

Ryan Carew  
BLAW 3362

This is a timeline form of the history of the site that occupies present-day 113 N Guadalupe, in San Marcos, Texas. This address is currently a part of today's McKie-Bass Building. Information was obtained from Sanborn insurance maps for years dating 1885 through 1930. Information for years dating from 1909 up to this present day was found in the City Directories, courtesy of the San Marcos Public Library. Diana Endsley, of Independence Title Company, provided me with an informative brochure from the 1984 historic buildings tour, which also contributes to the information gathered here.

Pre-1885:

Hays County was established in 1848 by the Texas Legislature. The town center was laid out in 1851, followed by numerous other buildings surrounding it in the following decades on what is now known as the square.

1885 – 1896 (325 Guadalupe)

- Small one story building occupied by DWG Bakery.

1893 (325 Guadalupe)

- The McKie-Bass Building was built by W.R. and Daniel McKie and their sister Jennie McKie Hutchins.
- This was a two story building that housed multiple businesses.
- Grocery store on the first floor operated by B. Daily, who later opened Daily & Son Groceries.
- Offices upstairs, records do not indicate their purpose.

1902 (325 Guadalupe)

- Dailey and Son Groceries moved next door, to present-day 111 N Guadalupe, until about 1922.
- A barber shop now occupied this section of the McKie-Bass Building.

1909 (325 Guadalupe)

- Texas Power and Light Company replaced the barber shop.
- Curtis L Ivey made the second floor of the building into his residence.

1912 (113 N Guadalupe)

- The new address of the building became 113 N Guadalupe.

1934 (113 N Guadalupe)

- Texas Power and Light Company moved out after 25 years of service.
- Dr. Curtis L Ivey opened his doctors' office on the first floor and continued to live upstairs.

1937 (113 N Guadalupe)

- Dr. Ivey closed his office and moved out.
- Talmadge Hardware opened a hardware store.

1947 (113 N Guadalupe)

- Talmadge Hardware moved out of this location.
- Petrich Home Appliance began selling merchandise.

1952 (113 N Guadalupe)

- Petrich Home Appliance moved out.
- Hays County Abstract Company replaced Petrich Home Appliance.
- The site is still owned and operated to this day by Hays County Abstract Company.

1984 (113 N Guadalupe)

- The building was on the tenth annual "Tour of Distinction", which was a historic buildings tour that was organized by the Heritage Association of San Marcos. The following is an excerpt from the informative brochure regarding the building:

"The McKie-Bass building is the only commercial building downtown exhibiting the original cast iron front. A National Register building, it has very recently been completely restored. It was built in 1893 by the McKie family as an investment. Around the turn of the century it was a grocery store and later a hardware store. When C.T. Bass purchased it in 1904 it became a drugstore with the Bass family apartments upstairs. It has been in the Fitzgerald family for 20 years as a Title Company and law offices. It is presently owned by Mr. and Mrs. William Fitzgerald who undertook the certified restoration. It again includes living quarters overhead, a convenience for an occasional overnight stay in town."

2007 (113 N Guadalupe)

- Zeb Fitzgerald, the president of Hays County Abstract Company, ran an advertisement in the San Marcos Daily Record on Friday, March 30, 2007.
- As displayed in the advertisement, Hays County Abstract Company has been serving San Marcos since 1910. It has been at 113 N Guadalupe since 1952, and before that it was at the state bank building, suite 403.
- Following is the exact advertisement as seen in the San Marcos Daily Record on March 30, 2007, and following that is a picture of what the building looked like from the street from when it was renovated in roughly 1980 to 2007.

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2010 (113 N Guadalupe)

- Today, both 113 and 111 N Guadalupe are the address of Hays County Abstract Company. The front of the building has been recently changed and now reads "Independence Title Company".

# THE HAYS COUNTY ABSTRACT COMPANY

*Serving San Marcos and Hays County since 1910*  
Locally Owned & Operated

## **Representing:**

Lawyers Title Insurance Corp.  
Stewart Title Guaranty Company  
Ticor Title Insurance Company

## **Members of:**

Texas Land Title Association  
American Land Title Association

## **MAIN OFFICE**

113 N. Guadalupe Street, P.O. Box 725, San Marcos, Texas 78666  
Phone: 512-392-1271 • Fax: 512-392-1671 • Austin: 512-282-7826  
ESCROW OFFICERS: Wm. Z. Fitzgerald, Gene Majors, Luci Altenhoff,  
Jay S. Fitzgerald, Diana Endsley, Gloria Salazar

## **BRANCH OFFICES**

150 Ranch Road 3237, P.O. Box 727, Wimberley, Texas 78676  
Phone: 512-847-2278 • Fax: 512-847-5131  
ESCROW OFFICERS: Michael D. Stevens, Gabriele Sommer, Dawn Riley

1220 US Hwy. 290 West, P.O. Box 529, Dripping Springs, Texas 78620  
Phone: 512-894-0775 • Fax: 512-894-3838  
ESCROW OFFICERS: Nelson M. Davidson, Jr.

