio Evening News, September 22, 1927.

"S.A. Builders Exchange Holds 27th Annual Banquet." Lone Star Constructor, July 1928.

"S.A. Building Only One of Kind in U.S." San Antonio Light, June 28, 1926.

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Whitehead, Sandra, Director of The Builders' Exchange of Texas, Inc., Interview. San Antonio, June 28, 1994.

10. GEOGRAPHICAL DATA

ACREAGE OF PROPERTY: 0.086 acre

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	14	349300	3255420	3	##	#####
2	##	#####	#####	4	##	#####

(X see continuation sheet 10-#)

VERBAL BOUNDARY DESCRIPTION (see continuation sheet 10-21)

BOUNDARY JUSTIFICATION (see continuation sheet 10-21)

11. FORM PREPARED BY

NAME/TITLE: Thomas I. Guggolz, General Partner

ORGANIZATION: The Exchange Group, 1992 Ltd.

DATE: 20 May 1994

STREET & NUMBER: 731 Alta Avenue

TELEPHONE: 210/804-0001

CITY OR TOWN: San Antonio

STATE: TX

ZIP CODE: 78209

ADDITIONAL DOCUMENTATION

CONTINUATION SHEETS

MAPS

PHOTOGRAPHS (see continuation sheet Photos - 22 and 23)

ADDITIONAL ITEMS

PROPERTY OWNER

NAME The Exchange Group, 1992 Ltd.

STREET & NUMBER 731 Alta Avenue

TELEPHONE 210/804-0001

CITY OR TOWN San Antonio

STATE TX

ZIP CODE 78209

United States Department of the Interior
National Park Service

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Builders Exchange Building
San Antonio, Bexar County, Texas

VERBAL BOUNDARY DESCRIPTION:

0.086 acres being out of New City Block No. 403, located in the City of San Antonio, Bexar County, recorded in Volume 4097, Pages 127-129, Deed Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows: Beginning: at a point for the northeast corner of the 0.086 acre tract, said point also being at the point of intersection of the south R.O.W. line of Pecan Street with the west R.O.W. line of N. St. Mary's Street; thence: S 02° 45' 17" W, along the west R.O.W. line of N. St. Mary's Street, a distance of 48.0 feet to a point for the southeast corner of this tract; thence: N 87° 04' 43" W, departing the west R.O.W. line of N. St. Mary's Street along the south boundary line of this tract, a distance of 74.6 feet to a point being the east line of the San Antonio River for the southwest corner of this tract; thence: N 04° 50' 21" W, along the east line of the San Antonio River, a distance of 48.44 feet to a point being the south R.O.W. line of Pecan Street for the northwest corner of this tract; thence: S 87° 04' 43" E, along the south R.O.W. line of Pecan Street, a distance of 81.0 feet to the POINT OF BEGINNING and containing 3,734.25 square feet or 0.086 acres of land, more or less.

BOUNDARY JUSTIFICATION:

The boundary includes the area that has been historically associated with the property and that retains its historic and architectural integrity.

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Builders Exchange Building
San Antonio, Bexar County, Texas

PHOTOGRAPH LOG

Builders Exchange Building
152 East Pecan Street
San Antonio, Bexar County
Photographed by Tom Guggolz (unless otherwise noted)
March 1994 (unless otherwise noted)
Negatives with Tom Guggolz

