

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form



1. Name of Property

Historic Name: First National Bank
Other name/site number: Uvalde National Bank; Stein Building (current)
Name of related multiple property listing: N/A

2. Location

Street & number: 100 S. East Street
City or town: Uvalde State: Texas County: Uvalde
Not for publication: [] Vicinity: []

3. State/Federal Agency Certification

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

I recommend that this property be considered significant at the following levels of significance:
[] national [] statewide [X] local

Applicable National Register Criteria: [X] A [] B [X] C [] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 2/6/14
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property [] meets [] does not meet the National Register criteria.

Signature of commenting or other official
Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- [X] entered in the National Register
[] determined eligible for the National Register
[] determined not eligible for the National Register.
[] removed from the National Register
other, explain:

Signature of the Keeper: [Signature] Date of Action: 3-31-14

First National Bank, Uvalde, Uvalde County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: COMMERCE/bank; GOVERNMENT/post office; INDUSTRY/printing plant; COMMERCE/office building; COMMERCE/store

Current Functions: VACANT

7. Description

Architectural Classification: Other: Two-part commercial block

Principal Exterior Materials: brick, stone

Narrative Description (see continuation sheets 7-6 through 7-8)

First National Bank, Uvalde, Uvalde County, Texas

8. Statement of Significance

Applicable National Register Criteria

<input checked="" type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: N/A

Areas of Significance: Architecture; Politics/government

Period of Significance: 1890-1924

Significant Dates: 1890, 1924

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): N/A

Architect/Builder: unknown

Narrative Statement of Significance (see continuation sheets 8-9 through 8-14)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-15 through 9-16)

Previous documentation on file (NPS):

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

Primary location of additional data:

- State historic preservation office (Texas Historical Commission, Austin)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

Historic Resources Survey Number (if assigned): N/A

First National Bank, Uvalde, Uvalde County, Texas

10. Geographical Data

Acreage of Property: less than 1 acre

Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

1. Latitude: 29.209743 Longitude: -99.785129

Verbal Boundary Description: 10900 Old Town Subdivision Lot 185B Block 10

Boundary Justification: While all of Lot 185 was in the ownership of the bank in 1902, the nominated building is entirely located in 185B. 185C contains a noncontributing building that abuts the Bank building and 185A is vacant land.

11. Form Prepared By

Name/title: Susan Anderson
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Date: August 28, 2013

Additional Documentation

Maps (see continuation sheet Map-76 through Map-21)

Additional items (see continuation sheets Figure-22 through Figure-26)

First National Bank, Uvalde, Uvalde County, Texas

Photographs

Name of Property: First National Bank
City or Vicinity: Uvalde
County, State: Uvalde County, Texas
Photographer: Algera Anderson
Date Photographed: August 28, 2013
Number of Photos: 7

TX_Uvalde County_First National Bank_0001.tif

West elevation (primary). Camera facing east.

TX_Uvalde County_First National Bank_0002.tif

Southwest oblique. Camera facing northwest.

TX_Uvalde County_First National Bank_0003.tif

North elevation (secondary). Camera facing south.

TX_Uvalde County_First National Bank_0004.tif

Northwest oblique. Camera facing southeast.

TX_Uvalde County_First National Bank_0005.tif

Cornice detail, west elevation. Camera facing east.

TX_Uvalde County_First National Bank_0006.tif

Corner cornice detail, west elevation. Camera facing east.

TX_Uvalde County_First National Bank_0007.tif

Detail, primary entry. Camera facing east.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

First National Bank, Uvalde, Uvalde County, Texas

Narrative Description

The First National Bank is a two story, two-part commercial block building with late Victorian detailing. It is the oldest commercial structure in downtown Uvalde, Texas. The brick walls contrast with rough cut stone and the colored glass in upper sashes and transoms of the front façade show a Queen Anne influence. The building sits in the center of Uvalde on the corner of E. Main and S. East streets facing Town Hall Plaza. The building is in fair condition with some modification of windows and doors and some deterioration from water. Doors and windows on the second floor are boarded, as are most of the windows on the first floor.

The two story First National Bank was constructed in 1890 on the former site of Uvalde's first commercial building, Reading Black's store. The rectangular building is 25 feet wide facing S. East St. and Town Hall Plaza and runs back 60 feet along E. Main St. It occupies the northwest corner of Lot 185 of the Old Town subdivision.

The site was chosen, no doubt, because of its prominent location on the main road from San Antonio to California and facing the city's central plazas. In the early years of Uvalde, most businesses were located facing Main Street. Fewer commercial buildings were built east of the plazas due to frequent flooding of the Leona River. Structures built on the west side of the plazas toward High Street were in less danger of flooding. The brick foundation and walls enabled the building to outlive other structures on East Main Street during the catastrophic flood of 1894 when flood waters came up to the courthouse. The structure also survived fires which leveled many early buildings around the plazas including one next to the bank. Other wooden buildings on Town Hall plaza have been torn down. The only buildings remaining on the plaza are the 1930 City Hall, and two buildings built as car dealerships in the late 1940s.

The western façade, or front, of the building has three bays. The center and right bays have bulkheads with large fixed windows on the first floor. The left bay has an arched opening with a pair of doors at an angle facing the corner. Crowning each opening is a transom window with rectangular, diamond and triangular panes surrounded by squares of colored glass. The windows on the second floor front are double hung sashes with the upper pane surrounded by squares of colored glass.

The thirteen inch thick masonry walls are load bearing. The locally produced yellow brick is contrasted with a band of rough cut limestone dividing the floors and running between the second floor windows. Window and door openings have brick lintels. The façade rises to a parapet wall topped with a pressed metal cornice. A decorative pediment flanked by urns is centered on the parapet.

The north façade, which faces Main Street, has five fixed glass windows and one door opening on the first floor and seven windows on the second floor. The pressed metal cornice wraps around from the west façade. Iron canopy supports hang from hooks set into the brick. A metal pole with cross pieces that held telephone wires is attached to the building.

First National Bank, Uvalde, Uvalde County, Texas

The rear of the building, east façade, is obscured at the first floor level by the abutting D'Hanis tile building, constructed in 1950. The upper floor has two window openings and a lower parapet wall with no metal cornice. A chimney protrudes from the parapet.

The south façade has two windows on the lower floor, two on the upper floor and a doorway centered on the second floor wall. There is a remnant of the exterior wooden staircase to the second level. The low parapet wall matches that on the east side. The east and south walls have no limestone trim.