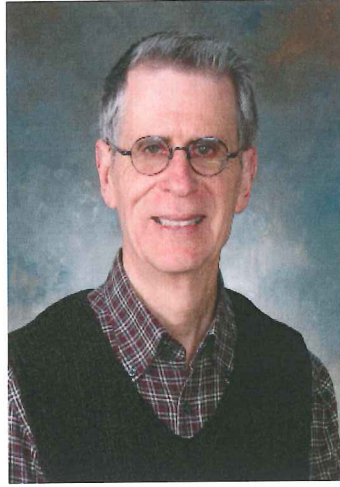
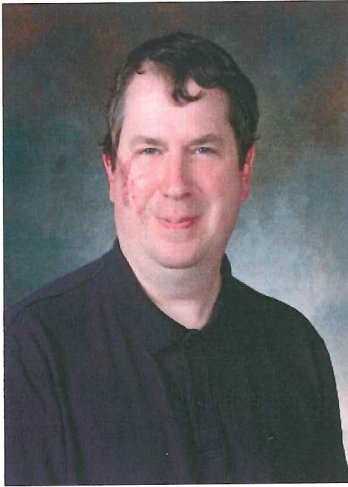
317 North Railroad St., P.O. Box 430, Buda, Texas 78610  
Phone: 512-312-2999 • Fax: 512-295-4773  
ESCROW OFFICERS: Robert Giberson, Melissa Deichmann

ZEB H. FITZGERALD, President  
Wm. Z. Fitzgerald, Vice President and General Manager

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## 113 N Guadalupe St - Independence Title Co.



*Jay Fitzgerald (left) and William Fitzgerald (right), current Vice Presidents of Independence Title Co.*

1841 -- Hays County is organized by the Texas Legislature with San Marcos designated as the county seat.

1851 -- The town center, now known as The Square is laid out.

1893 -- 113 N Guadalupe St building is built by the KcKie Family as an investment, most likely as a dry goods and clothing store. Named the McKie-Bass building, it remains the only commercial property in downtown San Marcos that still exhibits its original Mesker Bros. cast iron front.

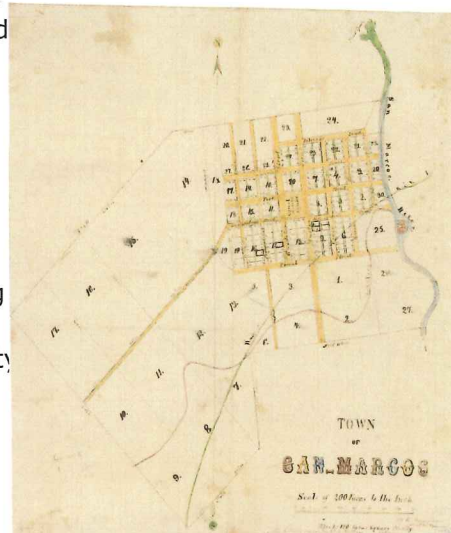
1906 -- According to the Sanborn maps, the McKie-Bass building is turned into a hardware store. No business name is available for this section of time.

1910 - *Hays County Abstract Co.* is opened by Robert Cook Buckner Fitzgerald and his father-in-law in the downtown court house.

1911 -- The McKie-Bass building is converted into a candy store, named *Dobbins Confectionary* and remains there until 1914. Address is given as simply W Side Square. No number is included in the street address at this time.

1915 -- *Dobbins Confectionary* moves to the S Side Square (Hopkins Street) and is replaced by *Harvey A.B. Groceries*.

1915 -- Street Address for *Harvey A.B. Groceries* becomes 105 N Guadalupe St.



*San Marcos map from 1881. Perry-Castañeda Library Map Collection.*

1931 -- Street Address changes to 107 N Guadalupe St.

~1933 - 1936 Business changes to *Bingham Cleaners* . Address is only given as W Side Square.

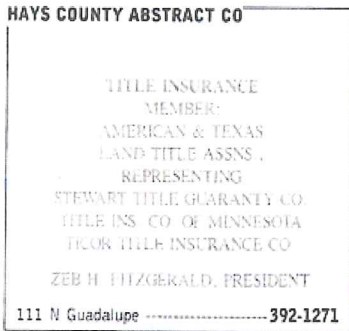
1937 -- Business changes again to *Talmadge Hardware Co* . Address is given as 113 N Guadalupe St.

~1944 - 1947 *Talmadge Hardware* is replaced by *Petrich Home Appliance* . Address is still 113 N Guadalupe St.

1948 -- Address is changed to 107 N Guadalupe St, and *Petrich Home Appliance* is replaced by the grocery store *Dement and Jacks* .

1954 -- *Dement and Jack's* is changed to *Dement and Son*. Address remains the same at this time.

1956 -- *Dement and Son* is replaced by the title company, *Hays County Abstract Co*. when they are moved from the court house to the McKie-Bass building. The address is then changed to 111 N Guadalupe St. *Hays County Abstract Co*. remains here for the next 50 years through numerous address changes.



1958 -- Address is changed to 109 N Guadalupe St.

1965 -- Address is changed back to 111 N Guadalupe St.

~1969 - 1979 Address is changed again to 113 N Guadalupe St.

*Ad for Hays County Abstract Co, found in a 1984 phonebook.*

1976 -- The McKie-Bass building is granted the Landmarks Award by the Heritage Association of San Marcos in recognition of its status as a historic landmark.

1983 -- The building was placed in the National Register of Historic Place

1984 -- The McKie-Bass building is included in the 1984 Historic building tour hosted by the Heritage Association of San Marcos.

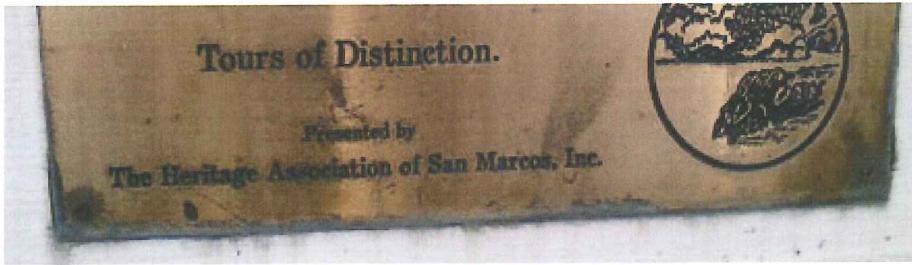


*Picture taken by Alexandria Yoh on May 3, 2010 of a plaque inside Independence Title Co.*

~1993 - 1996 Address is changed back to 111 N Guadalupe St.



*Picture taken by Alexandria Yoh on*

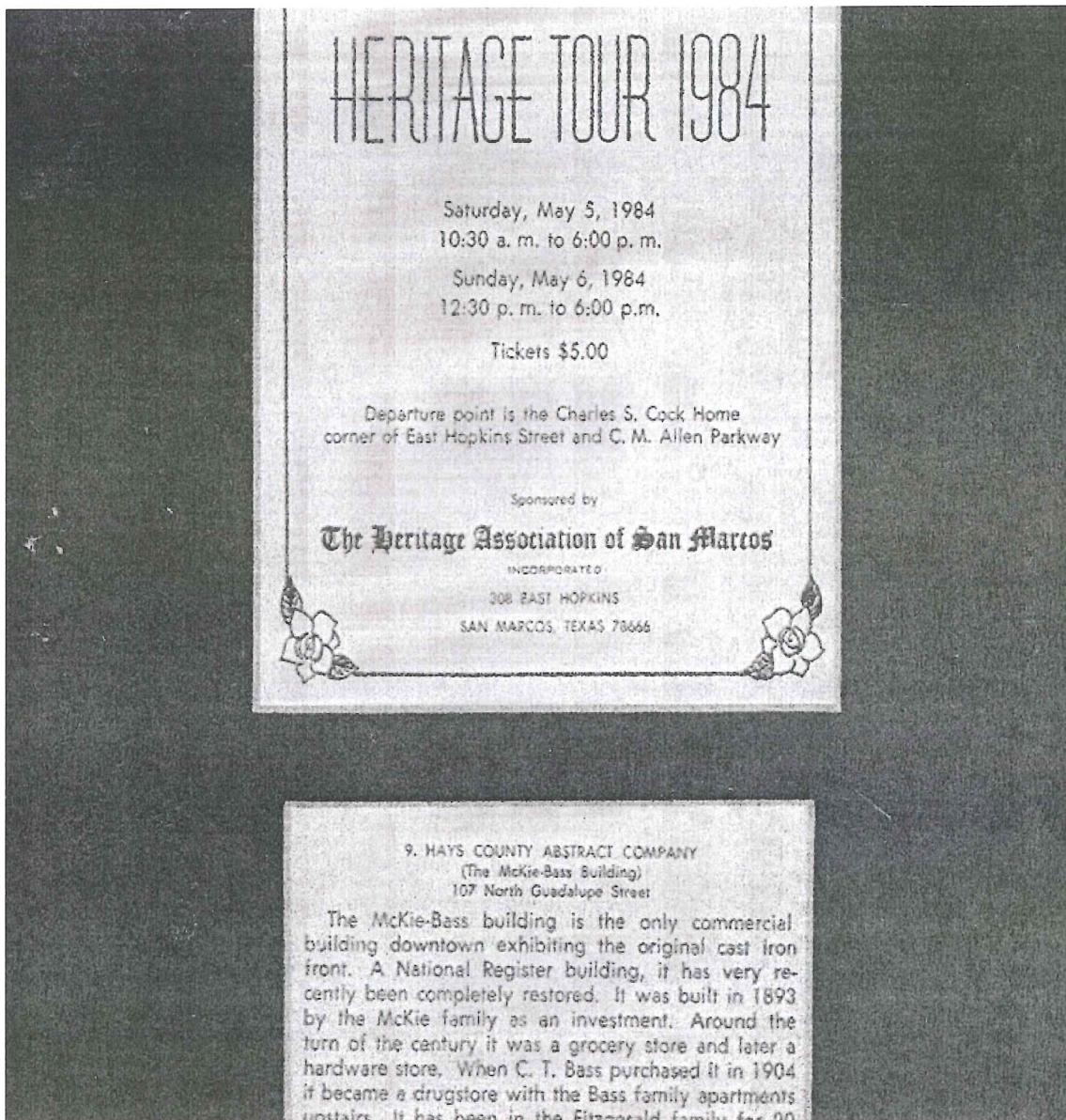


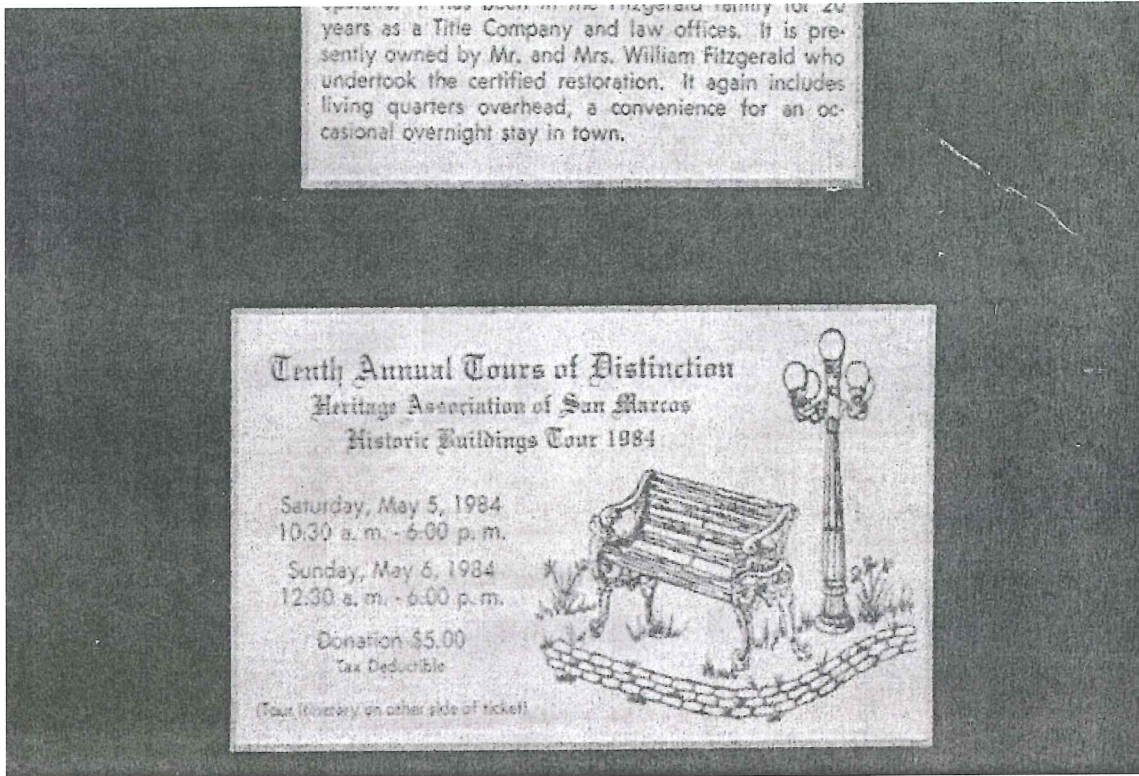
May 3, 2010 of a plaque on the outside wall of Independence Title Co.

~1996 - 1998 Address is again changed to 113 N Guadalupe St.

~1998 - 2004 Address is once again changed back to 111 N Guadalupe St.

2009 -- *Hays County Abstract Co.* changes its name to *Independence Title Co.* The address is changed back to 113 N Guadalupe St, which holds true to this day.





Picture of a plaque from the second story of Independence Title Co. Copy courtesy Ms. Bernadette Adams.

## Works Cited

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