1925
Northeast oblique, camera facing southwest
Photograph 1 of 7

Northeast oblique, camera facing southwest
Photograph 2 of 7

North elevation, camera facing south
Photograph 3 of 7

May 1994
Detail, camera facing southeast
Photograph 4 of 7

Lobby detail, camera facing northwest
Photograph 5 of 7

Lobby detail, camera facing north
Photograph 6 of 7

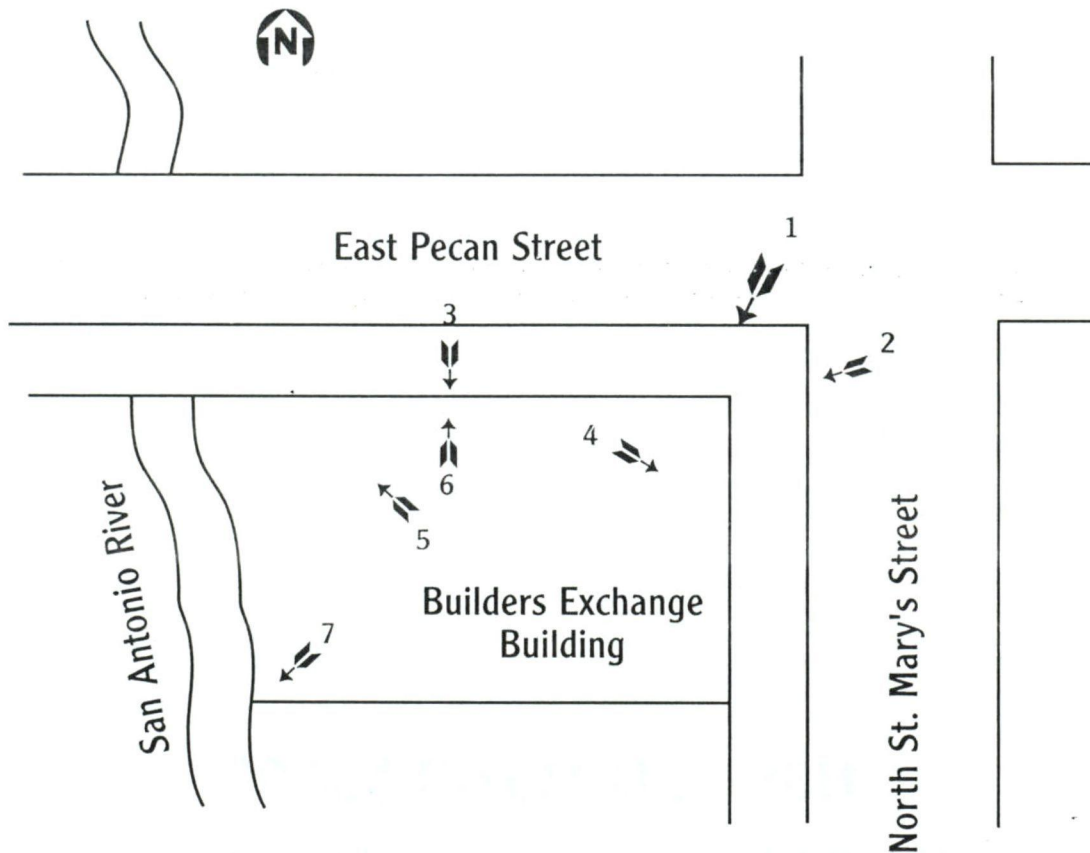
Tenth floor detail, camera facing southwest
Photograph 7 of 7

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Builders Exchange Building
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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001335 Date Listed:

Builders Exchange Building
Property Name

Bexar County TX State
County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Antonieta Allee
for _____
Signature of the Keeper

11/17/94
_____ Date of Action

=====
Amended Items in Nomination:

Geographical Data: The UTM Reference is amended to read:
Easting: 549300.

This information was confirmed with Dwayne Jones of the Texas State Historic Preservation Office.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY BUILDERS Exchange Building
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Bexar

DATE RECEIVED: 10/17/94 DATE OF PENDING LIST: 11/01/94
DATE OF 16TH DAY: 11/17/94 DATE OF 45TH DAY: 12/01/94
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 94001335

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

ACCEPT RETURN REJECT 11/17/94 DATE

ABSTRACT/SUMMARY COMMENTS:

The Builders Exchange Building is a prominent example of the Late Gothic Revival style adapted to a commercial office building and is a good example of the work of George Wittis.

RECOM./CRITERIA Accept/c
REVIEWER Antonieta Lee
DISCIPLINE History
DATE 11/16/94

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

CLASSIFICATION

count resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

historic current

DESCRIPTION

architectural classification
 materials
 descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

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

BIBLIOGRAPHY

GEOGRAPHICAL DATA

acreage verbal boundary description
 UTM's boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps USGS maps photographs presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____



BUILDERS EXCHANGE BUILDING

BUILDERS EXCHANGE

BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 1 of 7



Arched windows on the top floor of the building.

EXCHANGE BUILDING

224-271

P1

STREET SIGN

224-271

2

BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 2 of 7

EXCHANGE BUILDING

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224

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152

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BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 3 of 7



