Research Design
City of San Marcos Historic Resources Survey

Prepared for

The Texas Historical Commission

Certified Local Government and Survey Programs

and the City of San Marcos Planning and Development Services Department

Prepared by

HICKS & COMPANY

ENVIRONMENTAL
ARCHEOLOGICAL
AND PLANNING
CONSULTANTS

1504 West 5th Street
Austin, Texas 78703
512-478-0858

Terracon

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I. INTRODUCTION

Hicks & Company, with Terracon as sub-consultant (project team), is under contract (Contract #218-174) with the City of San Marcos (City) to complete a historic resources survey under a FY2019 Certified Local Government (CLG) grant from the Texas Historical Commission (THC). The scope of the survey initiative involves three main priorities:

- **Reevaluation:** evaluation and update to the three existing historic resources surveys that were conducted in the 1990s;
- **Reconnaissance and Windshield Surveys:** identification, documentation, and prioritization of new resources that have not yet been surveyed within the identified survey boundary areas;
- **Historic Resources Survey Report:** development of a survey report with valuable recommendations to assist the city with future designations, to review and assess future planning initiatives and development proposals, and to provide guidance on resources that are most threatened.

The City has identified both a reconnaissance survey area and a windshield survey area. The reconnaissance survey area is roughly bounded by Lindsey Street, University Drive, and Prospect Street (north); IH 35 (south); C.M. Allen Parkway (east); and Dixon Street and Ellis Street (west). This area includes the City's downtown, seven locally-designated historic districts, areas adjacent to Texas State University, resources surrounding the Lamar School building, and residential development within the East Guadalupe and Victory Gardens neighborhoods. The windshield survey area north of the Texas State University Campus and Sessom Drive includes mid-twentieth-century residential neighborhoods platted from the 1940s through the 1980s as well as an early residential area platted in 1908 (see **Appendix A, Figure 1**).

The survey will assist the City in its assessment of future planning and development initiatives and provide guidance on historically and culturally significant resources that are most threatened by current development pressures. This research design includes a background review and research methodology, a list of previously designated historic resources within the survey areas, survey methodology, and the development of a historic context.

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II. BACKGROUND REVIEW

II.A. Research and Literature Review

The project team has conducted archival research to develop a historic context for the project areas. The bibliography at the end of this report includes sources cited in the Historic Context as well as additional sources that will be utilized for further research. As research continues, an expanded historic context will be developed which will serve as the framework for evaluation of historic resources encountered during the survey.

Historic Hays County and San Marcos city maps, available online through the Portal to Texas History by the University of North Texas Libraries and the Texas General Land Office were analyzed to determine early settlement areas, street grids, and development changes over time. Historic U.S. Geological Survey topographic maps (USGS topo maps) and Sanborn Fire Insurance Maps of San Marcos, accessed online through the Perry-Castañeda Library at the University of Texas at Austin, were also evaluated.

General information about San Marcos and Hays County was researched through the *Handbook of Texas Online*, newspaper articles, and other publications. Books such as *Historic San Marcos: An Illustrated History* by Rodney van Oudekerke, *San Marcos: A Guide to a Historic Texas Town* by the Department of History at Texas State University (formerly Southwest Texas State University), *A History of Central Texas* by Mary Starr Barkley, and *San Marcos* by David R. Butler from the "Images of America Series" were utilized for information about historic development, significant individuals, and the built environment of San Marcos. Publications including "A Brief History of Hays County and San Marcos, Texas" by Dudley R. Dobie and "Celebrate 150! San Marcos, Texas Sesquicentennial 1851-2001" by the *Daily Record & Free Press, San Marcos, Texas* were also reviewed for information relevant to the development, history, and culture of San Marcos.

Websites such as the Heritage Association of San Marcos, the THC Historic Sites Atlas (Atlas), the San Marcos Consolidated Independent School District, the San Marcos Public Library (San Marcos and Hays County Local Historic Resources), Newspaperarchive.com, and Newspapers.com were accessed for information on San Marcos history and development. National Register nominations for the Belvin Street Historic District and Hays County Courthouse Historic District (downtown) were reviewed for information related to the history of these areas.

Additional sources and organizations that may be contacted for historical information during the field survey and report preparation include the Heritage Association of San Marcos, the Calaboose African American History Museum, the Hays County Historical Commission, Centro Cultural Hispano de San Marcos, the LBJ Museum, and the City of San Marcos Main Street Department.

II.B. Previous Historic Resources Surveys

Three prior historic resources surveys were conducted for the City of San Marcos, and copies of the survey reports were provided to the project team for review by the City's Planning and Development Services Department. These included the *City of San Marcos, Texas, Historic District Survey* (1992), *the Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods* (1996), and the *San Marcos Heritage Neighborhood Historic Resources Survey* (1997).

II.B.1. *City of San Marcos, Texas, Historic District Survey* (1992)

The 1992 *City of San Marcos, Texas, Historic District Survey* was undertaken to evaluate the resources within the City's three designated local historic districts at that time: Belvin Street Local Historic District, San Antonio Street Local Historic District, and the Downtown Local Historic District. The survey was funded through a CLG grant from the THC, and an intern was hired from Southwest Texas State University (Texas State University) to assist with the project. Due to budget and time constraints it was understood that a full evaluation of all properties within the three local historic districts could not be completed. Therefore, for the residential resources within the Belvin and San Antonio Street Local Historic Districts, a residential survey form was created, and the City of San Marcos Historic Commission established priorities for completing the most relevant portions of the residential survey form for each resource. This included current owner information, dates of construction, style/type, updated CAD addresses, property location on parcel maps, and a written architectural description of each property. Additionally, the residential form included a present condition evaluation with a rating of E, C, or S. There was no key provided for the rating system, but the vast majority of resources were evaluated as "E." A small number of resources were evaluated as "C," and only one resource appears to have been evaluated as "S." It is assumed that an "E" indicates "excellent" or the highest rating. Black and white (film) photographs were taken of properties within the Belvin Street Local Historic District, and negatives and contact sheets were filed with the City's Planning and Development Services Department. Photographs and contact sheets were not provided to the project team.

In the 1992 survey, a THC commercial properties survey form template was completed for all of the commercial properties within the Downtown Historic District. The report included maps of the three local historic districts with identified parcel boundaries as well as individual parcel maps for each inventoried resource. The report did not include a comprehensive resources inventory table or a results section summarizing the survey findings. No photographs appear to have been taken of resources within the San Antonio Street or Downtown Districts, although the report noted that "slides are taken prior to consideration of Certificates of Appropriateness from the Historic Preservation Commission and will be filed in the individual property's permanent file."

II.B.2. *Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods* (1996)

The 1996 *Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods* was conducted by Newlan Knight and Associates, Inc. through a CLG grant from the THC. The boundaries of the survey area corresponded to the neighborhood association boundaries of the Dunbar and East Guadalupe neighborhoods, as well as a small portion of the Victory Gardens (Barrio Victoria) neighborhood along Invasion and MacArthur streets and a small industrial area north of the East Guadalupe neighborhood along the railroad tracks. Dunbar was historically an African American community, while East Guadalupe was traditionally a Mexican American neighborhood. A total of 264 historic-age properties were evaluated.

The survey noted a lack of existing documentary evidence for the Dunbar and East Guadalupe neighborhoods at that time, with much of the background information solicited through local interviews and oral histories. The report included a historical overview of both communities with developmental histories and references to significant remaining buildings. The Dunbar neighborhood was described as primarily residential with small, vernacular, early-twentieth-century houses. In the East Guadalupe neighborhood, the majority of historic-age resources at the time of the survey were identified south of

Cheatham Street along Guadalupe and McKie Street and LBJ Drive. The majority of residences were noted as post-dating 1950s and would not have been of historic age or inventoried at the time of the survey in 1996.

In addition to historical overviews of the two areas, the comprehensive report included sections on survey results and methodology, an analysis of building types, and recommendations for potential designations and further study. Survey forms were prepared for all high priority resources. Black and white photographs were taken of each surveyed property, as well as color slides for all high priority resources. Photo-documentation and slides were not provided to the current project team as part of the survey report. An inventory table of all surveyed resources was included in the report.

The resources were evaluated for preservation priority (high, medium, or low). Of the 264 surveyed properties, a total of 17 percent of the resources were recommended high priority, 36 percent medium priority, and 46 percent low priority. Most of the surveyed resources (85 percent) were residential, while a small number (15 percent) included commercial, institutional, and industrial buildings. The most common residential building types included bungalows and rectangular-plan houses. Construction dates for surveyed resources ranged from ca. 1900 to 1950, with the highest percentages spanning the decades of the 1920s and 1930s.

Three areas within the survey boundaries were evaluated for potential historic district designation:

- LBJ Drive between Grove Street and IH 35 (East Guadalupe neighborhood);
- MLK Drive and Centre Street (Dunbar neighborhood); and
- Railroad sector adjacent to the railroad tracks between Grove and Comal streets.

The area of LBJ Drive in the East Guadalupe neighborhood was recommended as not eligible for National Register of Historic Places (NRHP) or local historic district designation due to non-historic-age commercial development and a large number of non-contributing properties. However, it was recommended that the City work with local community stakeholders to further evaluate some of the commercial buildings along LBJ Drive for potential individual NRHP, local landmark, or Official Texas Historical Marker (OTHM) eligibility. The resources were noted for their association with Mexican American history and community development in San Marcos.

MLK Drive and Centre Street in the Dunbar neighborhood was noted for a general loss of historic character due to alterations to historic resources (such as replacement siding and additions) and post-1950 infill construction that was not of historic age at the time of the survey. One small area, including both sides of MLK Drive and the north side of Centre Street (both between Fredericksburg and Herndon streets), was identified as a potential historic district. The intact grouping of residential and institutional resources within the area, including the 1908 African American Old First Baptist Church building, was significant for its lengthy association with the local African American community. This area is now part of the Dunbar Local Historic District, which was designated in 2003.

The railroad sector of the survey area, located between W. Grove and Comal streets (the remaining section of Comal Street south of MLK Drive), included commercial, industrial, and residential buildings associated with the development of the railroads. Although not recommended as a potential historic district, the area

included several individual resources potentially eligible for historic designation as well as the San Marcos Milling Company and the Farmers Union Gin, both NRHP-listed resources.

In addition to the areas evaluated for potential district designation, five individual resources from the nineteenth century were recommended for further evaluation and potential individual historic designation: the 1885 Hays County Jail (Fredericksburg Street); the 1873 Calaboose building (former jail also on Fredericksburg Street); and three residences at 600 MLK Drive, 711 MLK Drive, and 321 S. LBJ Drive. Based on a review of Google mapping imagery, it appears that both houses on MLK Drive are no longer extant. The ca. 1880 Second Empire-style residence at 321 S. LBJ Drive remains standing and currently houses an orthodontics office.

II.B.3. *San Marcos Heritage Neighborhood Historic Resources Survey* (1997)

The 1997 *San Marcos Heritage Neighborhood Historic Resources Survey*, conducted by Keystone Architects PLLC, was also CLG-grant funded through the THC. The survey boundary included a 33-block area surrounding the Belvin Street and San Antonio Street Local Historic Districts, which is part of the Heritage Neighborhood Association. The survey report included sections on survey methodology, historical research, development of a historic context and development chronology, field survey data and analysis, and recommendations for potential historic designation and further work. An inventory table of all surveyed resources and THC surveys form for each inventoried resource were also completed and included in the report. Photo-documentation included black and white contact sheets, negatives, and color slides, but this information was not included in the copy of the survey report provided to the project team. Resources were evaluated for eligibility using the NRHP criteria for evaluation and were given a priority recommendation of high, medium, or low.

A total of 260 primary buildings (almost exclusively residential) and approximately 200 secondary structures were evaluated. Only six commercial and six industrial primary buildings were surveyed. Other existing commercial resources within the survey area were constructed post-1960, primarily along Moore Street and the 700 block of W. Hopkins Street, and were generally evaluated as low priority/non-contributing (not of historic age) during the survey. Of the 260 primary resources within the survey area, 183 (70 percent) were built in or before 1950 and considered to be of historic age. These were all residential properties, with the exception of Fisher Hall (now demolished) and the Fort Street Church. The largest numbers of historic-age residences were constructed between 1910–1919 and 1920–1929, respectively.

Identified architectural styles reflected a variety of late-nineteenth through early-twentieth-century influences ranging from eclectic Victorian-era designs to Classical Revival and Craftsman styles. Twelve resources were previously NRHP-listed or designated as Recorded Texas Historic Landmarks (RHTLs). Preservation priority recommendations included 22 percent high priority, 38 percent medium priority, and 40 percent low priority resources. The report concluded that the streets within the survey area encompassed the city's "oldest, large-scale residential developments." Most of the survey area was recommended for possible NRHP or local historic district designation, and it was recommended that the boundaries of the potential historic districts be expanded beyond the scope of the survey to include adjacent residential streets. Further recommendations included the development of design guidelines to aid new construction and rehabilitation efforts. The survey area includes the following local historic districts that were later designated: Lindsey-Rogers Local Historic District (2005), Burleson Street Local Historic District (2005), and Hopkins Street Local Historic District (2006). Design guidelines were adopted

in 1999 and have since been incorporated into the San Marcos Design Manual which is used as an aide in meeting the design-related standards of the San Marcos Development Code.

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III. PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

A review of the THC Historic Sites Atlas and the Texas Department of Transportation (TxDOT) Historic Districts and Properties of Texas GIS map revealed two NRHP-listed districts, 31 NRHP-listed individual properties (with one since demolished), 29 RTHLs, and 42 OTHMs within the reconnaissance survey area. Many of the individually NRHP-listed resources were designated as part of a Multiple Property Submission (Historic Resources of San Marcos) in 1983, and some of them are contributing resources within the NRHP-listed Hays County Courthouse Historic District. In addition to NRHP-listed districts, there are seven local historic districts within the reconnaissance survey area. Additionally, numerous resources within the reconnaissance survey area were identified in the THC Atlas as previously evaluated through neighborhood survey efforts. Most of these resources, with the exception of the ten listed in the table below, are located within existing historic districts. No previously designated resources are located within the windshield survey area; however, TxDOT identified one property with multiple outbuildings and features within the windshield survey area at 976 Chestnut Street that was determined NRHP eligible (refer to **Table 1** and **Appendix A**, **Figures 2-1** through **2-5**).

Table 1. Previously Designated and Identified Historic Resources

	Resource Name	Location	Designation
1	Hays County Courthouse Historic District	Roughly bounded by the alleys behind N. Guadalupe, E. Hopkins, N. LBJ, and E. San Antonio streets	NRHP-listed district
2	Belvin Street Historic District	700, 800, 900 blocks of Belvin Street and 227 Mitchell Street	NRHP-listed district /OTHM
3	Hays County Courthouse		NRHP-listed*/OTHM
4	Hutchison House	LBJ Drive and University Street	NRHP listed*/RTHL/OTHM
5	First United Methodist Church	129 W. Hutchison Street	NRHP listed/RTHL/OTHM
6	John Matthew Cape House	316 W. Hopkins Street	NRHP listed*/RTHL/OTHM
7	Fort Street Presbyterian Church (Cumberland Presbyterian Church)	516 W. Hopkins Street	NRHP listed*/RTHL/OTHM
8	Farmers Union Gin Company	120 Grove Street	NRHP listed*/ RTHL/OTHM
9	Ragsdale-Jackman-Yarbrough House	621 W. San Antonio Street	NRHP listed*/RTHL/OTHM
10	Augusta Hofheinz House	1104 W. Hopkins Street	NRHP listed*/RTHL/OTHM
11	Johnson House	1030 Belvin Street	NRHP listed*/RTHL/OTHM
12	Kone-Cliett House	724 Burleson Street	NRHP listed*/RTHL/OTHM
13	Heard-Baker House	620 W. San Antonio Street	NRHP listed*/RTHL/OTHM
14	Rylander-Kyle House	711 W. San Antonio Street	NRHP listed*/RTHL/OTHM
15	Cock House	402 E. Hopkins Street	NRHP listed
16	Moore Grocery Company	101 S. Edward Gary Street	NRHP listed*
17	Green and Faris Buildings	136-144 E. San Antonio Street	NRHP listed*
18	McKie-Bass Building	111 N. Guadalupe Street	NRHP listed*
19	Hardy-Williams Building	127 E. Hopkins Street	NRHP listed*
20	Fire Station and City Hall	224 N. Guadalupe Street	NRHP listed*
21	Simon Building	124-126 W. Hopkins Street	NRHP listed*
22	Goforth-Harris House	401 Comanche Street	NRHP listed*
23	San Marcos Telephone Company	138 W. San Antonio Street	NRHP listed*
24	Episcopalian Rectory	225 W. Hopkins Street	NRHP listed*
25	Hays County Jail	170 Fredericksburg Street	NRHP listed*
26	San Marcos Milling Company	Nicola Alley	NRHP listed*

Table 1. Previously Designated and Identified Historic Resources			
	Resource Name	**Location**	**Designation**
27	Walter Hofheinz House	819 W. Hopkins Street	NRHP listed*
28	Fisher Hall	1132 Belvin Street	NRHP listed* (demolished)
29	Barber House	100 Burleson Street	NRHP listed*
30	Pettey House	714 Burleson Street	NRHP listed*
31	Smith House	322 Scott Street	NRHP listed*
32	Williams-Tarbutton House	626 Lindsey Street	NRHP listed*
33	Caldwell House	619 Maury Street	NRHP listed*
34	J.H. Barbee House	220 N. Johnson Street	RTHL/OTHM
35	Alexander Gates & Lillian Johnson Thomas House	809 Belvin Street	RTHL/OTHM
36	Southside School	211 W. Lee Street	RTHL/OTHM
37	Basil Dailey House	411 W. San Antonio Street	RTHL/OTHM
38	Calaboose	200 MLK Drive	RTHL/OTHM
39	George Thomas McGehee House	727 Belvin Street	RTHL/OTHM
40	Robert Hixon Belvin House	730 Belvin Street	RTHL/OTHM
41	Caldwell-Kone-Hyatt House	618 W. Hutchison	RTHL/OTHM
42	Old Storey Home (James Gray Storey Home)	702 Burleson Street	RTHL/OTHM
43	Robert Early McKie House	613 Lindsey Street	RTHL/OTHM
44	O.T. Brown Home	716 Belvin Street	RTHL/OTHM
45	John F. McGehee Home	832 Belvin Street	RTHL/OTHM
46	George Henry Talmadge Home	802 Belvin Street	RTHL/OTHM
47	Kone-Yarbrough House	903 Belvin Street	RTHL/OTHM
48	Joseph W. Earnest Home	833 Belvin Street	RTHL/OTHM
49	Ike/J.T. Wood House	227 N. Mitchell Street	RTHL/OTHM
50	Sanders-Grosgebaur House	827 W. San Antonio Street	RTHL/OTHM
51	James Lafayette and Eliza Pitts Malone House	1236 Belvin Street	RTHL/OTHM
52	Wonder Cave	Corner of Prospect and Allen streets	OTHM
53	Eliza Pitts Malone	715 Belvin Street	OTHM
54	Coronal Institute	500 W. Hutchison Street	OTHM
55	First Presbyterian Church	Hutchison and Mary streets	OTHM
56	First Baptist Church of San Marcos	325 W. McCarty Street	OTHM
57	William W. Moon	Corner of C.M. Allen Parkway and Hutchison Street	OTHM
58	Mexican War Camp	400 N. Hopkins Street	OTHM
59	First National Bank of San Marcos	123 N. Edward Gray Street	OTHM
60	Ulysses Cephas	213 MLK Drive	OTHM
61	Wesley Chapel	224 S. Fredericksburg Street	OTHM
62	San Marcos Mill Tract	100 Sessom Drive	OTHM+
63	Lindsey-Rogers Historic District	Roughly bounded by Burleson, Scott, Rogers, Waco, Oscar Smith, and Moore streets	Local Historic District
64	Burleson Historic District	Burleson Street roughly bounded by Scott, Rogers, and Kasche streets	Local Historic District
65	Belvin Street Historic District	Belvin Street roughly between Scott and Veramendi streets	Local Historic District
66	Hopkins Street Historic District	Hopkins Street roughly between Moore and S. Bishop streets	Local Historic District

Table 1. Previously Designated and Identified Historic Resources			
	Resource Name	**Location**	**Designation**
67	San Antonio Street Historic District	W. San Antonio Street roughly between Scott and S. Bishop streets	Local Historic District
68	Dunbar Historic District	Roughly bounded by Herndon Street, W. MLK Drive, E. MLK Drive, and Center Street	Local Historic District
69	Downtown Historic District	Roughly bounded by parcels surrounding the courthouse square	Local Historic District
70	S.D. Jackman Ford Auto Dealership	211-215 E. Hutchison Street	Neighborhood Survey (Meridian Highway)
71	First Christian Church	216 W. San Antonio Street	Neighborhood Survey
72	Residence	225 W. San Antonio Street	Neighborhood Survey
73	First Baptist Church (African American)	219 Comal Street (W. MLK Drive)	Neighborhood Survey
74	Residence	200 (?) Porter Street	Neighborhood Survey
75	Residence	304 (?) Porter Street	Neighborhood Survey
76	Residence	400 (?) Porter Street	Neighborhood Survey
77	Residence	316 Comal Street	Neighborhood Survey
78	Residence	335 Veramendi Street	Neighborhood Survey
79	Pyramidal House, Stone Fence, Sheds, Carport, and Pond	976 Chestnut Street	Determined NRHP Eligible (TxDOT)

**NRHP listed as part of a Multiple Property Submission (Historic Resources of San Marcos, 1983)*
+ Location of San Marcos Mill Tract OTHM is identified in three locations by three different sources; exact location to be verified during field survey

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IV. PROPOSED SURVEY METHODOLOGY

Per the CLG grant specifications, the project team proposes to document all previously un-inventoried historic-age resources (built in or before 1975) within the proposed reconnaissance survey area. The reconnaissance survey area includes the City's existing historic districts, the areas evaluated in the three previous historic resources surveys conducted in the 1990s, the downtown, and the area immediately south of the Texas State University campus. At least one digital color photograph will be taken of each primary historic-age resource, with additional photographs taken as applicable. All resources will be evaluated for architectural integrity and historical and cultural significance and given a preservation priority rating of high, medium, or low. Resources located within the three prior historic resources surveys of the 1990s will be reevaluated and changes in integrity, preservation priority, or contributing/non-contributing status will be noted. The resources and survey data will be entered into a THC survey database where THC survey forms for high priority resources and a survey inventory table of all resources will be generated.

For the windshield survey area, representative photographs of typical buildings and streetscapes will be taken to document the general context and significance of the area's resources and to provide a preliminary framework for future evaluation. The windshield survey area encompasses a largely residential area north of the campus (refer to **Appendix A, Figure 1**). Refer to **Appendix B** for an anticipated project timeline.

IV.A. Survey Preparation

Prior to beginning field work, the Hicks & Company GIS team will generate a list of historic-age properties within the project area based on Hays Central Appraisal District (CAD) information. Properties built in or before 1975 will be identified for survey. The CAD data will be uploaded to a THC database (provided by the THC) and included on survey field maps. Potentially significant resources, including all previously identified historic resources (refer to **Section III.**), will also be identified on survey maps for evaluation in the field. Other supporting documentation such as historic maps and aerial photos will be available for use in the field.

IV.B. Reconnaissance Survey – Areas not Previously Surveyed

A reconnaissance-level survey will be conducted from the public right of way for all historic-age resources within the reconnaissance survey area that have not been previously evaluated in prior survey initiatives. All survey teams will consist of at least two members including one professional historian. The second member of the team may be a community volunteer or a City of San Marcos Historic Preservation Commission member. All properties built in or before 1975 (according to CAD data), or which were identified during research, will be visited during the field survey, photo-documented, and evaluated for NRHP eligibility. In addition, any other resources that appear to be of historic age that are encountered during the field survey will also be recorded and evaluated. At least one digital photograph will be taken of each primary resource, with additional photographs taken as applicable.

IV.C. Reconnaissance Survey – Within Previous Survey Areas or Existing Historic Districts

One of the priorities of the current historic resources survey project is to evaluate and update the three existing historic resources surveys that were conducted in the 1990s. Most of the resources evaluated within these three prior surveys are now located within one of the City's seven local historic districts. Due to the age of the previous surveys, photo-documentation was conducted with black and white film and color slides. The photo-documentation was not provided to the project team and is not available in an easily accessible format that can be uploaded to the THC survey database. The previous photo-documentation is also out-of-date and no longer reflects the current condition of the surveyed resources. For the current survey initiative, therefore, it is proposed that digital photo-documentation of all resources within the three previous survey areas be undertaken. Prior to field survey, data from the three prior surveys will be incorporated into the THC database, and GIS field maps will be prepared identifying the previously surveyed resources and their preservation priority rating. The resources will be reevaluated to determine if changes in preservation priority have occurred since the time of initial survey, and one digital photograph of each resource will be taken. Any changes to existing preservation priority recommendations, integrity evaluations, or other significant changes will be documented.

IV.D. Windshield Survey

A driving windshield-level survey will be conducted from the public right of way of the residential neighborhoods within the windshield survey area to observe their general architectural and historical character. Photo-documentation of typical or anchor properties and streetscapes will be conducted, but each individual resource will not be photo-documented or evaluated. These areas will be evaluated as a whole for overall significance and integrity and to make recommendations about future survey priorities.

IV.E. Data Analysis, Mapping, and Report Production

All historic-age resources within the reconnaissance survey area will be evaluated for significance and integrity according to the NRHP evaluation criteria. If additional research on certain properties is determined to be necessary, the survey database will be updated following fieldwork. All resources will be assigned a preservation priority of high, medium, or low. High preservation priority resources are considered individually NRHP eligible. Medium preservation priority resources are likely not individually NRHP eligible but are considered contributing resources to a potential historic district. Low preservation priority resources have been altered or are not significant examples of a particular type or style and are considered not eligible for NRHP listing and non-contributing to a potential historic district. Areas or neighborhoods with a high concentration of historic-age resources that retain integrity (high and medium preservation priority) will be evaluated for eligibility as potential historic districts. Hicks & Company GIS staff will generate maps indicating the location of all surveyed resources.

Due to the size of the reconnaissance survey area, the number of anticipated resources, and the length of time for completing the survey, the reconnaissance survey area will be evaluated as a two-phase survey initiative. Priority areas identified by the City that are most threatened by development or other pressures will be surveyed first during phase one. The project team will prepare a preliminary draft historic resources survey report with eligibility recommendations and preservation priority evaluations for these priority areas. This will provide the City with critical information to make decisions about historic designations for priority areas early in the survey process prior to completion of the entire reconnaissance survey area.

Secondary areas identified by the City will be surveyed as part of phase two, and this information will be incorporated into a second draft historic resources survey report in combination with the previous report findings and the results of the windshield survey.

The phase one and two draft survey reports will be submitted to the City and the THC for review and comment. Comments will be incorporated into a final report which will be produced and submitted to the City and the THC. The final report will conform to the CLG grant requirements and will include an introduction/executive summary, project area overview, previously identified historic resources, research and survey methodology, evaluation criteria, historic context, survey results, recommendations for eligibility and/or additional work, and references.

IV.F. Additional Documentation and Deliverables

Additional documentation to be provided following the completion of the survey will include:

- THC database of all surveyed resources
- Inventory Table with thumbnail photos of all surveyed resources
- THC Survey Forms for Recommended Eligible (High Priority) Resources
- Hard copies of all survey files
- Digital survey photos formatted to CLG grant requirements
- Maps conforming to the CLG grant requirements showing locations of all surveyed resources
- Comprehensive GIS Database

IV.G. Public Outreach

The project team prepared a Public Outreach Plan for the City that provides a preliminary project schedule, relevant stakeholders, recommendations for educating the community about the survey initiative, and methods for garnering public interest and support. The project team will provide a project kick-off/open house community meeting, in coordination with the City, prior to commencement of the field survey, and a wrap-up meeting at the conclusion of the survey. The project team will also participate in three public outreach meetings and four meetings with City boards or commissions throughout the course of the project to provide survey status updates and solicit further public feedback. Refer to **Appendix B** for an anticipated project timeline.

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V. HISTORIC CONTEXT

V.A. Survey Area Overview

The survey area is located in central San Marcos, Texas, and includes both reconnaissance and windshield survey areas. The reconnaissance survey area is roughly bounded by Lindsey Street, University Drive, and Prospect Street (north); IH 35 (south); C.M. Allen Parkway (east); and Dixon Street and Ellis Street (west). This area includes the City's downtown, seven locally-designated historic districts, areas adjacent to Texas State University, resources surrounding the Lamar School building, and residential development within the East Guadalupe and Victory Gardens neighborhoods. The local historic districts, with the exception of the Downtown Historic District, are primarily residential in nature. The Lindsey-Rogers, Burleson Street, Belvin Street, Hopkins Street, and San Antonio Street Historic Districts include some of the earliest neighborhoods within the city. Houses within these districts reflect a variety of architectural styles from opulent late-nineteenth-century Queen Anne and Italianate to early-twentieth-century Classical Revival and Craftsman.[1] The Dunbar Historic District is part of a historically African American neighborhood that developed in the late nineteenth century and is characterized by modest vernacular houses from the early twentieth century.[2] The windshield survey area north of the Texas State University Campus and Sessom Drive includes several mid- to late-twentieth-century residential neighborhoods platted from the 1940s through the 1980s as well as an early residential area platted in 1908 (see **Appendix A, Figure 3**).

V.B. Early Settlement – Hays County Formation and the Founding of San Marcos *(ca. 1845–1879)*

Although numerous land grants within the vicinity had been conveyed during the period of Mexican rule (1821–1836), including the two largest to Juan Martin Veramendi and Thomas Jefferson Chambers, the surrounding area that would become Hays County and the town of San Marcos remained very sparsely settled until the mid-1840s.[3] Texas statehood in December 1845 and the formation of Hays County from a portion of Travis County in 1848 stimulated an influx of pioneers to the region from nearby settlements and the southern United States.[4] San Marcos was designated as the county seat, and its location along the San Marcos River and near San Marcos Springs made the location conducive to settlement and agricultural development (see **Illustration 1**). At this time, many settlers relocated to Hays County from the nearby community of Bastrop.[5]

The history of San Marcos was largely dependent upon the San Marcos River and its headwaters, formed by over 200 springs from the Edwards Aquifer.[6] Early settlers encountered American Indian tribes that lived and hunted within the vicinity, relying on the plentiful water sources of the river and springs. The Tonkawa, who had been in the area for centuries, were generally friendly toward Anglo settlers and even formed alliances with some of the early Anglo leaders of Hays County and San Marcos.[7] The Tonkawa were enemies of the Comanche and Apache, whose frequent raids within the area threatened permanent Anglo settlement.[8]

Reportedly the earliest Anglo settler to the area that would become San Marcos was William W. Moon, who arrived in 1845 and constructed a log cabin near today's downtown.[9] In 1851, Moon opened a hotel that developed into a stagecoach stop between San Antonio and Austin.[10] Other significant early settlers in the mid-1840s included Edward Burleson, Michael Sessom, Dr. Eli Merriman, and William Lindsey.[11] Edward Burleson came from Bastrop and acquired a large land holding around the headwaters of the San Marcos River where he constructed a dam and established the area's first grist and sawmill.[12] Burleson

cultivated a close friendship with Tonkawa Chief Placido, and the Tonkawa often fought together with Anglo settlers against the Comanche and Apache.[13] Michael Sessom was the second Anglo settler in the area and built a log cabin near today's San Antonio Street.[14] Dr. Merriman, who came from Bastrop at the recommendation of Burleson, constructed the third cabin in the area, which remains standing today in a new location in Veramendi Park.[15]

By 1850, the area around today's courthouse square had begun to develop, although the community remained a remote frontier settlement.[16] Early settler Dr. Caton Erhard opened the first store and soon after a post office.[17] Other buildings at the time reportedly included a log tavern and five log cabins.[18] The town of San Marcos was officially platted in 1851 through a partnership between Edward Burleson, Dr. Eli Merriman, and William Lindsey.[19] Together, they purchased 640 acres from the original Juan Martin Veramendi land grant, and William Lindsey surveyed the tract. Streets were platted and lots laid out for private sale and public use around a central courthouse square. West of the town center, larger "farm lots" were established for agricultural use. The earliest settlers purchased lots near the San Marcos River, so the earliest development of San Marcos began there and gradually extended west as the town grew.[20] William W. Moon's log cabin served as the first county courthouse (and school), but a new (second) courthouse was constructed in 1861.[21] Within a few years, it was destroyed by a fire and replaced with a (third) limestone building in 1871.[22]

Numerous churches and schools developed in the mid-nineteenth century in response to the arrival of new settlers. The First Protestant Church organized as a Methodist congregation in 1847.[23] Early area settler J.D. Pitts donated land for the church building after first holding services in his home.[24] First Presbyterian Church organized in 1853 with services in held in William W. Moon's log cabin.[25] Other churches included First Christian (1853), First Baptist (1857), and St. Mark's Episcopal (1874).[26] Education was a priority in the community, and a board of education was established as early as 1858.[27] William W. Moon's log cabin, noted above in association with the First Presbyterian Church, also served as the area's first school (and courthouse).[28] The Coronal Institute opened in 1868 as a co-educational high school (refer to **V.F. Education in San Marcos** for further information).[29]

The largely agricultural community developed slowly during the mid-nineteenth century. Settlers raised corn and later cotton on scattered farmsteads, along with cattle. San Marcos was located along the Chisholm Trail where cattle were driven from Texas ranches to railroad distribution centers in Kansas. A stagecoach route linked San Marcos with Austin and San Antonio, and the community became an important way station between the two towns.[30] A number of gins and cotton mills were established in the 1850s, including Burleson's earliest dam and mill on the San Marcos River. William A. Thompson, who came to Texas from Louisiana in 1850, acquired significant land holdings along the San Marcos River. Rather than building a dam, Thompson constructed an 1,850-foot-long raceway to operate a waterwheel for a gristmill and sawmill.[31] The raceway and mill created three land forms within the river that came to be known as Thompson's Islands. In 1867, his son, also named William, constructed a dam slightly upstream to increase the flow of water through the raceway.[32] The mill remained within the Thompson family until 1911 when it was purchased by John Matthew Cape. It remained in operation until 1942.[33] Today, the site is known as the Thompson-Cape Dam and Ditch Engineering Structure and was determined eligible for listing in the NRHP in 1985.[34]

Many of the earliest settlers were slave owners. Development halted during the Civil War in the 1860s, but the agricultural economy continued during Reconstruction, with many former slaves becoming tenant farmers and share croppers.[35] In the late 1860s, many early settlers on the outskirts of the community relocated to San Marcos to attend area schools and churches.[36] By the 1870s, the remaining American Indian tribes of Tonkawa, Comanche, and Apache had been forced from Texas.[37] However, over a century later, the Tonkawa were recognized for their friendship with early San Marcos settlers when a monument honoring Chief Placido and the Tonkawa people was dedicated in November 2007 near the San Marcos River.[38]

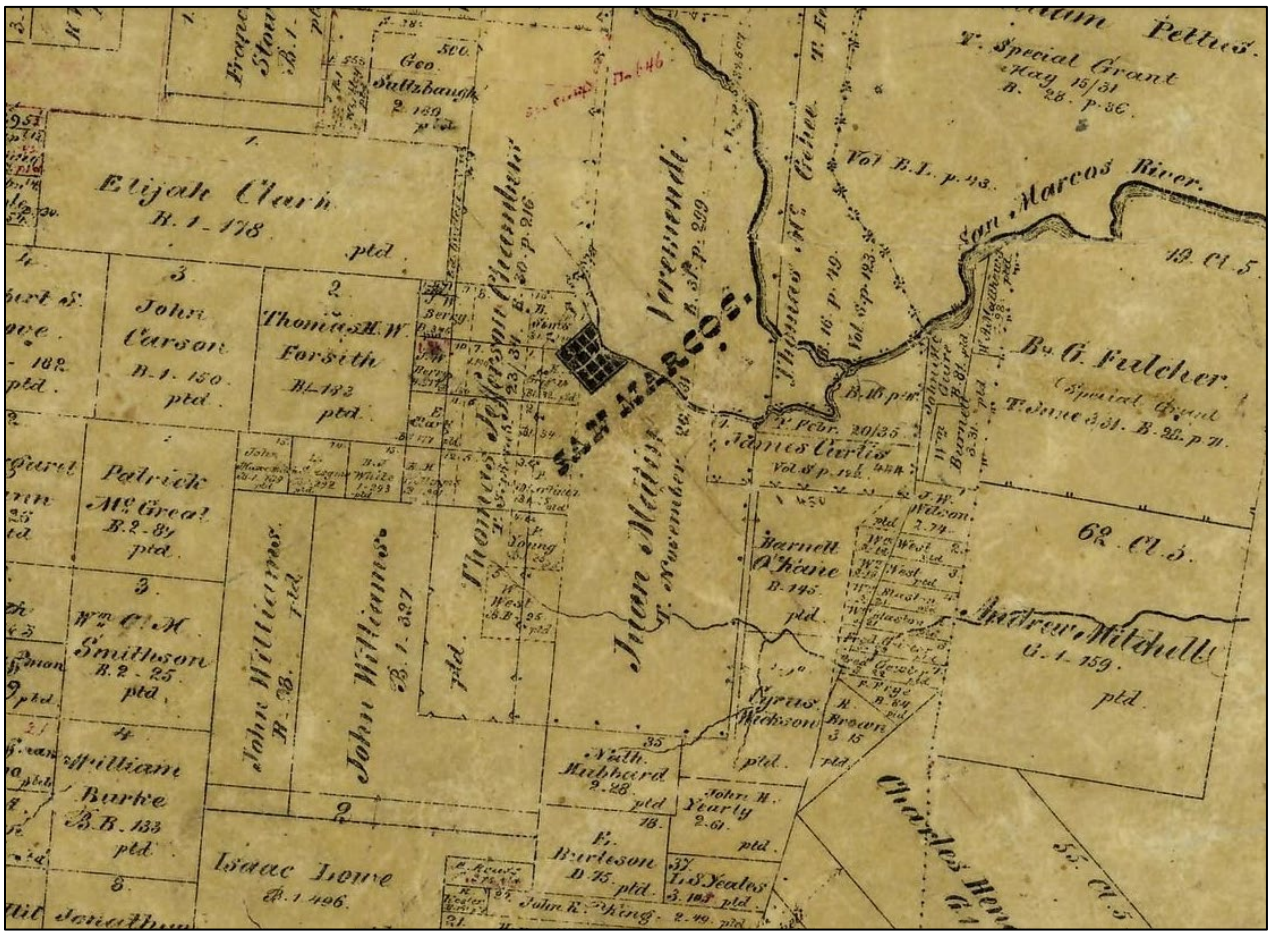

Illustration 1. F.H. Arlitt. *Hays County Map*. August 1861. Detail showing area of San Marcos. University of North Texas Libraries. The Portal to Texas History. Crediting Texas General Land Office.

Early platted residential subdivisions included the Lindsey & Harvey Addition (1868) and the C.L. McGehee Addition (1870) that was developed by a family member of an early Mexican land grant recipient and Hays County settler Thomas McGehee.[39] Despite the platting of these former farm lots, very little development occurred within these areas until closer to the turn of the century. The town of San Marcos was officially incorporated in 1874.[40] By 1878, San Marcos was the only sizeable settlement in Hays County with a population of approximately 1,500, at least thirty businesses, five churches, and several schools[41]

V.C. Growth of San Marcos – From Railroads to the Roaring Twenties *(1880–1929)*

The International and Great Northern (I&GN) Railroad constructed a line through San Marcos in 1880 and stimulated an economic boom and population growth.[42] The Missouri, Kansas, and Texas (MKT) Railroad

arrived in San Marcos in 1887.[43] Commercial and residential development flourished. A new (fourth) courthouse, completed in 1882 by the prominent architect F.E. Ruffini, replaced the 1871 limestone building whose faulty foundation necessitated demolition.[44] San Marcos architect Edward Northcroft designed a new two-story jail on Fredericksburg Street in 1885.[45] Commercial buildings of limestone and brick masonry replaced earlier frame structures downtown. Late-nineteenth-century architectural styles reflected the ornate aesthetic of the Victorian era with decorative cast iron store fronts, mass produced wooden ornament and trim, and patterned brickwork. Many of the buildings were constructed of local limestone. By the early twentieth century, however, a revival of classicism reintroduced classical columns, pediments, cornices, friezes to architectural design.[46] The existing (fifth) courthouse, designed by architects C.H. Page & Brothers of Austin, was constructed in 1908 after a fire damaged the 1880s building and is a significant example of the Classical Revival style with its imposing columns and central dome.[47]

A review of available Sanborn Fire Insurance maps of San Marcos in 1891 reveal both frame and masonry (brick and stone) commercial buildings on the blocks fronting the courthouse square and scattered frame residences along immediately adjacent streets. Identified industries at that time included a corn mill, ice factory, and electric lighting plant at the head of the San Marcos River (powered by the San Marcos springs); a cotton gin; a planning mill; two lumber yards; and a water works facility. Additional mills were also constructed along the San Marcos River in the late nineteenth century.[48] Although the maps do not cover the area, residential development had occurred by this time along some of the streets west of downtown, specifically Belvin Street in connection with the adjacent Coronal Institute.[49]

By 1912, San Marcos Sanborn maps indicate further commercial and industrial development downtown and near the railroad lines, as well as significant residential development north and west of downtown primarily along San Antonio, Comal (Martin Luther King [MLK] Drive), Fredericksburg, Comanche, E. Hutchison, and Colorado (University) streets. A number of churches were identified west of downtown, including two “Negro” churches on S. Fredericksburg and W. Comal Street (MLK Drive) within today’s Dunbar neighborhood.[50] Identified educational facilities at that time included the Southwest Texas State Normal School (Texas State University) north of downtown which opened in 1903, the Coronal Institute on Burleson Street, West End Public School on Hopkins Street, San Marcos Baptist Academy north of Lindsey Street, a “Public School” on E. Woods Street, and a “High School” on W. Hutchison Street between N. Comanche and N. Fredericksburg streets.[51] South of downtown near the I&GN and MKT railroad lines, Sanborn maps identified two cotton gins: San Marcos Oil and Gin Company’s large operation and Farmer’s Union Gin Company that was established in 1909 (and is now an NRHP-listed resource). The area also included the Acme (furniture) Manufacturing Company, the Lake and Griffin Feed Mill, the Mead and Eastwood Lumber Company, the San Marcos Compress Company, cotton docks, and a railroad depot. Also identified is the U.S. Fish Hatchery on the San Marcos River (now part of today’s Texas State University Campus) that was established by the U.S. Fish and Wildlife Service in the mid-1890s.[52,53]

Illustration 2. George A. Mason. *Town of San Marcos.* ca. 1881. Texas State Library and Archives Commission.

A decade later, 1922 Sanborn maps indicate significant residential growth further north, west, and south of downtown. Additional platted subdivisions with significant numbers of residences documented on the maps include: Mountain City Addition and Normal Hill north of downtown near the Southwest Texas State Normal College (Texas State University); Park Addition (College Heights) and the G.A. McNaughton First Addition north of Southwest Texas State Normal College; Lindsey & Harvey Addition, C.L. McGehee Addition, John Scott Addition, G.W. Donaldson Addition, L.W. Mitchell Addition, and D.S. Combs Addition west and southwest of downtown; and Dan McKie 2nd Addition, Katy Addition, and Riverside Addition south of downtown on the south side of the MKT rail lines. In addition to scattered residences, this southern area included a "Mexican" Church at the corner of S. Austin Street (today's S. LBJ Drive) and Marne Avenue (Lee Street) and a "Mexican" Public School at Marne Avenue (Lee Street) and S. Cedar Street (McKie Street).[54]

Large numbers of Mexican immigrants came to San Marcos in the late nineteenth and early twentieth centuries, especially after the Mexican Revolution of 1910. Most worked as sharecroppers or laborers in the agricultural industry.[55] African Americans also continued to work in agriculture during this period and as domestic help for affluent residents. [56]

Cotton was the staple crop in the early twentieth century, and the economy of San Marcos remained primarily agricultural for the next several decades. Additional crops such as corn and cane were also cultivated for livestock feed. In the early 1920s, the town boasted five cotton gins within the vicinity, a corn mill, four oil depots, a number of warehouses, the San Marcos Utilities Company (handling water, ice, laundry, and light), and the U.S. Fish Hatchery.[57] A Chamber of Commerce circular in 1920 praised the town's educational resources and strong agricultural economy but noted that the town's greatest need at the time was "small manufacturing plants."[58] Although significant economic changes would not come about until after WWII, the cotton-farming industry of San Marcos faced many hardships in the 1920s and 1930s with boll weevil infestations in South Texas and the stock market crash of 1929.[59]

With the increasing popularity of auto-touring routes throughout the United States, San Marcos was able to capitalize on a new industry—auto-tourism. A.B. Rogers, owner of a San Marcos funeral home and furniture store, purchased two parcels associated with the unique natural resources of the area. He purchased Wonder Cave in 1916, for $50 and a grey horse, from W.S. Davis. The cave, the first commercially operated dry-formed cave, opened for tours by candlelight in 1900. Rogers developed the site as an amusement park, with tours of the cave formed by the same earthquake that formed the Balcones Fault.[60,61] In 1926, Rogers purchased a 125-acre parcel at the San Marcos Springs with the intention of creating a "first-rate Texas tourist destination."[62] Over the next 70 years, the site was developed as Aquarena Springs with popular attractions related to the natural environment at the headwaters of the San Marcos River. The amusement park was acquired by Southwest Texas State University (Texas State University) in 1994. The university repurposed the site with a focus on preserving the delicate ecosystem of the springs.[63] The aquarium and theme park buildings, including an underwater theater, were demolished in 2012.[64]

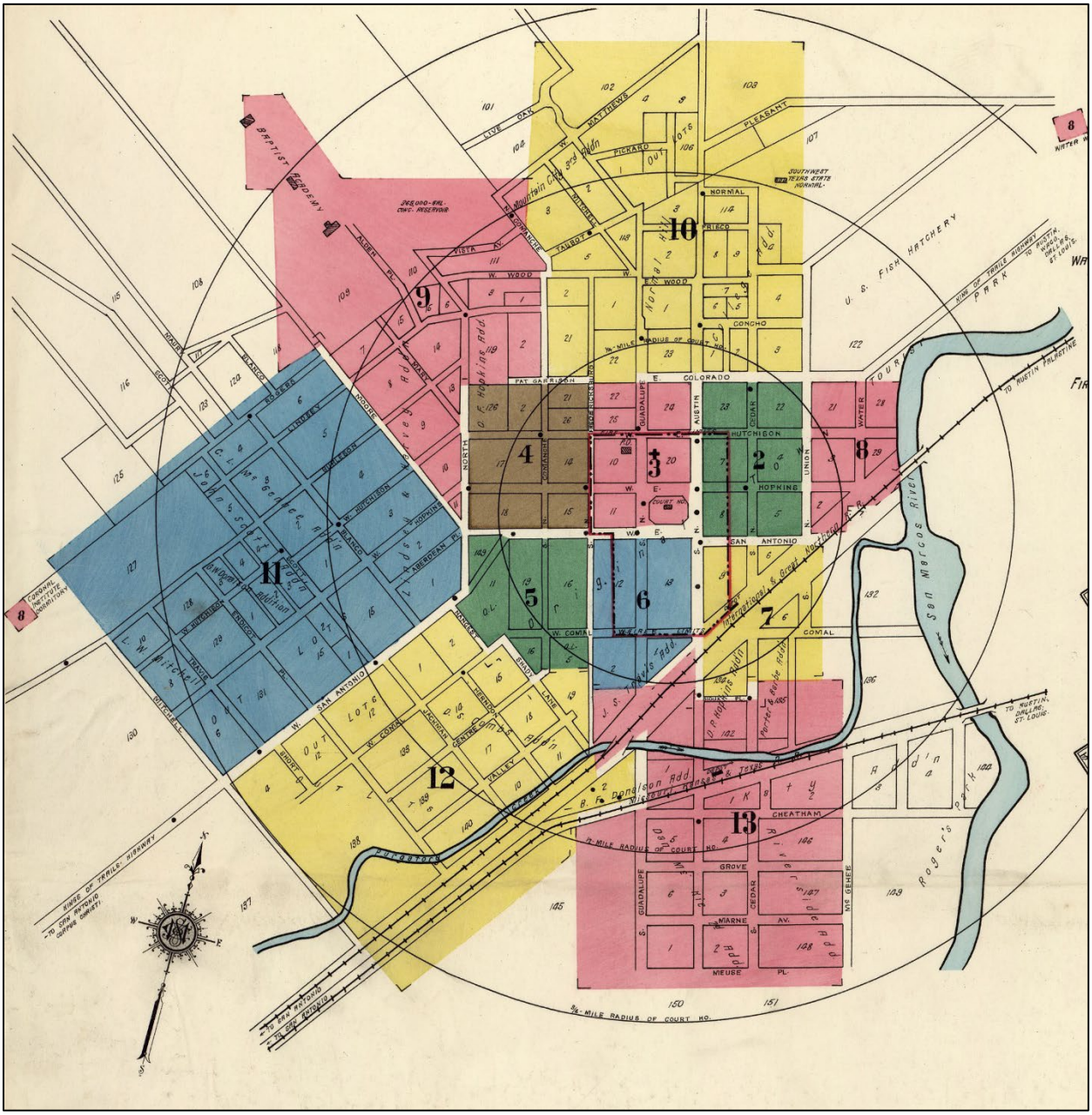

Illustration 3. Sanborn Fire Insurance Map. San Marcos. 1922. Sheet 1. University of Texas at Austin. University of Texas Libraries.

V.D. San Marcos from the Great Depression to WWII (*ca. 1930–1945*)

San Marcos, like most of the United States, faced severe economic hardships during the Great Depression of the 1930s.[65] In addition to changes in the predominantly agricultural economy of cotton farming, the depression threatened other local resources. The U.S. Fish Hatchery nearly closed in the early 1930s. Educational institutions including the Southwest Texas State Normal College (Texas State University) and the San Marcos Baptist Academy also faced potential closure. Several New Deal agricultural conservation programs under the Roosevelt Administration were initiated to assist cotton farmers.[66] Very little new commercial or residential development occurred in San Marcos until after WWII.

Although growth slowed during the Great Depression, industries supporting the agricultural economy of Hays County were established in San Marcos prior to the start of WWII. In 1939, the Central Texas (Cen-Tex) Wool and Mohair Co., Inc. established a scouring plant on Uhland Road, two miles north of downtown San Marcos. The plant was located on the site of a cotton mill that had closed during the early years of the Great Depression. The company selected its location near San Marcos based on access to rail, port and highway routes, and the spring-fed San Marcos river. The plant provided a market for sheep and goat raisers to process and sell their product. Operated by brothers H.C. and L.B. Rea, Cen-Tex Wool & Mohair was the first commercial scouring plant in Texas. The plant introduced a blanket factory in the early 1940s and supplied blankets to the US Army during WWII. Although ownership changed after 1943, the wool scouring plant continued at this location until 1985.[67,68,69]

In 1942, the San Marcos Army Airfield was established east of San Marcos near the Caldwell County line. The mission of the airfield was navigator training, and the first class arrived on February 13, 1943. By the end of the war, over 10,000 navigators had been trained. The field remained open after WWII, although it was transferred to the US Air Force and its mission changed to helicopter pilot training. Its name was changed to San Marcos Air Force Base in 1947, and it operated on-and-off again for the training of US Army and US Air Force pilots until 1963. The facility was renamed Gary Air Force Base on May 16, 1953, to honor Second Lieutenant Arthur Edward Gary, the first San Marcos military personnel killed during WWII. The base was decommissioned in December 1963.[70] In 1965, the former military base became the Gary Job Corps Center, one of the nation's many Job Corps Centers authorized by President Lyndon B. Johnson in 1964 under the Economic Opportunity Act.[71,72] Gary Job Corps Center remains in operation today and provides federally-funded vocational and academic training to teens and young adults.

V.E. San Marcos – Post WWII to the Late Twentieth Century (*ca. 1945–1975*)

After more than a decade of very limited development throughout the Great Depression and WWII, much needed commercial and residential construction occurred during the post-war years in San Marcos. Veterans Association loans enabled returning GIs to purchase houses, and new suburban neighborhoods developed to meet housing needs.

San Marcos's economy transitioned during this time from primarily agricultural to more diverse industries. The city had historically served as a trade center for area farms and stock raising, and after WWII, industries such as creameries, furniture manufacturing, meat processing, and cotton seed oil milling were established.[73] New businesses continued to serve the local agricultural community, and after WWII, operations such as the Green Valley Dehydration Plant capitalized on innovation to advance industry in the area. The hay drying plant, operated by J.D. Cummings and his sons, created a market for area farmers by

processing alfalfa into concentrated feed for ranchers. The plant employed many San Marcos residents and expanded to offer larger and more varied output of feed to dairy and ranchers throughout the country.[74] Tourism continued to play a significant role in the local economy as well with the continued success and growth of Aquarena Springs on the San Marcos River.

The growth of Southwest Texas College (Texas State University) further stimulated and guided development throughout the mid- to late twentieth century. The central courthouse square, once lined with specialty stores and local businesses, began to change in the 1960s as suburban development drew shoppers elsewhere and local stores were replaced with larger retailers.[75] Businesses around the square began to cater to local college students, with bars and restaurants replacing former "mom and pop" stores.[76] The construction of IH 35 in the 1960s further contributed to these changes.

The *Federal-Aid Highway Act of 1956* and the subsequent development of the federal interstate highway system from the 1950s through the 1970s brought significant changes to San Marcos.[77] The earliest predecessor of Interstate Highway 35 (IH 35) was a cross-country, north-south roadway known as the Meridian Highway. Conceived in the early twentieth century as the nation's first major north-south corridor connecting the United States with Mexico and Canada, development of the Meridian Highway began in 1911.[78] In Texas, the route closely followed the alignment of the nineteenth-century Chisholm Trail and existing rail lines.[79] The Meridian Highway was heavily promoted to tourists as well as trade and commerce, and alignments navigated drivers through the centers of towns.[80] The Texas Highway Department was established in 1916, and the route of the Meridian Highway in Texas through San Marcos was renamed State Highway (SH) 2.[81] In 1926, a federal highway numbering system replaced many state highway routes, and SH 2 was designated as US Highway (US) 81.[82] Within the vicinity of San Marcos, US 81 extended north to Kyle and south to New Braunfels along the general alignment of today's IH 35. In downtown San Marcos, however, the early alignment of US 81 did not follow the route of today's IH 35 on the east side of downtown and the I&GN railroad tracks. Instead, US 81 originally veered southwest into downtown along the current alignment of Aquarena Springs Drive (SH 82), and from there, continued southeast through downtown along Guadalupe Street (SH 123) to the east side of the railroad tracks where it reconnected with US 81 heading south.[83] A 1940 Hays County highway map indicates that the realignment of US 81 east of downtown San Marcos (in the approximate alignment of today's IH 35) was proposed at that time.[84]

By 1961, US 81 had been realigned on the east side of downtown San Marcos east of the railroad tracks, and the former route of US 81 through downtown (and today's Aquarena Springs Drive) had been renamed as SH 82. Construction of the interstate highway (IH 35) along the US 81 corridor was underway at that time both north and south of San Marcos, but the section of US 81 extending north-south through San Marcos remained a US highway route.[85] IH 35 had been completed through San Marcos in its current alignment by 1972.[86] The rerouting of US 81 east of downtown San Marcos and the later construction of IH 35 along the same alignment stimulated new mid- to late-twentieth-century commercial development along this corridor and impacted existing businesses and neighborhoods near downtown. Providing direct connectivity between San Antonio and Austin, the interstate highway also stimulated population growth in the late twentieth century.

V.F. Education in San Marcos (*ca. 1846–present*)

Education has been a primary concern in San Marcos since the establishment of the first permanent settlement in 1846, when early pioneer William W. Moon built a log cabin to serve as a church, school, and courthouse.[87] The Coronal Institute was founded by Orlando Newton Hollingworth in 1868 as a private, coeducational school that also offered military training for boys.[88] A two-story, stone school building and a row of one-story, stone dormitories for boys were constructed at the corner of today's Moore and Hutchison streets west of town (the site of today's Lamar School).[89,90] The school spurred early residential development of the surrounding area. The Lindsey & Harvey Addition was platted in 1868 and the C.L. McGehee Addition in 1870.[91]

Methodist minister R.H. Belvin purchased the school in 1871 and served as president until 1875 when he sold the school to the Methodist Church of San Marcos.[92] Belvin platted Belvin Addition slightly west of the Coronal Institute along an extension of Hutchison and Burleson streets.[93] The area of Hutchison Street was later renamed Belvin Street. A number of Belvin family members as well as other educators and presidents of the Coronal Institute settled on Belvin Street.[94] The institute's main building was destroyed by a fire in 1890 and replaced with a larger modern building in 1891.[95] By 1912, the Coronal Institute was a small complex of attached structures including a main three-story building and rear ell with school rooms, a dining room, kitchen, and dormitories; a two-story ell with school rooms and a dormitory; an attached one-story chemistry laboratory; and a detached three-story school building and dormitory.[96] A separate three-story boy's dormitory (known as Fisher Hall) was located approximately one-half mile southwest of the main buildings on Belvin Street.[97] Many families relocated to San Marcos from nearby rural areas to send their children to the Coronal Institute, and the school contributed to the residential development of Burleson, Hutchison, and other nearby streets in the late nineteenth and early twentieth centuries.[98] The Coronal Institute closed in 1918, and the property was later purchased by the San Marcos School District in 1925.[99] Sanborn maps in 1930 indicate that the original Coronal Institute buildings were used as residences at that time.[100] Fisher Hall, the former boy's dormitory, was converted into the Hays County Soldiers, Sailors, and Marines Memorial Hospital in 1923.[101] The main building of the Coronal Institute was demolished in 1932, and additional institute buildings were razed in the late 1930s. The final buildings were demolished in 1949 when a new public high school (the existing Lamar School) was constructed on the site. The new school opened for classes in the fall of 1951.[102] Fisher Hall remained standing until 2007 when it was destroyed by arson.[103]

In addition to the Coronal Institute, the town of San Marcos had constructed a two-story, brick public school building on E. Woods Street in the 1890s, replacing an earlier frame structure.[104] By 1912, San Marcos boasted a second brick school building, identified as West End Public School on Hopkins Street, and a brick high school building on Comanche Street north of Hutchison Street.[105] Before desegregation of schools in the mid-twentieth century, San Marcos had separate public schools for African Americans. Reportedly the first African American school building was the former frame school building that had been replaced in the 1890s by the brick Woods Street School.[106] The building was moved to Centre Street and was identified on a 1912 Sanborn map as "Negro" school at S. Comanche and Centre streets.[107] It was moved again in 1918 to Endicott Street where it was visible on a 1922 Sanborn map as "Colored Public School."[108,109] Renamed Dunbar School in 1961 in honor of the African American poet and novelist Paul Lawrence Dunbar, the remaining part of the school building (the former Home Economics Building) remains standing in Dunbar Park and is a designated local landmark.[110,111] Schools remained segregated until the

mid-1950s when the US Supreme Court, in the 1954 case of *Brown vs. the Board of Education of Topeka,* ruled that segregation of schools was unconstitutional. San Marcos public high schools were some of the earliest Texas schools to begin desegregation in the fall of 1955.[112] Full integration of all grade levels, however, did not occur until 1965.[113]

Another early educational institution was the coeducational San Marcos Baptist Academy that opened in 1908. An imposing, three-story main building with classrooms, a dormitory, and a substantial auditorium was constructed northwest of downtown north of Lindsey Street.[114] By 1918 the San Marcos Baptist Academy offered elementary education, and grades 1 through 12 continued to be offered through 1962.[115] A military training program was established at the school during WWII. Southwest Texas State University (Texas State) bought the original campus in 1979, and the Baptist Academy relocated slightly northwest of San Marcos on Ranch Road 12 in the early 1980s.[116] The original academy buildings have been replaced by new construction on the university campus.

Texas State University opened in 1903 as the Southwest Texas State Normal School, the second state teacher training school in Texas. The City of San Marcos donated the original 11 acres that had formerly been used for annual Chautauqua celebrations since the late nineteenth century.[117] Construction on the main building began in 1902 and was completed the following year. Several name changes occurred over the years as the Normal School grew, starting in 1918 when it became the Southwest Texas State Normal College.[118] That same year a "laboratory" school opened on the campus for young public-school children.[119] By 1939, all San Marcos public elementary school classes (kindergarten through sixth grade) had relocated to the college campus, which by that time had been renamed the Southwest Texas State Teachers College (and later Southwest Texas State College).[120,121] Public high school classes relocated to the campus in 1941 and remained there for a decade until the new high school at the site of the former Coronal Institute was completed in 1951.[122] By 1965 San Marcos had established new elementary and junior high schools, and public-school classes were no longer held at the college campus.[123] The college became Southwest Texas State University in 1969 and Texas State University in 2003.[124] Today, the university has a diverse student body with an enrollment of over 38,000 and offers over 200 different degree programs within nine colleges.[125]

V.G. San Marcos Neighborhood Development (*ca. 1860s–1945*)

V.G.1. Reconnaissance Survey Area

A number of affluent residential neighborhoods developed during the late-nineteenth and early-twentieth centuries along Belvin, San Antonio, Lindsey, Burleson, and Hopkins streets. **Belvin Street** comprises one of the oldest neighborhoods in San Marcos and was platted in the late 1860s. Its proximity to the Coronal Institute made Belvin Street a desirable location, and many early settlers relocated there to be near the facility. Houses on Belvin Street reflect a variety of architectural styles from the 1880s through the early twentieth century. Belvin Street was the city's first local historic district (designated in 1974). The primarily Victorian-era homes on the 700–900 blocks of the street, a small portion of the larger local historic district, comprise the NRHP-listed Belvin Historic District which was designated in 1983.[126]

San Antonio Street was originally part of the stagecoach road through San Marcos connecting San Antonio and Austin in the mid-nineteenth century. Prior to this, the street was along a portion of the former Spanish colonial Camino Real connecting the missions in Spanish-occupied Texas with Mexico City. In the late

nineteenth century, San Antonio Street developed as a residential area conveniently located near the downtown business district and other educational facilities.[127]

Lindsey, Burleson, Hutchison, and Hopkins streets are noted on 1922 Sanborn maps within several platted subdivisions including the previously noted Lindsey & Harvey Addition (1868) and C.L. McGehee Addition (1870), as well as the G.W. Donaldson and L.W. Mitchell Additions. The streets were largely built out by the early twentieth century with single family homes of frame construction on lots of varying size in close proximity to the Coronal Institute.[128] Today, most of these areas are designated as local historic districts.

The **Dunbar** neighborhood, also a local historic district, was an historically African American community in the late nineteenth and early twentieth centuries during the decades of segregation. Early Anglo settlers initially established farms in the area in the mid-1800s, and after the Civil War, it is probable that former slaves may have remained in the area as sharecroppers and tenant farmers. With the affluent development of nearby streets such as Belvin and San Antonio and growth of the adjacent railroads in the late nineteenth century, many of the African American residents worked nearby as domestic servants or in railroad industries. By the late nineteenth and early twentieth centuries, the thriving African American community included numerous stores and restaurants.[129] A 1906 Sanborn map even identified a "Negro Skating Rink" at the corner of Fredericksburg and Comal (MLK Drive).[130] The main commercial "strip" developed along today's MLK Drive east of Guadalupe Street. Small, vernacular, early-twentieth-century frame houses comprise much of the neighborhood.[131]

A wood-framed school building was relocated to the area in the 1890s for African American children, and numerous churches served the community, including Wesley Chapel AME Church, founded in 1875, and Old First Baptist Church, established in 1908.[132] The Old First Baptist Church building remains standing today on MLK Drive. The original 1870s Hays County Jail is located within the community. It became an African American jail when a new adjacent jail building was constructed in the 1880s. Known as the Calaboose, it later served as a USO and is now the Calaboose African American History Museum.[133] A new school building was moved to the area in 1918 and was renamed Dunbar School in the 1960s.[134] Although a fire destroyed much of the campus, one building survived and is now a community center in Dunbar Park. Additional resources of note within the community include the former home of Ulysses Cephas, an early-twentieth-century African American blacksmith, and Eddie Durham Park, named for the jazz musician who grew up in San Marcos.[135] An OTHM commemorates Ulysses Cephas.

The **East Guadalupe Neighborhood**, located south of downtown, was primarily settled in the early twentieth century by Mexican immigrants. Prior to this time, most Mexican immigrants settled in small communities outside San Marcos where they were employed in agricultural industries. Larger numbers began settling within the town after the Mexican Revolution of 1910. Guadalupe Street was the focus of the Mexican American community in town, and residents were served by Our Lady of Guadalupe Catholic Church.[136] Many businesses developed by the 1920s, and a 1922 Sanborn map of San Marcos identifies a "Mexican Church" on S. Austin Street (S. LBJ Drive) and an adjacent "Mexican Public School" on S. Cedar Street (McKie Street).[137] By 1930, additional resources in the community included a "Mexican" Presbyterian Church on S. Guadalupe, a new South Side ("Mexican") School on S. Austin Street (S. LBJ Drive), and a "Mexican" Hall on McKie Street.[138] The formerly identified "Mexican" Church on S. Austin Street was at that time noted as a "Mexican" Baptist Church.[139] Sanborn maps indicate that the area historically included small scattered residences interspersed with commercial buildings and industrial

structures associated with the adjacent railroad.[140] According to the 1996 *Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods*, the oldest historic-age resources generally date to the 1920s and 1930s and are located on Guadalupe and McKie Streets and LBJ Drive. Much of the existing residential architecture in the neighborhood dates to the 1950s or later.[141]

The neighborhood of **Victory Gardens** (also called Barrio Victoria or La Victoria) developed in the early 1940s south of downtown and west of Guadalupe Street between the railroad tracks and today's IH 35 (formerly US 81).[142] The community was identified on a Sanborn map index sheet in 1945 and included two small clusters of streets with military names such as Marshall, Jones, Nimitz, Roosevelt, McArthur, Churchill, Patton, and Eisenhower, among others.[143] The neighborhood developed as a Mexican American community of small 1940s residences.[144]

V.G.2. Windshield Survey Area

The neighborhoods within the windshield survey area represent six historic-age residential developments constructed from the early twentieth century into the last quarter of the century (1908–1973) north and west of the Texas State University campus (refer to **Appendix A, Figure 3**). The area is first covered by the 1930 Sanborn map, although it appears in the key map on Sheet 1 that detail maps are not provided in either the 1930 or the updated 1944 Sanborn maps. The first platted neighborhood in the windshield survey area, **Park Addition**, was subdivided in 1908 with 12 lots in the first addition and 55 lots in the second addition. The neighborhood is bounded by Peach Tree Street to the north and Sessom Drive (originally Live Oak Street) to the south. The neighborhood developed slowly over time, with the earliest residences located at the southeast corner of the plat boundaries.

G.A. McNaughton Addition is also identified on the 1930 Sanborn key map. It appears to be contemporaneous with the Park Addition neighborhood, and additional research at the Hays County Clerk office is expected to yield the date of the plat for this neighborhood. The neighborhood is bounded by Holland Street (originally High Street) to the north, Academy Street to the west, and Sessom Drive (originally Ivey Place) to the south. The plat map indicates the neighborhood was located east of the San Marcos Baptist Academy. The 81 lots within the McNaughton Addition are uniformly sized and organized into ten blocks within a rectilinear street grid.

College Court Addition and **Forest Hills/College Heights Addition** were platted in 1948. College Court is located north of the Park Addition and is composed of 130 lots bounded by Holland Street (originally Texas Street) to the north and Chestnut Street to the west. The lots are uniformly sized and organized into 15 blocks within a rectilinear street grid. Forest Hills and College Heights were platted together for R.L. Lightfoot. Forest Hills, located east of the Park Addition neighborhood, begins to incorporate curvilinear elements within its street layout. The neighborhood is located north of Forest Drive and west of N. LBJ Drive (originally Austin Street) and is composed of 36 lots. Parcels feature an alley at the rear of each lot and are similarly sized. Five lots at the northeast corner of the development follow the curvilinear Blue Bonnet Drive. College Heights, located north of Forest Hills along N. LBJ Drive, is composed of 16 uniformly sized lots within two blocks between Ramsey Street (originally Lamar Avenue) to the north, Clark Avenue to the east, and Walnut Street to the south.

The largest residential development in the windshield survey area is the **Spring Lake Hills** subdivision. The first section of the neighborhood was platted in 1954 and additions continued into the 1970s. The

neighborhood is located east of the Forest Hills and College Heights Addition, along a series of curvilinear streets that follow the natural topography of the area. The neighborhood features a mix of late ranch-style dwellings and more modern residential development. The final historic-age neighborhood to be developed within the area was **Windmill Addition**, located between the 1948 College Courts neighborhood and the 1908 Park Addition. The development, platted in 1973, features 12 lots along a single drive that terminates in a cul-de-sac. The nine lots along the northern boundary of the development are generally uniform in size, while the three lots along the southern border are larger and vary in size.

The remaining residential lots within the windshield survey area are not associated with residential developments, and dwellings located within these parcels likely represent a variety of construction dates and architectural styles.

VI. PERIODS OF SIGNIFICANCE AND ANTICIPATED RESOURCE TYPES

Research indicates that the overall period of significance for the survey area (reconnaissance and windshield surveys) is ca. 1880 to 1975. Although the initial development of Hays County and San Marcos predate this time period, very few resources from the community's earliest settlement era are known to be extant. The arrival of the I&GN Railroad in 1880 stimulated an economic and development boom in both commercial and residential construction. Masonry buildings replaced many earlier frame structures downtown, and residential growth along Belvin, San Antonio, Lindsey, Rogers, Burleson, and Hopkins streets flourished in the late nineteenth century. The period of significance incorporates the continued agricultural development of San Marcos through the 1920s, stagnation during the Great Depression and WWII, diversification of the economy in the 1950s and 1960s, and the continued growth of Texas State University and the city itself through the historic-age cut-off date of 1975. The vast majority of resources within the survey areas are residential properties constructed throughout the period of significance. However, commercial properties within downtown, as well as religious, educational, and institutional resources, are also located within the survey areas.

VI.A. Commercial and Industrial Resources *(ca. 1880–1920)*

Existing resources from this period include commercial buildings located downtown, primarily around the courthouse square and adjacent blocks of Hopkins, San Antonio, and Guadalupe streets and LBJ Drive. Industrial resources in close proximity to the railroad tracks are also anticipated to be encountered, such as the Farmers Union Gin Company. Additional commercial buildings may also be identified in small numbers within the Dunbar Historic District and vicinity, and the transitional areas between Texas State University and the residential areas to the north and northwest within the windshield survey area.

VI.B. Residential Resources *(ca. 1880–1920)*

Residential resources from this period will likely make up a large percentage of the survey area and are located within at least five of the local historic districts including Lindsey-Rogers, Burleson, Belvin Street, Hopkins Street, and San Antonio Street. There are also a number of residential buildings dating from this early period within the windshield survey area. Some are located within the two earliest subdivisions of this area north of Texas State University, but many are located on individual lots that are not part of a planned subdivision. Residential resources from this period are anticipated to reflect a range of architectural styles and influences from Italianate to Colonial Revival.

VI.C. Religious, Educational, and Institutional Resources *(ca. 1880–1920)*

Resources of religious, educational, or institutional use from this period are anticipated within all seven of the local historic districts, including downtown. Known examples include the 1908 Old First Baptist Church building on MLK Drive, Fort Street Presbyterian Church on W. Hopkins Street, and First United Methodist Church on W. Hutchison Street, as well as the Calaboose and the former Hays County Jail on MLK Drive and S. Fredericksburg Street.

VI.D. Commercial and Industrial Resources *(1920–1950)*

Resources from this period may be encountered within downtown, but it is anticipated that larger numbers will be identified within the Dunbar and East Guadalupe neighborhoods, as this corresponds to the height

of commercial development within these formerly segregated communities. Commercial buildings dating from this period are also located within transitional areas between Texas State University and the residential areas to the north and northwest within the windshield survey area.

VI.E. Residential Resources *(1920–1950)*

Residential resources from this period are anticipated to be encountered within all of the local historic districts, with the exception of downtown. This may include Craftsman bungalows, Colonial Revival-style homes, and Minimal Traditional houses. Larger numbers are anticipated within the Dunbar and East Guadalupe neighborhoods based on known development patterns and growth. Additionally, residential construction from this period is anticipated within the Victory Gardens neighborhood that was developed in the mid-1940s. Residential buildings from this period are also anticipated within Park Addition, G.A. McNaughton Addition, College Courts, and Forest Hills/College Heights Additions in the windshield survey area.

VI.F. Religious and Institutional Resources *(1920–1950)*

Small numbers of religious and institutional resources are anticipated within all of the local historic districts, including downtown, as well as the Dunbar and East Guadalupe neighborhoods. Churches from this period may reflect the establishment of new congregations as well as replacement of aging church buildings for existing congregations. Educational resources from this time period are not generally anticipated to be encountered as public-school classes were held at the Texas State Teachers College (Texas State University) campus during this time.

VI.G. Commercial, Industrial, Religious, Educational, and Institutional Resources *(1950–1975)*

Non-residential resources from this period of extensive growth and development following WWII are anticipated throughout downtown and within the Dunbar, East Guadalupe, and Victory Gardens communities. Buildings from this time of auto-centric culture in post-war America are anticipated to be more suburban in nature with larger setbacks, extensive parking lots, and lower density than earlier commercial development. One particular resource of note is the Lamar School, the former San Marcos High School on Hopkins Street, that is significant as the first school in San Marcos to desegregate in 1955. Commercial buildings are also located within a transitional area between Texas State University and the residential areas to the north and northwest, within the windshield survey area. The Sessom Creek Natural Area, a city park, is also located within the windshield survey area.

VI.H. Residential Resources (*1950–1975*)

Resources from this period, including Minimal Traditional houses and other vernacular residences, are anticipated within the Dunbar, East Guadalupe, and Victory Gardens neighborhoods. Additionally, large numbers of ranch-style houses and other homes of contemporary mid-century design from the 1950s through the 1970s are anticipated throughout the various neighborhoods within the windshield survey area, notably Spring Lake Hills Addition and Windmill Addition. Also, a number of multi-family apartment buildings constructed during this period are expected within the windshield survey area.

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APPENDIX A

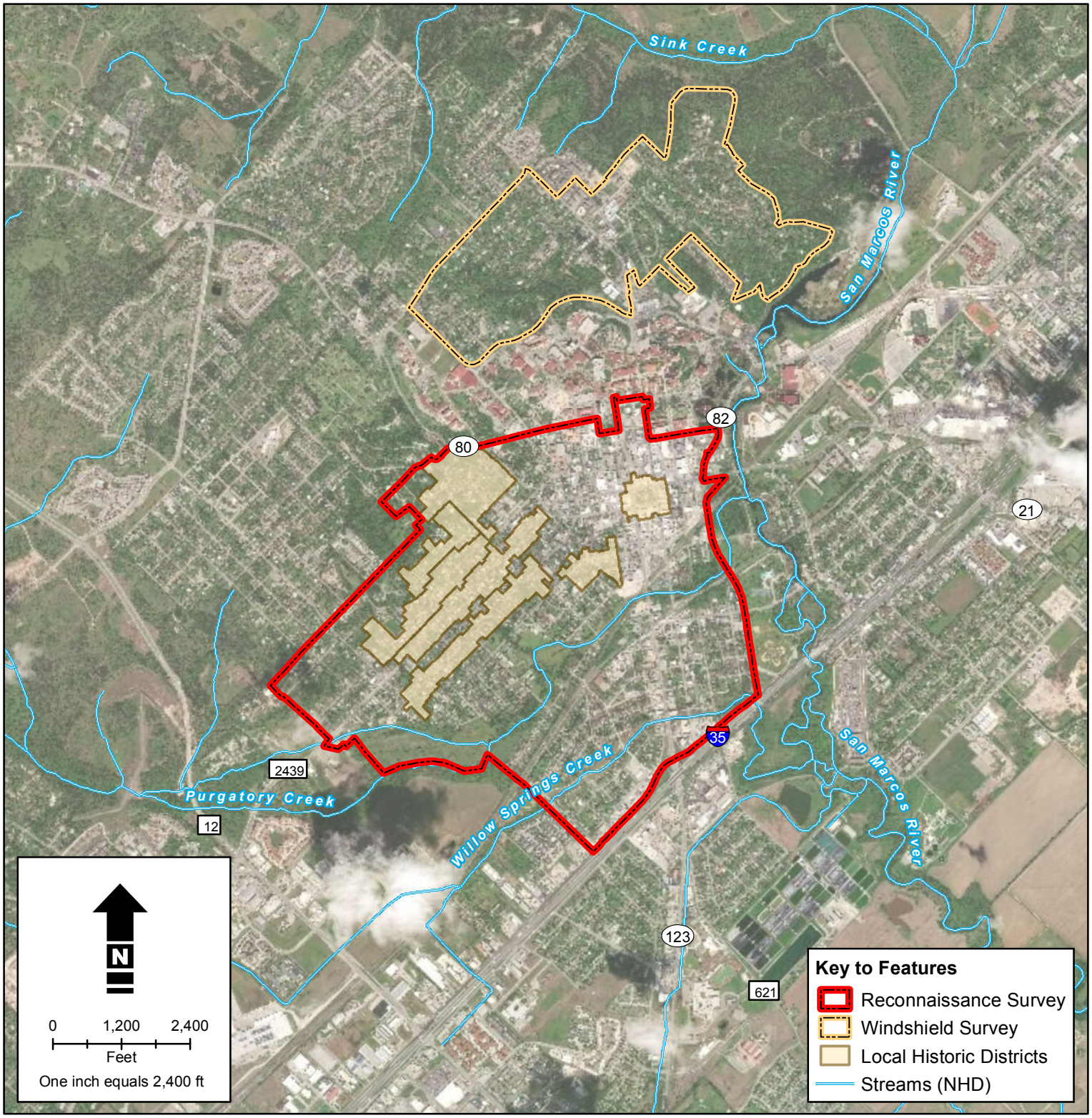
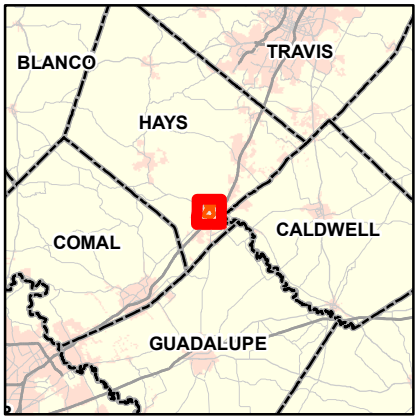


Figure 1

Survey Boundary Areas

City of San Marcos
Historic Resources Survey



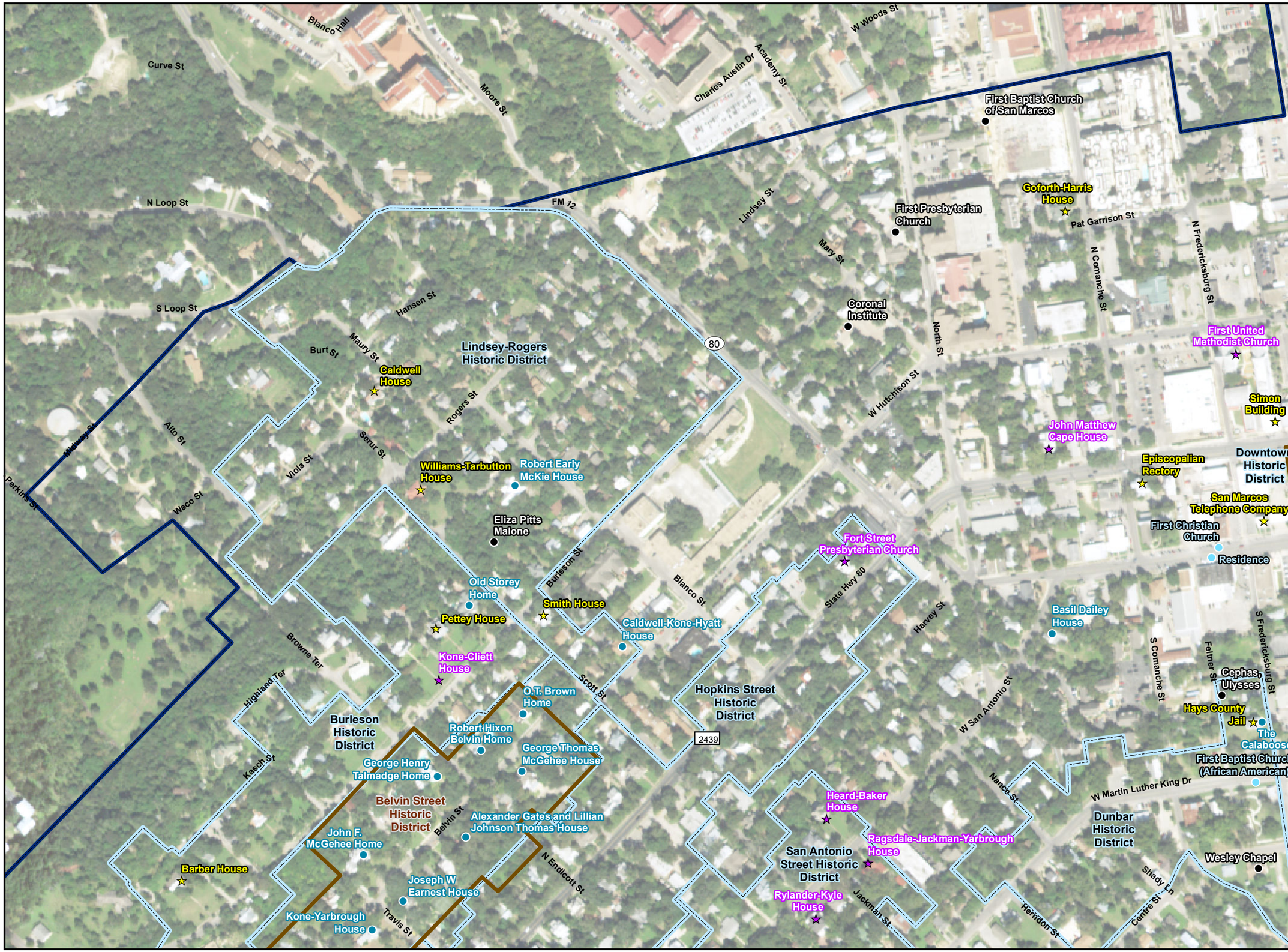
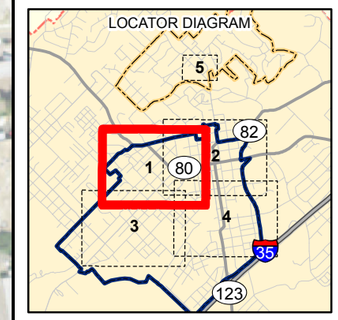


Figure 2-1

Previously Identified Historic Resources within the Survey Area

City of San Marcos
Historic Resources Survey



Key to Features

- Reconnaissance Survey Boundary
- Windshield Survey Boundary
- Local Historic District
- NRHP Historic Districts
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

N

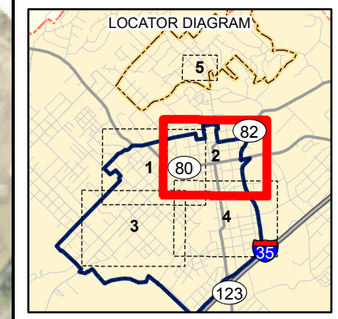
0 150 300
Feet

1 inch = 300 feet

Figure 2-2

Previously Identified Historic Resources within the Survey Area

City of San Marcos
Historic Resources Survey



Key to Features

- Reconnaissance Survey Boundary
- Windshield Survey Boundary
- Local Historic District
- NRHP Historic Districts
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

N

0 150 300
Feet
1 inch = 300 feet

Figure 2-3

Previously Identified Historic Resources within the Survey Area

City of San Marcos
Historic Resources Survey

Key to Features

- Reconnaissance Survey Boundary
- Windshield Survey Boundary
- Local Historic District
- NRHP Historic Districts
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

N

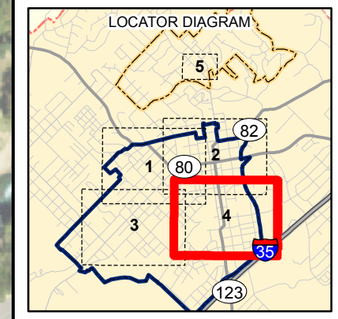
0 150 300
Feet

1 inch = 300 feet

Figure 2-4

Previously Identified Historic Resources within the Survey Area

City of San Marcos
Historic Resources Survey



Key to Features

- Reconnaissance Survey Boundary
- Windshield Survey Boundary
- Local Historic District
- NRHP Historic Districts
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

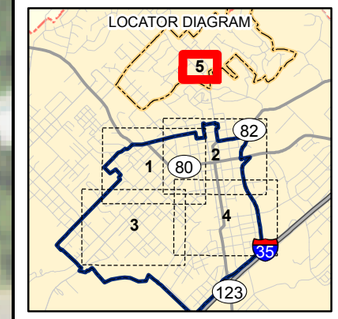
N

0 150 300
Feet
1 inch = 300 feet

Figure 2-5

Previously Identified Historic Resources within the Survey Area

City of San Marcos
Historic Resources Survey



Key to Features

- Reconnaissance Survey Boundary
- Windshield Survey Boundary
- Local Historic District
- NRHP Historic Districts
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

N

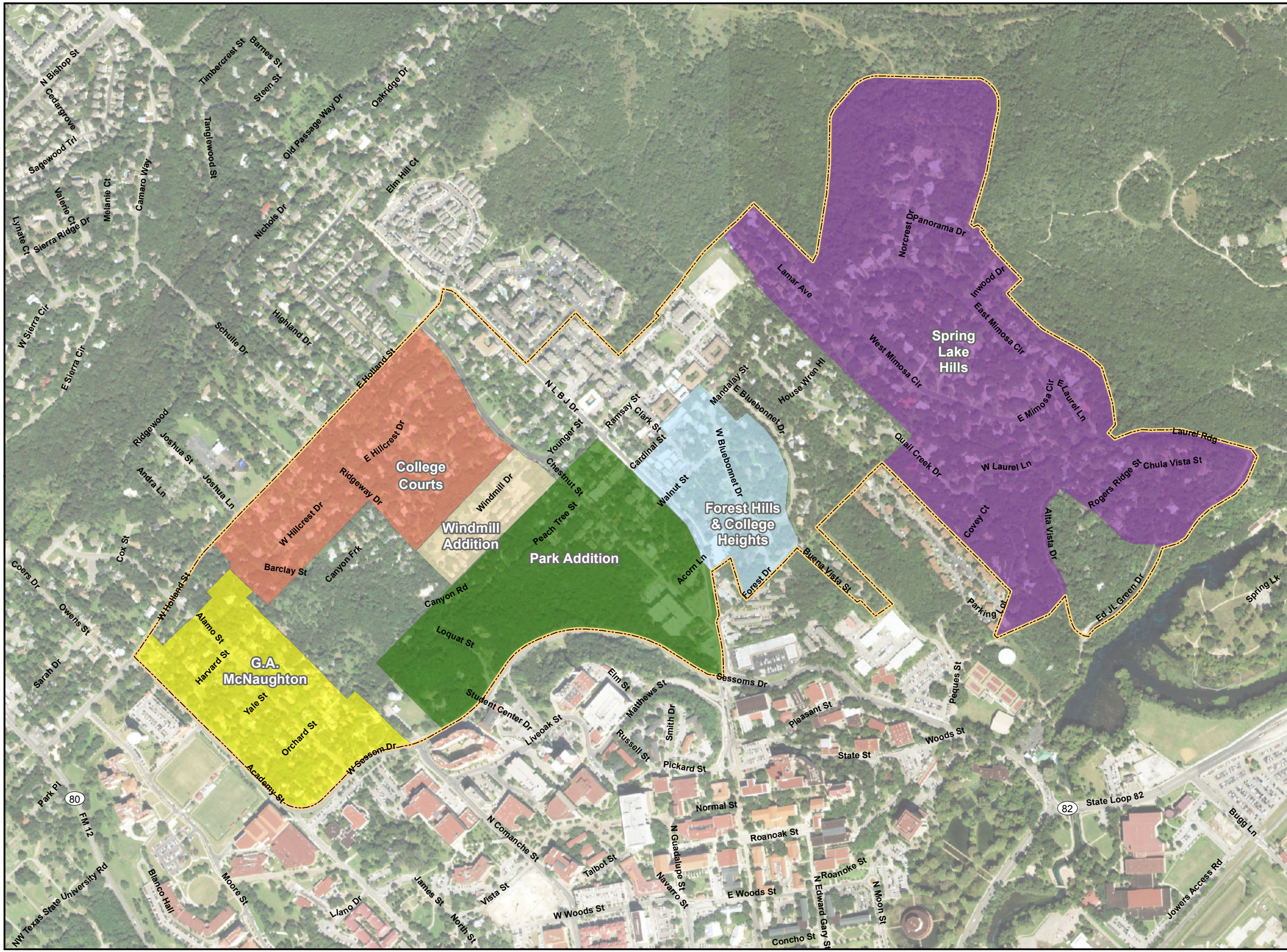
0 50 100
Feet

1 inch = 100 feet

Figure 3

Windshield Survey Area
San Marcos Texas
Historic Plats

City of San Marcos
Historic Resources Survey

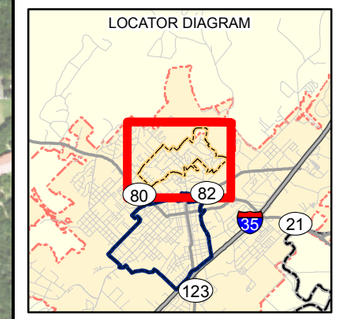


Key to Features

- Windshield Survey Boundary

Historic Plats

- College Courts (1948)
- Forest Hills & College Heights (1948)
- G.A. McNaughton
- Park Addition (1908)
- Spring Lake Hills (1954-1970)
- Windmill Addition (1973)



N

0 300 600
Feet
1 inch = 600 feet

APPENDIX B

Anticipated Project Timeline		
Task	**Date(s)**	**Details**
Community Open House	11/8/2018	Price Center, 5:30 pm – 8:00 pm
Field survey* (priority areas)	11/12/2018 – 11/16/2018	Field survey within reconnaissance survey area of priority areas identified by City
	11/19/2018	
	11/26/2018 – 11/30/2018	
First draft of HRSR to City	1/11/2019	Draft due to City for comments before submitting to THC
First draft of HRSR to THC	1/25/2019	Comments from City incorporated into THC draft
Community Meeting (reconnaissance survey area)	Week of 2/4/2019 – 2/8/2019	Exact date and location to be determined by City
Community Meeting (windshield survey area)	Week of 2/4/2019 – 2/8/2019	Exact date and location to be determined by City
Field survey*	2/11/2019 – 2/15/2019	Field survey within remaining reconnaissance survey areas and windshield survey area
	2/18/2019 –2/22/2019	
	2/25/2019 – 3/1/2019	
Second draft of HRSR to City	4/12/2019	Draft due to City for comments before submitting to THC
Second draft of HRSR to THC	4/26/2019	Comments from City incorporated into THC draft
Survey wrap-up meeting	May 2019	Exact date and location to be determined by City
Final draft of HRSR and all deliverables due	6/28/2019	Due to City and THC

*Field survey days are weather pending

Additional meetings (up to five) will be scheduled with the public and boards/commissions as determined appropriate by City; dates and times to be coordinated with City and project team