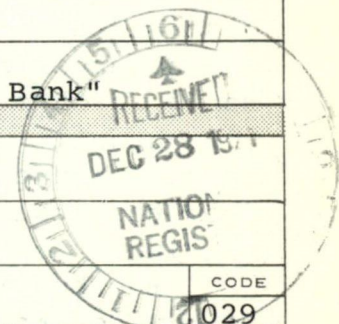


Form 10-300  
(July 1969)UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: <b>Texas</b>	
COUNTY: <b>Bexar</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<b>MAR 16 1972</b>	



1. NAME	
COMMON: <b>First National Bank of San Antonio</b>	
AND/OR HISTORIC: <b>Old San Antonio National Bank, "The Brackenridge Bank"</b>	

2. LOCATION	
STREET AND NUMBER: <b>213 West Commerce Street</b>	
CITY OR TOWN: <b>San Antonio</b>	
STATE <b>Texas</b>	CODE <b>048</b>
COUNTY: <b>Bexar</b>	
CODE <b>0029</b>	

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input checked="" type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Other (Specify) <b>vacant</b>
<input type="checkbox"/> Comments			

4. OWNER OF PROPERTY	
OWNER'S NAME: <b>First National Bank of San Antonio</b>	
STREET AND NUMBER: <b>231 East Travis</b>	
CITY OR TOWN: <b>San Antonio</b>	STATE: <b>Texas</b>
CODE <b>048</b>	

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC: <b>Bexar County Courthouse</b>	
STREET AND NUMBER:	
CITY OR TOWN: <b>San Antonio</b>	STATE: <b>Texas</b>
CODE <b>048</b>	

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: <b>Historic American Buildings Survey</b>	
DATE OF SURVEY: <b>1969</b>	<input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS: <b>Library of Congress</b>	
STREET AND NUMBER:	
CITY OR TOWN: <b>Washington</b>	STATE: <b>DC</b>
CODE <b>008</b>	

(See continuation sheet #1)

SEE INSTRUCTIONS

STATE:

COUNTY:

FOR NPS USE ONLY

ENTRY NUMBER

DATE

MAR 16 1972



## 7. DESCRIPTION

CONDITION

(Check One)

☒ Excellent    ☐ Good    ☐ Fair    ☐ Deteriorated    ☐ Ruins    ☐ Unexposed

(Check One)

☐ Altered    ☒ Unaltered

(Check One)

☐ Moved    ☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The old San Antonio National Bank building was erected during the years 1885 and 1886 by George W. Brackenridge at a cost of over \$47,000. This structure which has a long, narrow plan and typical Victorian massing on its facades is decorated on its exterior with a profusion of Moorish or Saracenic elements which make the relatively small commercial structure a delightfully fanciful banking house. This sort of corporate banking image conveyed by the structure was a drastic departure from the stalward new-classic edifices usually associated with banking.

The building, exclusive of later additions, was thirty-two feet wide and over 100 feet long with, according to a contemporary newspaper account, a "luxurious annex" attached containing "elegantly fitted bath and dressing rooms." "A superb carriage house and stables" completed the "adjuncts of the establishment." The lower floor had marble tile flooring and "tinted and frescoed" walls with "fringed-border-lines." There were five "burglar-proof" vaults and the usual counters and offices. The upper floor was one undivided space intended for record storage and general overflow. The building was heated by steam.

With the exception of unobtrusive additions, the building is largely unaltered today. Its walls are quarry-face, random-coursed, ashlar limestone from the local quarries and embellished with a small corbel-table on the south front facade supporting a projecting corner tower. Window openings are stilted round arches in the Saracenic style, but columns and other details are more Romanesque Revival in style. A notable feature is the small "minaret" or bartizan at the southwest corner of the structure.

SEE INSTRUCTIONS





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

(Continuation Sheet) #1

STATE	
Texas	
COUNTY	
Bexar	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 16 1972

(Number all entries)

6. (contd.)

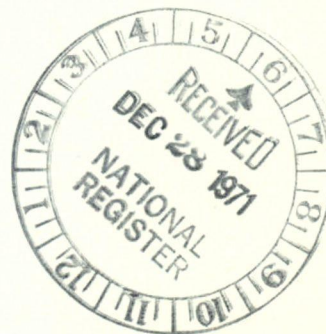
Texas State Historical Survey

1971 State

Texas State Historical Survey Committee

108 W. 15th Street

Austin, Texas 048





## 8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian☐ 16th Century☐ 18th Century☐ 20th Century☐ 15th Century☐ 17th Century☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1885-86

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal☐ Education☐ Political☐ Urban Planning☐ Prehistoric☐ Engineering☐ Religion/Phi-☐ Other (Specify)☐ Historic☐ Industry

losophy

☐ Agriculture☐ Invention☐ Science☒ Architecture☐ Landscape☐ Sculpture☐ Art

Architecture

☐ Social/Human-☒ Commerce☐ Literature

itarian

☐ Communications☐ Military☐ Theater☐ Conservation☐ Music☐ Transportation

## STATEMENT OF SIGNIFICANCE

The old San Antonio National Bank was the pioneer national bank in Texas. Established by George W. Brackenridge about 1866, the enterprise was immediately successful and became commonly known as "Brackenridge's Bank."

One of San Antonio's outstanding business men and civic leaders, Brackenridge came to Texas at the age of twenty in 1853 with his parents. Brackenridge, because of his Union sympathies during the Civil War, was appointed United States Treasury agent in 1863 and after the War, his Union connections were an asset in receiving the first national bank charter in Texas.

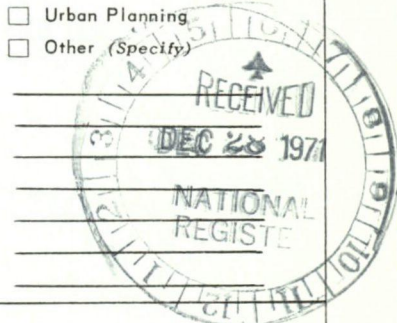
After the Civil War, Brackenridge went to San Antonio and started his fortune from the sale of cotton which his father had taken in lieu of Confederate money. He established the cotton firm of Brackenridge, Bates and Company in San Antonio about the same time he established Texas's pioneer national bank.

The bank building at 213 West Commerce Street was constructed during the years 1885-86. Contemporary written accounts indicate that no professional architect or contractor was involved in the design or construction. The building's Victorian-romantic design in the Saracenic style was, apparently, conceived by Brackenridge and carried out by him with the help of "day labor."

The year following the erection of the new banking structure the San Antonio National Bank was considered the leading bank of the city with total resources amounting to about a million and a quarter dollars. "George W. Brackenridge, its president, is one of the foremost men of the city, and one of the most enterprising in the state. His investments in railroads, waterworks and other employments have contributed not a little to the advancement of this section." (Morrison, San Antonio, Her Prosperity and Prospects).

San Antonio National Bank building was later taken over by the First National Bank of San Antonio. The First National Bank of San Antonio, a small community banking house, has since

SEE INSTRUCTIONS





# 9. MAJOR BIBLIOGRAPHICAL REFERENCES

Garner, John C., Jr., ed. 1969. Historic American Buildings Survey Data Book.

Morrison and Fourney. 1887. San Antonio: Her Prosperity and Prospects. San Antonio.