4

BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS
PHOTOGRAPH 4 of 7



4

BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 5 of 7



6

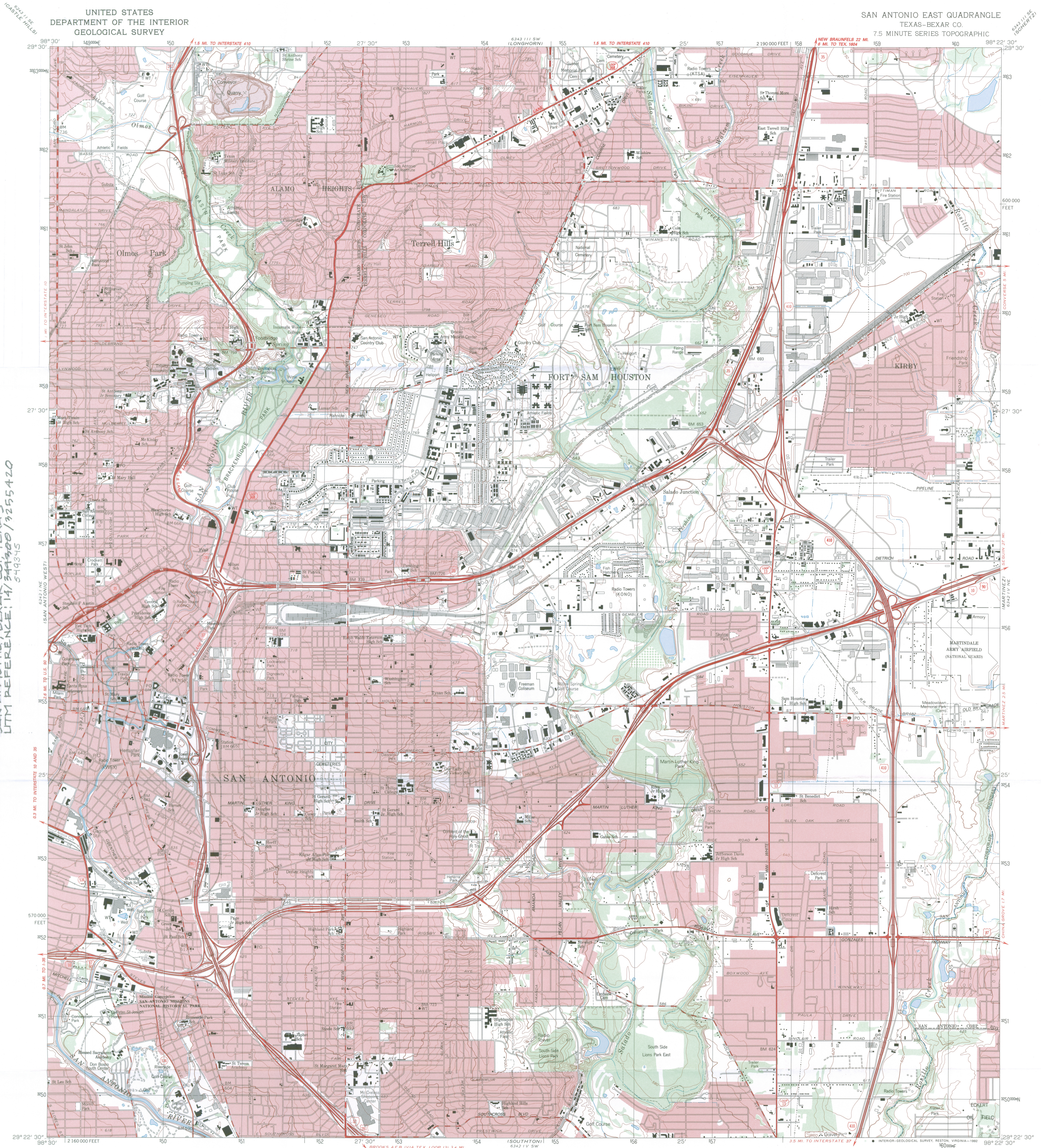
BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 6 of 7



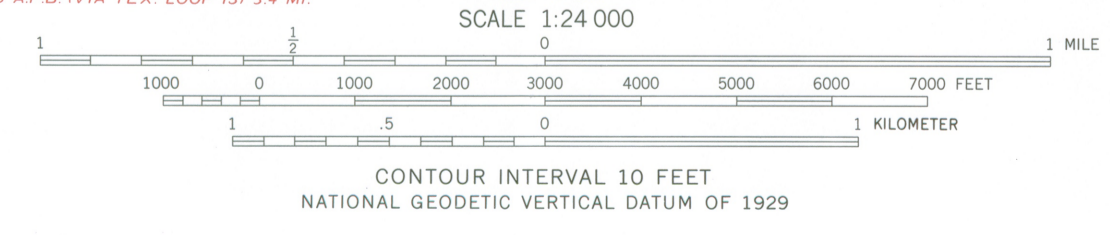
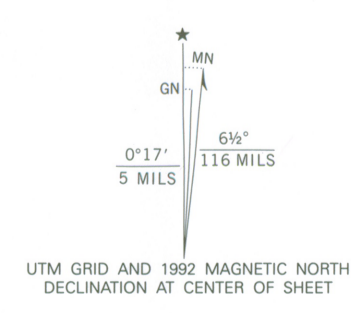
BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS

PHOTOGRAPH 7 of 7



BUILDERS EXCHANGE BUILDING
152 EAST PECAN STREET
SAN ANTONIO, BEXAR CO., TEXAS
UTM REFERENCE: 14/541900/3255420
549345

Produced by the United States Geological Survey
Control by USGS, NOS/NOAA and USCE
Compiled by Defense Mapping Agency from aerial photographs
taken 1952. Revised from aerial photographs taken 1986
and other source data. Field checked 1987. Map edited 1992
North American Datum of 1927 (NAD 27). Projection and
10 000-foot grid ticks: Texas Coordinate System,
south central zone (Lambert Conformal Conic)
1000-meter Universal Transverse Mercator grid, zone 14
The difference between NAD 27 and North American Datum of
1983 (NAD 83) for 7.5 minute intersections is given in USGS
Bulletin 1875. The NAD 83 is shown by dashed corner ticks
There may be private inholdings within the boundaries of the
National or State reservations shown on this map
Red tint indicates areas in which only landmark buildings are shown



ROAD CLASSIFICATION

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

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

2998-133

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

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