

**HISTORIC AND DESIGN REVIEW COMMISSION**  
**November 6, 2024**

**HDRC CASE NO:** 2024-357  
**ADDRESS:** 2602 West Travis Street  
**LEGAL DESCRIPTION:** NCB 2280 BLK 31 LOT 1  
**ZONING:** R-4  
**CITY COUNCIL DIST.:** 5  
**APPLICANT:** Adrian Castillo  
**OWNER:** Maria L. Cortez  
**TYPE OF WORK:** Historic Landmark Designation  
**CASE MANAGER:** Charles Gentry

**REQUEST:** The applicant is requesting a Historic Landmark Designation for 2602 West Travis Street.

**APPLICABLE CITATIONS:**

*Unified Development Code Sec. 35-606. - Designation Process for Historic Landmarks.*

- a. **Authority.** Requests for landmark designation may only be made by or with the concurrence of the property owner or by City Council. Such landmarks shall bear the words "historic, landmark" (HL) in their zoning designation. In instances where a property owner does not consent to the landmark designation, the historic preservation officer shall request a resolution from city council to proceed with the designation process prior to any hearing regarding the designation by the historic and design review commission or zoning commission. Notwithstanding the foregoing, a request for landmark designation may be made and approved by the city council. Additionally, requests for designation by a property owner shall be made on a form obtained from the city historic preservation officer through the office of historic preservation. Completed request forms shall be returned to the office of historic preservation for processing. All buildings, objects, sites, structures, or clusters heretofore designated by the city council as historic landmarks under any pre-existing ordinance of the City of San Antonio shall be accorded the protection of properties designated historic landmarks under this chapter and shall continue to bear the words "historic, exceptional" (HE) or "historic, significant" (HS) in their zoning designation.
- b. **Initiation.**
  1. Any person, the historic and design review commission, zoning commission, the historic preservation officer, or the city council may initiate a request for review of historic significance or evaluation for eligibility for historic landmark designation. Owner consent to initiate historic landmark designation shall be required unless a city council resolution to proceed with the designation has been approved. Requests for historic landmark designation may be requested by or with verified written consent of a property owner and shall be made on a form obtained from the city historic preservation officer. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Additionally, owners may submit with the application a written description and photographs or other visual material of any buildings or structures that they wish to be considered for designation as non-contributing to the historic landmark.
  2. Requests made by a person who does not represent the property owner may be made by submitting a Request for Review of Historic Significance. Required application materials are listed in section 35-B129 of this chapter. Completed request forms shall be returned to the office of historic preservation for processing. Such request does not initiate the historic designation process or automatically result in interim controls. All applications shall be evaluated by the historic preservation officer and may be referred to the Historic and Design Review Commission for a Finding of Historic Significance in accordance with this section.
- g. **Decision.** A Finding of Historic Significance may be approved by the Historic Preservation Officer or by the historic and design review commission by a majority vote of members present. If approved, the Historic Preservation Officer will seek concurrence from the property owner. Property owners may verify or withdraw consent at any time during the designation process.
  1. All requests for a change in zoning to include a historic zoning overlay having either written,

verified owner consent or resolution by City Council to proceed with the historic landmark designation will be processed in accordance with 35-421.

2. If the subject property owner does not consent to the proposed designation, the Historic Preservation Officer shall request City Council resolution to initiate historic landmark designation.
3. To designate a historic landmark, the city shall obtain consent to the designation by the owner of the property or approval of designation by three-fourths (¾) vote of the Historic and Design Review Commission recommending the designation and a three-fourths (¾) vote by the City Council. If the property is owned by an organization that is a religious organization under Section 11.20, Tax Code, the property may be designated as a historic landmark only if the organization consents to the designation.
4. Upon passage of any ordinance designating a historic landmark, or removing the designation of historic, the city clerk shall send notice of the fact by mail to the owner or owners of affected property.

*Unified Development Code Sec. 35-607. – Designation Criteria for Historic Districts and Landmarks.*

- a. **Process for Considering Designation of Historic Districts and Landmarks.** Historic districts and landmarks shall be evaluated for designation using the criteria listed in subsection (b). In order to be eligible for historic landmark designation, properties shall meet at least three (3) of the criteria listed. Historic districts shall consist of at least two (2) or more structures within a legally defined boundary that meet at least three (3) of the criteria. Additionally, all designated landmarks and districts shall demonstrate clear delineation of the legal boundaries of such designated resources.
- b. **Criteria for Evaluation.**
  3. **Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
  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;**
  8. **Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
  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.**

## **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.

- f. The City offers a tax incentive for the substantial rehabilitation of historic properties because historic landmarks possess cultural and historical value and contribute to the overall quality and character of the City and its neighborhoods. If historic designation is approved, rehabilitation and restoration work may be eligible for this incentive. State and Federal tax incentives are also available for properties

listed on the National Register of Historic Places and provide substantial relief for rehabilitation projects.