The gabled roof is covered with raised seam metal panels supported on 1x planks over 2x site-built roof trusses. The rear/east end terminates in a hip. The floor is 1x4 wood decking supported on 2x10 wood floor joists on sixteen inch centers. The joists sit in pockets in the masonry wall. Interior walls are plaster. Ceilings are 1x6 planks. There are metal tie rods that add further stability to the building at the floor and roof levels of the building.

The first floor is divided into two rooms. The smaller room at the rear is partitioned to create a restroom. The upper floor is one large space. When the building was built in 1890, it had no exterior stair. There is evidence of the interior stair on the east wall which was accessed from a single door facing Main Street.

Minor changes have been made to the building through the years as the types of businesses that have occupied it have changed. When the bank occupied the front portion of the building, there were two sets of doors on the west façade to allow for the large volume of customers that frequent banks. When the front portion became offices, the set of doors on the right were replaced by a window and bulkhead like the one in the center of the façade. Later, when the building was used for retail, the remaining doors on the front façade were reoriented toward the more heavily trafficked Main Street, though the arched entry portico services both Main and East. This change likely dates from the late 1940s.

On the north façade, the building originally had two sets of doors that accessed the post office from Main Street and a single door that accessed the interior stair. The post office, like the bank, would have had a constant flow of customers and needed plenty of access. When the post office moved into a separate building around 1905, the space was used as offices and all doors on the north were removed except for the single door at the rear which had formerly accessed the interior staircase. An exterior staircase was added to the south side of the building and the interior stairway was removed to create a larger office space in the rear of the building.

Early pictures show a striped awning on the first floor of the west facade that would have shaded the bank from the west sun. By 1905, a two story, wooden porch with decorative spindles was added to the front façade. This two story porch was a feature of several buildings in town that were built around this time period. The porch was removed in the 1940s and replaced with a canopy that wrapped around the northwest corner of the building to shade the reoriented front entrance. When air conditioning was added to the building, the 2/2 double hung windows on the north side of the building were replaced with fixed panes of glass in the original openings.

Since the last business closed in 1980, the canopy has been removed, upper story windows and doors boarded. All downstairs windows but one have been boarded. The exterior stair and the door it accessed have been removed and the doorway boarded. The building has suffered water damage from missing flashing and an open

First National Bank, Uvalde, Uvalde County, Texas

roof hatch and doorway on the second level. Pigeons have been roosting on the second floor. The colored glass transoms and upper sashes appear to be intact behind paint and boards.

Though the building has seen some alterations, it retains a high degree of integrity. The changes made to the storefront windows and primary entry are very common in this type of commercial architecture as owners adapted their buildings to suit new uses and stay commercially viable. For the most part, these changes incorporated the original materials. So although there are minor alterations to the original design, the integrity of workmanship and materials are clearly evident. The building also retains a high degree of integrity in the areas of setting, association, and feeling. Overall the building conveys its historic identity to high degree.

First National Bank, Uvalde, Uvalde County, Texas

Statement of Significance

The First National Bank building was built on the site of Uvalde's first permanent commercial structure, Reading Black's trading post, in 1890. The building is the oldest existing commercial building in the city and its architecture sets it apart as one of the most ornate. This building had a prominent place in the life of the city as a bank, the first office and printing plant of the local newspaper, the post office and the first telephone exchange. In 1924, it was the scene of a murder that was a direct result of the Ku Klux Klan movement of the 1920s. The building has been vacant for over 30 years, but remains one of the most beautiful and loved buildings in town. As the oldest extant commercial building in Uvalde and as an excellent local example of two-part commercial block architecture, it is nominated to the National Register of Historic Places at the local level of significance under Criterion C in the area of architecture, as well as under Criterion A in the area of politics/government for its association with a significant local event.

In 1852, Reading Wood Black arrived in Texas from New Jersey and settled above Fort Inge in what was then Bexar County. Black opened a trading post on the Leona River and had the roads from San Antonio to California which crossed the Leona to the north and from San Antonio to Fort Duncan, Eagle Pass, which crossed the river to the south moved so that they would go by his store. He originally built a picket house in the oak grove along the river. He planted a garden and orchard and opened a lime kiln and quarry. In 1854 Black built a two story stone building which served as his home and store farther from the river and danger of flooding.

In May 1855 Black hired surveyor C. A. Thielepape of San Antonio to lay out a town which he named Encina. There were seven streets that ran east to west and five from north to south. In the center of the town he laid out four plazas and designated them: Fountain Plaza, Market Plaza, Courthouse Plaza and Town Hall Plaza. Black's rock store sat on Lot 185 at the corner of Town Hall plaza facing the San Antonio highway or Main Street. The lots were 60 feet wide and 240 feet deep. Streets were laid out with a generous 90 foot width.

Later that year, Uvalde County was organized. At that time the name of the village was changed to Uvalde in honor of the Spanish general, Juan de Ugalde. There was an immediate real estate boom and houses began to be built around the plazas. In 1857 the post office was moved from Fort Inge to Black's store.

Throughout the rest of the 1850s, Uvalde increased in population despite clashes between Native Americans and settlers. The Second Cavalry was posted at Fort Inge to protect the settlers. Black, a Quaker, traded with the friendly tribes and tried to negotiate peace with the ones who were warlike. By 1860, Uvalde had grown to a population of 462 and Black had married the daughter of a local rancher.

The peace did not last long with secession on the horizon. The frontier areas of Texas tended to be pro-union and Uvalde was no exception. When it came time to vote, Uvalde County voted against secession 76 to 16. After witnessing the cruelty of Confederate soldiers toward neutral German immigrants, Black left for Mexico where he remained until the end of the war.

In 1866 Black returned to Uvalde and ran for the state legislature and served as one of a half dozen Union men. In 1867, Black was murdered in his store by his brother-in-law, Tom Wall. The San Antonio papers reported

First National Bank, Uvalde, Uvalde County, Texas

that it was due to his Unionist tendencies as well as a family dispute. Wall escaped to Mexico. Black's wife continued to operate the store and post office and rented out rooms. In 1887, the "old rock hotel" burned.

The vacant Lot 185 was sold May 21, 1890 to a wealthy investor from Matamoras, Mexico, Kate O'Sullivan Maloney. Mrs. Maloney built a two story commercial building facing Town Hall Plaza. The First National Bank, organized in 1891, leased the building. W. W. Collier was the cashier. In 1899 the Uvalde National Bank was formed as an outgrowth of the private bank of Collier & Company formed in 1897 by W. W. Collier who became the first president of the Uvalde National Bank.

In 1898, Harry Hornby arrived from Pearsall to open the *Uvalde Leader* newspaper. He leased the upstairs room for his newspaper office. He bartered with a friend to help him move the heavy press up the narrow steps on the side of the Bank building to the two rooms he rented upstairs. The newspaper remained upstairs until 1903 when Hornby bought the back portion of Lot 185 and moved his printing press into a frame building there.

