

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

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

For NPS use only

received 7/14/83

date entered

Continuation sheet

Item number All

Page 31

14. Name: McKie-Bass Building (Common name -- Hays County Abstract Company Building)

Location: 111 North Guadalupe Street

Classification: Category - building; Ownership - private; Status - occupied;  
Accessible - yes, restricted; Present use - commercial.

Owner of property: Hays County Abstract Company  
Zeb H. Fitzgerald, President  
111 North Guadalupe Street  
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

On the west side of the courthouse is the McKie-Bass Building, now the Hays County Abstract Company. Part of a commercial row, it is a two-story structure with a cast-iron, first-floor shopfront and a red-brick second story.

Detail is concentrated on the east facade. The three-bay, first-floor front (by Mesker Bros. Front Builders, St. Louis) is painted white, as is the metal cornice. Both contain stylized foliate motifs. The three windows with one-over-one lights on the second floor are set into indented niches elaborated by segmental arches and fancy brickwork zigzags.

On the second-floor south wall are five sash windows with four-over-four lights, also under segmental arches. Three similar windows have been boarded over in the rear. The roof recedes in steps to the west wall. C.T. Bass' name is still visible in faded paint on the south wall.

Although there is a modern interior on the first floor, it is set below a beautiful, intricate, pressed-tin ceiling that could be re-exposed. A major feature is the vault door (Mosler Safe Co.), removed from the old First National Bank. The second floor is largely untouched. The spindle-railed back stair leads to living quarters of lath and plaster wall, high beaded ceilings, and a hall skylight.

The McKie-Bass Building was once part of a larger structure. Since it has long been separated by an interior wall, is under separate ownership, and is in much better condition, it is considered a separate building.

Significance: Period - 1800-1899, 1900- : Areas of significance - architecture, commerce. Specific dates - 1893.

The McKie-Bass Building is the only commercial building in San Marcos that has retained its cast-iron front. Other features are well preserved, making it one of the outstanding 19th-century structures of the courthouse square.

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Continuation sheet

Item number A11

Page 32

W.R. and Daniel McKie and their sister Jennie McKie Hutchins erected the building in 1893 as an investment. B. Daily operated a grocery there in 1895. C.T. Bass of Georgetown purchased in in 1904 and, with his son, Charles H., operated a drugstore until about 1926. For a while, the second floor was used for the Bass family apartment. Bass served the area as state senator. The building changed hands and functions in 1944, when W.D. Talmadge bought it for his hardware business. Presently the Hays County Abstract Company owns and occupies the structure.

**Bibliography:**

Zeb H. Fitzgerald, unpublished narrative written March 29, 1982. On file at the San Marcos Public Library.

San Marcos Record, November 1, 1935.

Interview with Zeb Fitzgerald, April 6, 1982.

Geographical data: Acreage - less than one acre.

UTM reference - 14 / 602240 / 3305030

Verbal Boundary Description - Original Town Site, southern 21.66 ft. of lot 3 of Block 11.

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

*Substantive Review*

McKie-Bass Building (San Marcos MRA)  
Hays County  
TEXAS

Working No. 7-1483  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 8/11/83 - 8/28/83  
Action:  ACCEPT  
 RETURN 8/20/83  
 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 Return  
Reviewer Grossman / Budong  
Discipline Historic  
Date 8/26/83  
\_\_\_\_\_ 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

X 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

*Please be more specific about the appearance of the entire building of which this originally formed a part, and of the alterations, both to this section and the whole building, that has led to this being considered a separate building.*

**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

*Please specify the qualities of significance and/or integrity that distinguish this portion of the building from the larger building of which it forms a part*

**9. Major Bibliographical References**

**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_  
Quadrangle name \_\_\_\_\_  
UTM 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 Beth Groves Date 8/26/83 Phone: \_\_\_\_\_

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Inventory—Nomination Form

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received 7/14/83

date entered

Continuation sheet

Item number A11

Page 31

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Accessible - yes, restricted; Present use - commercial.

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Zeb H. Fitzgerald, President  
111 North Guadalupe Street  
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

On the west side of the courthouse is the McKie-Bass Building, now the Hays County Abstract Company. Part of a commercial row, it is a two-story structure with a cast-iron, first-floor shopfront and a red-brick second story.

Detail is concentrated on the east facade. The three-bay, first-floor front (by Mesker Bros. Front Builders, St. Louis) is painted white, as is the metal cornice. Both contain stylized foliate motifs. The three windows with one-over-one lights on the second floor are set into indented niches elaborated by segmental arches and fancy brick-work zigzags.

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Although there is a modern interior on the first floor, it is set below a beautiful, intricate, pressed-tin ceiling that could be re-exposed. A major feature is the vault door (Mosler Safe Co.), removed from the old First National Bank. The second floor is largely untouched. The spindle-railed back stair leads to living quarters of lath and plaster wall, high beaded ceilings, and a hall skylight.

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

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

For NPS use only

received

date entered

12/6/83

Continuation sheet

Item number A11

Page 32

W.R. and Daniel McKie and their sister Jennie McKie Hutchins erected the building in 1893 as an investment. B. Daily operated a grocery store there in 1895. C.T. Bass of Georgetown purchased it in 1904 and, with his son, Charles H., operated a drugstore until about 1926. For a while, the second floor was used for the Bass family apartment. Bass served the area as state senator. The building changed hands and functions in 1944, when W.D. Talmadge bought it for his hardware business. Presently the Hays County Abstract Company owns and occupies the structure.