- g. If the HDRC approves the Historic Landmark Designation, then the recommendation for designation is submitted to the Zoning Commission. The Zoning Commission will schedule a hearing and then forward its recommendation to the City Council. City Council has the ultimate authority to approve the historic designation zoning overlay.
- h. Per UDC Sec. 35-608, once the Commission makes a recommendation for designation, property owners must receive a written approval (a Certificate of Appropriateness) for any exterior work until the City Council makes their final decision.

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

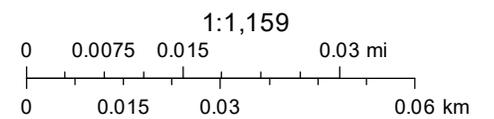
# City of San Antonio One Stop



October 28, 2024

drawGraphics\_poly

 User drawn polygons





# HISTORIC PRESERVATION

## Historic Assessment

Property Address: 2602 West Travis Street

### 1. Application Details

Applicant: Adrian Castillo  
Type: Historic Landmark Designation  
Date Received: 3 October 2024

### 2. Findings

The structure at 2602 West Travis Street is a one-story dwelling, built circa 1915. Maria L. Cortez currently owns the property. 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 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 streetcar line was to run down Commerce Street, which was the center line of Prospect Hill. The original area of Prospect Hill was historically ethnically diverse with Germans, Mexican immigrants, and African Americans. Sacred Heart Catholic Church, established in 1911, originally served a largely German population. St. Agnes Catholic Church, established in 1923, served a predominantly Mexican congregation. African Americans were served by several African Methodist Episcopal chapels established in the late 1880s and Dunbar School. Within this area, Crockett School on the City’s Westside was part of the early San Antonio public school system and was originally referred to as the “Prospect Hill School.” It is now the center for The Mexican American Unity Council. The ethnicity of the area began to change after the Mexican Revolution of 1917, when approximately 25,000 Mexican immigrants came to San Antonio.

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. His father, T.S. Tarbutton, was a widely known claim agent for the International & Great Northern Railroad. He was a native of Troup, Texas, and in 1911, he was transferred to I & GN headquarters in San Antonio from the Tyler office. He purchased the subject property in 1912, but never resided there. In February 1915, after months of illness, he died at age 50 in his residence at 3015 West Commerce Street. The property was transferred to his son, Robert. 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.

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## HISTORIC PRESERVATION

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.

Maria Cortez purchased the property in September 2007.

### 3. 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.

Character-defining features of 2602 West Travis Street include:

- Low-pitched hipped roof with overhanging eaves
- Vented dormers
- L-shaped front porch supported by round columns
- Rear accessory dwelling unit (casita)

### 4. Landmark Criteria

The property meets six criteria under UDC 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.

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# HISTORIC PRESERVATION

- **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.

## 5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 2602 West Travis Street meets this threshold. Further research may reveal additional significance associated with this property.



# HISTORIC PRESERVATION



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*1. 2602 West Travis Street – Front façade*

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# HISTORIC PRESERVATION



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*2. 2602 West Travis Street – Northwest oblique*

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# HISTORIC PRESERVATION



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*3. 2602 West Travis Street – Northeast oblique*

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# HISTORIC PRESERVATION



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*4. 2602 West Travis Street – Southeast oblique*

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# HISTORIC PRESERVATION



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*5. 2602 West Travis Street – Casita & carport, front façade (East)*

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# HISTORIC PRESERVATION



6. Sanborn Map (1931), Vol. 1, Sheet 8

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# HISTORIC PRESERVATION

SAN ANTONIO EXPRESS: "SUNDAY MORNING, APRIL 3, 1927.

## Better Homes Booster



Dr. Paul B. Kern, pastor of the Travis Park Methodist Church, is one of the speakers for the second lecture session of the Educational Better Homes Institute in the auditorium of the Builders Exchange Building, at 2 p. m. Monday.

"Cleanliness" will be his subject.

This talk is in line with the city-wide paint-up and clean-up campaign.

Dr. Kern is an enthusiastic supporter of the Educational Better Homes Institute, because of the civic service which is being rendered.

## S. A. COMPANY IS ORGANIZED

### Alamo Blue Print, Supply Adds to Executive Personnel.

With its business more than trebled during the last 12 months, the Alamo Blue Print and Supply Co., Inc., announced a reorganization Saturday to care for its rapid expansion. The company recently doubled its floor space at 506 North Presa Street, and has added a number of new lines to its services.