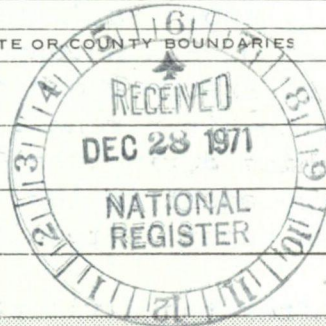
# 10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		29 0 25	98 0 29	
NE	0 0 0	0 0 0		27 0 24	24 0 24	
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: .2 acre

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

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE



# 11. FORM PREPARED BY

NAME AND TITLE		DATE
Wayne Bell, Project Director Gary Hume, Architectural Historian		11-29-71
ORGANIZATION		
Texas State Historical Survey Committee		
STREET AND NUMBER:		
108 W. 15th Street		
CITY OR TOWN:	STATE	CODE
Austin	Texas	048

# 12. STATE LIAISON OFFICER CERTIFICATION

# NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National ☐ State ☒ Local ☐

Name

*Luett Salinger*

Title State Liaison Officer

Date December 16, 1971

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

*Ernest A. Connolly*  
Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

*William M. H. H. H.*  
Keeper of The National Register

Date

MAR 9 1972

SEE INSTRUCTIONS

14/  
549470  
3254/150  
HF



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

(Continuation Sheet) #2

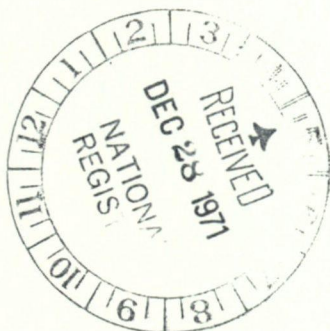
STATE	
Texas	
COUNTY	
Bexar	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 16 1972

(Number all entries)

8. (contd.)

relocated and the property is currently for sale. The Bexar County Historic Survey Committee hopes to purchase the bank structure and use the building as a repository for the archives of various city and county groups.

Recorded Texas Historic Landmark - 1971





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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 10

Page 1

First National Bank of San Antonio - Common Name

Old San Antonio National Bank, "The Brackenridge Bank" - Historic Name

Justification for reduction of National Register Site

According to the Bexar County deed records, the property on which the former First National Bank of San Antonio was constructed in 1885-1886 was acquired by George Brackenridge in March of 1882, recorded in Volume 27, Folio 261 of the county deed records. The property to the east of the bank, lots 15 and 16, Block 3, New City Block 116, were evidently not associated with the operation of the bank edifice until comparatively recently. Lot 15, immediately adjoining the bank site, was briefly acquired by Brackenridge in June of 1905. In 1906, however, the property was resold to another purchaser. Lot 16 was also occupied by an unassociated commercial building as late as 1935, as indicated by Sanborn Insurance Maps, and there is no indication that this parcel of land was associated with the bank prior to that time.

The enclosed photograph, published in 1890 in William Corner's book entitled San Antonio de Bexar: A Guide and History, perhaps the earliest such accurate depiction of the structure, clearly indicates the small size of the site, with the land to the east of the bank, lots 15 and 16, being occupied at that date by a separate two story residential structure which was not owned by the bank.



# First National Bank of Bexar San Antonio STATE TEX.

RECEIPT

PROPERTY

STATE

DATE OF RECEIPT

12/28/71 YES

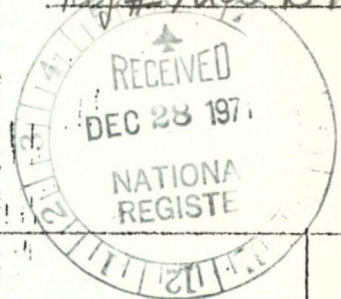
NO

NUMBER

REGISTER:

MAR 16 1972

Ref # 7200 1348



DATA PAGE

PHOTO (S)

PHOTO DESCRIPTION (S)

MAP (S)

MAP DESCRIPTION (S)

LOGGED

ACKNOWLEDGE

12/28/71

RESUBMIT

tech jls 2/3/72

REVIEW

Pictures are quite small -

HISTORIAN

Obay 2/4/72

ARCHEOLOGIST

ARCHITECT

OK Charles 2-11-72

ASST. KEEPER

KEEPER

OK Don 3/9/72

WRITER/EDITOR

OK Maxine 4/4/72

CHIEF, OAHF

OK 3-16

EDITORIAL PROCESSING, EDITOR

HABS

OK CDA 3/8/72

Federal Registry Entry

5-2-72

Annual Edition Entry

Logged

MAR 16 1972

Card

MAR 16 1972

COMMENTS:

WORKING NUMBER

12-28-71-1

Henry B. Gonzales



GEORGE E. CHRISTIAN, AUSTIN  
CHAIRMAN  
MRS. H.L. LONG, KILGORE  
VICE CHAIRMAN  
DUNCAN E. BOECKMAN, DALLAS  
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EVANGELINE LOESSIN WHORTON,  
GALVESTON ISLAND  
DR. DAN A. WILLIS, HOUSTON

# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 475-3092

January 30, 1984

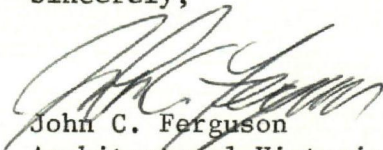
Ms. Beth Grosvenor  
Department of the Interior  
National Park Service  
1100 L Street, N.W.  
Washington, D.C. 20240

Dear Beth:

Enclosed please find a continuation sheet which will serve to clarify the boundary description for the First National Bank of San Antonio. This property, which was listed on the National Register on March 16, 1972, did not contain a legal property description in its Section 10, merely a point of latitude and longitude with an acreage estimate of .2 of an acre. Of course, at the time, the forms for National Register nominations did not require such specific descriptions. The structure, which carries the historic name of the Old San Antonio National Bank, is located at 213 West Commerce Street in San Antonio, Bexar County, Texas.

Thank you for your assistance in helping to ammend this nomination. If there are any questions, please give me a call at 512-475-3094.

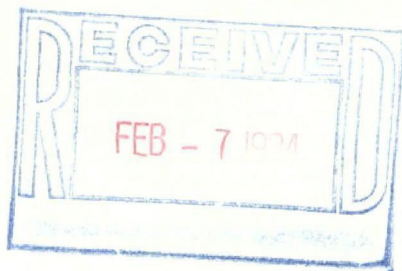
Sincerely,

  
John C. Ferguson  
Architectural Historian

JCF/jrg  
Enclosure

*The State Agency for Historic Preservation*







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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 10

Page 1

First National Bank of San Antonio  
213 West Commerce Street  
San Antonio, Bexar County, Texas  
Entered on the National Register: March 16, 1972

---

Legal Boundary Description: Block 3, New City Block 116, Lots 13 and 14





THE SAN ANTONIO NATIONAL BANK.



The San Antonio National Bank, also known as the  
First National Bank of San Antonio  
235 East Commerce Street, San Antonio, Texas

Photograph taken circa 1890

Photograph published in San Antonio de Bexar: A  
Guide and History

Compiled and Edited by William Corner

Published by Bainbridge and Corner, San Antonio  
in 1890. Photograph faces Page 41.





NPS Number 3-16-72

①

Title: First National Bank  
of San Antonio

Loc. Bexar Co., Texas

East oblique facade  
of building

PROPERTY OF THE NATIONAL REGISTER



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE Texas	
COUNTY Bexar	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	MAR 16 1972

## 1. NAME

COMMON: ☒ First National Bank of San Antonio  
 AND/OR HISTORIC: Old San Antonio National Bank, "The Brackenridge Bank"

## 2. LOCATION

STREET AND NUMBER:

213 West Commerce Street

CITY OR TOWN:

San Antonio

STATE:

Texas

CODE

048

COUNTY:

Bexar

CODE

029

## 3. PHOTO REFERENCE

PHOTO CREDIT: Texas State Historical Survey Committee

DATE OF PHOTO: 1971

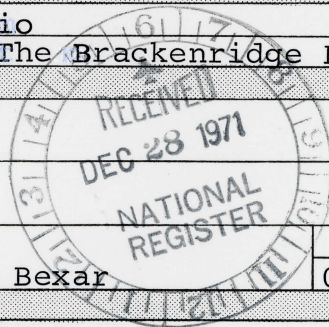
NEGATIVE FILED AT: Texas State Historical Survey Committee

108 W. 15th Street, Austin, Texas 78711

## 4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

East oblique facade of building







(2)