In 1901, Collier resigned as president of Uvalde National Bank and John Simpson became president. He and F. J. Rheiner, the cashier, purchased the First National Bank building from Mrs. Maloney. They sold the building to the bank the next year. The bank occupied the front portion of the first floor while the post office was located in the back facing Main St. The post office remained in the building until around 1905 when it was moved into a wooden building behind the bank. In 1915 a permanent brick building was built on Fountain Plaza for the post office. Upstairs in the bank building were various professional offices including W. P. Dermody's insurance office.

The 1909 special edition of the *Uvalde Leader-News* praised the bank saying, "The Uvalde National is considered one of the strongest financial institutions in Southwest Texas..." The board of directors were leading men in the community: W. D. Kincaid, J. A. Mangum, F. J. Rheiner, George A. Kennedy, M. B. Walcott, J. M. Kincaid and Tom C. Frost of San Antonio. That year the bank sold the southwest corner of Lot 185 to W. S. Ingram to build a commercial building with the stipulation that it could not be a saloon or sell liquor. Ingram sold the building to the Uvalde Mercantile Company.

In December of 1913 a fire started underneath J. H. Nipper's mercantile, located on the south side of the bank. Because of the metal cladding, the fire department had a difficult time getting water to the fire. The building was a total loss. The bank building suffered broken windows and water damage. Throughout the fire the "Hello Girls", telephone operators, remained at their switch boards even when the exterior stairs to the telephone office caught fire. Mrs. Simpson and W. B. Bartee rebuilt a one story structure for Nipper's store.

The bank closed in 1919 amid financial scandal. The cashier Ferdinand Rheiner was convicted of embezzlement and sent to Leavenworth. The building was sold by Jake Schwartz, the liquidator, to F. T. Kincaid who rented out offices. Grady Mahaffey, rented the prominent downstairs front office for his abstract and real estate business. This office was the scene of the second politically motivated murder on the property.¹

¹ The following account of the murder is based upon the newspaper articles listed in the bibliography, as well as on the notes Hornby made for his book. The summary published later by Jane Knapik is also based upon Hornby's notes.

First National Bank, Uvalde, Uvalde County, Texas

The Ku Klux Klan was revived in 1915 in Georgia but did not gather many members until 1920 when Joseph Edward Simmons formed a partnership with Edward Young Clarke to promote the organization for a cut of the \$10 membership fee. Field organizers began enlisting members across the country arriving in Texas in September of 1920. As an outgrowth of the First World War, the new Klan was anti-foreigner, anti-Catholic and promoted itself as an enforcer of prohibition and a champion of traditional morality—frequently through brutal intimidation of violent tactics. No records of Klan activity in Uvalde exist before 1923, the year the local Klavern was chartered. Although the KKK was not as successful in South and West Texas because of the large Catholic population, it grew rapidly in its first year in Uvalde with over 230 members joining, some from neighboring counties.

The reincarnation of the post-Civil War secret society had many of the same elements as other fraternal organizations such as dues, a women's auxiliary and covered dish suppers complete with Uvalde County Ku Klux Klan china. Many prominent Uvaldeans were charter members including Levi Old, a former district attorney and Texas Ranger, as well as the District Clerk, the County Tax Assessor and two County Commissioners. The majority of members were farmers and ranchers with some merchants and a handful of preachers and professionals. Notable by their absence on the membership roster were the officers of the local banks, owners of the three largest mercantile establishments, publisher of the local newspaper, owners of the local drug stores, large land owners and John Nance Garner who was serving in the U. S. Congress.

In 1924, Levi Old sold a plot of land east of town to the Klan and in March of that year they dedicated their new meeting hall. Outside the hall was a large, lighted red cross that could be seen from the nearby San Antonio highway.

In keeping with national practices, the local KKK rewarded the protestant ministers in Uvalde who were supportive of the Klan. One Sunday they marched in full regalia to the front of the Baptist Church to give \$100 toward the building fund stating, "We have watched the unselfish efforts and works of Rev. C. F. Andrews...toward making Uvalde a better place spiritually to live in..." The Klan was known in Texas for its highly publicized tar and feathering of people who did not live up to their standards of conduct. In Uvalde, they were rumored to have run more than one man out of town for beating his wife. They were staunch supporters of prohibition which was not popular with all of Uvalde's citizens. The KKK burned crosses in the front yards of Congressman John Nance Garner and Uvalde Leader-News publisher Harry Hornby for their outspoken opposition to the Klan.

In 1924 the tension came to a head with the Democratic primaries. At the national level, Catholic candidate Al Smith was up against Klan-backed William Gibbs McAdoo. In Texas, the gubernatorial race included Dallas Klansman Felix Robertson and Miriam "Ma" Ferguson. Things were no less tense in Uvalde. The newspaper endorsed the Anti-Klan candidates. Levi Old was the campaign manager of the Klan ticket. Old frequently denounced well known rancher Fred McKenzie who was believed by many to be a bootlegger. It is said that Old had gathered enough evidence to put McKenzie away for bootlegging. Old had threatened McKenzie with prosecution and McKenzie had threatened Old with death. There had been bad blood between the two for quite some time. It may have been the result of criminal charges for cattle theft that were filed against McKenzie in 1919 while Old was city attorney. The situation was exacerbated by McKenzie's backing of the Anti-Klan ticket.

First National Bank, Uvalde, Uvalde County, Texas

The night of the county primary, election returns were being posted outside the Mahaffey Abstract Office in the downstairs of the National Bank building as results were being received by telephone. Levi Old was in the office copying down the returns. It was possible that he had plans to contest the election. At 6:00 in the morning there was still one ballot box out. Harry Hornby left the newspaper office next door and stopped in to speak with Old. At that point all but one Klan candidate had been defeated and Old was the only Klansman in the building. As Hornby crossed the street he met Fred McKenzie and two of his friends heading toward the bank building. Suddenly shots rang out. Hornby ducked behind a car and saw people jumping out of windows and running out doors of the building.

Deputies Proc Webb and Coy West quickly arrived on the scene. Fred McKenzie surrendered and was escorted to jail. Tensions were high and McKenzie was moved to San Antonio for his safety. The trial was to be held in Uvalde, but was moved to San Antonio on change of venue. The defense claimed that Old lunged at McKenzie when he entered the room. McKenzie said he saw a gun in Old's hand, so he shot four times. No other witnesses reported seeing Old with a gun. The jury deliberated for two hours and came back with a verdict of not guilty.

