

United States Department of the Interior
National Park Service

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For NPS use only

received JUL 26 1982

date entered

1. Name

historic The Bushnell

and/or common

2. Location

street & number 240 Bushnell

N/Anot for publication

city, town San Antonio

N/Avicinity of

~~congressional district~~

state Texas

code 048

county Bexar

code 029

3. Classification

| | | | |
|---|---|--|--|
| Category | Ownership | Status | Present Use |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input checked="" type="checkbox"/> work in progress | <input type="checkbox"/> educational |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment |
| <input type="checkbox"/> object | <u>N/A</u> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military |
| | | | <input type="checkbox"/> museum |
| | | | <input type="checkbox"/> park |
| | | | <input checked="" type="checkbox"/> private residences |
| | | | <input type="checkbox"/> religious |
| | | | <input type="checkbox"/> scientific |
| | | | <input type="checkbox"/> transportation |
| | | | <input type="checkbox"/> other: |

4. Owner of Property

name General Western Corporation

street & number P. O. Box 34117

city, town San Antonio

N/Avicinity of

state Texas 78233

5. Location of Legal Description

courthouse, registry of deeds, etc. Bexar County Courthouse

street & number 535 So. Main

city, town San Antonio

state Texas 78205

6. Representation in Existing Surveys

title Texas Historic Sites Inventory has this property been determined eligible? ☐ yes ☒ no

date February 1982 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Texas Historical Commission

city, town Austin

state Texas

7. Description

Condition

☐ excellent
☒ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date N/A

Describe the present and original (if known) physical appearance

The Bushnell at 240 Bushnell in San Antonio is an uncommon example of an early twentieth century, multi-story, apartment building in Texas. With Spanish Colonial Revival style detailing, the seven-story structure with stuccoed exterior stands virtually unaltered and remains a prominent and well-recognized landmark within the Monte Vista neighborhood, a locally designated historic district. The apartment building, completed in 1926, is in a good state of repair and retains much of its historic integrity.

With a full basement, the Bushnell rises seven stories and features a modified rectangular plan. The foundation is thick concrete and rests on solid rock. The beams and floors are concrete; however, the exterior walls are stuccoed on hollow tile. A flat roof with built-up tar and gravel surfacing caps the apartment building.

Spanish Colonial Revival style motifs highlight the front (north) and side (east and west) elevations; the rear wall displays little ornamentation. With a symmetrical composition, the front facade features a recessed mid-section which is framed on either side by an eight-story tower. These towers have low-pitch, pyramidal hip roofs, as well as non-functional balconies and round arched windows on the top floor. The seventh floor windows of the building's mid-section are capped with arched corbel tables and a stuccoed parapet wall with unadorned, cast stone medallion and battlement-like elements. The original six-over-six light sash windows have been replaced with one-over-one light equivalents. A one-story arcade links the ground floor of the eight-story tower elements and features a central bay with pediment and a large round arch opening. With rusticated cast stonework framing, this archway serves as the main entrance to the building and has three bay porch wings on either side. Each wing has octagonal columns with basket-type capitals, arched corbel tables in each bay, and concave handrail for the second-story balcony.

The interior is divided into two separate halves, and east and west elevators serve two apartments per side per floor. The building has twenty-eight apartments with two types available. The larger units have two bedrooms, while the other type has a single bedroom. Each two-bedroom apartment contains a living room, dining room, kitchen, two bedrooms and bath. Most of these apartments contain noteworthy Renaissance-inspired mantels with ornamental plasterwork. The one-bedroom apartments contain a living room, dining room, kitchen, one bedroom and bath. With linoleum floors, the kitchens have a double drain board with tile top and back and built-in cabinets above and below. All bathrooms have tile floors and tile wainscoting. The other room's floors are oak on concrete, and the walls and ceilings are plaster on metal lath.

Heating is by circulating steam from a large boiler located in the basement and by gas jets in each apartment for space heater use. A false fireplace is provided in each two-bedroom apartment for gas logs. Located in the basement, besides the steam

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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date entered

Continuation sheet

Item number 7

Page 2

boiler, are individual storage spaces for tenants; seven one-bedroom servants quarters; an apartment which is used as an office for the apartment manager and maintenance personnel; and two entrances giving access to the elevators for tenants and personnel.

A one-story garage stands behind the building. The original garage structure was built at the same time and in the same style as the apartment house; a later addition followed the same form.

The structure is currently undergoing rehabilitation work which will include work on kitchens, bathrooms, and air conditioning.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|--|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input type="checkbox"/> social/ |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800-1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1926

Builder/Architect The Kelwood Company/Robert Kelly

Statement of Significance (in one paragraph)

The Bushnell is an unusual example of a large scale, early twentieth century, multi-family dwelling in San Antonio. In the Texas of the 1920's, single family homes were the general rule, and the few apartments of that era were almost always one-to-three-story structures. Many of the few medium-rise apartments of that era have been demolished, and the Bushnell is one of two extant large scale, apartment buildings from the pre-Depression era in San Antonio. The Spanish Colonial Revival style Bushnell apartments have been a San Antonio landmark since their construction in 1926.

The Bushnell apartments were built during a period when high rise apartments were not common. The developers, the Kelwood Company (a joint venture of Robert Kelly the architect, and H.C. Wood), built the structure to lure the affluent from the traditional single-family residence to a more maintenance-free apartment. The early advertisements implied that such a move would not be a sacrifice in lifestyle or appearance of position in the community. Just as wealthy New Yorkers exchanged Fifth Avenue mansions for palatial apartments, prosperous San Antonians were urged in a 1926 newspaper advertisement to forsake "faithless servants and work and worry in household management" in favor of "apartments that will give the occupants all they could reasonably expect in an individual dwelling without the trouble." (San Antonio Light - November 7, 1926).

This concept is an integral part of the architectural design. "Each floor of the Bushnell is divided into four apartments, and east and west elevators servicing only two apartments per floor insure the survival of an intimate scale." This affords a high degree of privacy not found in most apartment buildings of this period. The basement contains small living quarters for servants, making it possible for tenants to maintain a comfortable standard of living.

The Bushnell today is the same building it was when built 56 years ago. It has had a generally conservative tenant base, and the various owners avoided adapting the structure to architectural trends that have come in and out of vogue during the past half century.

The Bushnell is located in the Monte Vista Historic District established by the San Antonio City Council on July 17, 1975. Monte Vista is a near northside residential area developed primarily in the early 20th century. The district contains diversified architecture, ranging from small bungalows to palatial homes, many preserved in their original condition. Among them are some of the most notable architectural designs built in Texas during that period of expansion and growth. The Bushnell, located at an important intersection opposite Landa Library, retains its prominent siting as the only area highrise.

9. Major Bibliographical References

San Antonio Light - October 24, 1926, November 7, 1926, August 22, 1926
San Antonio Express - October 24, 1926, November 7, 1926, August 22, 1926
Interview with Pat Osborne, San Antonio Historic Preservation Officer

10. Geographical Data

Acreage of nominated property approx. 1.3

Quadrangle name San Antonio, East

Quadrangle scale 1:24000

UMT References

A

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Verbal boundary description and justification Being Lots Nos. 24,25,26,27,53,54,55,&56, Block No. 1 New City Block No. 6328, Laurel Heights Place Addition, San Antonio, Bexar County, Tx. The property is rectangular in shape with the north line facing Bushnell for a distance of 200 ft; the east & west lines extend from Bushnell to Laurel Heights Place; the west line is 286.29 ft;

List all states and counties for properties overlapping state or county boundaries

| state | N/A | code | county | code |
|-------|-----|------|--------|------|
|-------|-----|------|--------|------|

| state | code | county | code |
|-------|------|--------|------|
|-------|------|--------|------|

11. Form Prepared By

name/title Edward V. Johnson, Jr. (edited by Peter Flagg Maxson and David Moore)

organization Independent Consultant

date March 1, 1982

street & number 8842 Broadway

telephone (512) 822-3882

city or town San Antonio

state Texas 78217

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

☐ national ☐ state ☒ local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date 6 July 1982

For NPS use only

I hereby certify that this property is included in the National Register

Delores Byers

Entered in the
National Register

date 8/26/82

Keeper of the National Register

Attest:

date

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Continuation sheet

Item number 8

Page 2

Some prominent San Antonians who have lived in the Bushnell are Col. Ike T. Pryor, cattleman and rancher; J.H. Kampmann, stockbroker; Alfred Beckman, architect; H.M. Oppenheimer of the Oppenheimer Bank; and Hugh Halff, manager of WOAI radio and Vice President of Sutherland Industries.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number 10

Page 2

Verbal Boundary Description and Justification continued -

the east line is 285.2 ft and the south line faces Laurel Heights Place for a distance of 200 feet.

United States Department of the Interior
National Park Service

Ref. # 82004491

Bushnell,
Bexar County,
TEXAS,

Working No. 7/26/82-2086

Fed. Reg. Date: 2.1.83

Date Due: 8-26-82 / 9-9-82

Action: ☒ ACCEPT 8/26/82

☐ RETURN

☐ REJECT

Federal Agency: _____

- ☐ resubmission
☐ nomination by person or local government
☐ owner objection
☐ appeal

Entered in the
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom. / Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

| | | | |
|----------|--------------------|------------|-------------|
| Category | Ownership | Status | Present Use |
| | Public Acquisition | Accessible | |

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

| | | |
|------------------------------------|---------------------------------------|---|
| Condition | Check one | Check one |
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated | <input type="checkbox"/> unaltered |
| <input type="checkbox"/> good | <input type="checkbox"/> ruins | <input type="checkbox"/> altered |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | <input type="checkbox"/> original site |
| | | <input type="checkbox"/> moved date _____ |

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
☐ completeness
☐ clarity
☐ alterations/integrity
☐ dates
☐ boundary selection

8. Significance

Period _____ Area of Significance—Check and justify below

Specific dates _____ Builder Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UNIT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is
_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272 - 3504

Comments for any item may be continued on an attached sheet



The Bushnell
240 Bushnell
San Antonio, Bexar County, Texas

Photo by Peter Flagg Maxson February 1982
Negative filed with the Texas Historical
Commission in Austin, Texas

North elevation / Camera facing southwest
Photo # 1 of 5



The Bushnell
240 Bushnell
San Antonio, Bexar County, Texas

Photo by Peter Flagg Maxson February 1982
Negative filed with the Texas Historical
Commission in Austin, Texas

Detail of north (front) elevation / Camera
facing southwest

Photo # 2 of 5



The Bushnell
240 Bushnell
San Antonio, Bexar County, Texas

Photo by Peter Flagg Maxson February 1982
Negative filed with the Texas Historical
Commission in Austin, Texas

South (rear) elevation / Camera facing north
Photo # 3 of 5



The Bushnell
240 Bushnell
San Antonio, Bexar County, Texas

Photo by Peter Flagg Maxson February 1982
Negative filed with the Texas Historical
Commission in Austin, Texas

Detail of front (north) porch
Camera facing southwest
Photo # 4 of 5



Monte Vista Historic District
(The Bushnell)

240 Bushnell, San Antonio, TX

Photographer unknown. Date: circa 1930

Negative at 8842 Broadway, San Antonio,

TX 78217

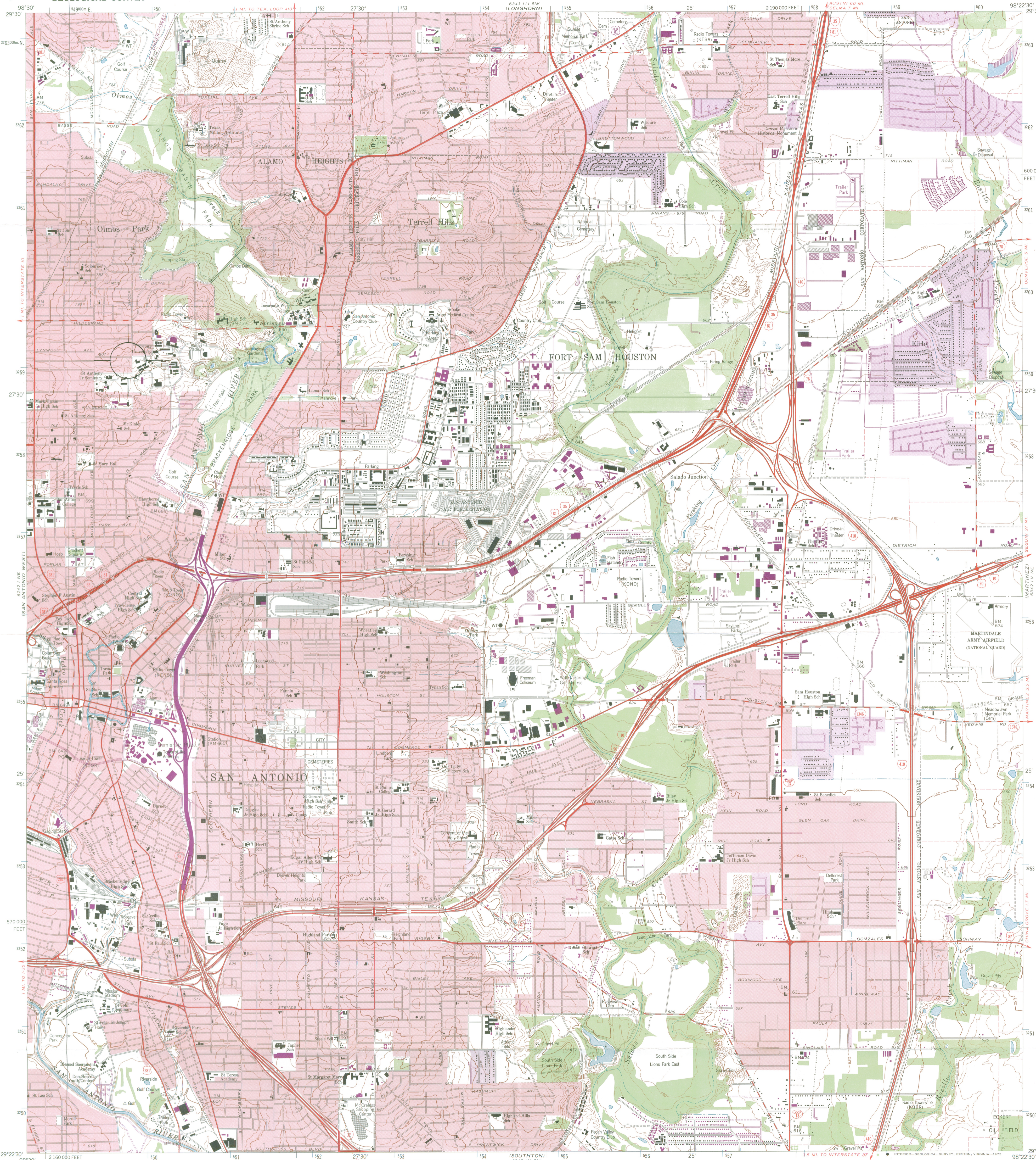
NW Camera facing SW

Photo # 5 of 5

BUSHNELL APARTMENTS
240 BUSHNELL
SAN ANTONIO, BEXAR CO., TEXAS
UTM REFERENCE: 14/549720/3259040

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

SAN ANTONIO EAST QUADRANGLE
TEXAS-BEXAR CO.
7.5 MINUTE SERIES TOPOGRAPHIC



Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs
taken 1952. Field annotated 1953. Revised by Geological Survey
from aerial photographs taken 1966. Field checked 1967.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000-metre Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled by the Geological Survey from
aerial photographs taken 1973. This information not field checked

UTM GRID AND 1973 MAGNETIC NORTH
DECLINATION AT CENTER OF SHEET
0°17' 8 MILLS
8 MILLS
151 MILLS
Purple tint indicates extension of urban areas

SCALE 1:24 000
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
1 000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETRE

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



QUADRANGLE LOCATION

ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Unimproved road
Interstate Route
U.S. Route
State Route

SAN ANTONIO EAST, TEX.
N2922.5-W9822.5/7.5

1967
PHOTOREVISED 1973
AMS 6342 IV NW-SERIES V882

2998-133