

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUL 7 1982
date entered

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

1. Name

historic Central Trust Company Building

and/or common South Texas Building

2. Location

street & number 603 Navarro Street N/A not for publication

city, town San Antonio N/A vicinity of ~~Congressional District~~

state Texas code 048 county Bexar code 029

3. Classification

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

4. Owner of Property

name Sanstone Venture

street & number P.O. Box 25025

city, town Houston N/A vicinity of state Texas 77265

5. Location of Legal Description

courthouse, registry of deeds, etc. Bexar County Courthouse

street & number Main Plaza

city, town San Antonio state Texas

6. Representation in Existing Surveys

title Texas Historic Sites Inventory
City of San Antonio Landmark has this property been determined eligible? yes no

date 1980
1978 federal state county local

depository for survey records Texas Historical Commission
Preservation Officer of San Antonio; City Hall

city, town Austin - San Antonio state Texas

7. Description

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

Describe the present and original (if known) physical appearance

The Central Trust Company Building at 603 Navarro Street is a twelve-story, Beaux Arts Style commercial/office building in San Antonio's central business district. With a steel and reinforced concrete frame, the structure's tripartite composition features a different exterior finish in each section: green granite veneer base, buff brick shaft, and terra-cotta capital. The streetside (east and south) facades are symmetrical and display ornate, terra-cotta detailing. The rear (north and west) sides are significantly less grand in their ornamentation and exterior finishes but exhibit some Classical elements. Through the years, the building's exterior has remained for the most part in its original state; however, the base (floors one through three) was modified in 1947, and the most extensive alterations took place on the street level. The building is in good condition, and a renovation project, currently in progress, is restoring the original character and integrity to the building's exterior while rehabilitating the interior for use as modern office space.

The Central Trust Company Building stands at the northwest corner of Navarro and Houston Streets and towers over the immediate area. With a modified rectangular plan, the structure rises twelve stories, but a small thirteenth floor penthouse opens onto the flat roof. The exterior, particularly the east and south elevations, presents a clearly defined tripartite composition. The office building is oriented north-south, and the main entrance faces east onto Navarro Street.

The base, faced with green granite, includes the first three floors. Like most older commercial buildings in the area, the street level has undergone considerable modification. Original display windows and entrances have been removed and replaced with modern equivalents. (These changes were performed by Ayers and Ayers in 1947, and a complete set of plans are filed at the Architecture Archives at the University of Texas in Austin). Large round arch windows with copper mullions pierce the second story and originally extended to the street level. The second and third floors remain virtually unaltered and exhibit some of the structure's most noteworthy Beaux Arts detailing. A terra-cotta string course with garland motif divides the two floors. American eagles on the south elevation and scrolled brackets on the east facade cap each second floor opening. Bas-reliefs highlight the third floor corner panels, and a string course with fret pattern separates the third and fourth floors. Only a few of the original granite balustrades at the second and third floor window openings remain in place. The three-bay south facade and eleven-bay east facade are similar in their detailing; however, the corner bays of the east wall have rectangular windows set between rusticated quoins. This contrasts sharply with the more open character of central arcade and acts as a device to both constrain its outward rhythm and to visually strengthen the corners of the overall composition of the building. These rusticated quoins continue through the shaft of the structure further reinforcing the illusion of stability.

**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

7

Page 1

The shaft of the building extends from the fourth to the tenth floor. Unusual, pivoting, wood sash windows, described as "Austral type" in a 1919 advertisement of the building, highlight this section and are an integral element of the structure's design. The windows remain in good condition. Stretch bonded brick lintels cap each window, and a small vent projects underneath each sill. The east facade windows are grouped in pairs, while the southside windows are in regular single intervals.

The capital, the top two floors, is faced with terra-cotta, and its fenestration reflects that of the shaft. Two-story piers with Corinthian capitals frame each side of the windows, and terra-cotta spandrels divide each level. The building is crowned by a frieze with bas-relief panels and a bracketed cornice with egg and dart molding.

The rear (north and west) elevations also exhibit a tripartite composition. Although the southwest corner presents detailing similar to the streetside facades, the rear walls have much more modest ornamentation. A broad string course divides the tenth and eleventh floors, and a molded brick entablature with dentils and corbeled brick cornice highlights the top. Brick piers with molded brick capitals on the top floor extend the entire height of the building and emphasize the building's verticality. These piers separate the two-over-two, wood sash windows.

Unlike the exterior facades, the interior has been severely altered, and little of the original fabric remains. The building's architectural significance deals with the exterior; no historic documentation indicates that the interior was ever architecturally distinctive. During a celebration of the building's opening in 1919, a newspaper article did mention its "marble black walnut, tiled floor and two long oak tables..." In 1947 the bank lobby with its mezzanine level was modified to accommodate its new tenant, a retail store; office spaces, bathrooms, and the mechanical system of the upper floors were also modernized. The only known pre-1947 photograph of the interior reveals the large and spacious bank lobby, but unfortunately the quality of the photo is very poor, and little detail is discernable. The renovation currently underway may uncover some of the original detailing. The only other noteworthy interior detailing is in the elevator wells of each floor and in the basement.

The present owners are in the process of renovating the structure. The exterior will be restored to its 1919 appearance. Copies of the original street level openings will be installed, and the round arched windows will once again extend to the ground. Granite balustrades, identical to the originals, will be placed in each second and third floor opening, and the "Austral type" windows will be repaired. Although the ground floor is to be restored to much of its original character, the upper floors will be rehabilitated into modern office space.

8. Significance

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

Specific dates 1918-1919

Builder/Architect Sanguinet and Staats, architects

Statement of Significance (in one paragraph)

The Central Trust Company Building at 603 Navarro Street is an excellent example of an early twentieth century, high-rise commercial building in San Antonio and is one of the relatively few surviving examples of an early Beaux Arts Style office tower in Texas. Located a few blocks northwest of the Alamo, the twelve-story structure was designed by the well-known Fort Worth architectural firm of Sanguinet and Staats in association with local architects, Atlee B. Ayers and Charles T. Boelhauwe. Begun in 1919 and completed in December the following year, the Central Trust Company Building displays many similarities with Sanguinet and Staats' Burke Burnett Building (listed in the National Register) in Fort Worth. Through the building's history, the ground floor has been used for banking and/or retail space, while the upper floors have been leased as offices for professionals and businessmen. Few alterations have permanently affected the exterior's historic character; however, the base (floors one through three) was remodeled in 1947. The interior was substantially modified at this time. The current owners are presently restoring the exterior to its 1919 appearance and, abiding by the Secretary of the Interior's Standards for Rehabilitation, are renovating the interior for use as modern office space.

An important architectural landmark in San Antonio, the Central Trust Company Building is significant because of its uncommon style for the city and its association with one of Texas' most prestigious, early twentieth century architectural firms. San Antonio, among the oldest cities in Texas, is well-known for its Spanish Colonial Missions and late nineteenth and early twentieth century architecture. However, the Beaux Arts Style Central Trust Company Building, located one block west of the Alamo Plaza National Register Historic District, represents a stylistic departure from the turn of the century, vernacular, commercial architecture which prevails throughout much of downtown, and it is one of very few high-rise structures in the city. The building was designed by Sanguinet and Staats, a Fort Worth architectural firm popular during the late nineteenth and early twentieth centuries. Many of their commissions remain today and are listed in the National Register. The majority are in the Dallas-Fort Worth area, and one, the Burke Burnet Building in Fort Worth, is similar to the Central Trust Company Building. Both rise twelve stories and have similar plans, tripartite composition, and Beaux Arts ornamentation; however, the Burke Burnet Building was erected five years before its San Antonio counterpart.

Construction on the Central Trust Company Building began in 1918 with J.P. Haynes as contractor. It officially opened on December 22, 1919 amid great fanfare and celebration, and at the time, the twelve-story structure was the tallest, most modern bank tower in the city. The Central Trust Bank occupied the ground and mezzanine levels, while many of San Antonio's most respected businessmen and professionals maintained offices in the upper floors.

9. Major Bibliographical References

Atlee Ayers Collection. Architecture Archives of the University of Texas.
 San Antonio City Directory. 1919-1920.
 San Antonio Express. Jan. 1, 1920, Jan. 12, 1919, Sept. 28, 1931.
 San Antonio Historical Landmark Application, November 14, 1978.
 Interview with Cedric Wenger, Sept. 24, 1981.

