



CITY OF SAN ANTONIO OFFICE OF HISTORIC PRESERVATION

HISTORIC AND DESIGN REVIEW COMMISSION

COMMISSION ACTION

This is not a Certificate of Appropriateness and cannot be used to acquire permits

November 6, 2024

HDRC CASE NO: 2024-357
ADDRESS: 2602 W TRAVIS ST
LEGAL DESCRIPTION: NCB 2280 BLK 31 LOT 1
APPLICANT: Adrian Castillo/CORTEZ MARIA LETICIA - 2602 W TRAVIS ST
OWNER: Maria Cortez/CORTEZ MARIA LETICIA - 2602 W TRAVIS ST

REQUEST:

The applicant is requesting Historic Landmark Designation for the property at 2602 W Travis St.

FINDINGS:

a. The request for landmark designation was initiated by the property owner.

b. **HISTORIC CONTEXT:** The structure at 2602 West Travis Street is a one-story dwelling, built circa 1915. Maria L. Cortez currently owns the property. The earliest identified references to "Prospect Hill" appear to have been made in San Antonio newspaper articles in 1884. One article (SA Light, 12/8/1884) refers to "Prospect Hill" at the far west side of the city as being a hill with "about 280 or more beautiful residential lots through the center of which the Prospect Hill street railroad expect to run their line..." "Prospect Hill" is the name given by its owners and the Street Car company to a track of high lands lying 700 varas directly west of the International passenger and freight depots in this city, ...W. Commerce Street running directly to and through it." Alazan Creek formed the eastern boundary of the area. Owners of the property were Samuel Maverick and J.P. Moss. The subject property first appears in the 1916 City Directory as 2902 West Travis Street, the home of Robert C. Tarbutton, who was employed at that time as the secretary to the General Manager for the San Antonio Uvalde & Gulf Railroad. In 1926, Robert Tarbutton married Virginia Mae Dugger, and in April 1927 he became Vice President and General Manager of the Alamo Blue Print and Supply Company. Over the previous year, the company had tripled its business, doubled its floor space at 506 North Presa Street, and added a number of new lines to its services. The company had grown to be one of the most extensive dealers in city and county maps in San Antonio, with files containing detailed maps of every city block in San Antonio and suburban additions. They also bore the complete set of survey maps of all Texas counties, taken from the General Land Office files in Austin. After Robert's death in 1950, Mrs. Tarbutton carried on the business for many years. She graduated in art from Trinity University and was past president of the Texas Chapter of the National Federation of Music Clubs and a founder of the River Art Show. She was a life member of the River Art Group, the Woman's Club of San Antonio, and the Witte Museum and a member of the San Antonio Conservation society, the San Antonio Art League, and the Coppini Academy of Fine Arts. The Tarbuttons last resided at 203 Primrose Place in Alamo Heights, and they are interred in Mission Burial Park.

c. **SITE CONTEXT:** The subject property is located in the Prospect Hill neighborhood, two blocks east of North Zarzamora Street, and two blocks north of the West Commerce Street commercial corridor. It is situated midblock on West Travis Street, between North Calaveras Street and North Chupaderas Street. The area is characterized by well-constructed bungalows and appealing cottages. The original street name was Zavala, which was renamed to West Travis in 1915. The street numbers changed after urban renewal development in the 1960s, and the subject property became 2602 West Travis Street.

d. **ARCHITECTURAL DESCRIPTION:** The subject property is a single-story Craftsman bungalow built circa 1915, with a low-pitched, hipped roof with overhanging eaves and vented dormers on the front and left sides. The right side of the roof features a cross-gabled center section that is offset from the rest of the façade. The full-width, L-shaped front porch is supported by six round columns with square capitals. In the rear is a small, concrete porch with three steps and a metal handrail. The standing-seam metal roof replaced asphalt shingles between 2013 and 2014, according to Google Street View images. The left and right façades feature sets of paired single-sash vinyl windows, and smaller one-over-one vinyl windows bathroom. The walls of each façade are covered with wooden clapboard siding. The front yard is enclosed by metal vertical rod fencing, with an electronic gate on the east

side of the property along Chupaderas Street, to access the driveway adjacent to the rear facade. There is a rear accessory dwelling unit near the back property line. This single-story casita faces Chupaderas Street and has a low-pitched, side-gabled roof with a standing-seam metal roof. The front façade has an aluminum front door, and there are two one-over-one vinyl windows to the left of the door. The left façade of the casita features two single-sash vinyl windows.

e. **EVALUATION:** In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the 16 criteria listed. The applicant submitted that the property meets the following criteria, consistent with UDC sec. 35-607(b):

3. Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation; for its association with the Tarbutton family.

5. Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or use of indigenous materials; as an example of a 1910s Craftsman bungalow with a low-pitched, hipped roof with overhanging eaves, vented dormers, and L-shaped front porch supported by round columns.

8. Its historical, architectural, or cultural integrity of location, design, materials, and workmanship; as an example of a Craftsman bungalow in the Prospect Hill neighborhood.

13. It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic, or cultural motif; based on its location on a corner property in the Prospect Hill Neighborhood.

RECOMMENDATION:

Staff recommends approval of a Historic Landmark Designation of 2602 West Travis Street based on findings a through e.

COMMISSION ACTION:

Approved as submitted.



Shanon Shea Miller
Historic Preservation Officer