The Klan ticket lost in Uvalde and only 12 new members were recruited in 1925. Minutes of the organization through the next few years showed members being dropped for not paying their dues and many of the new members were transfers from other Klaverns. Attendance decreased each year and by 1930 average attendance had dropped to 20 people. Officers began to look into ways to preserve the property, keeping it out of the hands of the national organization in the event that they dissolved the Klavern. In 1932 they set up a trust to manage the property. In 1933, the Uvalde Klan reinstated 23 members including many charter members and officers. Their charter was reinstated by the state organization in October of 1933. No further records are available regarding Uvalde's Klan. In 1941 the trustees sold a small portion of the property to Uvalde County and in 1946 they donated the remaining eight acres to the county to build a hospital. Proceeds from the sale of their building went to the hospital campaign fund.

Statewide, anti-Klan sentiment was evident in the election of "Ma" Ferguson as governor. This same sentiment probably influenced the jury that acquitted Fred McKenzie. Klan affiliation and the murder itself caused a great rift in the community. Family members quit speaking to each other and friendships ended. Many subscribers cancelled their subscriptions to the *Leader-News* because they didn't want to support a paper that backed murderers. Levi Old's death certificate cited a gunshot wound to the head as the cause of death, but it also listed a contributing factor, politics. The year 1923 was the high point for the Klan in Texas and its power declined steadily after the 1924 election. The event in Uvalde, then, can be seen as a local manifestation of a pattern of events taking place in a larger historical context. After the 1924 elections, the Klan never again functioned as an organization in Texas politics.

After the incident, the building saw periods of vacancy and various occupants. Grady Mahaffey built a new office building on North East Street and in 1930, Harry Hornby built a new building for the *Leader-News* next door. Southwestern Bell telephone moved to a new building a few blocks to the west that same year. The former bank building was rented as retail space. In 1947, Perry Thomson of San Antonio opened Thomson's Liquor Store in the building. The store was managed by Randolph Stein who eventually purchased the business and in 1969 the building. He continued to operate the store until 1978 when Jim Biedeger became the manager. The store closed a year later and the building has been vacant ever since.

First National Bank, Uvalde, Uvalde County, Texas

On more than one occasion there has been talk of demolishing the building. Each time the issue arises, community outcry has ended the discussion. Currently the city is working with the owner to make sure the building is safe and preserved. The building remains in the Stein family.

The former First National Bank building, now known as the Stein Building locally, is the oldest extant commercial building in the city of Uvalde and is an excellent example of the late-19th century, two-part commercial block building type. The type was the most dominant form used for small commercial buildings throughout the United States from the mid-19th through the mid-20th centuries. The type is defined by façade composition, with the identifying characteristic being the way in which the building's façade is divided into distinct sections or zones. The division of zones reflects the difference in interior uses. In the case of the two-part commercial block, there is a horizontal division which delineates two distinct zones. The lower zone is almost always used for public spaces such as retail stores, banking lobbies, insurance offices, or hotel lobbies, while the upper zone is utilized for less-public oriented spaces such as individual offices, hotel rooms, or light manufacturing activities. In the case of the nominated building, the horizontal division is created by the rough cut limestone belt course which corresponds to the interior floor division. Set into the building's brick walls, the belt course creates a noticeable division. That division is reinforced by the primary façade's fenestration. The lower floor features large door openings and storefront windows at the sidewalk level, inviting visitors to enter and identifying the space as one for public use. The upper zone, however, features a regular rhythm of single windows, hinting at the more private nature of the space within.

The origins of the two-part commercial block type actually lie in the much earlier shop-house, which were utilitarian and freestanding structures in which merchants ran shops on a bottom floor and lived in quarters above. With population and economic growth, demands for trade and professional services increased exponentially. That, coupled with rising land values, led to the abandonment of the shop-house form of commercial architecture and the emergence of the two-part commercial block as a distinct type by the mid-19th century, and it dominated until the 1950s in most American small towns. The earliest examples were often unadorned and simple, reflecting the buildings' practical function. By the Victorian era, however, technological advances and new building materials allowed the buildings to become much more ornate with elaborate cornices, decorative window surrounds, ornamental framing, and larger and more numerous expanses of storefront glass. The nominated building is a good example of this era and type of detailing in that it incorporates decorative colored glass, an ornate pressed metal cornice, and generous storefront windows at the street level.

Not only does the nominated building embody the distinctive characteristics of this type and period of commercial architecture, it also occupies an important location in Uvalde's urban plan. Cultural geographer Robert E. Vesleka, in his highly regarded study of the courthouse squares of Texas, classified Uvalde's courthouse square as a predominant one, which means that it retains a central focus in the community. An important feature of this classification is the concentration of prominent buildings and land use around the square, usually involving the town's central business district. The most typical arrangement is the enclosure of the square by rows of prominent storefronts.

More specifically, the Uvalde courthouse square is more categorized as a prototypical plaza plan, meaning the courthouse fronts an open, public space or park bounded by streets on all sides. There are fifteen of these in Texas and in most cases, the courthouse sits on a separate block opposite a plaza. In Uvalde, however, there is

First National Bank, Uvalde, Uvalde County, Texas

an even more complex composition that involves four central blocks—one for the public square, another for the courthouse, and one each for the city hall and post office (historically another open plaza)—all of which were once surrounded by storefronts. Historically, the First National Bank building anchored the commercial development on the Town Hall quadrant of this four-block “square.” Eventually, the most prominent businesses fronted the county courthouse square and the public plaza. Many of these buildings are still standing today and so the visual continuity of those quadrants in the plan is mostly intact. However, because the Town Hall commercial quadrant never quite filled in as compactly as other quadrants, and because many of those buildings have been lost, the visual continuity of the historic plan is less evident. What keeps it from being completely obscured, however, is the presence of the bank building. Therefore, it’s not just the oldest standing commercial building in Uvalde, it’s also the last remaining historic commercial building on this quadrant of the original four-block “square,” and serves as one of the last visible reminders of what town planners had in mind for the civic and commercial core of their city.