NPS Number 3-16-72

Title: First National Bank  
of San Antonio

Loc. Bexar Co., Texas

Detail of Saracenic style  
window on first floor

PROPERTY OF THE NATIONAL REGISTER

SEE INSTRUCTIONS

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

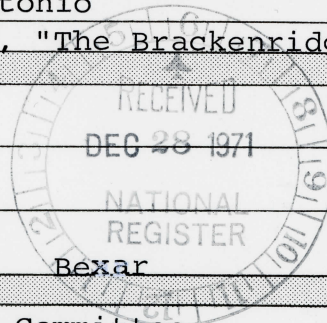
## NATIONAL REGISTER OF HISTORIC PLACES

## PROPERTY PHOTOGRAPH FORM

*(Type all entries - attach to or enclose with photograph)*

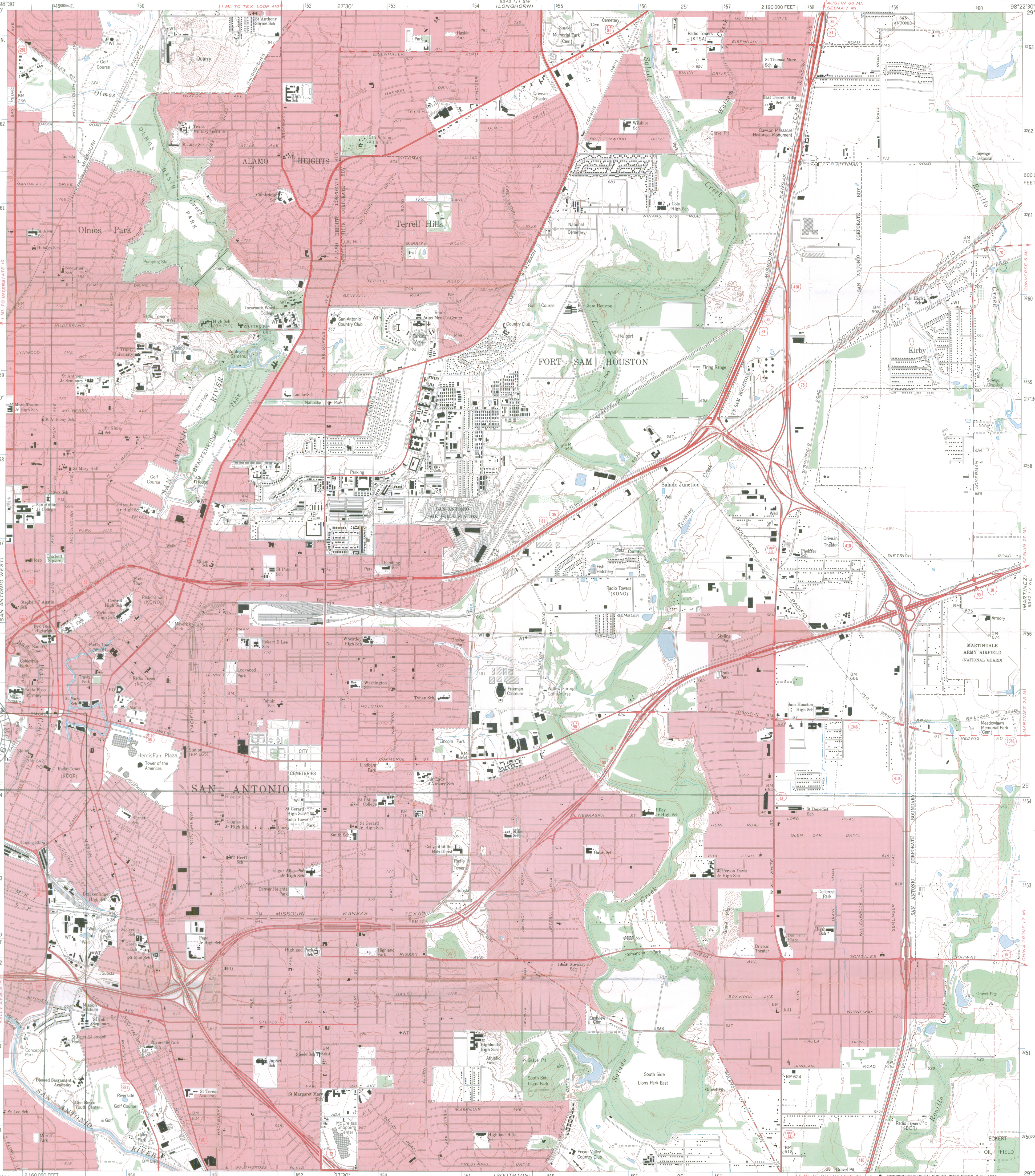
STATE Texas	
COUNTY Bexar	
FOR NPS USE ONLY	
ENTRY NUMBER MAR 16 1972	DATE

1. NAME			
COMMON: <input checked="" type="checkbox"/> First National Bank of San Antonio			
AND/OR HISTORIC: Old San Antonio National Bank, "The Brackenridge Bank"			
2. LOCATION			
STREET AND NUMBER: 213 West Commerce Street			
CITY OR TOWN: San Antonio			
STATE: Texas	CODE 048	COUNTY: Bexar	CODE 029
3. PHOTO REFERENCE			
PHOTO CREDIT: Texas State Historical Survey Committee			
DATE OF PHOTO: 1971			
NEGATIVE FILED AT: Texas State Historical Survey Committee 108 W. 15th Street, Austin, Texas 78711			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.  Detail of Saracenic style window on first floor of main facade			





First National Bank of San Antonio  
Old San Antonio National Bank, "The Brackenridge Bank"  
213 West Commerce Street  
San Antonio, Texas 048 - 029



Maped 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 projected fence lines

UTM GRID AND 1967 MAGNETIC NORTH  
DECLINATION AT CENTER OF SHEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



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 NW SERIES V82  
2998-133

14/149470  
325/250  
HP



**NATIONAL REGISTER OF HISTORIC PLACES**  
**PROPERTY MAP FORM**

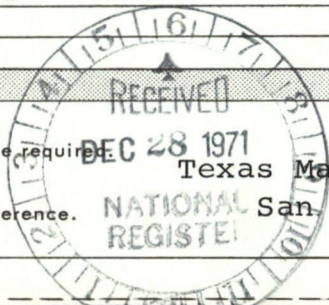
*(Type all entries - attach to or enclose with map)*

STATE <b>Texas</b>	
COUNTY <b>Bexar</b>	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
<b>MAR 16 1972</b>	

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: <b>First National Bank of San Antonio</b>			
AND/OR HISTORIC: <b>Old San Antonio National Bank, "The Brackenridge Bank"</b>			
<b>2. LOCATION</b>			
STREET AND NUMBER: <b>213 West Commerce Street</b>			
CITY OR TOWN: <b>San Antonio</b>			
STATE: <b>Texas</b>	CODE <b>048</b>	COUNTY: <b>Bexar</b>	CODE <b>029</b>
<b>3. MAP REFERENCE</b>			
SOURCE: <b>United States Department of the Interior Geological Survey</b>			
SCALE: <b>1:24000</b>			
DATE: <b>1967</b>			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required			
2. North arrow.			
3. Latitude and longitude reference.			

Texas Map Reference #2998-133  
San Antonio east, Tex.





ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered MAR 16 1972

<u>Name</u>	<u>Location</u>
Northgate Site (41 EP 6)	El Paso El Paso County
Socorro Mission	Socorro El Paso County
First National Bank of San Antonio	San Antonio Bexar County

Also Notified

Hon. John G. Tower  
Hon. Lloyd M. Bentsen, Jr.  
Hon. Richard C. White  
Hon. Henry B. Gonzalez

Director, Southwest Region

HR NRoland:mm 3/13/72

State Liaison Officer  
Mr. Truett Latimer  
Executive Director  
Texas State Historical Survey  
Committee  
Post Office Box 12276  
Capitol Station  
Austin, Texas 78711



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CHAIRMAN  
MRS. H.L. LONG, KILGORE  
VICE CHAIRMAN  
DUNCAN E. BOECKMAN, DALLAS  
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MRS. JAMES F. BIGGART, JR., DALLAS  
RICHARD H. COLLINS, DALLAS  
BARNEY M. DAVIS, SR., SOMERVILLE



CURTIS TUNNELL  
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GAY RATLIFF, AUSTIN  
LOUIS P. TERRAZAS, SAN ANTONIO  
EVANGELINE LOESSIN WHORTON,  
GALVESTON ISLAND  
DR. DAN A. WILLIS, HOUSTON

TEXAS HISTORICAL COMMISSION  
P.O. BOX 12276  
AUSTIN, TEXAS 78711  
(512) 475-3092

February 8, 1984

Ms. Carol Shull  
Department of the Interior  
National Park Service  
National Register Division  
18th & C Streets, N.W.  
Washington, D.C. 20240

Dear Ms. Shull:

I am writing to request a written opinion from you concerning a requested change in the deed restriction acquired by the Texas Historical Commission on the property occupied by the former First National Bank of San Antonio. This structure, located at 213 West Commerce Street, was listed on the National Register of Historic Places on March 16, 1972. On September 9, 1981, the Texas Historical Commission obtained a Declaration of Restrictions to Maintain Historical Integrity of Site from the owners of the property, Mr. Pat Maloney and Mr. Jack Pasqual. The placement of restrictions on the property was the result of the owner's receipt of a Historic Preservation Fund grant in fiscal year 1979.

The property covered by the deed restriction, which is fully described in the enclosed copy of the Declaration #365902, encompassed all or parts of Lots 13, 14, 15 & 16. Lots 13 and 14 comprise the historic site of the Bank building, with lots 15 and 16 serving as an asphalt parking lot adjacent to the structure. On the basis of further historic research, we recently amended the original nomination property description to indicate lots 13 and 14 as the true and correct legal property description. As you are aware, the old nomination forms did not require or have space for such an accurate description, and the site of the Bank building was simply noted by a point of latitude and longitude.

On January 20, 1984, documents were received by Mr. Curtis Tunnell, Executive Director of the Texas Historical Commission, requesting the withdrawal of the deed restriction from all of lots 15 and 16 and a portion of lot 14. This request was based on the fact that the owner intended to sell off this portion of the property, whose purchaser would then construct a large office building on the land. This request would require the withdrawal of 0.399 acres from the deed restriction, including a portion of the Bank's historic site. Based upon the fact that such an action would result in the loss of the deed restriction on a part of the site, Curtis Tunnell, on January 26, 1984, signed a release of the restrictions for lots 15 and 16, retaining the restriction over the historic and National Register site, lots 13 and 14.

*The State Agency for Historic Preservation*



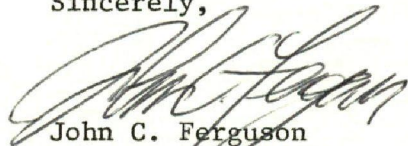
Ms. Carol Shull

Page 2

In a letter dated February 3, 1984, Mr. Pat Maloney requested that the restriction be lifted from the portion of lot 14 as marked on the enclosed survey. On the survey, the heavy line encompasses the area for which the owner wishes the restriction removed. Note that while it includes a small portion of lot 14, due to the limited land remaining between the Bank building and the site of the new construction, it will result in the loss of the view down the east elevation of the historic structure. The First National Bank building, from the date of its construction in 1885-86, maintained the boundary line between lots 14 and 15 as the eastern edge of its site, although in more recent years, its eastern neighboring structure has been demolished and a surface parking lot substituted in its place.

Your consideration of this matter is most appreciated, and if you should have any questions concerning the deed restriction, or require any additional information, please do not hesitate to contact me at 512-475-3094.

Sincerely,



John C. Ferguson  
Architectural Historian

JCF/ce  
Enclosures

LIST OF DOCUMENTS PERTAINING TO THE FIRST NATIONAL BANK BUILDING DEED RESTRICTION,  
SAN ANTONIO, TEXAS.

1. Copy of Declaration of Restrictions to Maintain Historical Integrity of Site #365902 Dated September 9, 1981
2. Request for the withdrawal of the above deed restriction from Lots 15, 16 and a portion of lot 14, received by the Texas Historical Commission January 20, 1984
3. Release of Restrictions for lots 15 and 16, signed by Curtis Tunnell, Executive Director of the Texas Historical Commission, January 26, 1984.
4. Letter dated February 3, 1984 from Mr. Pat Maloney requesting the withdrawal of restrictions from a portion of lot 14.
5. Copy of survey indicating the boundary lines of the three lots in question, with the proposed area to be released from restriction delineated by a heavy line.



7.08 " Kirby, P. K. & M. Green

DECLARATION

365902

DECLARATION OF RESTRICTIONS TO MAINTAIN  
HISTORICAL INTEGRITY OF SITE

STATE OF TEXAS        I

COUNTY OF BEXAR       I

THIS declaration made on this, the date hereinafter written,  
by PAT MALONEY and JACK PASQUAL, owners of that certain tract of land  
("The Land"), more particularly described as follows:

Tract I.

A tract of land in Block 3, New City Block 116, in the City of San  
Antonio, Bexar County, Texas, described as follows:

On the West side of the San Antonio River, having a front of about  
twenty-three (23) varas, on the North side of Commerce Street, and  
bounded on the West by property of J. H. Kampmann; on the North by the  
San Antonio River; on the East by property of E. Doech and on the  
South by West Commerce Street; known as Lots 13 and 14, Block 3, New  
City Block 116.

Tract II.

A tract of land in the City of San Antonio, Bexar County, Texas, as  
described in Volume 2847, Page 396, Deed Records, Bexar County, Texas,  
being part of City Block No. 116, situated on the North side of West  
Commerce Street, between St. Mary's Street and Navarro Street;

BEGINNING at a lead plug set in the North curb line of West Commerce  
Street, said point being on a Southerly extension of the easterly  
property line of the Karothin Furniture Company tract;

THENCE N. 12° 40' E. 11.50 feet to a point;

THENCE S. 75° 13' E. 81.75 feet to a point being the Southwest corner  
and the point of beginning of the tract herein described;

THENCE N. 12° 32' E. 186.64 feet to the Northwest corner of this  
tract;

THENCE N. 82° 58' E. 28.90 feet to the Northeast corner of this tract;

THENCE S. 12° 32' W. 197.39 feet to the Southeast corner of this  
tract;

THENCE N. 75° 13' W. 27.25 feet to the Southwest corner of this tract;  
said corner being the POINT OF BEGINNING, known as Lot 15 Block 3, New  
City Block 116.

Tract III.

A tract of land in Block 3, New City Block 116, in the City of San  
Antonio, Bexar County, Texas, described as follows:

BEGINNING at a point, being the most Southerly corner of this tract  
and being North 66° 29' 31" W. a distance of 32.14 feet from the  
intersection of the Northeast line of West Commerce Street and the  
Northwest line of Navarro Street;

VA 214216 434



THENCE along the Northeast line of the W. Commerce Street, N. 65° 29' 48" W. a distance of 52.90 feet to the most Westerly corner of this tract;

THENCE along the common boundary line between Lot 15 and Lot 16, N. 21° 59' 37" E. a distance of 197.29 feet to the most Northerly corner of this tract;

THENCE with the South line of West Crockett Street, S. 87° 11' 28" E. a distance of 55.30 feet to the most Easterly corner of this tract;

THENCE along the common boundary line between Lot 16 and Lot 17 and 19, S. 21° 49' 45" W. a distance of 217.78 feet to the PLACE OF BEGINNING and containing 0.250 acres of land, property being generally known as Lot 16, Block 3, New City Block 116.

W I T N E S S E T H:


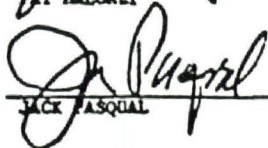
WHEREAS, PAT MALONEY and JACK PASQUAL are the owners of the land and have agreed with the State of Texas and the Texas Historical Commission, to file this declaration in the Deed Records of Bexar County, Texas, and

WHEREAS, Grantors hereby desire to preserve the historical integrity of the hereinafter described real property and improvements thereon.

NOW, THEREFORE, in consideration of the premises, PAT MALONEY and JACK PASQUAL hereby declare the following restrictions and subject the land to such restrictions, as follows:

1. PAT MALONEY and JACK PASQUAL and their successors in interest, if any, shall repair, maintain and administer the premises so as to preserve the historical integrity of the features, materials, appearance, workmanship and environment, in perpetuity. This restriction shall be a covenant running with the land, in favor of and enforceable by the State of Texas.

DATED the 3rd day of December, 1979.

  
PAT MALONEY  
  
JACK PASQUAL

WA 244216 495



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, the undersigned authority, on this day personally appeared PAT MALONEY and JACK PASQUAL, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.



GIVEN under my hand and seal of office on this the 9th day of September, 1981

Rubert L. Green  
Notary Public, Bexar County,

LAURA FERNAN  
LAW OFFICE OF PAT MALONEY  
239 E. COMANCHE  
SAN ANTONIO TEXAS 78205

STATE OF TEXAS  
COUNTY OF BEXAR  
This instrument was filed for record in the Public Records of Bexar County, Texas on  
OCT 16 1981



STATE OF TEXAS  
COUNTY OF BEXAR  
This instrument was filed for record in the Public Records of Bexar County, Texas on  
OCT 16 1981



Rubert L. Green  
Notary Public, Bexar County,

2 101681 01

\$7.00 17027339

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS  
RUBERT L. GREEN  
239 E. COMANCHE  
SAN ANTONIO, TEXAS 78205

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK BEXAR CO.  
1981 OCT 16 PM 1:28

TX 244212 496



RELEASE OF RESTRICTIONS  
TO MAINTAIN HISTORICAL INTEGRITY OF SITE

STATE OF TEXAS            )

COUNTY OF BEXAR         )

WHEREAS, by Declaration of Restrictions to Maintain Historical integrity of Site ("the Declaration") recorded in Volume 2442, Pages 494-496, of the Real Property Records of Bexar County, Texas, Pat Maloney and Jack Pasqual ("Grantors") imposed certain restrictions ("restrictions") on Lots 15-16 tracts of land described therein: See Exhibit A

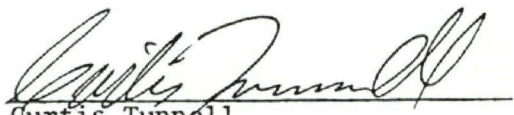
WHEREAS, it was the intent that the restrictions apply only to Lots 13 and 14 and the improvements thereon; and this Release is for Lots 15 and 16, which have no improvements. The unimproved property was not intended to be included within said restrictions; and

WHEREAS, the Texas Historical Commission and the State of Texas have agreed to amend the Declaration to exclude and release therefrom the property described in Exhibit A hereto;

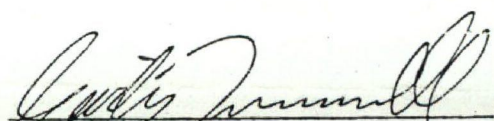
NOW, THEREFORE, the Texas Historical Commission and the State of Texas, acting for themselves together with their successors and assigns hereby forever release the property described in Exhibit A hereto from the restrictions and covenants included within the Declaration. Restrictions and covenants as to Lots 13 and 14 in the Declaration remain in full force and effect.

Executed this 26th day of January, 1984.

THE STATE OF TEXAS

By   
Curtis Tunnell

TEXAS HISTORICAL COMMISSION

By   
Curtis Tunnell



STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on  
January 26, 1984, by Curtis Tunnell,  
of the State of Texas.

Lusan C. Willis  
Notary Public, State of Texas

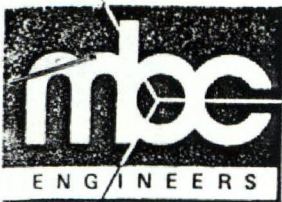
STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on  
January 26, 1984, by Curtis Tunnell,  
of the Texas Historical Commission.

Susan C. Willis  
Notary Public, State of Texas

1SLGg



MACIN, • BOSE • COPELAND and . SOCIATES, INC  
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151

EXHIBIT A  
FIELD NOTES FOR

A 0.366 ACRE (15,948 SQUARE FOOT) TRACT OF LAND KNOWN AS TRACT 15 AND 16 OF N.C.B. 116 IN THE CITY OF SAN ANTONIO, TEXAS, OUT OF 0.59 ACRE TRACT AS RECORDED IN VOLUME 2825, PAGE 490 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING: At a found nail in the concrete in the north ROW line of West Commerce Street said nail being the southeast corner 0.59 acre tract and the southeast corner of this tract, said nail bears N 77° 06' 43" W 32.14 feet with the north ROW line of West Commerce Street from the intersection of the west ROW line of Navarro Street with the north Row line of West Commerce;

THENCE: N 76° 17' 00" W 79.43 feet along the north ROW line of West Commerce Street and the south line of the 0.59 acre tract to a set pin for the southwest corner of this tract;

THENCE: N 11° 26' 15" E 185.63 feet to a set iron pin, an angle point in the south ROW line of Crockett Street for the northwest corner of this tract;

THENCE: N 81° 13' 15" E 83.90 feet along the south ROW line of Crockett Street and the north line of the 0.59 acre to a found iron pin for the northeast corner of this tract and the northeast corner of the 0.59 acre tract;

THENCE: S 11° 16' 15" W 217.79 feet with the west wall of a building the east line of the 0.59 acre tract to the POINT OF BEGINNING, containing 0.366 acre (15,948 square feet).



NOTE:

Based on an actual survey on the  
ground by MBC Engineers of San  
Antonio, Texas.

S-1475  
December 7, 1983  
MH/dd

*Michael Huber*



PARTIAL RELEASE OF RESTRICTIONS  
TO MAINTAIN HISTORICAL INTEGRITY OF SITE

STATE OF TEXAS           §

COUNTY OF BEXAR       §

WHEREAS, by Declaration of Restrictions to Maintain Historical Integrity of Site ("the Declaration") recorded in Volume 2442, Page 494, of the Real Property Records of Bexar County, Texas, Pat Maloney and Jack Pasqual granted to the State of Texas certain restrictions ("restrictions") on three tracts of land described therein;

WHEREAS, it was the intent that the restrictions apply only to the improvements presently situated on the property described in the Declaration;

WHEREAS, a portion of the land described in the Declaration was unimproved property and was not intended to be included within said restrictions; and

WHEREAS, the Texas Historical Commission and the State of Texas have agreed to release from the Declaration the property described in Exhibit A hereto;

NOW, THEREFORE, the Texas Historical Commission and the State of Texas, acting for themselves together with their successors and assigns hereby forever release the property described in Exhibit A hereto from the restrictions and covenants included within the Declaration.

Executed this \_\_\_\_\_ day of January, 1984.

THE STATE OF TEXAS

By \_\_\_\_\_

TEXAS HISTORICAL COMMISSION

By \_\_\_\_\_



STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on  
\_\_\_\_\_, 1984, by \_\_\_\_\_,  
\_\_\_\_\_ of the State of Texas.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

This instrument was acknowledged before me on  
\_\_\_\_\_, 1984, by \_\_\_\_\_,  
\_\_\_\_\_ of the Texas Historical Commission.

\_\_\_\_\_  
Notary Public, State of Texas

1SLGg



EXHIBIT "A"

A 0.399 ACRE (17,390 SQUARE FOOT) TRACT OF LAND OUT OF TRACT 15 AND 16 AND PART OF 14 OF NCB 116 IN THE CITY OF SAN ANTONIO, TEXAS OUT OF 0.59 ACRE TRACT AS RECORDED IN VOLUME 2825, PAGE 489 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found nail in the concrete in the north ROW line of East Commerce Street said nail being the southeast corner 0.59 acre tract and the southeast corner of this tract, said nail bears N 77° 06' 43" W 32.14 feet with the north ROW line of East Commerce Street from the intersection of the west ROW line of Navarro Street with the north Row line of East Commerce;

THENCE: N 76° 17' 00" W 85.43 feet along the north ROW line of East Commerce Street and the south line of the 0.59 acre tract to a set "X" on the sidewalk for the southwest corner of this tract;

THENCE: N 11° 00' 28" E 116.58 feet with the west line of this tract to a set nail and cap for a corner of this tract;

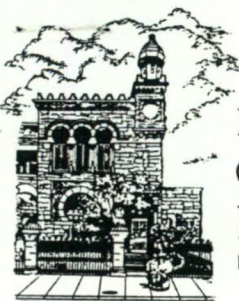
THENCE: N 05° 40' 10" E 65.99 feet with the west line of this tract to a set nail and cap in the south ROW of Crockett Street for the northwest corner of this tract;

THENCE: N 88° 15' 05" E 13.87 feet with the south ROW line of Crockett Street to a set railroad spike for an angle point of this tract;

THENCE: N 81° 13' 15" E 83.90 feet along the south ROW line of Crockett Street and the north line of the 0.59 acre to a found iron pin for the northeast corner of this tract and the northeast corner of the 0.59 acre tract;

THENCE: S 11° 16' 15" W 217.79 feet with the west wall of a building the east line of the 0.59 acre tract to the POINT OF BEGINNING, containing 0.399 acre (17,390 square feet).





LAW OFFICES  
OF  
PAT MALONEY  
PROFESSIONAL CORPORATION

February 3, 1984

RECEIVED

FEB 06 1984

TEXAS HISTORICAL COMMISSION

PAT MALONEY  
BOARD CERTIFIED  
CIVIL TRIAL LAW &  
PERSONAL INJURY TRIAL LAW  
TEXAS BOARD OF  
LEGAL SPECIALIZATION

PAT MALONEY, JR.  
GEORGE LEGRAND  
JIM PERKINS  
GARY HOWARD  
OF COUNSEL

JANICE MALONEY  
MIKE MALONEY  
MARY NELL MALONEY  
AL M. HECK (1896-1977)  
JOE G. PADILLA  
INVESTIGATOR  
LALO CASTILLO  
INVESTIGATOR  
JEFFREY L. SOULE  
OFFICE MANAGER

Mr. Curtis Tunnell  
Texas Historical Commission  
P. O. Box 12276  
Austin, Texas 78711

Dear Mr. Tunnell:

We would like to request your assistance for a Release of Restrictions on Lot 14, NCB 115, in the City of San Antonio. We understand this needs to be submitted to the National Register in Washington, D.C. Therefore we are enclosing surveys and field notes relative to this request and to the pertinent property.

The reason for such request is that I own the adjoining lots (Lots 15 and 16) and have sold same for \$145 per square foot for a total value of 2.3 million dollars. This property has had the Release of Restrictions and the buyer is planning to build one of the finest office buildings in the city of San Antonio.

The property in question is 5 feet of Lot 14, upon which sits our grandiose office building. This 5 feet will be nothing but an alley, which would then have a value in excess of \$209,000.00. It will be a maintenance problem of the severest kind and will be a complete detriment to our own building.

We have such a five foot clearance with the other building and it is a complete disaster, attracting filth, ne'er-do-wells, and the sorriest of our fellow citizens. It creates not only a nuisance but a terrible hazard.

Therefore, we request the release of these restrictions for just this portion of Lot 14. We assure you that if we felt there would be any detrimental effect to our building, historically or otherwise, we would not make such a request.

Likewise, the original intent was to restrict the integrity of the building and certainly not the use of this five feet which was not within the contemplation.

Please let me know if you will require any additional informa-



Mr. Tunnell - Feb. 3, 1984 - Page 2

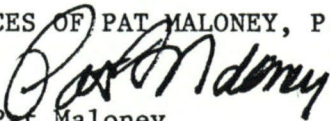
tion and we appreciate greatly the assistance you have heretofore given. This approval vitally needs to be achieved by April 15, 1984.

Thank you so much for your understanding of this very difficult problem.

Yours very truly,

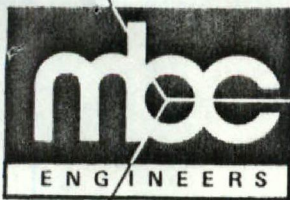
LAW OFFICES OF PAT MALONEY, P.C.

By:

  
Pat Maloney

PM:lf





MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151

FIELD NOTES FOR

A 0.399 ACRE (17,390 SQUARE FOOT) TRACT OF LAND OUT OF TRACT 15 AND 16 AND PART OF 14 OF NCB 116 IN THE CITY OF SAN ANTONIO, TEXAS OUT OF 0.59 ACRE TRACT AS RECORDED IN VOLUME 2825, PAGE 489 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: At a found nail in the concrete in the north ROW line of East Commerce Street said nail being the southeast corner 0.59 acre tract and the southeast corner of this tract, said nail bears N 77° 06' 43" W 32.14 feet with the north ROW line of East Commerce Street from the intersection of the west ROW line of Navarro Street with the north Row line of East Commerce;

THENCE: N 76° 17' 00" W 85.43 feet along the north ROW line of East Commerce Street and the south line of the 0.59 acre tract to a set "X" on the sidewalk for the southwest corner of this tract;

THENCE: N 11° 00' 28" E 116.58 feet with the west line of this tract to a set nail and cap for a corner of this tract;

THENCE: N 05° 40' 10" E 65.99 feet with the west line of this tract to a set nail and cap in the south ROW of Crockett Street for the northwest corner of this tract;

THENCE: N 88° 15' 05" E 13.87 feet with the south ROW line of Crockett Street to a set railroad spike for an angle point of this tract;

Continued.....



THENCE:

N 81° 13' 15" E 83.90 feet along the south ROW line of Crockett Street and the north line of the 0.59 acre to a found iron pin for the northeast corner of this tract and the northeast corner of the 0.59 acre tract;

THENCE:

S 11° 16' 15" W 217.79 feet with the west wall of a building the east line of the 0.59 acre tract to the POINT OF BEGINNING, containing 0.399 acre (17,390 square feet).

NOTE:

These field notes are based on an actual survey made on the ground by Macina, Bose, Copeland and Associates, Inc.

