

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration FormRECEIVED
OCT 11 1991NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Smith-Young Towerother names/site number Transit Tower; Tower Life Building

2. Location

street & number 310 South St. Mary's Street

n/a not for publication

city, town San Antonio

n/a vicinity

state Texascode TXcounty Bexarcode 029zip code 78205

3. Classification

Ownership of Property

☒ private☐ public-local☐ public-State☐ public-Federal

Category of Property

☒ building(s)☐ district☐ site☐ structure☐ object

Number of Resources within Property

Contributing

10001

Noncontributing

0 buildings0 sites0 structures0 objects0 Total

Name of related multiple property listing:

n/aNumber of contributing resources previously
listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of certifying official

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

Date

4 Oct. 1991In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register.☐ See continuation sheet.☐ determined eligible for the National
Register. ☐ See continuation sheet.☐ determined not eligible for the
National Register.☐ removed from the National Register.☐ other, (explain:)Entered in the
National RegisterAndrew Byers11/13/91

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/trade: Business

Commerce trade: Department store

Current Functions (enter categories from instructions)

Commerce/trade: Business

7. Description

Architectural Classification
(enter categories from instructions)

Late Gothic Revival

Materials (enter categories from instructions)

foundation concrete

walls brick, granite

roof ceramic tile

other terra cotta

Describe present and historic physical appearance.

The 1927-1928 Smith-Young Tower is a 31-story Late Gothic Revival office tower. The exterior walls are brick with terra cotta and black granite ornamentation. The interior embellishments, particularly in the first floor lobby, also reflect Late Gothic Revival design. The Smith-Young Tower is one block east of the Bexar County Courthouse at the southernmost edge of San Antonio's central business district. It is bounded by Villita Street to the south, St. Mary's Street to the west, the San Antonio River to the north, and an adjoining parking garage to the east. The building faces southwest onto the intersection of Villita and St. Mary's streets (see Photographs 1, 2, and 3). In excellent physical condition, the Smith-Young Tower retains a high level of architectural integrity.

The building's form is that of a 3-part vertical block. Its 6-story base structure is of reinforced concrete and has an unusual 4-sided plan with no right angles (see Photograph 14). The street level of the base is heavily decorated. Above the 6-foot base course of black granite, the first 2-stories are faced with terra cotta, and the remaining upper stories are tan brick. The main (southwest) entrance has two pairs of double doors and an immense, segmentally arched transom bears massive bronze grills. The west and north elevations have segmentally arched plate glass display windows with copper ornamented transom bars and terra cotta sills on the 1st level. The south elevation also has segmentally arched plate glass windows, but they are set in bronze. Both the south and west elevations have copper canopies. On the west, north, and east elevations, 2nd level windows are grouped in threes and are heavily ornamented with terra cotta tracery (see Photograph 11). On the upper four levels of the base these elevations have aluminum sash windows, also grouped in threes, which replaced the original steel sash windows in 1961. The east elevation is adjoined to a parking garage and bears no fenestration or ornamentation. The base is set off from the shaft at the 6th floor with terra cotta tracery that acts as a parapet. The base beyond the tower support has a flat roof.

The 14-story midsection shaft is a steel frame octagonal plan (see Photograph 8). All eight sides of the shaft echo the rhythm of fenestration with aluminum sash windows grouped in threes separated by vertical framing members. Protected with a balustrade of terra cotta tracery, an observation deck at the 7th floor faces north and has red promenade tile flooring. Terra cotta decorates the 19th and 20th floors, while terra cotta tracery that acts as a parapet separates the shaft from the set-back "capital."

The 11-story "capital" is a series of three steel frame octagons that recess at the 20th, 25th, and 29th floors. Each section repeats the established fenestration pattern. Terra cotta embellishes the 26th and 29th floors with gargoyles accenting each of the eight corners. The conical roof is covered with green clay tile and has gable dormers. Above the roof is a square copper-covered lantern and a large antenna. Until 1947 an 80-foot flag pole had been perched atop the lantern.

☒ See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 1 Smith-Young Tower, San Antonio, TX - Bexar Co.

The interior public spaces of the Smith-Young Tower are elaborately decorated with Gothic Revival detailing. The main lobby, accessed through the southwest-facing entrance, has marble flooring, marble wainscoting, and a 2-story-tall vaulted ceiling of gold-finished and terra cotta panels with Gothic characteristics. Six elevators in the lobby and three along the north wall feature cast bronze doors with green-colored Tiffany glass. Woodwork in the lobby is of Circassian walnut. Typical upper floor corridors have terrazzo flooring and marble wainscoting.

The Smith-Young Tower is in excellent condition. Some minor alterations include the addition of a mezzanine level in the main lobby and modernization of elevator lobbies and rest rooms. A noticeable exterior modification is the replacement of original windows; however, the newer aluminum sash windows do not detract from the overall quality of the building. The Smith-Young Tower conveys its significance through its integrity of location, design, setting, materials, workmanship, feeling and association.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 2

Photograph Log

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocks
August 1989
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Map indicating location of Smith-Young Tower, circa 1929
Photograph 1 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocks
August 1989
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Promotional literature, circa 1929
Photograph 2 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographer unknown
Circa 1929
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Bexar County Courthouse, Smith-Young Tower in background, camera facing east
Photograph 3 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographer unknown
Circa 1950s
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
San Antonio skyline, Smith-Young Tower center, camera facing north
Photograph 4 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographer unknown
Circa 1940s
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
View of Smith-Young Tower and adjacent Plaza Hotel, camera facing northeast
Photograph 5 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocks
August 1989

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Architectural rendering of Smith-Young Tower, northeast facade, circa 1929
Photograph 6 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
South elevation, camera facing north
Photograph 7 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
North elevation, camera facing south
Photograph 8 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
North elevation, camera facing south
Photograph 9 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Detail of tower, camera facing east
Photograph 10 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Detail of south elevation, camera facing north
Photograph 11 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 4

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

Detail of gargoyles on south elevation, camera facing north

Photograph 12 of 20

Smith-Young Tower

310 St. Mary's Street South

San Antonio, Bexar County, Texas

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

Detail of gargoyles on south elevation, camera facing north

Photograph 13 of 20

Smith-Young Tower

310 St. Mary's Street South

San Antonio, Bexar County, Texas

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

First floor plan of Smith-Young Tower, 1928

Photograph 14 of 20

Smith-Young Tower

310 St. Mary's Street South

San Antonio, Bexar County, Texas

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

Interior, first floor lobby ceiling

Photograph 15 of 20

Smith-Young Tower

310 St. Mary's Street South

San Antonio, Bexar County, Texas

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

Interior, detail of first floor lobby light fixture and wall treatments

Photograph 16 of 20

Smith-Young Tower

310 St. Mary's Street South

San Antonio, Bexar County, Texas

Photographed by Stephanie Hetos Cocke

August 1989

Negative with Killis Almond and Associates, 342 Wilkens, San Antonio

Promotional literature for Smith-Young Tower windows

Photograph 17 of 20

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 7 Page 5

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Promotional literature for Smith-Young elevators
Photograph 18 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Interior, first floor lobby elevator doors
Photograph 19 of 20

Smith-Young Tower
310 St. Mary's Street South
San Antonio, Bexar County, Texas
Photographed by Stephanie Hetos Cocke
August 1989
Negative with Killis Almond and Associates, 342 Wilkens, San Antonio
Interior, historic view of Ayres & Ayres offices, circa 1929
Photograph 20 of 20

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☒ statewide ☐ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G n/a

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1927-28

Significant Dates

1927-28

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Ayres, Atlee B. and Ayres, Robert M.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Smith-Young Tower, constructed from 1927 through 1928, is an exceptional example of a skyscraper in downtown San Antonio. The building, bearing masterful treatment of form, scale and ornamentation, meets Criterion C in the area of Architecture as one of the best illustrations of Late Gothic Revival commercial design in the state and as the work of master architects Atlee B. and Robert M. Ayres.

J.H. and F.A. Smith, natives of Crockett, Texas, began careers as road builders in 1905. J.W. Young, also a native of Crockett, worked as attorney for the brothers beginning in 1908. Successful South Texas developers, the brothers and Young turned their interests to general contracting and, in 1922, incorporated as Smith Brothers in Dallas. J.H. Smith concentrated his time on the contracting business, serving as the company's president. Vice president F.A. Smith managed the company's farm and ranch interests; at one time the company owned more than 40,000 acres in Texas. Young also acted as a vice president. W. Broadnax and R.J. Windrow of Dallas joined Smith Brothers, Inc., in 1922. The same year the Smith Brothers Properties Company traded the 3,000-acre Riverside Plantation in Washington County, Texas, for L. Ward's 10-acre estate, Bowen's Island, a natural peninsula in the San Antonio River connected to the city at the present-day Navarro Street Bridge on the east side and bounded by the river on the other three sides. [Bowen's Island was known as Galveston Island until 1845.] Estimates suggest that the monetary value of this transaction was approximately \$600,000.

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

In 1923 the Smith Brothers Properties Company was organized in San Antonio to develop Bowen's Island. [In 1926 the City of San Antonio cut a channel that allowed the river to follow a more direct southerly course between Villita and Nueva streets. The new channel reduced the threat of floods. See Photograph 1.] Literature and correspondence the company produced suggest that the developers envisioned Bowen's Island as a multiple use complex similar to Rockefeller Center in New York, a project that was also in the conceptual stage. To that end the company constructed several buildings including the 1924 Ormsby Chevrolet Company Showroom (demolished), the 1924 Allen Auto Electric Company (demolished), two 1924 garages, the 1926

☒ See continuation sheet

9. Major Bibliographical References

See Continuation Sheet 9-1.

Previous documentation on file (NPS): n/a

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

☒ See continuation sheet

Primary location of additional data:

- ☐ State historic preservation office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A 1 4 5 4 9 4 0 0 3 2 5 4 7 8 0
Zone Easting Northing

C _____

B _____
Zone Easting Northing

D _____

☐ See continuation sheet

Verbal Boundary Description

New City Block 986, Lots 6-9, San Antonio, Texas.

☐ See continuation sheet

Boundary Justification

The boundary includes the area that has been historically associated with the property.

☐ See continuation sheet

11. Form Prepared By

name/title Stephanie Hetos Cocke (with Amy E. Dase, Historian, Texas Historical Commission)

organization Killis Almond and Associates date May, 1990; July, 1991

street & number 342 Wilkens telephone 512/532-3212

city or town San Antonio state Texas zip code 78210

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 1

Smith-Young Tower, San Antonio, TX - Bexar Co.