While the structure was originally one of three identical buildings, it has been under separate ownership since 1904 and is the only structure whose historical character remains unchanged. The adjoining structures have had major unsympathetic additions to the ground floor which involved complete removal of the cast iron facade. Inappropriate paint, blinds, and signage have further changed the character of the neighboring structures to render them ineligible for inclusion on the National Register at this time.

**Bibliography:**

Zeb H. Fitzgerald, unpublished narrative written March 29, 1982. On file at the San Marcos Public Library.

San Marcos Record, November 1, 1935.

Interview with Zeb Fitzgerald, April 6, 1982.

William Z. Fitzgerald to Peter Flagg Maxson, October 12, 1983, on file at Texas Historical Commission, Austin.

Geographical data: Acreage - less than one acre.

UTM reference - 14 / 602240 / 3305030

Verbal Boundary Description - Original Town Site, southern 21.66 ft. of lot 3 of Block 11.

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

McKie-Bass Building (San Marcos MRA)  
Hays County  
TEXAS

Substantive Review

Working No. 7.14.83  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 12/10/83  
Action:  ACCEPT 12/1/83  
 RETURN  
 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 Accept - c  
Reviewer Grisvold  
Discipline Historian  
Date 12/1/83  
\_\_\_\_\_ see continuation sheet

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

1. Name

2. Location

| 3. Classification | 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"/> original site    |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        | <input type="checkbox"/> moved date _____ |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |   |
|                                    | <input type="checkbox"/> unaltered    |   |
|                                    | <input type="checkbox"/> altered      |   |

Describe the present and original (if known) physical appearance

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

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**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

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**9. Major Bibliographical References**

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**10. Geographical Data**

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

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Verbal boundary description and justification

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**11. Form Prepared By**

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**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 \_\_\_\_\_

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**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*





HAYS COUNTY ABSTRACT CO.

Insurance & Real Estate

Historic Resources of San Marcos  
San Marcos, Hays County, Texas  
#14. McKie-Bass Building

Photo by Lissa Anderson, July, 1982.  
Negative property of HASM, on file at SMPL.

East facade, camera facing southwest.  
Photo 63 of 150.



BRASS  
TIES  
MATTRESS

KROLL  
MARNEY

HAYS COUNTY ABSTRACT CO.

AM & CHAS. R.  
**RAMSAY** General Insurance & Real Estate  
SINCE 1908

SAN MARCOS  
PHARMACY  
PHARMACEUTICAL CLUB



Historic Resources of San Marcos  
San Marcos, Hays County, Texas  
#14 McKie-Bass Building

Photo by Jeffrey Kester, October 1983, neg. on file  
with photographer, 116 W. San Antonio Street,  
San Marcos, Texas

Photo 64A - East Facade, comaera facing southwest

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Estate

ABSTRACT CO.

MARNEY

OF OFFICES FOR  
COUNTY  
ACT COMPANY

PIPER STREET

GENERAL  
BUILDERS ARCHITECTS  
CONSTRUCTION CO.  
SUE FISHER

BIRDWELL'S  
ESTATE

M. F. PROFFER  
LAW OFFICE

THE  
HAYS COUNTY  
ABSTRACT CO.

AGENTS & TITLE BUSINESS

111 113



38 12-2 N 1-2 220

Historic Resources of San Marcos  
San Marcos, Hays County, Texas  
#14 McKie-Bass Building

Photo by Jeffrey Kester, October 1983, neg. on file  
with photographer, 116 W. San Antonio Street,  
San Marcos, Texas

Photo 64B - East facade detail, camera facing southwest



Historic Resources of San Marcos  
San Marcos, Hay County, Texas  
#14 McKie-Bass Building

Photo by Jeffrey Kester, October 1983, neg. on file  
with photographer, 116 West San Antonio Street,  
San Marcos, Texas

Photo 64C - Southwest oblique, camera facing northeast



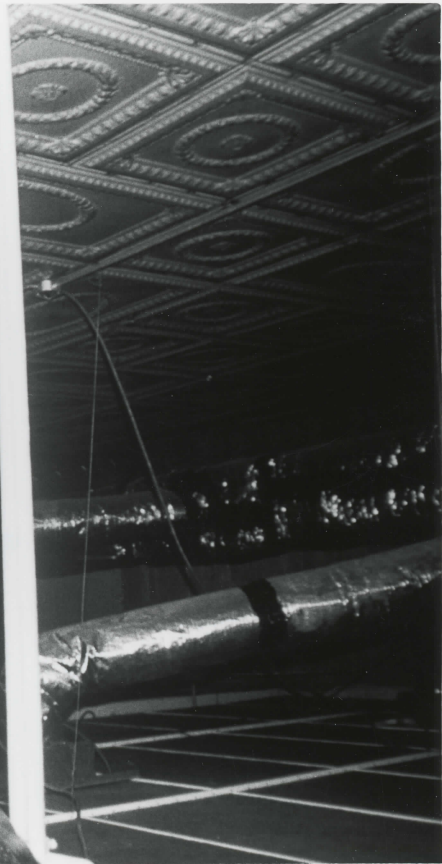


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Historic Resources of San Marcos  
San Marcos, Hays County, Texas  
#14. McKie-Bass Building

Photo by Lissa Anderson, July, 1982.  
Negative property of HASM, on file at SMPL.

East facade, camera facing southwest.  
Photo 65 of 150.



Historic Resources of San Marcos  
San Marcos, Hays County, Texas  
#14. McKie-Bass Building

Photo by Lissa Anderson, May, 1982.  
Negative property of HASM, on file at SMPL.

Detail of rear stair and ceiling.  
Photo 66 of 150.

Please refer to the map in the  
Multiple Property Cover Sheet  
for this property

Multiple Property Cover Sheet Reference Number: 64000853