Officers of the new organization are Roland I. Gohmert, president and treasurer; Robert C. Tarbutton, vice president and general manager; Carey L. Lackey, vice president and sales manager, and George P. Rejona, secretary. Charles R. Southwell, who founded the business in 1906, retires from the company.

Gohmert, until recently, was prominently identified in local railroad circles. He was for many years freight claim agent for the S. A. U. & G. Railway and later the Missouri Pacific Lines. Tarbutton, for many years, was also identified with local railway circles as purchasing agent for the same lines that Gohmert was connected with. Lackey was formerly on the faculty of Brackenridge Senior School. Rejona has been in charge of the map department of the company for about eight years.

The company has grown to be one of the most extensive dealers in city and county maps in San Antonio. Their files contain detailed maps of every city block in San Antonio and suburban additions. They also have the complete set of survey maps of all Texas counties, taken from the land office files at Austin. Their facilities for making blueprints are complete.

In addition to maps, the company also handles a complete line of drafting and office supplies.

managed by the Chadwick-Springer Company.

Vella has purchased considerable San Antonio real estate in the two years in which he has been a resident of this city.



## HISTORIC PRESERVATION

time Monday night."

### Services Tuesday For R. C. Tarbutton

Funeral services for Robert C. Tarbutton, 57, 203 Primrose Place, will be held at 10 a.m. Tuesday at the Porter Loring Chapel. Interment will be in Mission Burial Park, with Mr. Melvin Roberts officiating.

He died in a hospital Sunday. Tarbutton was born in Troup, Texas, and came to San Antonio when he was 18. He worked for the I.&G.N. Railroad here, and owned the Alamo Blue Print and Supply Company.

Tarbutton was a Mason, a member of the Chamber of Commerce, San Antonio Traffic Club and the Federation of Music Clubs.

He is survived by his wife, Mrs. Virginia Mae Tarbutton, and sister, Mrs. Floy Cadwallader, both of San Antonio.

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*8. San Antonio Express (March 27, 1950, pg. 2)*

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# HISTORIC PRESERVATION

1700 S.E. Military Dr.

### TARBUTTON

Mrs. Virginia Mae Dugger Tarbuton, a member of a pioneer Texas family and a San Antonio businesswoman and friend of the arts, died at her home in Alamo Heights last week at the age of 70. Mrs. Tarbuton's grandfather, Hardy Dugger, moved to Texas from Tennessee and homesteaded a farm south of Seguin before the Civil War. The Dugger cemetery is located four miles south of Seguin; the old Dugger school, adjacent to the cemetery, is now the Shiloh Primitive Baptist Church. Mrs. Tarbuton was born to W. L. and Rose Dugger in Seguin on July 1, 1906. Educated in the San Antonio public schools, Mrs. Tarbuton took a job with a local railroad company and there met Robert Tarbuton of Troup, Texas, whom she married in 1926. Tarbuton acquired an arts supply business and built it into Alamo Blue Print and Supply, a flourishing business located on South Presa Street just south of Houston Street. After his death in 1950, Mrs. Tarbuton 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 Wille Museum and a member of the San Antonio Conservation Society, the San Antonio Art League, the Coppini Academy of Fine Arts, the Trinity University Alumni Association, and the San Antonio Chapter No. 3 O.E.S. Survivors are her sister, Beatrice, Mrs. Mgrice Gill, San Antonio; her brother, W. L. Dugger of Rockport and San Antonio; her aunt, Mrs. Florence Zuehl of Zeuhl and San Antonio; four nieces and nephews, Richard D. Vaughan of Ormond Beach, Fla., Mrs. Barbara V. Long of San Antonio, Roy A. Dugger of Austin and San Antonio, and Ronnie Dugger of Austin and San Antonio; and seven grandnieces and grandnephews, Cindy Simmons of Hackettstown, N.J., Kathy Vaughan and Robert B. Vaughan of Ormond Beach, Fla., Curt Long of Blacksburg, Va., Michael Dugger of Austin, Gary Dugger of Tehochapi, Calif., and Celia Dugger of Cambridge, Mass. Visitation until 12 o'clock noon Monday. Service Monday at 1 o'clock in the Colonial Chapel of the Porter Loring Mortuary, Dr. Perry F. Webb officiating. Interment in Mission Burial Park. Arrangements with

**Porter Loring**  
1101 McCULLOUGH 227-8221

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*9. San Antonio Express (December 13, 1976, pg. 37)*

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