A.B. Frank Company Wholesale and Drygoods Building (now the City Public Service Building), the 1926 Montgomery Ward & Company Department Store (demolished), the 1927 Plaza Hotel and Garage (now the Granada Homes/Hotel), and the 1928 Federal Reserve Bank Building (now the Mexican Embassy).

Architects Atlee B. Ayres & Robert M. Ayres had already designed all of the major buildings the Smith Brothers Properties Company had erected on Bowen's Island. Again Smith Brothers turned to San Antonio's most prominent architectural firm to design a monumental tower of noble scale and form. Preliminary drawings were underway by December 1927, with 29-year-old Robert Ayres serving as chief designer. Joseph Dodge, a draftsman with the architects' office, was also assigned to the project and worked especially close with the general contractors, McKenzie Construction Company, a firm that had worked on other Bowen's Island buildings as well as the 1926 Olmos Dam on the San Antonio River north of the city.

Robert and his father, Atlee Ayres, were two of Texas' most important architects in the 20th century; their work left a lasting impact on South Texas' distinctive Spanish-influenced building designs. Atlee Ayres (1873-1969), born in Hillsboro, Ohio, came to San Antonio with his parents in 1888. As a collegian, he took courses at the Metropolitan School of Art in New York City, a subsidiary of Columbia University. There he won first prize in the school's annual design competition. His teachers included William Ware, a student of Richard Morris Hunt. He took drawing lessons at the Art Students League and studied painting under Frank Vincent Dumont. Following his 1894 graduation, he returned to San Antonio briefly, working for other architects and then practicing in Mexico until 1900. He shared a firm with C.A. Coughlin from 1900 until 1905 when Coughlin died. Atlee then practiced alone in San Antonio designing the 1906 Heumann Building, the 1909 First Presbyterian Church, and numerous residences for prestigious San Antonio citizens like Colonel George W. Brackenridge. He was appointed State Architect of Texas in 1915, which allowed him opportunities to design several buildings for the state. In 1922, when son Robert (1898-1977) graduated with an architecture degree from the University of Pennsylvania, they joined in partnership. In 1926 Atlee published Mexican Architecture, a collection of photographs, drawings, and texts on buildings of colonial Mexico.

The Ayres team designed many important buildings in San Antonio, including the 1925 Municipal Auditorium (NR 1981), the 1927 Plaza Hotel, the 1928 Federal Reserve Bank Building, and the 1931 Administration Building at Randolph Field, known as the "Taj Mahal" (NR 1987). Their work outside San Antonio includes the Blind Institute and, on the University of Texas campus, Carothers Dormitory and the Pharmacy Building in Austin; county courthouses in Kingsville, Alice, Refugio, Del Rio (NR 1977), and Brownsville (NR 1980); and Episcopal churches in Kerrville and Corpus Christi. In addition, the architects designed several hundred homes in San Antonio and other cities and became strongly associated with distinctive and prevalent Spanish traditions of composition.

In the 1920s architecture, on an international level, was making a bumpy transition from traditional to architectonic objectives. The 259 entries, presented in competition for the design of the Chicago Tribune Tower in 1922,

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 8 Page 2 Smith-Young Tower, San Antonio, TX - Bexar Co.

ranged from Howells and Hood's winning Gothic Revival tower to Eliel Saarinen's Art Deco skyscraper to Dane, Knud Longberg-Holm's representation of the European modern movement. The diversity of the entries made apparent the polarization of architectural ideals at the time. However, in the midst of this transition, the widely publicized Tribune Tower (1923-25) served as a prototype for skyscrapers around the country, including the Smith-Young Tower.

This skyscraper is a mature example of a 3-part vertical block building, a most predominant form for large commercial buildings in the 1920s. Its composition is analogous to the units of a classical column with an obvious 6-story base, a 14-story midsection shaft, and an 11-story "capital" that has three recesses. The base frames wide-windowed retail space between structural piers and is set off from upper stories by a strong horizontal motif. The tower shaft consists of identical superimposed stories for offices, "fluted" by the expression of vertical framing members that outline the building's steel frame composition. The rib-like quality of these elements achieves a Gothic spirit as does historical detailing, reduced and simplified, in the form of cast stone griffins, gargoyles, and other decorative motifs. The "capital" was often recessed in several intervals like this, accenting the concept of unbroken vertical movement, and giving the building a ziggurat shape. Engulfed in vigor, progress, and capitalism, this stepped-back skyscraper silhouette became the embodiment of 20th century America.

While under construction, the Smith-Young Tower attracted widespread attention. Both the Saturday Evening Post (13 April 1929) and Texas Pioneer (October 1928) published articles about its construction. The Young & Becker Company of Chicago handled real estate financing and advertising for the project. These promoters boasted in their literature that the tower was "a self-identifying business address...visible at the end of every street."

Sears, Roebuck and Company occupied the first six floors of the building for 10 years. Large display windows along St. Mary's and Villita streets, ornamental doorways and monumental fronts offered sensational distraction and enticed the attention of consumers. The upper stories were rented as office space, housing prominent local professionals and businesses including attorney J.H. Groce, architects Ralph Cameron, George Willis, and Ayres and Ayres, and the Humble Oil Company. To best accommodate tenants the building had numerous "modern" amenities like nine Otis elevators, steel sash windows (lower sections opened in to act as a wind guard, while upper sections opened out [See Photograph 17.]), ceiling fans, water fountains and bathrooms on each floor, ice water connections in each office, a penthouse at the 7th floor, a ladies' lounge at the 18th floor, an underground pneumatic tube system that linked to the Bexar County Courthouse, and a tunnel connecting to the adjacent Plaza Hotel.

The Smith-Young Tower bears a colorful history. It has served as a mooring mast for a blimp, a performance site for a duo of accomplished aerialists, as headquarters of the Third U.S. Army, and as a transmission tower for a television station. In the 1950s the San Antonio Transit Company owned the building and it was known as the Transit Tower. The Tower Life Insurance Company has owned the building since the 1960s and locals since refer to it as the Tower Life Building.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 3 Smith-Young Tower, San Antonio, TX - Bexar Co.

Arguably the most widely recognized 20th century skyscraper in south Texas, the building retains a high degree of architectural integrity. Its construction marked the transformation of San Antonio into a growing metropolis. The Smith-Young Tower serves as a reminder of the exuberant, optimistic expectations that characterized urban landscapes prior to the Great Depression.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1 Smith Young Tower, San Antonio, TX - Bexar Co.

Bibliography

American Institute of Architects, San Antonio Chapter. Historic San Antonio, 1700-1900. San Antonio, 1963.

Appler, Jules A., comp. General Directory of the City of San Antonio. San Antonio: Jules A. Appler, 1877-1930.

Atlee B. and Robert M. Ayres Collection. Architectural Drawings Collection, The University of Texas at Austin.

Ayres, Atlee B. Family Housing for Camp Hood. San Antonio, 1949.

_____. Mexican Architecture; Domestic, Civil, and Ecclesiastical. New York, 1926.

Bexar County Deed Records, 1853-1930.

Daughters of the Republic of Texas Library, clippings file.

Federal Writers' Project, Texas. San Antonio: An Authoritative Guide to the City and its Environs. San Antonio, 1938.

Guide to San Antonio Architecture. San Antonio, 1986.

Longstreth, Richard, ed. The Buildings of Main Street; A Guide to American Commercial Architecture. Washington, D.C.: Preservation Press, 1987.

McLemore, David. A Place in Time: A Pictorial View of San Antonio's Past. San Antonio, 1980.

Ramsdell, Charles. San Antonio, A Historical and Pictorial Guide. Austin, 1959.

Relph, Edward. The Modern Urban Landscape. Baltimore: Johns Hopkins University Press, 1987.

Rifkind, Carole. A Field Guide to American Architecture. New York: New American Library, 1980.

Roth, Leland M. A Concise History of American Architecture. New York: Harper & Row, 1979.

Steinfeldt, Cecilia. San Antonio Was; Seen Through a Magic Lantern: Views from the Slide Collection of Albert Steves, Jr. San Antonio, 1978.

Trachtenberg, Alan. The Incorporation of America; Culture and Society in the Gilded Age. New York: Hill and Wang, 1982.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Smith--Young Tower

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Bexar

DATE RECEIVED: 10/11/91 DATE OF PENDING LIST: 10/25/91
DATE OF 16TH DAY: 11/10/91 DATE OF 45TH DAY: 11/25/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91001682

NOMINATOR: STATE

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 11/13/91 DATE Entered in the
National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____
REVIEWER _____
DISCIPLINE _____
DATE _____

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

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

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

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

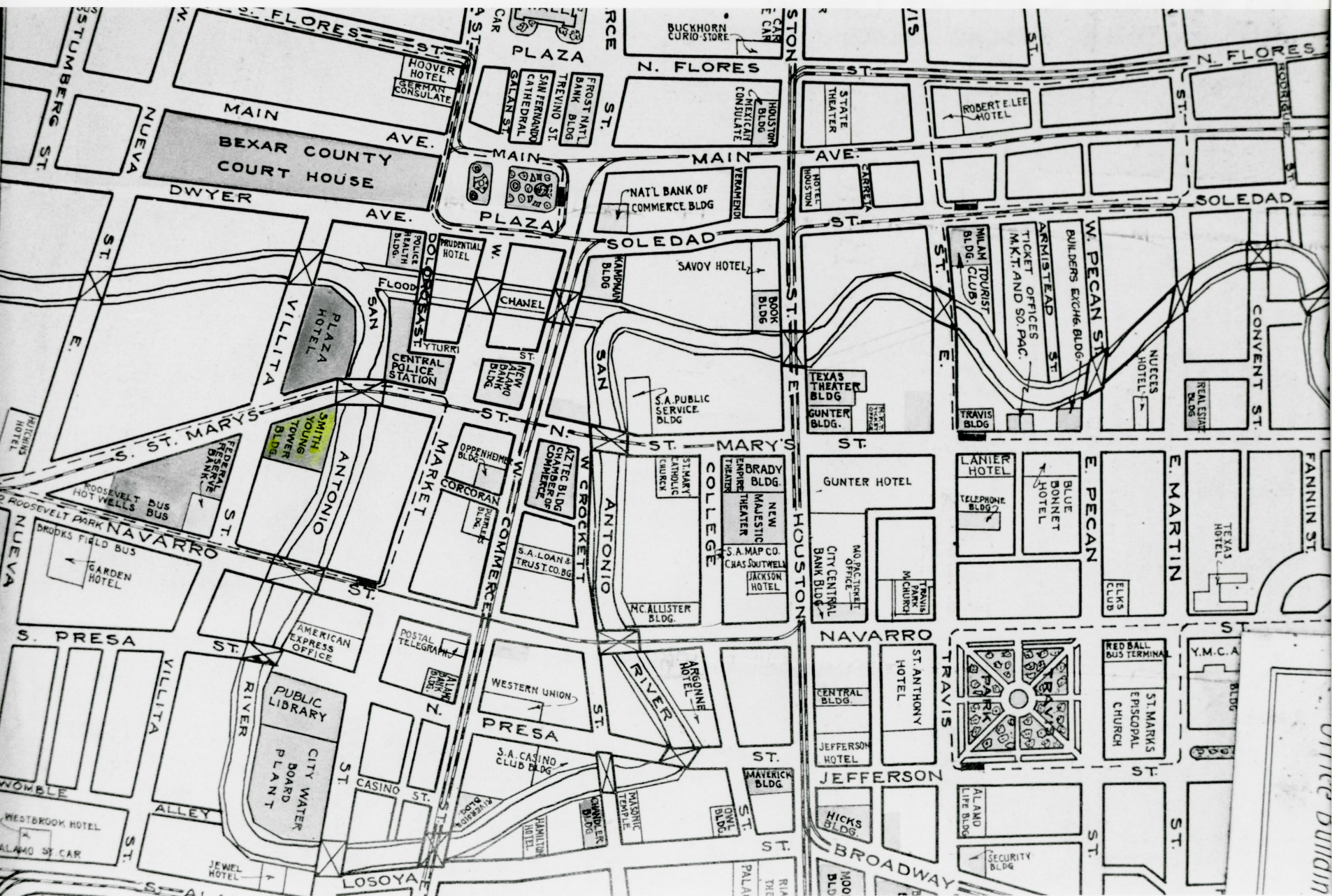
___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

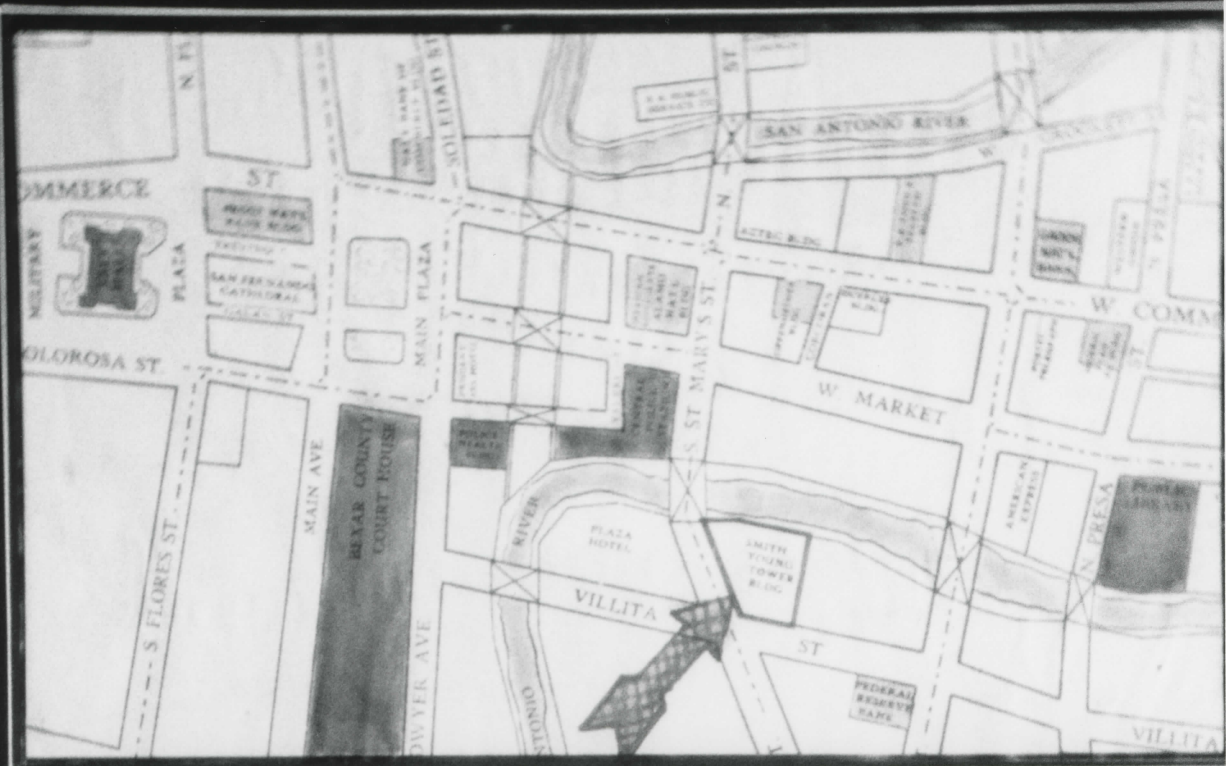
_____ Phone _____

Signed _____ Date _____



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 1 of 20



BANKS



PUBLIC BUILDINGS

THE SMITH YOUNG TOWER IS
CONVENIENTLY LOCATED
 TO ALL OF SAN ANTONIO'S LEADING
 BANKS, THE CITY HALL, COURT
 HOUSE AND OTHER IMPORTANT
 BUILDINGS

SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 2 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 3 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 4 of 20



SMITH- YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 5 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 6 of 20



SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 7 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 8 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 9 of 20



SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 10 of 20



SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 11 of 20



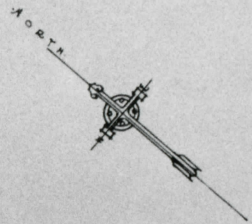
SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 12 of 20



SMITH - YOUNG TOWER
310 ST. MART'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 13 of 20



SAN ANTONIO RIVER.

OVERHANGING SIDEWALK

SMITH-YOUNG TOWER
SAN ANTONIO TEXAS

ATLEE B. & ROBERT M. AYRES ARCHITECTS

PARKING SPACE
FOR STORE

UP TO 4TH FLY DOWN TO BASEMENT

TOWER ABOVE
SIXTH STORY

ST. MARYS
STREET

FIRST FLOOR PLAN

SCALE IN FEET
30' 20' 10' 0'

NUEVA STREET

ARCADÉ UNDER STREET TO PLAZA HOTEL

SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 14 of 20



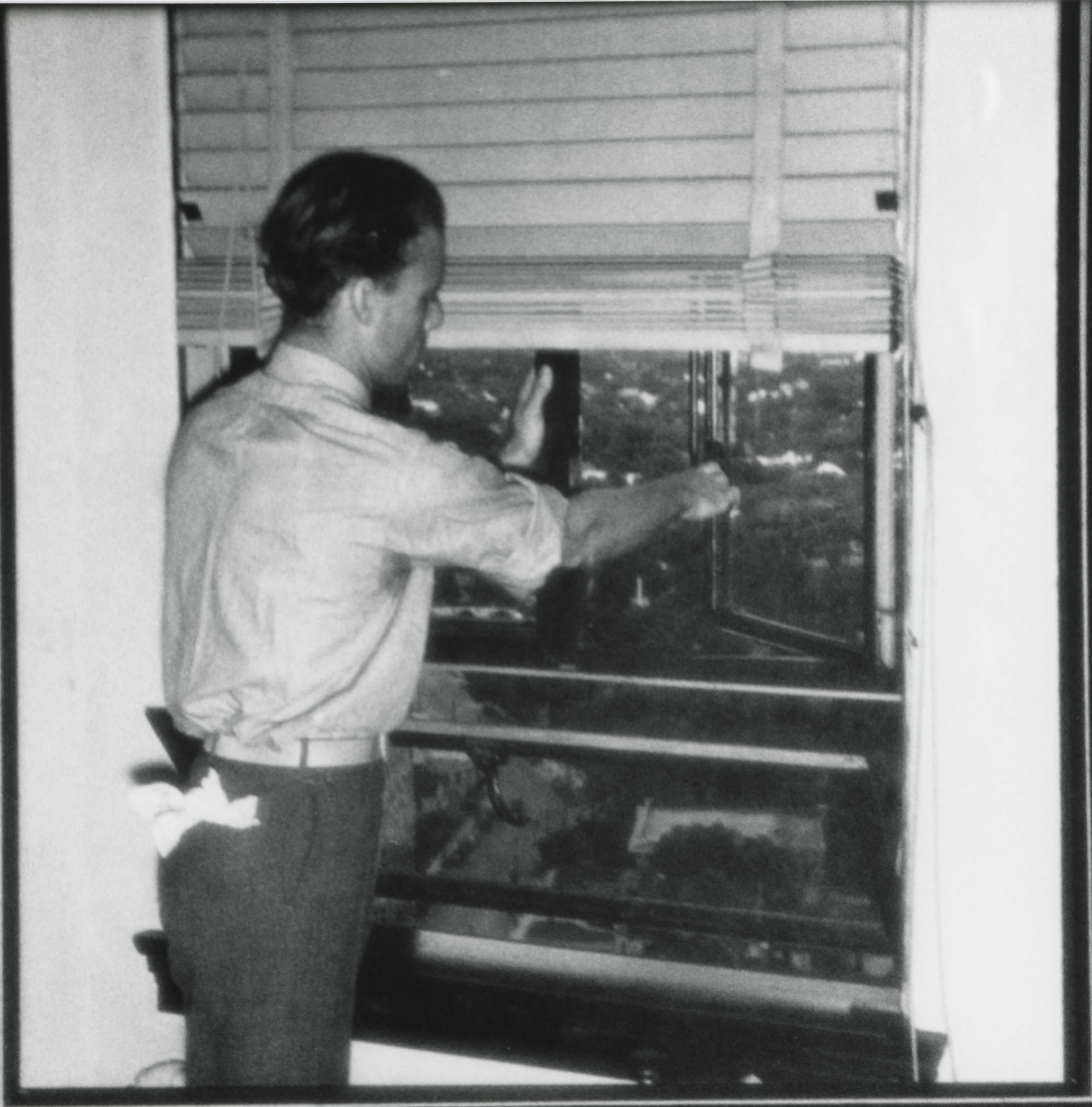
SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 15 OF 20



SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 16 of 20



LUPTON COMBINATION STEEL CASEMENT WINDOWS THAT RUN NEARLY TO CEILING, ARE PLACED CLOSE TO EACH OTHER TO GIVE AN **EXTRA** ABUNDANCE OF LIGHT. THE LOWER SECTION OF THE WINDOW OPENS IN AND ACTS AS A WIND GUARD, WHILE THE UPPER SECTION OPENS OUT. THIS SPECIAL TYPE ALONG WITH THE OCTAGONAL TOWER CONSTRUCTION INSURES **100%** VENTILATION, WITH EVERY OFFICE AND OUTSIDE ROOM.

SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 17 of 20



**IN THE SMITH YOUNG TOWER YOU WILL FIND:
THE FINEST ELEVATOR SERVICE IN THE CITY,
AND EQUAL TO THE BEST ANYWHERE.
SIX OTIS AUTOMATIC SELF LEVELLING
ELEVATORS CENTRALLY LOCATED TRAVEL AT
A SPEED OF 800 FEET A MINUTE .
TO MAINTAIN THIS FINE STANDARD OF SERVICE
A STARTER ON THE FIRST FLOOR CONTROLS
THE CARS THROUGHOUT THE REGULAR WORKING HOURS**

SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

PHOTOGRAPH 18 of 20



SMITH - YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

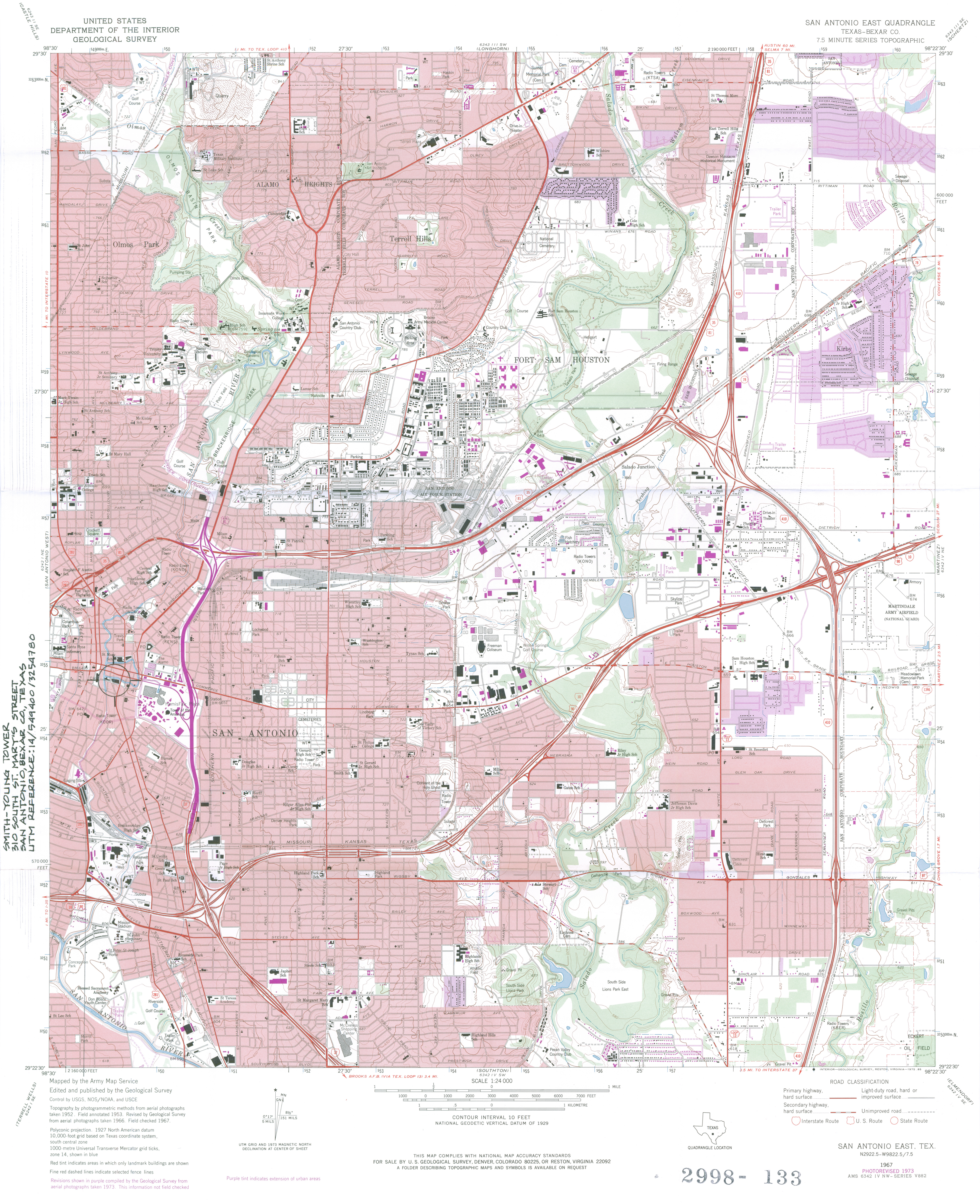
PHOTOGRAPH 19 of 20



RECEPTION ROOM
ATLEE B. & ROBERT M. AYRES
Architects

SMITH-YOUNG TOWER
310 ST. MARY'S STREET (SOUTH)
SAN ANTONIO, BEXAR COUNTY, TEXAS

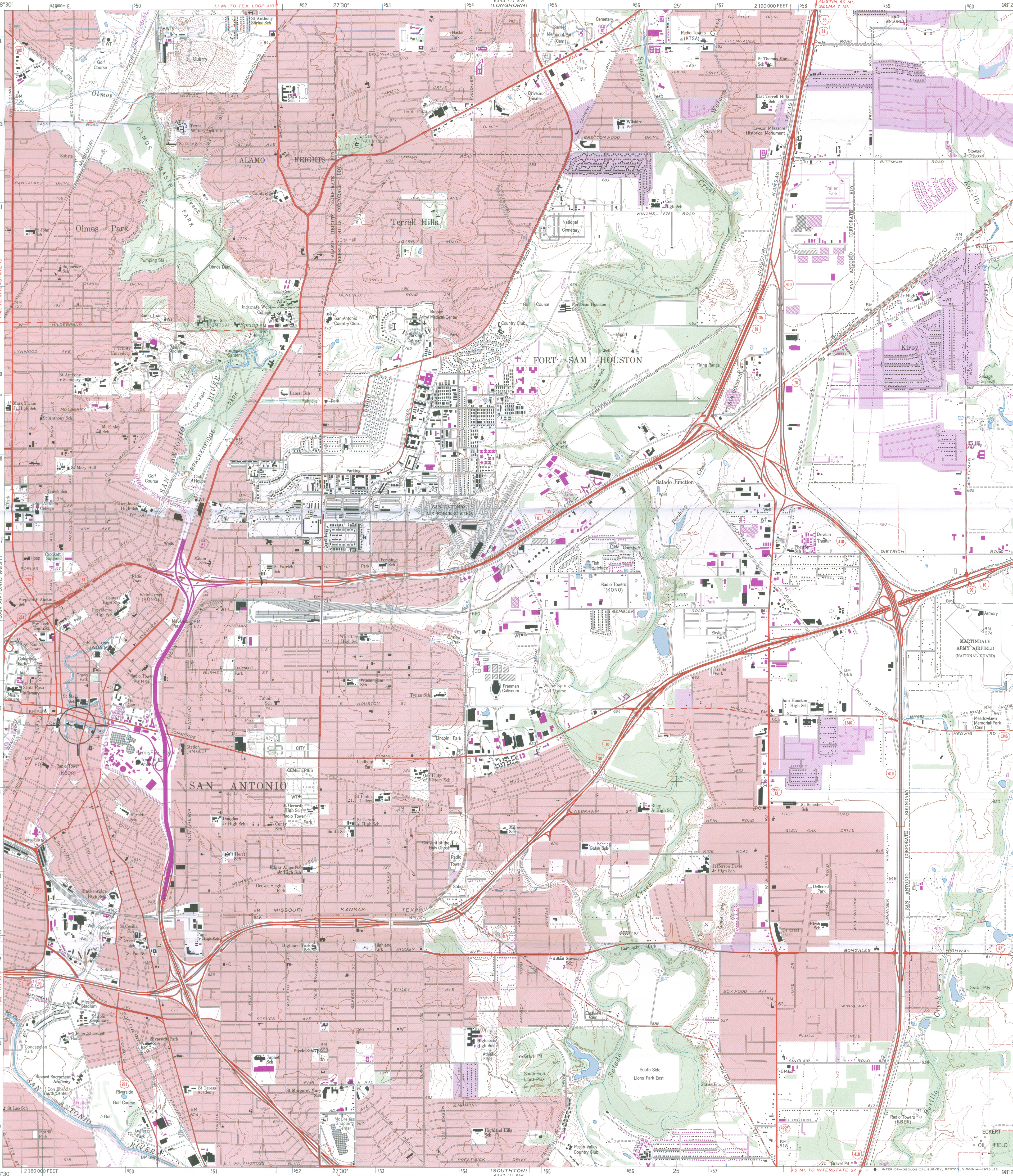
PHOTOGRAPH 20 of 20



SMITH-YOUNG TOWER
310 SOUTH ST. MARTIN STREET
SAN ANTONIO, BEXAR CO., TEXAS
UTM REFERENCE: 14/549400/3254780

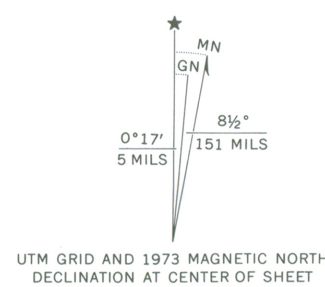
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAN ANTONIO EAST QUADRANGLE
TEXAS-BEXAR CO.
7.5 MINUTE SERIES TOPOGRAPHIC

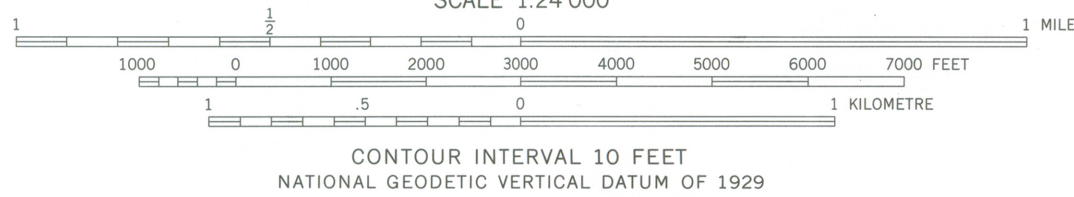


Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs
taken 1952. Field annotated 1953. Revised by Geological Survey
from aerial photographs taken 1966. Field checked 1967.
Polyconic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

Purple tint indicates extension of urban areas



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



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

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

1967
PHOTOREVISED 1973
AMS 6342 IV NW-SERIES V882

2998-133