10. Geographical Data

Acree of nominated property less than one acre

Quadrangle name San Antonio East

Quadrangle scale 1:24000

UMT References

A

1	4
---	---

5	4	9	5	2	0
---	---	---	---	---	---

3	2	5	5	1	4	0
---	---	---	---	---	---	---

 Zone Easting Northing

B

--	--

--	--	--	--

--	--	--	--	--	--

 Zone Easting Northing

C

--	--

--	--	--	--

--	--	--	--	--	--

D

--	--

--	--	--	--

--	--	--	--	--	--

E

--	--

--	--	--	--

--	--	--	--	--	--

F

--	--

--	--	--	--

--	--	--	--	--	--

G

--	--

--	--	--	--

--	--	--	--	--	--

H

--	--

--	--	--	--

--	--	--	--	--	--

Verbal boundary description and justification

NCB 407, Block 17, east 56.6' of Lot 15. The structure is bounded on the north by an alley which divides the eastern end of NCB 407 (running east/west), on the south by Houston St., on the east by Navarro St., & on the west by Lot A.

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

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Maria Watson (edited by David Moore)

organization (Texas Historical Commission)

street & number 315 Adams Street

city or town San Antonio

(May 4, 1982)

date September 25, 1981

(512-475-3094)

telephone 512-224-4734

(78711)

state TX 78210

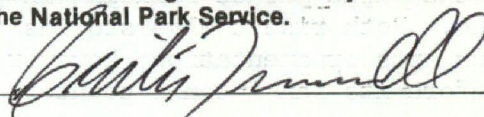
12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature



title State Historic Preservation Officer

date 21 June 1982

For NPS use only

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

Entered in the
National Register

date

8/11/82

Atlee Ayers
Keeper of the National Register

Attest:

date

Chief of Registration

**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 8

Page 1

During the next two decades, the Central Trust Bank prospered, but by 1931 when it was known as the City-Central Bank and Trust Company, the institution was the victim of a massive run by depositors in which \$4,500,000 was withdrawn. This event sent waves of panic through the local financial community which attempted to stabilize the troubled bank. These efforts were futile, and the bank closed its doors on September 28, 1931 "for a temporary readjustment of affairs." The City-Central never re-opened. In 1932, a group of San Antonio businessmen organized the South Texas Bank and Trust Company and located the bank in the Central Trust Company Building. This institution proved to be financially sound and operated successfully until it merged with the Alamo National Bank in 1946. During the 1930's and 1940's, the structure was known as the South Texas Bank Building.

Cedric Wenger purchased the structure in 1946 and commissioned the prominent local architectural firm of Ayers and Ayers to modernize the bottom two floors. (A copy of the Ayers and Ayers plans are filed at the Architecture Archives at the University of Texas in Austin). From 1946 until 1976, the ground floor was occupied by various men and women's clothing stores, and the more prominent were Ann Lewis Millinery (from the late 1940's to the early 1960's) and Hutchins' Brothers Store (1965 to 1973). The upper floors continued to be occupied by professionals and businessmen.

In 1976 the subsequent owner, Efraim Abramoff, evicted all the tenants and planned to convert the building into a hotel. His plans were never realized, and the building was sold in 1981 to Sanstone Venture for use as offices. The Benham Group, a San Antonio architectural firm, has been commissioned to restore the exterior of the building to its original appearance and rehabilitate the interior for use as rental office space.

The Central Trust Company Building is located on the northwest corner of Houston and Navarro Streets, one of the busiest intersections in downtown San Antonio. The area is primarily retail with two major hotels located within one block of the building and a restored Methodist Church just to the north. The Central Trust Company is in the heart of the flourishing early twentieth century business center of San Antonio and stands just one block west of the Alamo Plaza National Register Historic District.

United States Department of the Interior
National Park Service

Ref. # E2004492

Central Trust Company Building, Bexar County,
TEXAS,

Working No. 7/7/82-1913

Fed. Reg. Date: 2.1.83

Date Due: 8/7/82 - 8/21/82

Action: ACCEPT 8/11/82

Entered in the RETURN
National Register REJECT

Federal Agency: _____

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

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

see continuation sheet

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

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? yes no

7. Description

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

Describe the present and original (if known) physical appearance

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

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

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

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UMT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