First National Bank, Uvalde, Uvalde County, Texas

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First National Bank, Uvalde, Uvalde County, Texas

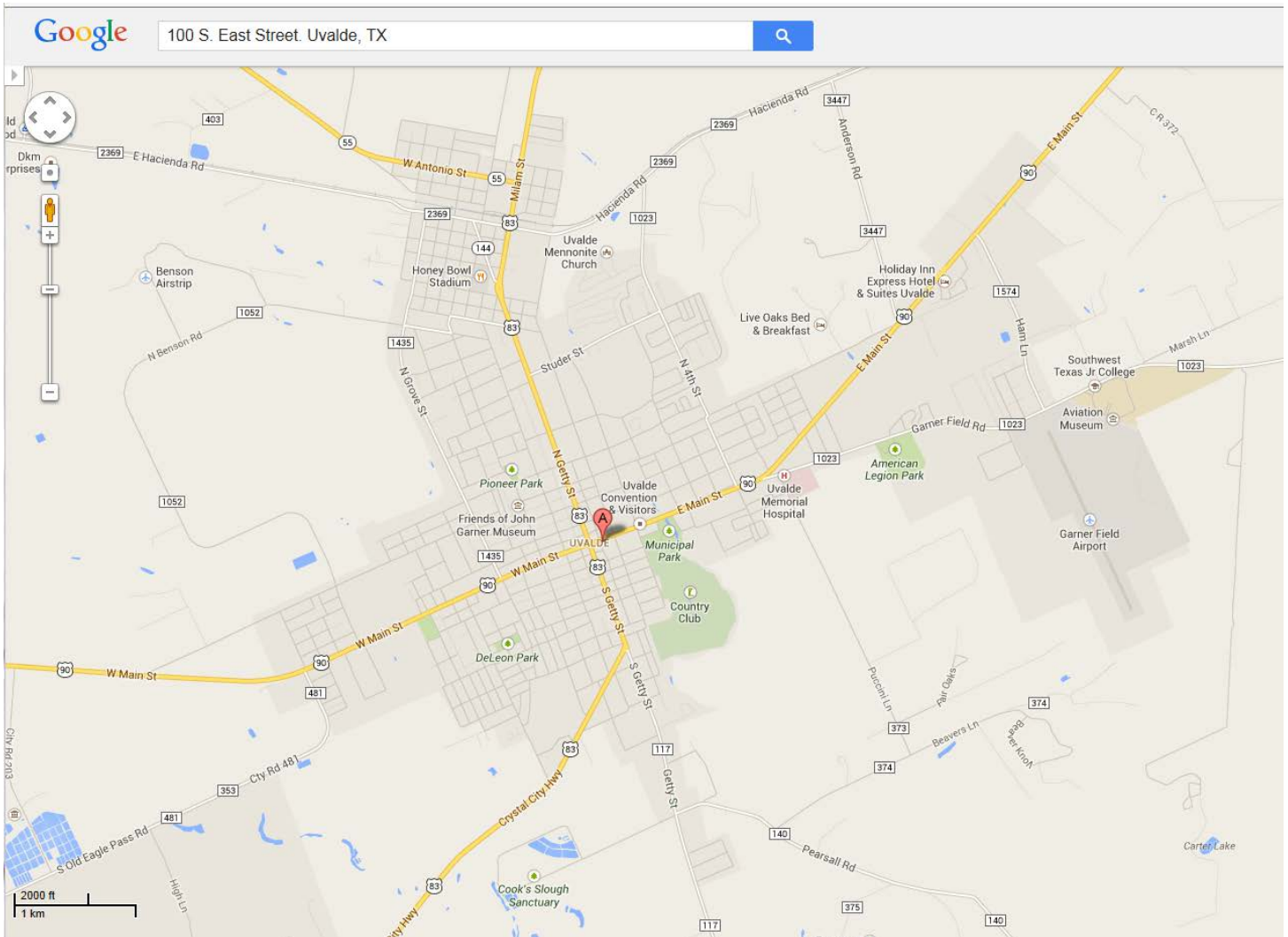
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First National Bank, Uvalde, Uvalde County, Texas

Map 1: Uvalde County (shaded) is in south Texas.

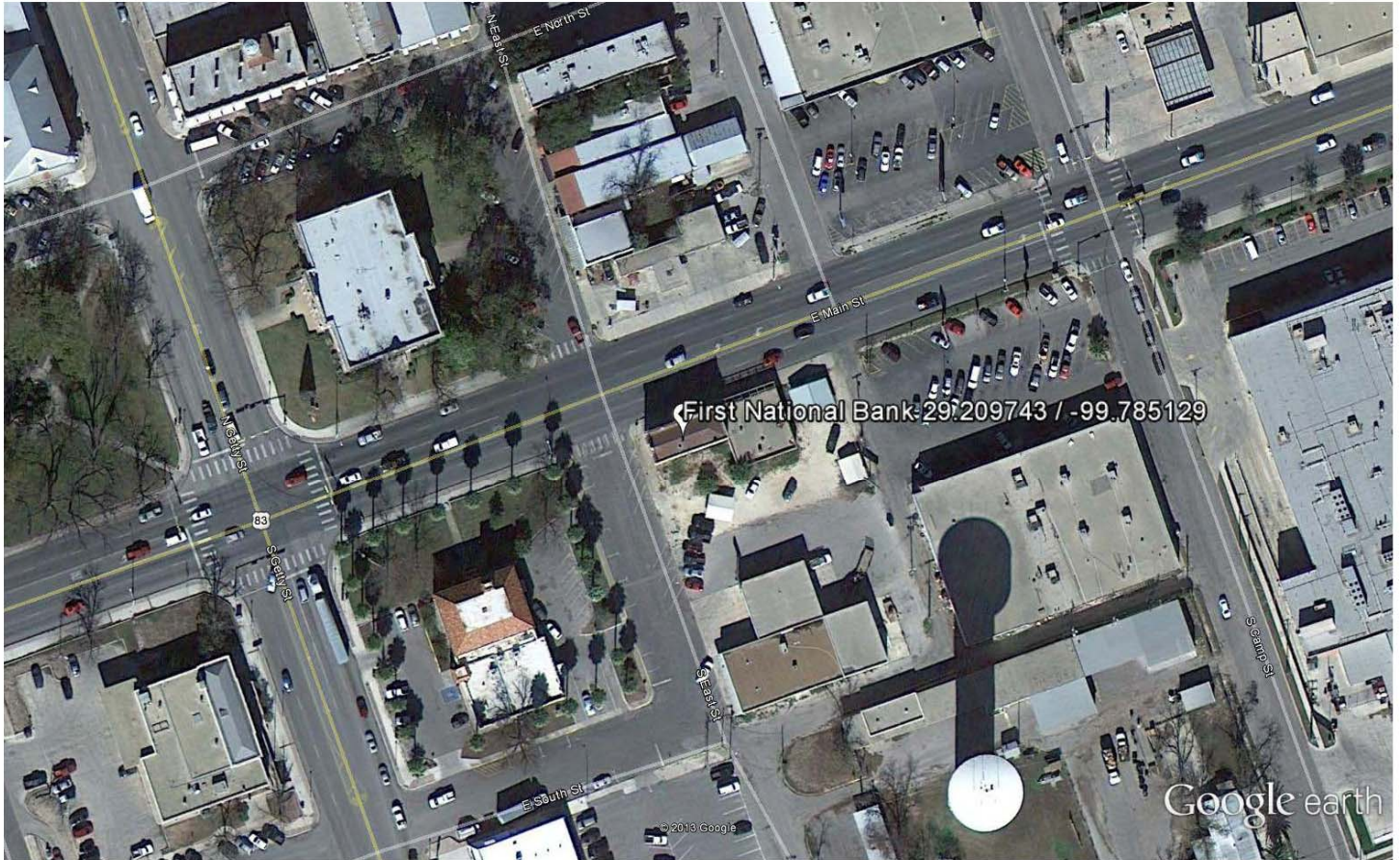


Map 2: The nominated property (Pin A) sits in downtown Uvalde, the county seat of Uvalde County. Top edge is north.



First National Bank, Uvalde, Uvalde County, Texas

Map 3: Scaled Google Earth map of the nominated property, depicting locational coordinates.

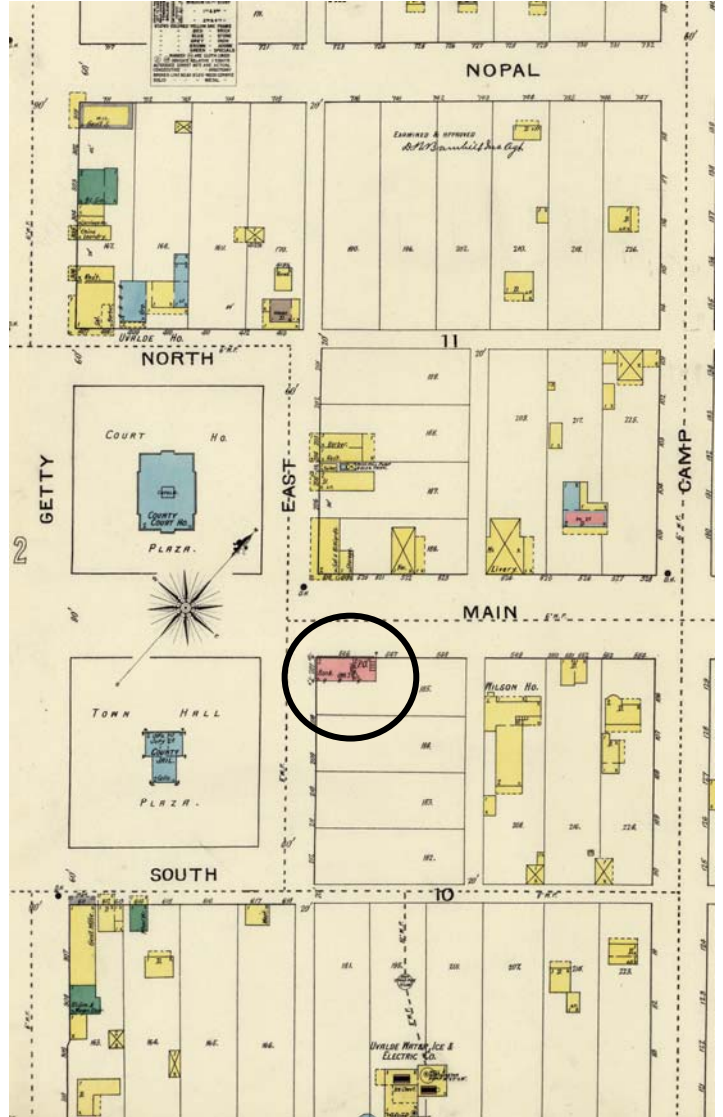
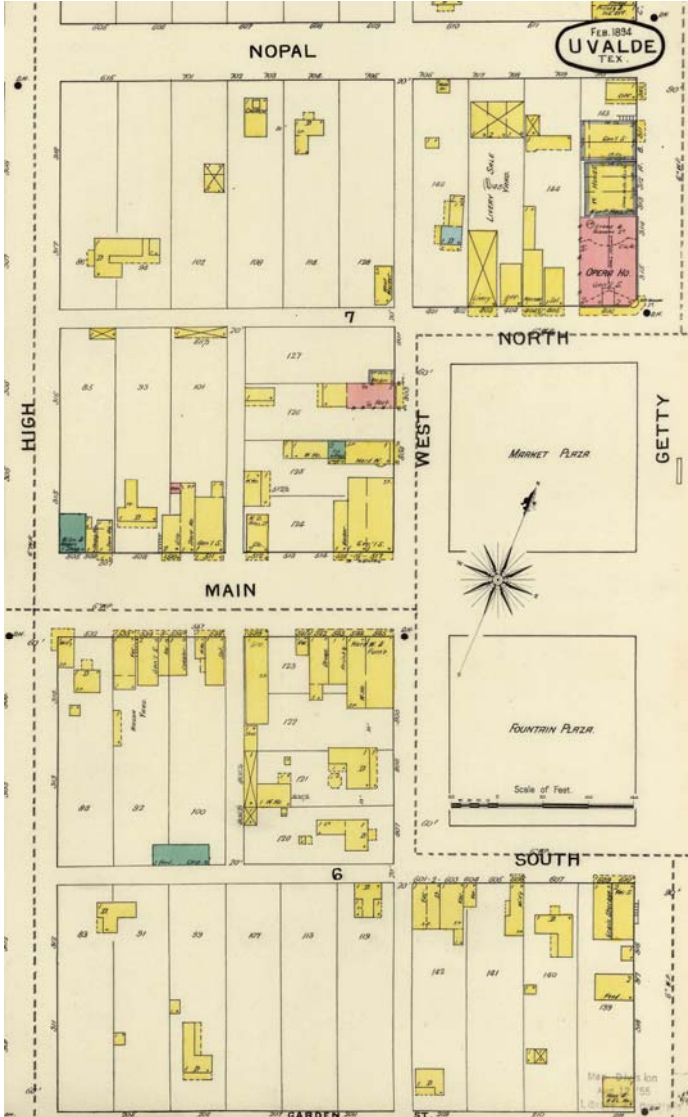


Google earth



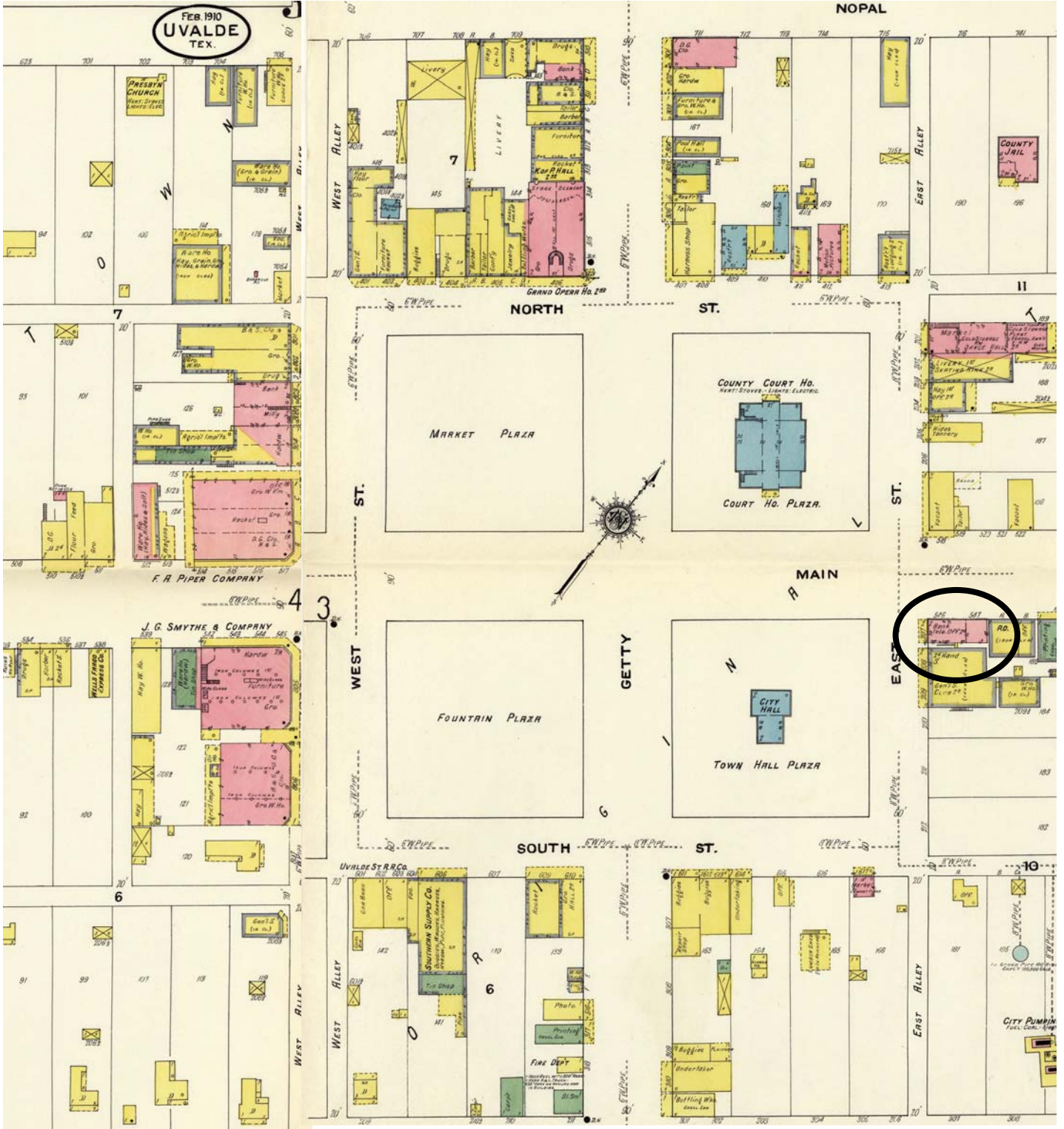
First National Bank, Uvalde, Uvalde County, Texas

Map 4: 1894 Sanborn Fire Insurance Map, pages 1 and 2. Nominated property is circled.



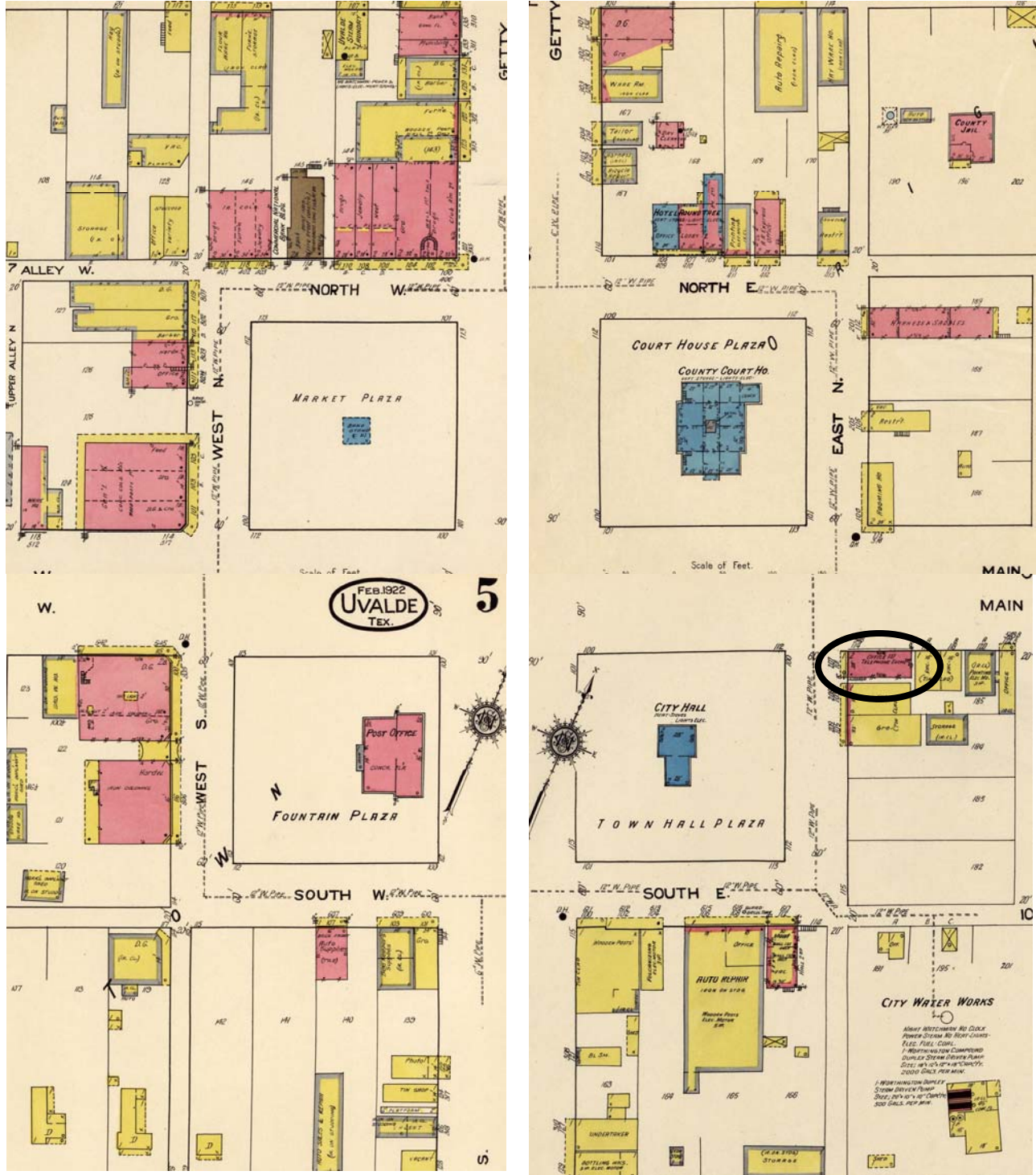
First National Bank, Uvalde, Uvalde County, Texas

Map 5: 1910 Sanborn Fire Insurance Map, pages 3 and 4. Nominated property is circled.



First National Bank, Uvalde, Uvalde County, Texas

Map 6: 1922 Sanborn Fire Insurance Map, pages 2, 3, 5 and 6.



First National Bank, Uvalde, Uvalde County, Texas

Figure 1: Historic photo, c. 1890s.



First National Bank, Uvalde, Uvalde County, Texas

Figure 2: Historic photo, c. 1890s.



First National Bank, Uvalde, Uvalde County, Texas

Figure 3: Historic photo, c. 1902.



First National Bank, Uvalde, Uvalde County, Texas

Figure 4: Historic photo, c. 1909.



First National Bank, Uvalde, Uvalde County, Texas

Figure 5: Historic postcard, c. 1912. Nominated building is on far left.

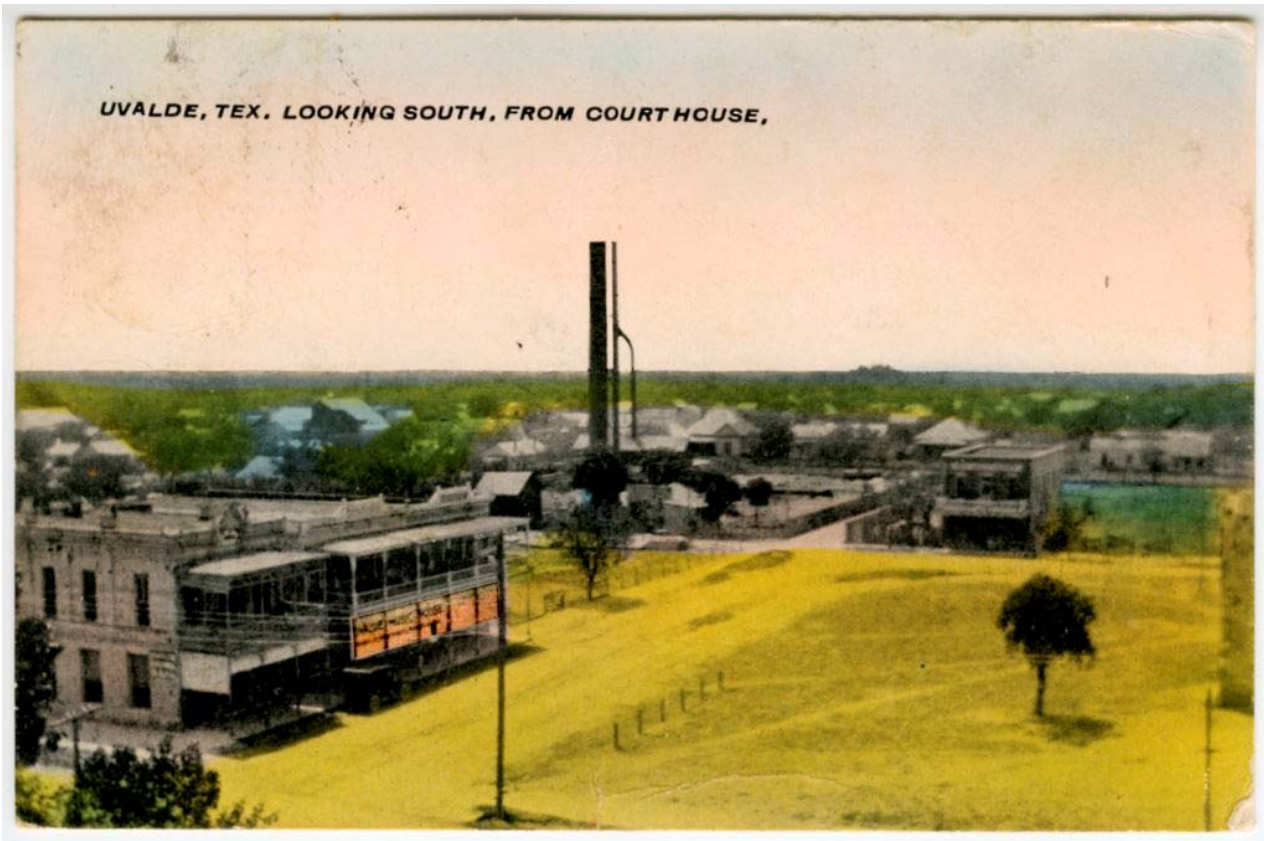


Figure 6: Historic photo, c. 1926. Nominated building is on far left. (The porch—not an original feature—was removed in the late 1940s.)









UVA



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ACTION PLUMBING

UVALDE
ARTISTS







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279 6054

Help

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loves

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY First National Bank
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Uvalde

DATE RECEIVED: 2/12/14 DATE OF PENDING LIST: 3/12/14
DATE OF 16TH DAY: 3/27/14 DATE OF 45TH DAY: 3/31/14
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 14000106

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 3-31-14 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Edson Beall
 National Park Service
 National Register of Historic Places
 1201 Eye Street, NW (2280)
 Washington, DC 20005

FROM: Carlyn Hammons
 Texas Historical Commission

RE: *ch* New Submission, National Register Nomination
 First National Bank, Uvalde County, TX

DATE: February 5, 2014

The following materials are submitted:

<input checked="" type="checkbox"/>	Original National Register of Historic Places form and electronic locational data (in .kmz format) on CD. <i>ch</i> The enclosed disk contains the true and correct copy of the nomination for the <u>First National Bank</u> to the National Register of Historic Places.
	Resubmitted nomination.
<input checked="" type="checkbox"/>	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
<input checked="" type="checkbox"/>	CD with seven (7) TIFF photograph files.
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do) (do not) constitute a majority of property owners
- Other:

