The headline of the weekly Harlingen Star of 7/30/26 read "Harlingen Will Have 7-Story Office Building." The accompanying story went on to relate that R.W. Baxter of Dermott, AK had purchased the site (the southwest corner of A and Jackson Streets) for $17,000 cash from its owner, Domingo R. Rotge, Jr. The corner had once housed a saloon in a building which had burned down the year before. Work on the $125,000 structure was said to begin November 1. Baxter had also purchased several lots near the Central Ward School on Jackson. The architects for the building were Elwing and Mulhausen while R.P. Blythe was the contractor. By 2/15/27 it was decided to make the building nine stories. Its projected cost had risen to $160,000. Construction on what most Harlingenites were to call the Baxter Building (now Blaschka Towers) took place mainly in 1927. Mr. Baxter's Rio Grande Valley Life Insurance Building was actually Harlingen's second high-rise building. Decades later it will be purchased by entrepreneur John McKelvey and renamed the McKelvey building.

In 1923 the Wittenbachs, father C.H. and son A.J., the grocer at 115 S. A, construct a three story building on A Street to the south of the Lozano building. When a hamburger stand on a lot to the south burns down they then build the large 5-story Wittenbach Building at 119 South A Street. At first the upper floors could only be accessed by an outside stair. Later the building had Harlingen's first elevator. After several years it will take on the name the Embee Building when purchased by R.N. Jones and the Embee Corporation. In 1930 the building would house, among other occupants, Key Confectionery in its lobby, Lee Printing and Rubber Stamp, Real Silk Hosiery Mills, Inc., the American Legion office, the office of contractor Andrew Goldammer, the National Collection Agency, Burroughs Adding Machine Co., American National Insurance Company, and the office of Dr. Georgia A. Howell, a chiropractor.

In the following years numerous prominent Harlingen doctors, lawyers, and insurance agents would work in the building. The Embee Pharmacy, which was later to become (Kenneth W.) MacPherson's, was in the building. Jones himself would operate his insurance agency in the building along with another entity of his, the Farm and Home Savings and Loan Association. Dr. T.J. La Motte, the noted eye specialist, also had offices in the building.

Marvin Payton, Sr., C.H. Wittenbach's oldest living grandchild in August 2004, says the elevator operated on direct current with crude little buttons for controls. Bob Jones, son of R. N., recalls operating the building's cage elevator. For the younger readers, a cage elevator was one that had accordion-like gates rather than solid doors. It would be serviced manually by an operator who would open the inside gate for passengers then the outside gate which otherwise would be locked to keep people from opening it and falling into the elevator shaft. A lever would control the elevators movements. Floor numbers were painted in the shaft between floors to remind operators where they were. In early models the operator would require some proficiency to stop the lift exactly even with the exit floor, otherwise those exiting and entering the elevator compartment could trip. A common comment by the operator was "Watch your step." Later elevators came with
buttons for each floor and were able to stop with precise alignment. Still, elevator operators were retained for many years simply to press the requested floor buttons. By 1956 the structure took on the name the Commonwealth Building likely because of the Commonwealth Credit Corp. now owning and in it. This company may have been part of the Bentsen family investments cloaked in Lincoln Financial, a holding company operating in Houston. In the early 60s the condition of the building was such that only a few occupants were in it. One was Story's Rod and Gun Shop and a second, Hart Claims Service. By May 1984 after years of vacancy, it is scheduled for demolition as termites have devastated much of its wooden interior. The Wittenbach family, now widely dispersed, gathers in Harlingen for a reunion and to say goodbye to the building.

A 1921 business survey listed one business college in the city. In August 1927, the Valley Business College (School) was advertising itself at 1st and Jackson across from the Rialto Theater. By December of that year the Draughns Practical Business College was in operation on the 9th floor of the newly erected Baxter Building. In 1930 the Harlingen Valley Business College was located at 215 ½ W. Monroe, a location now filled by the Valley Transit Company terminal. Business schools at the time taught English grammar, short hand, typing, filing, and clerical skills. The school was owned by B.A. Griswald and his wife Lelia Jane, who also instructed in it. After being here 5-6 years, Mrs. Griswald died at age 60 on 5/6/35. When the International Business Machine Company started with its office computers, learning to punch IBM cards was another skill taught. By 1937 the college, now dropping the word Valley, was operating on the third floor of the Embee Building addition at 119 S. A Street. When in 1940 the Durham Business Institute took over the site, Mrs. Harman Straub, by then owner of the college, moved her school to the Commerce Building at 121 W. Van Buren. She would close it altogether by 1944.

And what of any school operating in the Lozano Building? Well, in 1941 for one year only, the Bryne Select School of Business did operate at 117 ½ W. Jackson. Mrs. Harry (Ethel) Eggleston was superintendent. Her husband was owner of the Merchants Credit Bureau.

By 1942 the Embee school location had altered its name to the Durham Business College and was under the management of Carl A. Scott. This educational school would remain in the building until 1958 after which it relocated to 106 ½ N 1st Street. Michael and Ruth Steib had come to Harlingen in 1945 with their three young children. In 1957 they became the owners of Durham's Business College in Harlingen and remained so until 1981. By 1966 the school has moved to improved facilities at 5621 S. F Street. It had changed its name once again, this time to Durham College of the Valley. Durham faced competition when in 1965 Harlingen College (HC), a business school, establishes itself at 513 E. Jackson in the Matz Building. It is started by key personnel of the San Antonio Business College in that city. O. N. Bard, who worked for them in 1964-65, moves back here and becomes its first manager in 1965. In 1967 O. N. Bard of Harlingen College leaves this school and together with local businessmen forms the Valley Central College (VCC). By 1968 it was located at 119 W. Van Buren where its competitor, Harlingen College (HC), had moved to in 1966. HC advertises that it offers courses in shorthand, accounting, office machines, bookkeeping, drafting, electronics, air conditioning, refrigeration, and heating. While offering similar studies VCC has both a two year plan and short course. VCC will establish satellite facilities in Brownsville by
1970 and also in McAllen. In a dispute with directors over the profitability of VCC, Bard leaves and Ray Martin becomes general manager by 1971. In 1975 VCC ceases to function while HC had closed in 1973. With a generous federal government loan program they had advertised "Student loans available; no payments while you are in school." They likely went out of business having accepted some poorly qualified students with sustained poor attendance. The finishing blow was difficulties experienced with defaulted government student loans.

It is in September of 1967 that the Texas State Technical Institute (later to be renamed College) –Harlingen, also known as the Rio Grande Valley Campus begins operation as an extension of the Waco Campus of the Texas State Technical Institute (also called the James Connally Technical Institute). Located at the former HAFB, it starts with two instructors and 40 students. Vice President Hubert H. Humphrey is guest of honor at the official dedication ceremonies held in a former aircraft hangar on 10/23/68. In the summer of 1969 it, and the campuses at Waco and Amarillo, is separated from the Texas A&M system. Milton Schiller became the vice president of the TSTI Rio Grande Valley Campus and Archie Rosales the school's first general manager. By 9/69 it is offering classes for credit; 78 students are taking classes. No doubt this institution attracted potential students from and also put pressure on the three private business schools in Harlingen and hastened their demise.