ORAH WALL
CONTRACTOR-REMODELER
FOR INFORMATION
349-555

Central Trust Company Building
603 Navarro Street

San Antonio, Bexar County, Texas

Photo courtesy of Elicson Photography

P.O. Box 490

Blanco, Texas 78606

Negative filed with Elicson Photography

Southeast Oblique/ Camera facing northwest

Photo # 1 of 6

ELICSON PHOTOGRAPHY
P. O. BOX 490

OCT 19 1981

BLANCO, TEXAS
78606



ELICSON PHOTOGRAPHY
P. O. BOX 490

SEP 27 1981

BLANCO, TEXAS
78606

Central Trust Company Building
603 Navarro Street
San Antonio, Bexar County, Texas

Photo courtesy of Elicson Photography
PO. Box 490
Blanco, Texas 78606

Negative filed with Elicson Photography
South facade / Camera facing north
Photo # 2 of 6



Central Trust Company Building
603 Navarro Street
San Antonio, Bexar County, Texas
Photo by Carol Kennedy of the Texas
Historical Commission
Negative on file at the Texas Historical
Commission in Austin, Texas
Southwest Oblique / Camera facing northeast
Photo # 3 of 6



Central Trust Company Building

603 Navarro Street

San Antonio, Bexar County, Texas

Photo courtesy of The Benham Group

800 N.W. Loop

Suite 470, South Tower

San Antonio, Tx 78216

Northwest Oblique / Camera facing southeast

Photo # 4 of 6



Central Trust Company Building
603 Navarro Street
San Antonio, Bexar County, Texas
Photo courtesy of Elicson Photography
P.O. Box 490
Blanco, Texas 78606

Negative on file with Elicson Photography
Detail of southeast oblique / Camera
facing northwest

Photo # 5 of 6

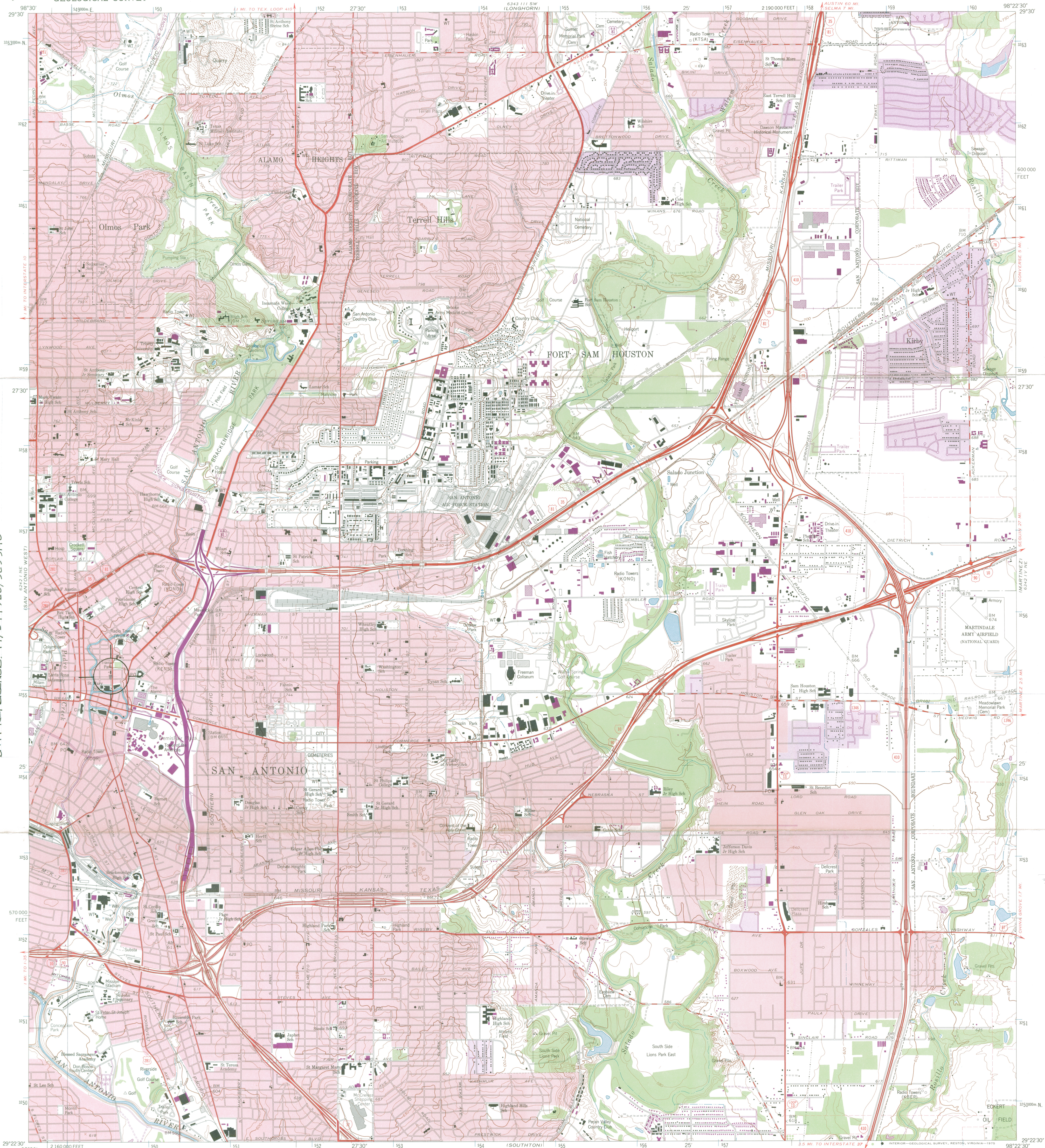
78606
BLANCO, TEXAS

OCT 19 1981

ELICSON PHOTOGRAPHY
P. O. BOX 490



Central Trust Company Building
603 Navarro Street
San Antonio, Bexar County, Texas
Photographer unknown circa 1919
Copy negative on file at the Texas
 Historical Commission in Austin, Texas
Southeast Oblique / Camera facing northwest
Photo # 6 of 6



CENTRAL TRUST CO. BUILDING
603 NAVARRO
SAN ANTONIO, BEXAR CO. TEXAS
UTM REFERENCE: 14T5491920/3255140

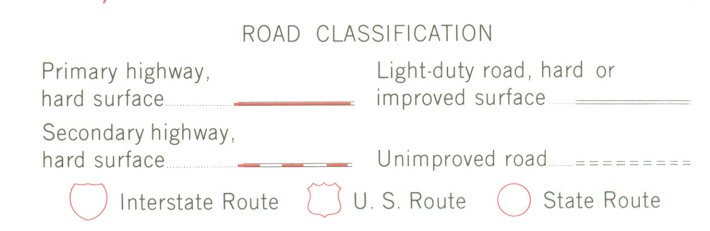
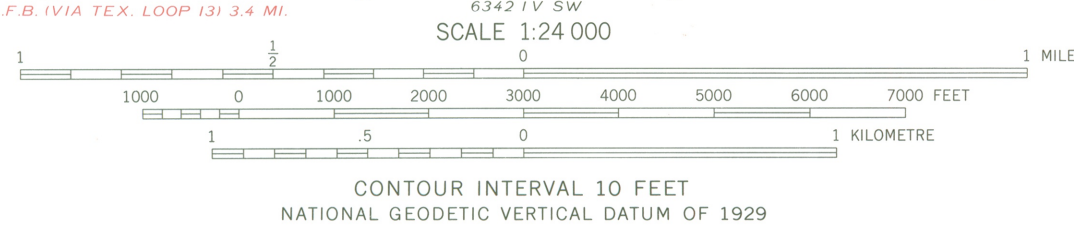
Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs
taken 1952. Field annotated 1953. Revised by Geological Survey
from aerial photographs taken 1966. Field checked 1967.

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

Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1973. This information not field checked

UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET

Purple tint indicates extension of urban areas



QUADRANGLE LOCATION

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

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

1967
PHOTOREVISED 1973
AMS 6342 IV NW-SERIES V882

2998-133

June 11, 1981

RECEIVED
JUN 14 1982

Mr. Curtis Tunnell
State Historic Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711

TEXAS HISTORICAL COMMISSION

Dear Mr. Tunnell:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I understand that, under the National Historic Preservation Act, I am entitled to object to the listing of my property by a notarized, written statement. If I am the sole owner and object, my property will not be listed. If there are multiple owners of this property and a majority of owners object, the property will not be listed.

Following is the name and address of my property:

Central Trust Company Building (Historic name)
South Texas Building (Common name)
603 Navarro Street
San Antonio, Texas

As owner or legally authorized representative, I waive my right to object to the proposed listing and notify you that I request my property be listed in the National Register at the earliest possible date.

Yours truly,

T.F. Glass Jr
Signature(s)

Sandstone Venture, T.F. Glass, Jr. General Partner
Printed Name(s)