S-1475

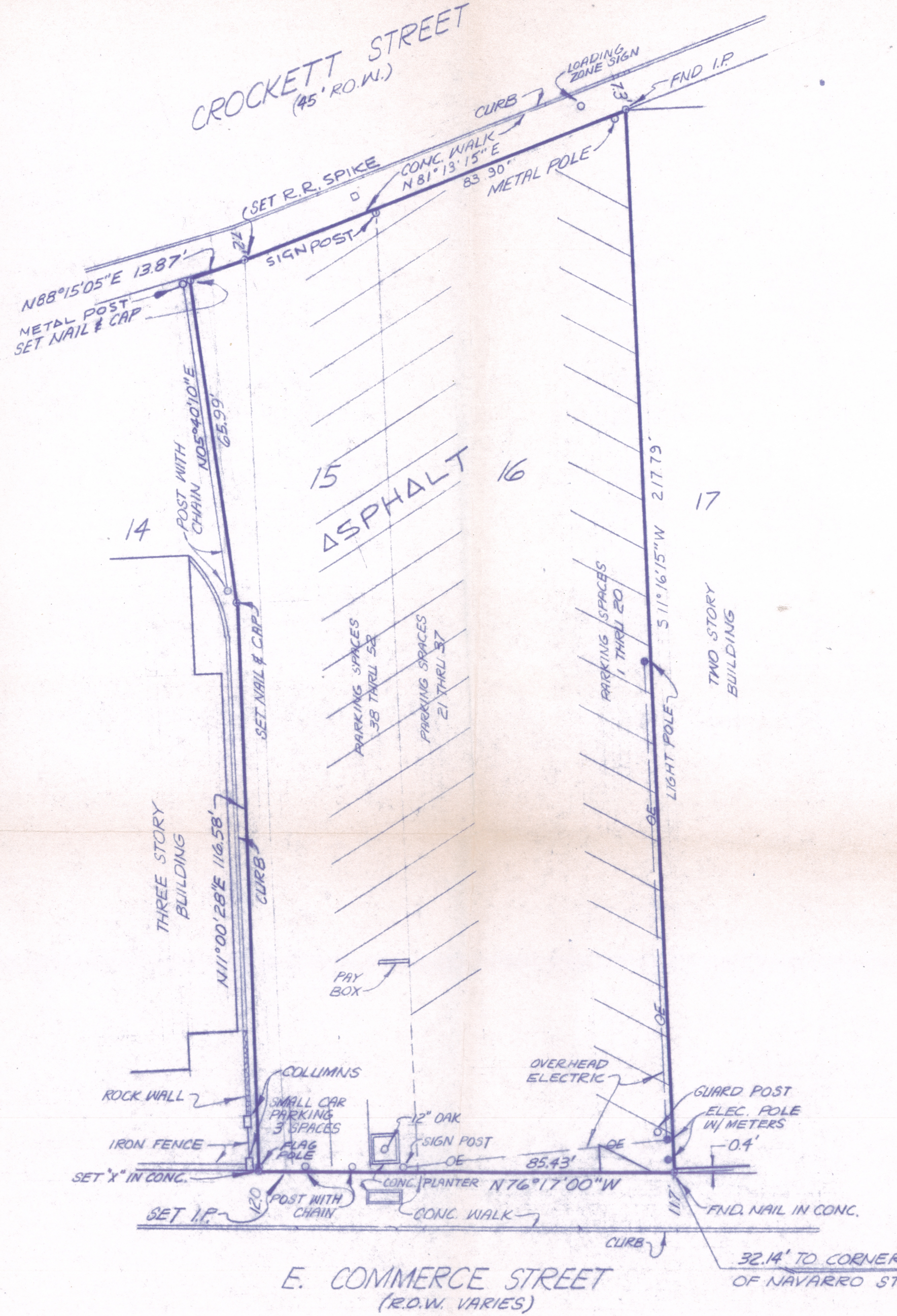
Revised January 9, 1984

MH/dd

*Michael Huber*



TO THE BEST OF MY KNOWLEDGE AND BASED ON INFORMATION FURNISHED BY OUR CLIENT, THERE ARE NO RECORDED EASEMENTS ON THE TRACT SHOWN HEREON.



NORTH  
SCALE: 1"=20'

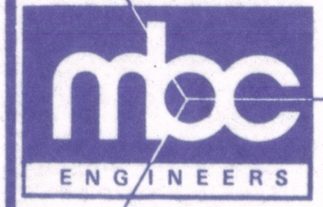
REFERENCES:  
VOL. 1396, 6773, 2442, 1185, 6779  
PG. 822, 306, 494, 963, 25  
SURVEYED:  
11/22/83 ; 12/27/83

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT  
ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER  
MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR  
ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT  
ALL BUILDINGS ARE FULLY LOCATED ON THIS PROPERTY EXCEPT  
AS SHOWN ABOVE.  
MICHAEL HABERER  
REGISTERED PUBLIC SURVEYOR  
FEB 06 1984  
NATIONAL REGISTER DEPARTMENT

REVISIONS:			
DATE	NO.	DESCRIPTION	BY
10 JAN 84	1	REVISED TITLE BLOCK	CH

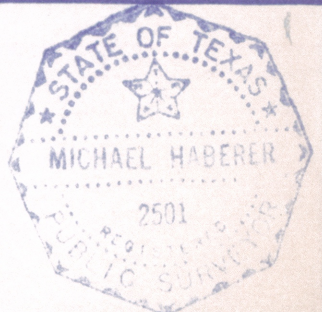
DESIGN	M.H.
DRAWN	R.L.
CHECKED	E.B.
DATE	DEC. 29, 1983
JOB NO.	5-1475
SHT.	1 OF 1

A SURVEY OF  
A 0.399 ACRE (17,390 SQUARE FOOT) TRACT OF LAND OUT OF  
TRACT 15 AND 16 AND PART OF 14 OF NCB 116 IN THE CITY  
OF SAN ANTONIO, TEXAS OUT OF 0.59 ACRE TRACT AS RECORDED  
IN VOLUME 2825, PAGE 489 OF THE REAL PROPERTY  
RECORDS OF BEXAR COUNTY, TEXAS



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151





H32 (413)

MAY 7 1984

Mr. Curtis Tunnell  
Executive Director  
Texas State Historical Commission  
P.O. Box 12276, Capitol Station  
Austin, Texas 78711

Dear Mr. Tunnell:

This is in reply to the letter from John Ferguson of your staff requesting clarification of issues relating to deed restrictions on the property occupied by the former First National Bank of San Antonio, and confirms conversations between your staff and Stephen Newman, Gary Huie, and Seth Grosvener of the National Park Service.

Enclosed is a photocopy of the March 5, 1982 supplement to the Grants Management Manual dealing with revisions to covenants. Note that covenant revisions "will be approved only in exceptional circumstances, where both administrative and technical or economic circumstances can justify consideration of a revision...." Note also that both the administrative requirements and the preservation conditions must be met. If it is determined that an amendment to the covenant will seriously impact the integrity of the National Register property then the covenant may not be amended. The March 1982 policy further states that revisions must be authorized by the National Park Service. Because the instrument executed by you on January 26, 1984, did not follow the policy directive, it is invalid.

As you know, the First National Bank of San Antonio was listed in the National Register on March 9, 1972, without specific boundaries; nevertheless, we consider that lots 13, 14, 15, and 16, were intended to be part of the National Register property because Historic Preservation Fund acquisition monies can only be used to purchase National Register properties. Also, covenants were placed on all of lots 13, 14, 15, and 16 as a result of this Historic Preservation Fund grant for \$13,773 in fiscal year 1979, to assist in purchasing the property at a fair market value of \$600,000. In return for the financial assistance, the owners agreed to repair, maintain and administer the property, including its historical features, material, workmanship and setting, in perpetuity. In order to revise the covenant, the procedure outlined in the enclosed supplement to the Grants Management Manual must be followed. Because lots 15 and 16 were parking lots at the time of the purchase, and were included in the covenant even though the Bank's historical setting had included only lots 13 and 14, an amendment removing covenants on lots 15 and 16 is likely to meet the requirements of the Grants Management Manual. To insure protection of the property and the setting, the Texas Historical Commission should consider requiring approval of the design of the proposed new building to be partially



located on lots 15 and 16 to insure compatibility with the historic resource. If the State wishes to proceed with such a proposed revision to the covenant, the prescribed material should be submitted to the National Park Service, Rocky Mountain Regional Office, P.O. Box 25287, Denver Federal Center, Denver, Colorado 80225.

We understand that the present owners are also requesting the removal of a portion of lot 14 from the protective covenant so that this portion of lot 14, along with lots 15 and 16, can be sold for development purposes. The Grants Management Manual procedures must again be applied to this request, including a determination as to whether the historic resource would possess sufficient integrity to remain listed in the National Register. Any change in location, design, materials, workmanship, or setting of a listed property requires a decision about whether the changes so compromise the property's overall character that it is no longer able to convey the qualities or associations for which it was listed. According to the documentation on file at the National Register, the First National Bank of San Antonio is significant as a pioneer banking establishment in Texas, for its associations with George W. Brackenridge, and for its "Victorian-romantic design." Although integrity of location and association would remain intact if a building is constructed next to the bank, integrity of design, materials, workmanship, and setting would all be damaged to some degree. Construction of a building adjacent to the bank's currently exposed east wall would damage integrity of setting by changing the appearance of the ~~bank~~ bank from that of a free-standing structure to that of a row building. Workmanship, materials, and design of the east wall would be obscured by the new building. Although loss of integrity may not be severe enough to require the bank's removal from the National Register, based on the information available to the National Park Service, such an amendment request would not seem likely to comply with the Grants Management Manual policy for revisions to covenants.

We hope this information has been useful to you.

Sincerely,

(Signed) Gary L. Hume

For Lee H. Nelson, AIA  
Chief, Preservation Assistance  
Division

Enclosure

cc: Mr. Pat Maloney  
The Maloney Building  
239 East Commerce Street  
San Antonio, Texas 78205



bee:RMRO

424

413

Reading File  
Record Center

FNP:BGrosvenor:mc/mdj:04/30/84:343-9536

System 8 (NRH) Tunnell

Basic File Retained in 424



GEORGE E. CHRISTIAN, AUSTIN  
CHAIRMAN  
MRS. H.L. LONG, KILGORE  
VICE CHAIRMAN  
DUNCAN E. BOECKMAN, DALLAS  
SECRETARY

JOHN M. BENNETT, SAN ANTONIO  
MRS. JAMES F. BIGGART, JR., DALLAS  
RICHARD H. COLLINS, DALLAS  
BARNEY M. DAVIS, SR., SOMERVILLE



CURTIS TUNNELL  
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# TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 475-3092

May 30, 1984

Ms. Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
National Park Service  
18th & C Streets, N.W.  
Washington, D.C. 20240

Dear Ms. Shull:

In my capacity as State Historic Preservation Officer for Texas, I am writing to you to request the reduction of the National Register site boundary for the former First National Bank of San Antonio. This request is based upon recent archival research which indicates that a portion of the site in fact does not have strong historical associations with the nominated resource, and was apparently never used in conjunction with the structure until comparatively recently.

The property was listed on the National Register on March 16, 1972, with the nomination forms at that time requiring only a single point of latitude and longitude and an estimate of acreage for the site description. On December 3, 1979, the Texas Historical Commission obtained a deed restriction for the two lots on which the former bank building sits, lots 13 & 14, Block 3, New City Block 116, as well as two adjacent lots of ground which served as surface parking for the structure, lots 15 & 16, Block 3, New City Block 116. This deed restriction was obtained by virtue of a Historic Preservation Fund Acquisition Grant. As you are aware, such a grant can only be used for the acquisition of National Register sites, hence the adjacent vacant land became part of the site after the approval of the nomination. The Texas Historical Commission, with the approval of the Rocky Mountain Regional Office of the National Park Service, has recently relinquished the deed restriction from the adjacent unimproved land, lots 15 & 16, Block 3, New City Block 116.

Our justification for the relinquishment of the deed restriction and the reduction of the site boundaries are one and the same. The Bexar County deed records clearly trace the history of the site of the former First National Bank of San Antonio. The property on which the structure sits, lots 13 & 14, was acquired in March of 1882 by George Brackenridge, the founder of the San Antonio National Bank, which he established in 1866. Brackenridge was one of the most prominent businessmen in San Antonio during the second half of the 19th century. The bank building was constructed in 1885-1886, and occupies virtually all of lot 13 and a portion of lot 14, with the remainder of lot 14 left as open space to the east of the structure, apparently serving as a carriageway to the rear of the site.

*The State Agency for Historic Preservation*

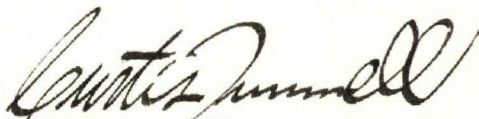


Ms. Carol Shull  
Page 2  
May 30, 1984

The character of the original situation of the structure is clearly illustrated by the enclosed historic photograph, which was published in William Corner's San Antonio de Bexar: A Guide and History, which appeared in 1890. This photograph also indicates that the land to the east of the bank site, lots 15 & 16, were, at the time of the completion of the bank, occupied by a separate residential structure. It was not until June of 1905 that the bank acquired the lot adjacent to the east, lot 15, which was sold off the following year. The 1935 Sanborn Insurance Map indicates an unassociated commercial building on lot 15, that structure being demolished sometime after that date. The easternmost parcel of land, lot 16, was occupied by a second, unassociated commercial building in 1935; this structure, too, was subsequently demolished. This information is also presented on the enclosed continuation sheet to be amended to the original nomination.

In our opinion, this new documentation clearly justifies a reduction in the National Register site for the former First National Bank of San Antonio. If you should desire any additional material, such as copies of the deed records pertinent to the site, these can be obtained through the San Antonio Conservation Society, whose staff researched the title in the Bexar County deed records. Your consideration of this matter is most appreciated and should you have any questions, please feel free to contact me or Joe Oppermann, Director of National Register Programs for the Texas Historical Commission.

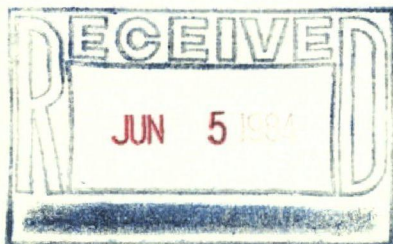
Sincerely,



Curtis Tunnell  
State Historic Preservation Officer

CT/ev

xc: Pat Maloney





U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

5/1/84

TIME OF CALL

AM  
PM

1. CALL ☐ TO: ☐ FROM (Name)

Lars

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

San Anton's Bank Building

4. DETAILS OF DISCUSSION

① The state must have recorded lots 15 and 16 as part of the registered property or they could not have received a grant to purchase it. So - even though there were no boundaries recorded in the NR file, lots 15 + 16 have to be considered as having been included.

② Lars strongly recommends that we handle the boundary question and the covenants question together since they are so intertwined.

NAME OF PERSON PLACING/RECEIVING CALL

Grovena

TITLE

OFFICE



U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

6/11/84

TIME OF CALL

10:15

AM  
PM

1. CALL ☒ TO; ☐ FROM (Name)

Lars Harstine

2. ADDRESS (Tel. No. if needed)

DOI Sol. 34B-7957

3. SUBJECT, PROJECT NO., ETC.

First Nat'l Bank of San Antonio - Bexar Co, TX : boundary reduction

4. DETAILS OF DISCUSSION

Lars confirmed that because this property is "grandfathered" by the 1980 Act, the boundaries cannot be reduced until the area proposed for removal has lost integrity since listing.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Grovena



*McClelland  
for Shull  
6/29/84*

H32 (413)

JUN 29 1984

Mr. Curtis Tunnell  
Executive Director  
Texas State Historical Commission  
P.O. Box 12276, Capitol Station  
Austin, Texas 78711

Dear Mr. Tunnell:

Thank you for your May 30, 1984, letter requesting the reduction of boundaries for the First National Bank Building of San Antonio, Bexar County, Texas.

Because this property is "grandfathered" by the National Historic Preservation Act Amendments of 1980, no portion of the listed area can be removed from the National Register unless it has lost integrity since the time that it was listed. Section 101 (a) (1) (B) of the National Historic Preservation Act, as amended states that, "All historic properties included on the National Register on the date of enactment of the National Historic Preservation Act Amendments of 1980 shall be deemed to be included on the National Register as of their initial listing for purposes of this Act." Federal Regulations 36 CFR Part 60.15(b), written pursuant to this Act, state that, "Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in subsection (a) (1);" that is, if "the property has ceased to meet the criteria for listing in the National Register because the qualities which caused it to be originally listed have been lost or destroyed, or such qualities were lost subsequent to nomination and prior to listing."

We are aware that the National Park Service Regional Office in Denver has approved the removal of covenants from Lots 15 and 16 because they neither have historic associations nor contribute to the historic significance of the bank building. Nevertheless, we cannot approve a reduction in boundaries until Lots 15 and 16 change substantially in condition or appearance from the time that they were recognized as part of the listed property. Therefore, we recommend that you resubmit your request for a boundary reduction when the lots have undergone substantial physical alteration. Major preparation for new construction, such as foundation excavation, would qualify as a major physical change. Your request should be accompanied by both sufficient documentation to allow an assessment of loss of integrity (including a photograph) and a specific new verbal boundary description.

Thank you for your interest in maintaining the integrity of the National Register list.

Sincerely,

*Linda McClelland*

*for* Carol D. Shull  
Chief of Registration  
National Register of Historic Places  
Interagency Resources Division



bcc:RMRO

413

Reading File

Record Center

FN P:B Grosvenor:edb:06/19/84:343-9536

Sys.8 (A A A) Tunnell

Basic File Retained in 413



U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

TIME OF CALL

AM  
PM

1. CALL ☒ TO: ☐ FROM (Name)

2. ADDRESS (Tel. No. if needed)

Joe Opperman

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

Bldg built had an  
open area. They gave a  
grant to help acquire  
property (Lots 13, 14, 15, 16.)  
Wrote us in Jan. —

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE