



**My Historic SMTX
City of San Marcos
Historic Resources Survey Report
Phase 1 – **DRAFT**
San Marcos, Texas**

January 2019

Prepared for
City of San Marcos

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TABLE OF CONTENTS

I. INTRODUCTION	1
II. METHODOLOGY.....	5
II.A. Research Methodology	5
II.B. Previous Historic Resources Surveys.....	5
II.C. Public Outreach.....	9
II.D. Survey Methodology.....	10
III. PREVIOUSLY IDENTIFIED HISTORIC RESOURCES	13
IV. EVALUATION CRITERIA	17
IV.A. NRHP Evaluation Criteria	17
IV.B. NRHP Eligibility.....	18
IV.C. Preservation Priorities	18
V. HISTORIC CONTEXT.....	19
V.A. Survey Area Overview	19
V.B. Early Settlement – Hays County Formation and the Founding of San Marcos (<i>ca. 1845–1879</i>)	19
V.C. Growth of San Marcos – Railroads to the Roaring Twenties (<i>1880–1929</i>).....	22
V.D. San Marcos – The Great Depression to WWII (<i>ca. 1930–1945</i>)	26
V.E. San Marcos – Post WWII to the Late Twentieth Century (<i>ca. 1945–1975</i>)	26
V.F. Education in San Marcos (<i>ca. 1846–present</i>).....	28
V.G. San Marcos Neighborhood Development (<i>ca. 1860s–1945</i>).....	29
VI. SURVEY RESULTS.....	35
VI.A. Property Types and Architectural Styles.....	35
VI.B. Priority Assessments	36
VI.C. Reevaluation of Downtown Historic District (1992 City of San Marcos Survey)	37
VI.D. Reevaluation of 1996 Dunbar and East Guadalupe Neighborhoods Survey	40
VII. PRESERVATION PRIORITY RECOMMENDATIONS.....	45
VII.A. High Preservation Priority Resources	45
VII.B. Potential Historic Districts.....	48
VIII. RECOMMENDATIONS FOR FURTHER WORK.....	59
VIII.A. Historic Designations – Local Landmark and NRHP Initiatives	59
VIII.B. Resources Meriting Further Study	61
VIII.C. Creation of Local Tax Credit and Incentives for Local Designation.....	62
VIII.D. Demolition Review Period for Historic-age Resources	63
VIII.E. Alternative Designation Options.....	63
VIII.F. Continuation of Survey Efforts.....	65

IX. CONCLUSION67
X. REFERENCES69

TABLES

Table 2. Properties within Downtown Historic District 38
 Table 3. Significant Properties within the East Guadalupe Neighborhood identified in the 1996 Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods 41
 Table 4. Significant Properties within the Railroad Sector identified in the 1996 Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods 42
 Table 5. High Preservation Priority Resources..... 45
 Table 6. Harvey Street Potential Historic District Resources 49
 Table 7. Potential Expansion of Downtown Historic District 53
 Table 8. Potential Residential Historic District or Expansion of Lindsey-Rogers Historic District..... 55
 Table 9. Potential Expansion of W. San Antonio Street Historic District 57
 Table 10. Medium Preservation Priority Resources Meriting Further Research 61

APPENDICES

APPENDIX A Figures
APPENDIX B THC Survey Forms – High Preservation Priority
APPENDIX C Survey Inventory Table – Phase 1

I. INTRODUCTION

This Phase 1 draft survey report was undertaken by Hicks & Company, with Terracon as a sub-consultant, to identify and document historic resources within San Marcos, Texas (refer to **Figure 1** below and **Appendix A, Figure 1**). The project, My Historic SMTX Historic Resources Survey, was funded in part through a Fiscal Year 2019 Certified Local Government (CLG) grant from the Texas Historical Commission (THC) to the City of San Marcos Planning and Development Services Department (City of San Marcos). This report serves as the Phase 1 draft of the historic resources survey initiative that encompasses roughly half of the overall survey area boundary. A subsequent Phase 2 final survey report including the results of the entire survey area boundary will be prepared and submitted in June 2019. 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.

All survey work has been conducted in accordance with THC survey guidelines. This survey report, culminating the results of Phase 1 of the historic resources survey, is designed to serve as a guide for establishment of preservation priorities, potential National Register of Historic Places (NRHP) nominations, potential local landmark and local historic district designations, and areas that merit further research.

A research design that identified the proposed survey methodology and provided preliminary historic contexts, periods of significance, anticipated resource types for the project area, and a project timeline was prepared and approved by the THC and City of San Marcos in October 2018. Additionally, a Public Outreach Plan was prepared for and approved by the City of San Marcos in September 2018. The Public Outreach Plan identified relevant stakeholders; determined the goals of the City's public outreach initiative for the historic resources survey; and established specific tasks to educate the community, garner public interest and support, determine from the public what is historically, architecturally, and culturally significant, and provide a platform for information sharing.

Based upon the size of the survey area and the number of historic-age resources present, the project has been divided into two phases. Phase 1 includes much of the reconnaissance survey area, including the existing Dunbar and Downtown Local Historic Districts and is roughly bounded by Lindsey Street, University Drive, and Prospect Street (north); IH 35 (south); C.M. Allen Parkway (east); and Patton Street,

Endicott Street, and Moore Street (west). Phase 2 of the survey area, to be included in a subsequent Phase 2 final survey report, includes the five residential local historic districts (Burluson Street, Belvin Street, Hopkins Street, San Antonio Street, and Lindsey-Rogers) as well as the remaining reconnaissance survey area west of Patton and Endicott Streets to Ellis and Dixon streets, and the windshield survey area north of the Texas State University campus and Sessom Drive (refer to **Figure 2** below and **Appendix A, Figure 2**).

Phase 1 of the project area was surveyed over a period of several weeks in November and December 2018. Project historians, working with local volunteers from the City of San Marcos and Texas State University, conducted a reconnaissance-level survey of resources within the Phase 1 survey area. Survey data was collected in the field, and all resources within the Phase 1 survey area were photo-documented. The historic-age cut-off date was established as 1975 to include all resources 45 years of age and older. A preservation priority rating of high, medium, or low was then assigned to all properties based on observed integrity and significance of known historical associations. The criteria used in assigning preservation priorities are discussed further in **Section IV.C Preservation Priorities**.

This Phase 1 draft survey report is intended to 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. It is an initial tool for preliminary use prior to completion of the full survey initiative and submittal of the final Phase 2 survey report. This Phase 1 report includes an overview of the survey area, research and survey methodologies, previously inventoried historic resources, NRHP and preservation priority evaluation criteria, a historic context for San Marcos, Phase 1 survey results, and recommendations for preservation priority, NRHP eligibility, potential designation efforts, and further study. Survey maps of all documented resources within the Phase 1 survey area (including high, medium, and low preservation priority) are included in **Appendix A** (refer to **Figures 4-1** through **4-8**). THC survey forms for all Phase 1 high preservation priority resources were generated and are included in **Appendix B**. A preliminary survey inventory table of all Phase 1 surveyed resources is included in **Appendix C**. A digital copy of the THC survey database and labeled digital images of all surveyed resources (on CD) will be provided to the City of San Marcos with the final draft of the report.

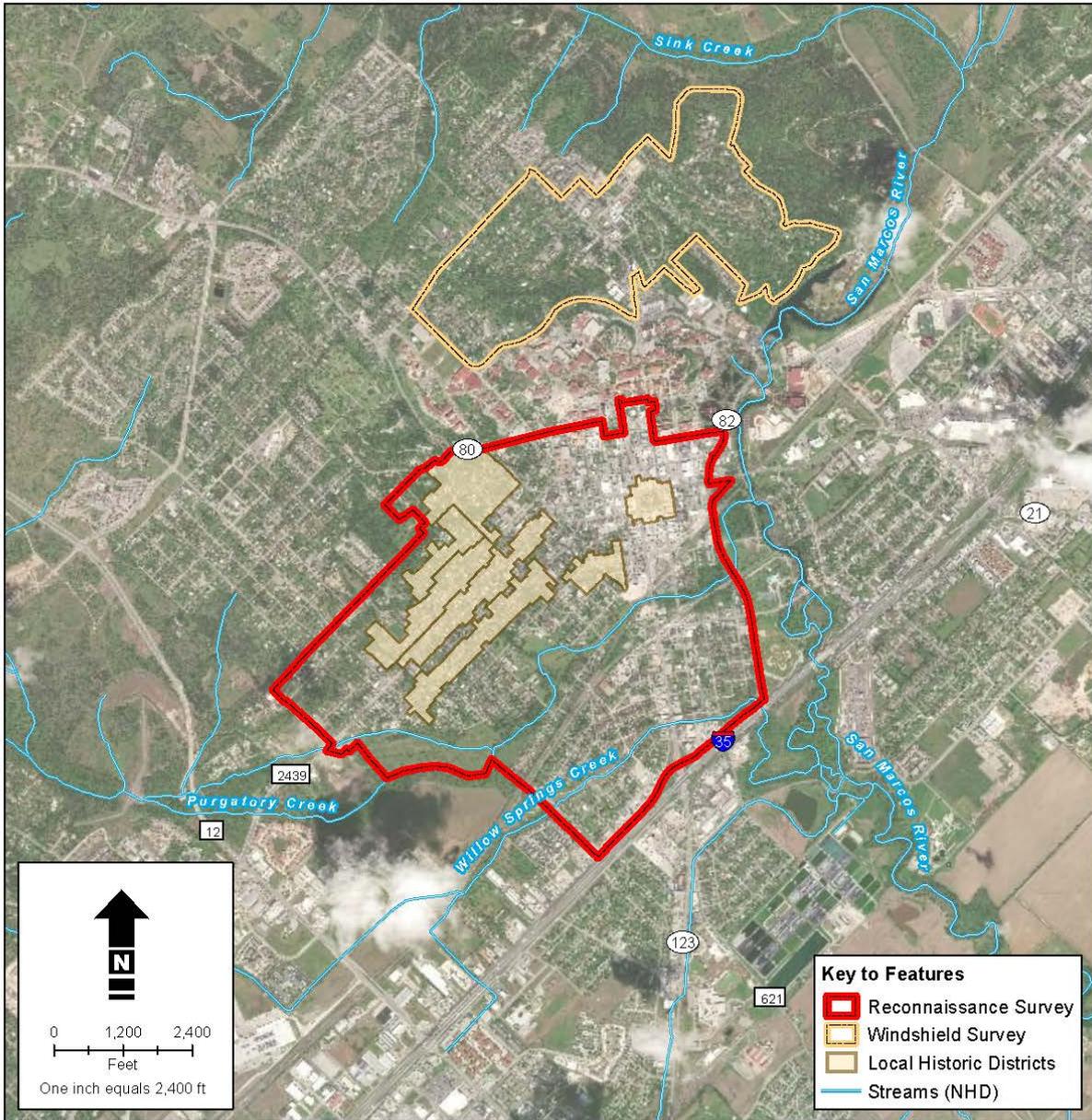


Figure 1

Reconnaissance and Windshield Survey Boundary Areas

City of San Marcos
Historic Resources Survey

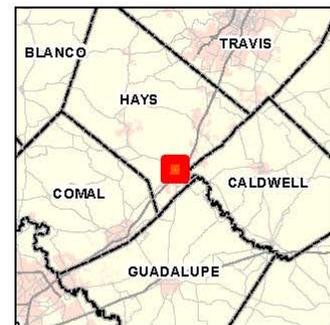


Figure 1. Reconnaissance and Windshield Survey Boundary Areas

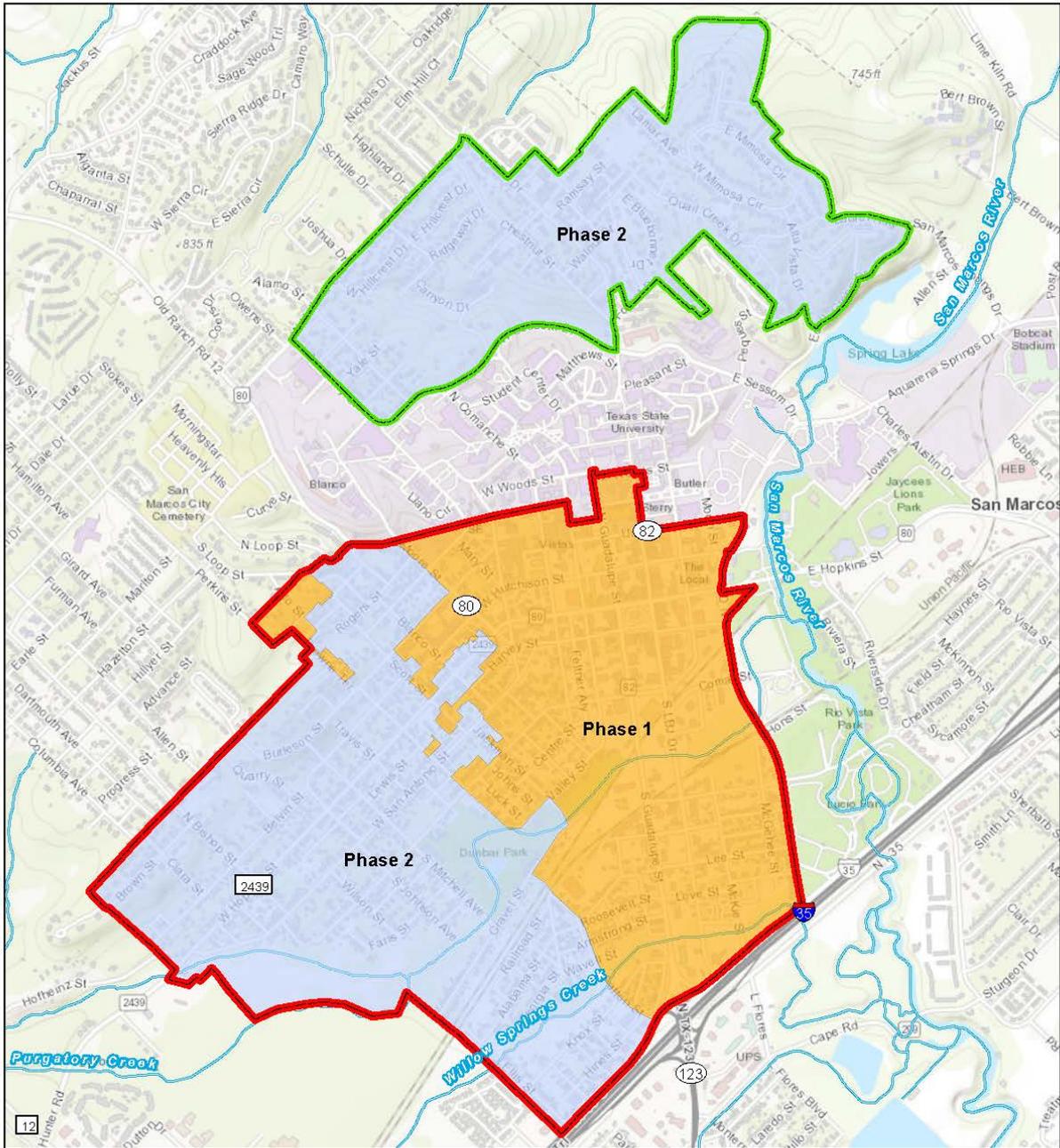


Figure 2

**Phase 1 and Phase 2
Survey Boundary Areas**

City of San Marcos
Historic Resources Survey

Key to Features

- █ Reconnaissance Survey
- █ Windshield Survey
- █ Phase 1 Survey Area
- █ Phase 2 Survey Area
- Streams (NHD)

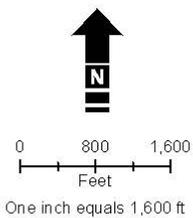


Figure 2. Phase 1 and Phase 2 Survey Boundary Areas

II. METHODOLOGY

II.A. Research Methodology

The project team, composed of historians Elizabeth Porterfield with Hicks & Company and Beth Valenzuela of Terracon, conducted archival research to develop a historic context for the project areas, which served as the framework for evaluation of historic resources encountered during the survey. The bibliography at the end of this report includes sources cited in the Historic Context and throughout the survey initiative. As research continues for the subsequent Phase 2 survey report, an expanded historic context may be developed.

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 patterns, 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 including the THC Historic Sites Atlas (Atlas), the Heritage Association of San Marcos, 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. Additional websites for specific organizations and businesses identified during the Phase 1 field survey were also visited. 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. The City ordinances for the creation of the seven local historic districts were also evaluated. Additional historic information was also provided through the Centro Cultural Hispano de San Marcos and through public input and feedback throughout the Phase 1 survey initiative.

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 determined 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 a developmental timeline 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 largest concentration of historic-age resources at the time of the survey was identified south of Cheatham Street along Guadalupe and McKie Street and LBJ Drive. However, the majority of residences within the East Guadalupe neighborhood were noted as post-dating the 1950s and would not have been of historic age or inventoried at the time of the 1996 survey.

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:

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

MLK Drive and Centre Street in the Dunbar neighborhood were 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 that included 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 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 district also includes the parcel containing Wesley Chapel on the south side of Centre Street. In addition to the three areas evaluated for potential historic district eligibility, the 1996 report identified seven individual resources of particular significance within or adjacent to the Dunbar neighborhood. These included the former 1885 Hays County Jail, the former 1873 Jail (now the Calaboose African American Museum), two nineteenth-century residences at 711 and 600 MLK Drive, the Old First Baptist Church

(African American), a house at 321 S. LBJ Drive, and the United Methodist Jackson Chapel at 524 Center Street. A reevaluation of these resources is included in the **Survey Results** section of this report (refer to **Section VI.D**).

In the 1996 survey, the area of S. LBJ Drive in the East Guadalupe neighborhood was recommended 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, six high priority and seven medium priority resources within the three-block area of S. LBJ Drive between Grove Street and IH 35 were identified at that time. The high priority resources were recommended for consideration as individual landmarks for their historical associations with Mexican American history and community development, and it was recommended at the time that the City work with local community stakeholders to further evaluate some of the resources for potential individual NRHP, local landmark, or Official Texas Historical Marker (OTHM) eligibility. Refer to **Section VI.D** for information about the reevaluation of these resources in the current survey initiative.

The railroad sector of the 1996 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. It was also not recommended as a potential historic district at that time, but eight individual resources were identified as potentially eligible for historic designation. Refer to **Section VI.D** for a current reevaluation of these resources.

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 high priority resources 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 included 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.

Much of the 1997 Heritage Neighborhood survey is located within Phase 2 boundary of the current survey initiative and will be evaluated in the final Phase 2 draft of the survey report. Small sections of the 1997 survey area, however, were located within the current survey’s Phase 1 area. These resources have been assessed and are included in the **Survey Results** section of this report (refer to **Section VI.E**).

II.C. Public Outreach

Public outreach and participation are important components of the historic resources survey initiative. Based on recommendations in the Public Outreach Plan, the City of San Marcos created a branding campaign for the survey project to promote interest and city pride. The brand, *My Historic SMTX*, was utilized on survey materials and marketing of the survey initiative. The project team participated in the My Historic SMTX Open House on November 11, 2018, to introduce the survey project to the public and to solicit public feedback and interest. Project historian, Elizabeth Porterfield, provided a brief presentation on the survey initiative, and sign-up sheets were provided for volunteers to assist with survey and research efforts. The City of San Marcos created a dedicated survey page on the Planning and Development Services Department website (<https://www.sanmarcostx.gov/1644/My-Historic-SMTX>) with information about the survey initiative and a timeline of survey deliverables. The City also provided both an online and printable form for the public to submit information about significant historic resources within their community. The form was made available on the City’s survey webpage: <https://www.sanmarcostx.gov/DocumentCenter/View/10318/Historic-Resources-Identification-Form>. All information received to date from the public was provided via email to the project team and was incorporated into the individual survey forms for each respective resource. Public information will continue to be solicited and received throughout Phase 2 of the survey initiative, and additional responses will be included in the Phase 2 survey report.

Additional public meetings will be held over the course of the survey project. The project team will participate in a second My Historic SMTX public meeting on February 4, 2019, for the Phase 2 reconnaissance and windshield survey areas, and a wrap-up meeting will be held upon completion of the survey. The project team will also provide at least three meetings with City boards and commissions throughout the course of the survey project. The purpose of the additional meetings is to promote the survey initiative, provide feedback on the status of the survey, and solicit additional community input.

II.D. Survey Methodology

A historic-age cut-off date of 1975 was established to include all resources that were at least 45 years of age or older within the survey area. Prior to conducting the field survey, Hicks & Company Geographic Information Systems (GIS) staff downloaded available Hays Central Appraisal District (CAD) data for all properties within the Phase 1 survey area to produce field maps and for creation of the THC Access survey database. The CAD information included year-built dates for only a small percentage of the properties, but survey maps with aerial images, parcel boundaries, and parcel ID numbers were generated of the survey area for use during the field survey. All resources within the survey area that appeared to be of historic age were evaluated during the survey.

A reconnaissance-level survey of all resources within the Phase 1 survey area was conducted from the public right of way. Survey teams consisted of one or two historians with assistance from a Hicks & Company archeologist and volunteers from Texas State University and the City of San Marcos. Student volunteers included Bryce van Arsdale, Juvelyn Owen, Max Stuart, and Dana B. (last name not recorded). City employees included Alison Brake (Historic Preservation Office and Planner) and Samantha Armbruster (Neighborhood Engagement Manager). The field survey was conducted on November 13–16, November 19, November 28–30, and December 10–11, 2018. The project historians collected survey data on a THC survey template matrix, and historians and/or volunteers photo-documented all resources within the survey area. Information about property type, architectural style, and overall integrity was recorded in the field. A careful photolog was kept for each resource. At least two photographs of each resource were taken, and additional photos of significant resources or specific architectural details were taken as applicable. The City of San Marcos staff members were also instrumental in providing background information about many of the resources during the field survey.

All resources were evaluated for architectural integrity and historical and cultural significance and given a preservation priority rating of high, medium, or low. Phase 1 survey area resources located within the prior historic resources surveys of the 1990s were reevaluated to determine changes in integrity, preservation priority, or contributing/non-contributing status. The resources and survey data were entered into a THC survey database where THC survey forms for all high priority resources were generated (refer to **Appendix B**).

The reconnaissance survey was conducted primarily from the public right of way. Most of the commercial resources within downtown were constructed immediately adjacent to the sidewalks and were easily visible and accessible. Some of the residential resources had small setbacks within front yards, but photo-documentation and evaluation of the entire property was undertaken relatively easily. Other properties

further from the edge of the pavement were also photographed from the public right of way to the extent possible. Limiting factors during the field survey included some parcels with trees or thick vegetation and rain and cloudy weather during a few of the survey days.

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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, thirty NRHP-listed individual properties (with one since demolished), twenty-eight RTHLs, three State Antiquities Landmarks (SALs), and forty-one OTHMs within the entire reconnaissance survey area, including both Phases I and II. 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. Furthermore, numerous resources within the reconnaissance survey area were identified in the THC Atlas as previously evaluated through neighborhood survey efforts. Most of these resources 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 at 976 Chestnut Street within the windshield survey area that was determined NRHP eligible (refer to **Table 1** and **Appendix A, Figures 3-1** through **3-5**).

Table 1. Previously Designated and Identified Historic Resources			
Resource Name	Location	Designation	Survey Phase
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	1
Belvin Street Historic District	700, 800, 900 blocks of Belvin Street and 227 Mitchell Street	NRHP-listed district/ OTHM	2
Hays County Courthouse	111 E. San Antonio Street	NRHP-listed*/SAL/OTHM	1
Hays County Jail	168 S. Fredericksburg Street	NRHP listed*/SAL	1
Cock House	402 E. Hopkins Street	NRHP listed/SAL/RTHL/OTHM	2
First United Methodist Church	129 W. Hutchison Street	NRHP listed/RTHL/OTHM	1
John Matthew Cape House	326 W. Hopkins Street	NRHP listed*/RTHL/OTHM	1
Fort Street Presbyterian Church (Cumberland Presbyterian Church)	516 W. Hopkins Street	NRHP listed*/RTHL/OTHM	2
Farmers Union Gin Company	120 W. Grove Street	NRHP listed*/ RTHL/OTHM	1
Ragsdale-Jackman-Yarbrough House	621 W. San Antonio Street	NRHP listed*/RTHL/OTHM	2
Augusta Hofheinz House	1104 W. Hopkins Street	NRHP listed*/RTHL/OTHM	2
Johnson House	1030 Belvin Street	NRHP listed*/RTHL/OTHM	2
Kone-Cliett House	724 Burseson Street	NRHP listed*/RTHL/OTHM	2
Heard-Baker House	620 W. San Antonio Street	NRHP listed*/RTHL/OTHM	2
Rylander-Kyle House	711 W. San Antonio Street	NRHP listed*/RTHL/OTHM	2
Moore Grocery Company	101 S. Edward Gary Street	NRHP listed*	1
Green and Faris Buildings	136-144 E. San Antonio Street	NRHP listed*	1
McKie-Bass Building	113 N. Guadalupe Street	NRHP listed*	1
Hardy-Williams Building	127 E. Hopkins Street	NRHP listed*	1

Table 1. Previously Designated and Identified Historic Resources

Resource Name	Location	Designation	Survey Phase
Fire Station and City Hall	224 N. Guadalupe Street	NRHP listed*	1
Simon Building	124 W. Hopkins Street	NRHP listed*	1
Goforth-Harris House	401 N. Comanche Street	NRHP listed*	1
San Marcos Telephone Company	138 W. San Antonio Street	NRHP listed*	1
Episcopalian Rectory	225 W. Hopkins Street	NRHP listed*	1
San Marcos Milling Company	312 Porter Street (Nicola Alley)	NRHP listed*	1
Walter Hofheinz House	819 W. Hopkins Street	NRHP listed*	2
Fisher Hall	1132 Belvin Street	NRHP listed* (demolished)	gone
Barber House	100 Burleson Street	NRHP listed*	2
Petty House	714 Burleson Street	NRHP listed*	2
Smith House	322 Scott Street	NRHP listed*	2
Williams-Tarbutton House	626 Lindsey Street	NRHP listed*	2
Caldwell House	619 Maury Street	NRHP listed*	2
J.H. Barbee House	220 N. Johnson Street	RTHL/OTHM	2
Alexander Gates & Lillian Johnson Thomas House	809 Belvin Street	RTHL/OTHM	2
Southside School	211 W. Lee Street	RTHL/OTHM	1
Basil Dailey House	411 W. San Antonio Street	RTHL/OTHM	1
Calaboose	200 W. MLK Drive	RTHL/OTHM	1
George Thomas McGehee House	727 Belvin Street	RTHL/OTHM	2
Robert Hixon Belvin House	730 Belvin Street	RTHL/OTHM	2
Caldwell-Kone-Hyatt House	618 W. Hutchison	RTHL/OTHM	2
Old Storey Home (James Gray Storey Home)	702 Burleson Street	RTHL/OTHM	2
Robert Early McKie House	613 Lindsey Street	RTHL/OTHM	2
O.T. Brown Home	716 Belvin Street	RTHL/OTHM	2
John F. McGehee Home	832 Belvin Street	RTHL/OTHM	2
George Henry Talmadge Home	802 Belvin Street	RTHL/OTHM	2
Kone-Yarbrough House	903 Belvin Street	RTHL/OTHM	2
Joseph W. Earnest Home	833 Belvin Street	RTHL/OTHM	2
Ike/J.T. Wood House	227 N. Mitchell Street	RTHL/OTHM	2
Sanders-Grosgebaur House	827 W. San Antonio Street	RTHL/OTHM	2
James Lafayette and Eliza Pitts Malone House	1236 Belvin Street	RTHL/OTHM	2
Wonder Cave	Corner of Prospect and Allen streets	OTHM	2
Eliza Pitts Malone	715 Belvin Street	OTHM	2
Coronal Institute	500 W. Hutchison Street	OTHM	1
First Presbyterian Church	Hutchison and Mary streets	OTHM	1
William W. Moon	Corner of C.M. Allen Parkway and Hutchison Street	OTHM	1
Mexican War Camp	Veramendi Park	OTHM	1

Table 1. Previously Designated and Identified Historic Resources			
Resource Name	Location	Designation	Survey Phase
Site of Hays County's First Public Building	Moon Street between University Dr. and W. Hutchison Street	OHTM	1
First National Bank of San Marcos	123 N. Edward Gary Street	OTHM	1
Ulysses Cephas	217 W. MLK Drive	OTHM	1
Wesley Chapel	224 S. Fredericksburg Street	OTHM	1
San Marcos Mill Tract	100 Sessom Drive	OTHM*	2
Lindsey-Rogers Historic District	Roughly bounded by Burleson, Scott, Rogers, Waco, Oscar Smith, and Moore streets	Local Historic District	2
Burleson Historic District	Burleson Street roughly bounded by Scott, Rogers, and Kasche streets	Local Historic District	2
Belvin Street Historic District	Belvin Street roughly between Scott and Veramendi streets	Local Historic District	2
Hopkins Street Historic District	Hopkins Street roughly between Moore and S. Bishop streets	Local Historic District	2
San Antonio Street Historic District	W. San Antonio Street roughly between Scott and S. Bishop streets	Local Historic District	2
Dunbar Historic District	Roughly bounded by Herndon Street, W. MLK Drive, E. MLK Drive, and Center Street	Local Historic District	1
Downtown Historic District	Roughly bounded by parcels surrounding the courthouse square	Local Historic District	1
S.D. Jackman Ford Auto Dealership	211-215 E. Hutchison Street	Neighborhood Survey (Meridian Highway)	1
First Christian Church (Price Center)	216 W. San Antonio Street	Neighborhood Survey	1
Residence	225 (215) W. San Antonio Street	Neighborhood Survey	1
First Baptist Church (African American)	219 W. MLK Drive	Neighborhood Survey (within the Dunbar Local Historic District)	1
Residence	200 (?) Porter Street (no longer extant)	Neighborhood Survey	1
Residence	304 (?) Porter Street (no longer extant)	Neighborhood Survey	1
Residence	400 (?) Porter Street (no longer extant)	Neighborhood Survey	1
Residence	316 Comal Street	Neighborhood Survey	1
Residence	335 Veramendi Street	Neighborhood Survey	2
Pyramidal House, Stone Fence, Sheds, Carport, and Pond	976 Chestnut Street	Determined NRHP Eligible (TxDOT)	2

*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. EVALUATION CRITERIA

IV.A. NRHP Evaluation Criteria

All resources within the survey area were evaluated for NRHP eligibility utilizing the following criteria. The NRHP Criteria for Evaluation state that: “the quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, setting, materials, workmanship, feeling, and association, and:

- **Criterion A:** That are associated with events that have made a significant contribution to the broad patterns of our history;
- **Criterion B:** That are associated with the lives of significant persons in our past;
- **Criterion C:** That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguished entity whose components may lack individual distinction; or
- **Criterion D:** That have yielded or may be likely to yield information important in history or prehistory.”¹

In addition to significance, eligible properties must also retain integrity. Integrity is defined by the U.S. Department of the Interior as “the ability of a property to convey its significance.”² To retain historic integrity, a property must possess at least several, if not all, of the seven aspects of integrity, which include:

- *Location:* the place where the historic property was constructed or the place where the historic event took place. This refers to whether a property has been moved or relocated since construction. A property is considered to have integrity of location if it was moved before or during its period of significance.
- *Design:* the composition of elements that constitute the form, plan, space, structure, and style of a property.
- *Setting:* the physical environment of a historic property that illustrates the character of the place.
- *Materials:* the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.
- *Workmanship:* the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling:* a property’s expression of the aesthetic or historic sense of a particular period of time.
- *Association:* the direct link between an important historic event or person and a historic property.”³

IV.B. NRHP Eligibility

All resources within the survey area were assessed for NRHP eligibility based on the four eligibility criteria described in **Section IV.A**. The resources conveying significance and retaining integrity were identified as eligible for NRHP listing or local landmark designation. Resources lacking known significance and/or integrity were identified as not eligible. Following evaluation for NRHP and local landmark eligibility, each historic-age resource was assigned a preservation priority rating, as discussed in **Section IV.C. Preservation Priorities** below.

IV.C. Preservation Priorities

After completion of the Phase 1 field survey, each resource was assigned a preservation priority level of high, medium, or low based on observed integrity and significance of known historical associations. High priority properties are those resources recommended as potentially NRHP or local landmark eligible either individually or as part of a potential historic district based on the results of the research and survey efforts discussed herein. Medium priority properties are those that could be contributing to an eligible NRHP or local historic district. Low priority properties are those resources that were recommended not eligible for listing in the NRHP or as local landmarks. Properties that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance were given a low priority rating. No further recommendations were provided for properties of low preservation priority. Additionally, resources within the survey area that were not of historic age and vacant parcels were evaluated as non-contributing.

- **High:** Resources recommended as potentially eligible for individual NRHP or local landmark designation or as a contributing resource to a potential NRHP or local historic district
- **Medium:** Resources that have integrity but are not distinguished examples of a particular style or property type; not individually NRHP or local landmark eligible but potentially contributing to a historic district; may include resources whose eligibility status is undetermined pending further research and documentation
- **Low:** Resources that are of historic age but that lack significance and/or integrity; not individually NRHP or local landmark eligible and not contributing to a potential historic district
- **Non-contributing:** resources outside of the historic-age cut-off date of 1975 or vacant parcels within the survey area

V. HISTORIC CONTEXT

The My Historic SMTX historic resources survey is a two-phase initiative, due to the size of the survey area and number of resources. This draft report includes the results of Phase 1 of the survey area, but for continuity and consistency, the historic context applies to the comprehensive survey area and includes both the reconnaissance and windshield survey areas in Phases I and II.

V.A. Survey Area Overview

The comprehensive 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 commercial core, 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, Burlison 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.⁴ 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.⁵ 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.⁶ 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.⁷ 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.⁸

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.⁹ 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.¹⁰ The Tonkawa

were enemies of the Comanche and Apache, whose frequent raids within the area threatened permanent Anglo settlement.¹¹

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.¹² In 1851, Moon opened a hotel that developed into a stagecoach stop between San Antonio and Austin.¹³ Other significant early settlers in the mid-1840s included Edward Burleson, Michael Sessom, Dr. Eli Merriman, and William Lindsey.¹⁴ 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.¹⁵ Burleson cultivated a close friendship with Tonkawa Chief Placido, and the Tonkawa often fought together with Anglo settlers against the Comanche and Apache.¹⁶ Michael Sessom was the second Anglo settler in the area and built a log cabin near today's San Antonio Street.¹⁷ 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.¹⁸

By 1850, the area around today's courthouse square had begun to develop, although the community remained a remote frontier settlement.¹⁹ Early settler Dr. Caton Erhard opened the first store and soon after a post office.²⁰ Other buildings at the time reportedly included a log tavern and five log cabins.²¹ The town of San Marcos was officially platted in 1851 through a partnership between Edward Burleson, Dr. Eli Merriman, and William Lindsey.²² 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, with development gradually extending west as the town grew.²³ William W. Moon's log cabin served as the first county courthouse (and school), but a new (second) courthouse was constructed in 1861.²⁴ Within a few years, it was destroyed by a fire and replaced with a (third) limestone building in 1871.²⁵

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 1847.²⁶ Early area settler J.D. Pitts donated land for the church building after first holding services in his home.²⁷ First Presbyterian Church organized in 1853 with services held in William W. Moon's log cabin.²⁸ Other churches included First Christian (1853), First Baptist (1857), and St. Mark's Episcopal (1874).²⁹ Education was a priority in the community, and a board of education was established as early as 1858.³⁰ 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).³¹ The Coronal Institute opened in 1868 as a co-educational high school (refer to section **V.F. Education in San Marcos** for further information).³²

The largely agricultural community developed slowly during the mid-nineteenth century. Settlers raised corn and later cotton on scattered farmsteads, along with cattle. Many of the earliest settlers were slave owners. 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.³³ 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.³⁴ 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.³⁵ The mill remained within the Thompson family until 1911 when it was purchased by John Matthew Cape. It continued in operation until 1942.³⁶ Today, the site is known as the Thompson-Cape Dam and Ditch Engineering Structure. It was determined eligible for listing in the NRHP in 1985 and is an NRHP-listed archeological site (district).³⁷

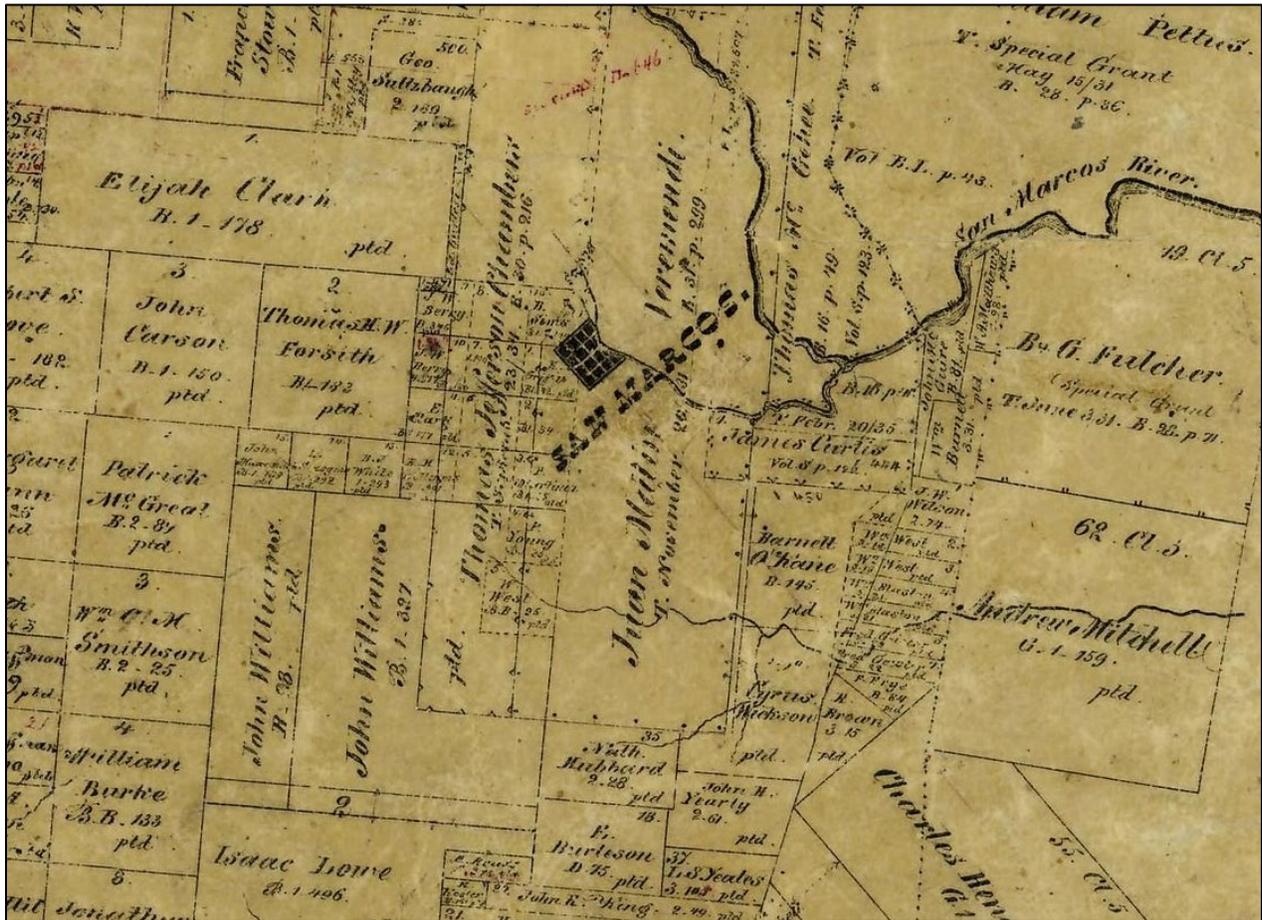


Illustration 1. F.H. Arlitt. *Hays County Map*. August 1861. Detail showing area of San Marcos. University of North Texas Libraries. The Portal to Texas History. Crediting Texas General Land Office.

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.³⁸ In the late 1860s, many early settlers on the outskirts of the community relocated to San Marcos to attend area schools and churches.³⁹ By the 1870s, the remaining American Indian tribes of Tonkawa, Comanche, and Apache had been forced from Texas.⁴⁰ 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.⁴¹

Residential subdivision platting occurred in mid- to late-nineteenth century, with the Lindsey & Harvey Addition in 1868 and the C.L. McGehee Addition in 1870. The McGehee Addition was developed by a family member of the Mexican land grant recipient and early Hays County settler Thomas McGehee.⁴² 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 1874.⁴³ 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.⁴⁴

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

The International and Great Northern (I&GN) Railroad constructed a line through San Marcos in 1880 that stimulated an economic boom and population growth.⁴⁵ The Missouri, Kansas, and Texas (MKT) Railroad arrived in San Marcos in 1887.⁴⁶ 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.⁴⁷ San Marcos architect Edward Northcroft designed a new two-story jail on Fredericksburg Street in 1885 (now an NRHP-listed resource).⁴⁸ 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, and friezes to architectural design.⁴⁹ 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.⁵⁰

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 planing mill; two lumber yards; and a water works facility. Additional mills were also constructed along the San Marcos River in the late nineteenth century.⁵¹ 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.⁵²



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

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.⁵³ 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 Burselson 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.⁵⁴ 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.^{55,56}

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).⁵⁷

Large numbers of Mexican immigrants came to San Marcos in the late nineteenth and early twentieth centuries, primarily after the Mexican Revolution of 1910. Most worked as sharecroppers or laborers in the agricultural industry.⁵⁸ African Americans also continued to work in agriculture during this period and as domestic help for affluent Anglo residents.⁵⁹

Cotton was the staple crop in the early twentieth century, but additional crops such as corn and cane were also cultivated for livestock feed. The economy of San Marcos remained primarily agricultural for the next several decades. 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.⁶⁰ 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."⁶¹ 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 1929.⁶²

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.^{63,64} In 1926, Rogers purchased a 125-acre parcel at the San Marcos Springs with the

intention of creating a “first-rate Texas tourist destination.”⁶⁵ 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.⁶⁶ The aquarium and theme park buildings, including an underwater theater, were demolished in 2012.⁶⁷

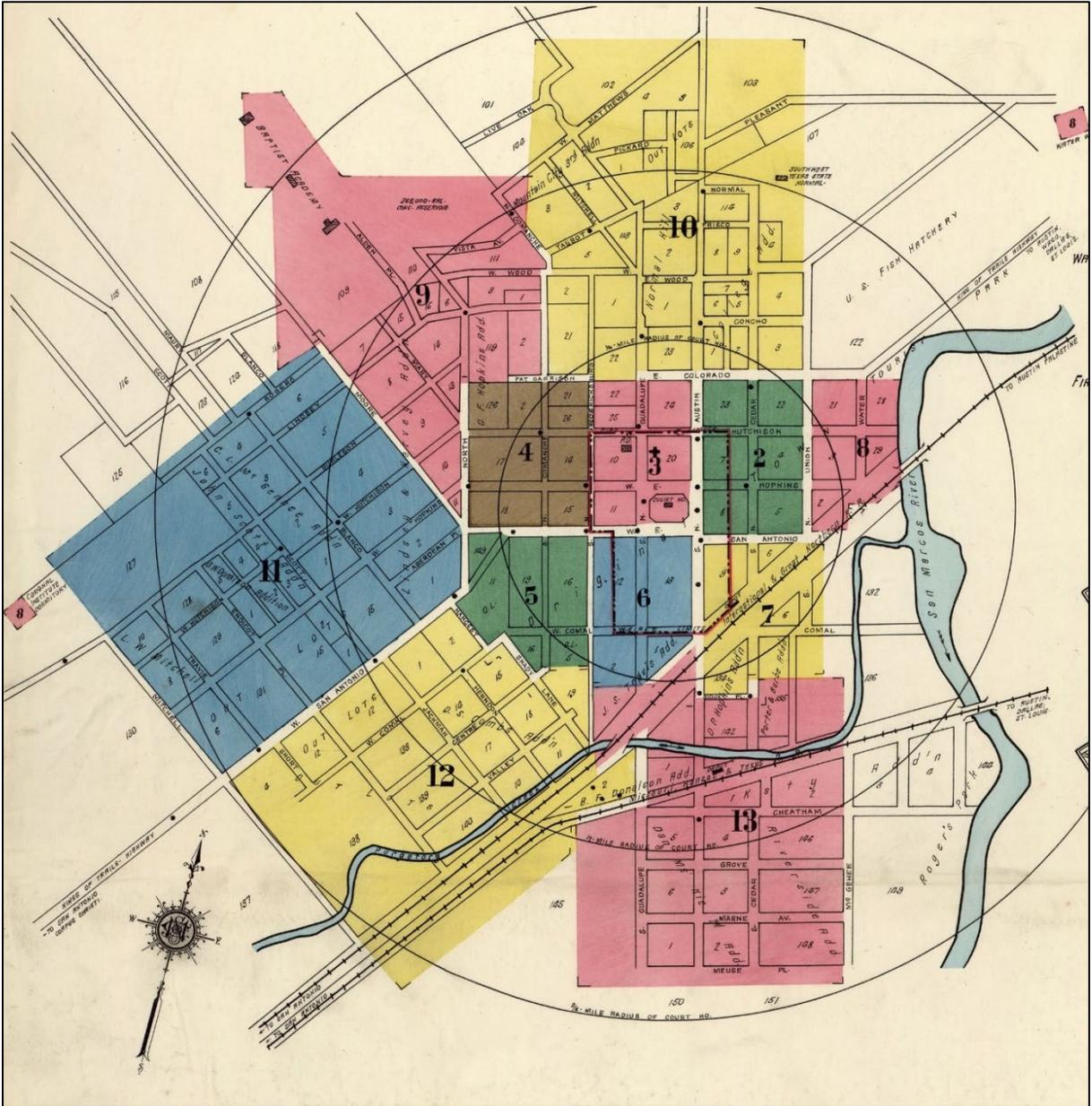


Illustration 3. Sanborn Fire Insurance Map. San Marcos. 1922. Sheet 1. University of Texas at Austin. University of Texas Libraries.

V.D. San Marcos – 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.⁶⁸ In addition to changes in the predominantly agricultural cotton farming economy, 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.⁶⁹ 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 products. 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.^{70,71,72}

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 1963.⁷³ 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.^{74,75} 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.⁷⁶ 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 farmers and ranchers throughout the country.⁷⁷ 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.⁷⁸ Businesses around the square began to cater to local college students, with bars and restaurants replacing former “mom and pop” stores.⁷⁹ 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.⁸⁰ 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 1911.⁸¹ In Texas, the route closely followed the alignment of the nineteenth-century Chisholm Trail and existing rail lines.⁸² The Meridian Highway heavily promoted tourism, in addition to trade and commerce, and alignments navigated drivers through the centers of towns.⁸³ 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) 2.⁸⁴ In 1926, a federal highway numbering system replaced many state highway routes, and SH 2 was designated as US Highway (US) 81.⁸⁵ 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.⁸⁶ 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.⁸⁷

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.⁸⁸ IH 35 had been completed through San Marcos in its current alignment by 1972.⁸⁹ 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.⁹⁰ The Coronal Institute was founded by Orlando Newton Hollingworth in 1868 as a private, coeducational school that also offered military training for boys.⁹¹ 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).^{92,93} 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 1870.⁹⁴

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.⁹⁵ Belvin platted Belvin Addition slightly west of the Coronal Institute along an extension of Hutchison and Burlinson streets.⁹⁶ A number of Belvin family members as well as other educators and presidents of the Coronal Institute settled in this development, and the section of Hutchison Street was later renamed Belvin Street.⁹⁷ The Coronal Institute's main building was destroyed by a fire in 1890 and replaced with a larger modern building in 1891.⁹⁸ 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.⁹⁹ 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.¹⁰⁰ 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 Burlinson, Hutchison, and other nearby streets in the late nineteenth and early twentieth centuries.¹⁰¹ The Coronal Institute closed in 1918, and the property was later purchased by the San Marcos School District in 1925.¹⁰² Sanborn maps in 1930 indicate that the original Coronal Institute buildings were used as residences at that time.¹⁰³ Fisher Hall, the former boy's dormitory, was converted into the Hays County Soldiers, Sailors, and Marines Memorial Hospital in 1923.¹⁰⁴ 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 1951.¹⁰⁵ Fisher Hall remained standing until 2007 when it was destroyed by arson.¹⁰⁶

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.¹⁰⁷ 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.¹⁰⁸ 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.¹⁰⁹ The building was moved to Centre Street and was identified on a 1912 Sanborn map as “Negro” school at S. Comanche and Centre streets.¹¹⁰ It was moved again in 1918 to Endicott Street where it was visible on a 1922 Sanborn map as “Colored Public School.”^{111,112} 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 (within the Phase 2 survey area) and is a designated local landmark.^{113,114} 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 1955.¹¹⁵ Full integration of all grade levels, however, did not occur until 1965.¹¹⁶

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.¹¹⁷ By 1918 the San Marcos Baptist Academy offered elementary education, and grades 1 through 12 continued to be offered through 1962.¹¹⁸ 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.¹¹⁹ 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.¹²⁰ 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.¹²¹ That same year a “laboratory” school opened on the campus for young public-school children.¹²² 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).^{123,124} 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 1951.¹²⁵ By 1965 San Marcos had established new elementary and junior high schools, and public-school classes were no longer held at the college campus.¹²⁶ The college became Southwest Texas State University in 1969 and Texas State University in 2003.¹²⁷ 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.¹²⁸

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, Burluson, and Hopkins streets (within Phase 2 of

the survey area). **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 1983.¹²⁹

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.¹³⁰

Lindsey, Burlison, 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.¹³¹ 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.¹³² A 1906 Sanborn map even identified a “Negro Skating Rink” at the corner of Fredericksburg and Comal (MLK Drive).¹³³ 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.¹³⁴ Today, a number of streets are characterized by recent infill development.

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 1908.¹³⁵ 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.¹³⁶ A new school building was moved to the area in 1918 and was renamed Dunbar School in the 1960s.¹³⁷ 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.¹³⁸ 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.¹³⁹ 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).¹⁴⁰ 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.¹⁴¹ The formerly identified “Mexican” Church on S. Austin Street was at that time noted as a “Mexican” Baptist Church.¹⁴² Sanborn maps indicate that the area historically included small scattered residences interspersed with commercial buildings and industrial structures associated with the adjacent railroad.¹⁴³ According to the 1996 *Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods*, the oldest historic-age resources generally dated to the 1920s and 1930s and were located on Guadalupe and McKie Streets and LBJ Drive. Much of the existing residential architecture in the neighborhood dates to the 1950s or later, and a large number of homes are later ca. 1970s infill constructed through urban renewal efforts.¹⁴⁴ The area remains primarily residential, with mostly non-historic-age commercial development on the perimeter along S. Guadalupe and Cheatham streets and at the southern end of the neighborhood along IH 35. Several small churches serve the community, including Primera Iglesia Bautista, Memorial Presbyterian, and El Buen Pastor Iglesia Metodista Unida. The Chapultepec Homes, part of the San Marcos Housing Authority, are located between S. LBJ Drive, McKie Street, and Love Street adjacent to Veterans Park.

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) within Phase 2 of the survey area.¹⁴⁵ 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.¹⁴⁶ The neighborhood developed as a Mexican American community of small 1940s residences.¹⁴⁷ Only a small portion of this neighborhood was evaluated during the Phase 1 survey, but the remaining streets will be included during Phase 2. A full eligibility assessment will be made at that time. The portions of Camacho, Roosevelt, Armstrong, Knox, Stillwell, and Invasion streets surveyed during Phase 1 include small-scale, mid-twentieth-century residences interspersed with ca. 1970 or later infill residential development. The neighborhood included one church, the Capilla de Guadalupe, and Victory Gardens Park between Roosevelt and Camacho streets.

V.G.2. Windshield Survey Area

The neighborhoods within the windshield survey area (in Phase 2 of the 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. The windshield survey area will be evaluated in Phase 2 of the survey initiative and included in the final Phase 2 survey report.

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VI. SURVEY RESULTS

VI.A. Property Types and Architectural Styles

A total of approximately 950 properties were located within the Phase 1 survey area boundary for this project. Approximately 675 of these properties (or 71% of the total properties within the survey area boundary) contained one or more resources of historic-age that were evaluated during the field survey. Resources included commercial buildings in downtown San Marcos from late-nineteenth to the mid-twentieth centuries, numerous residential neighborhoods from the late nineteenth through mid-twentieth centuries located adjacent to the downtown core, additional significant civic, religious, and commercial resources along the perimeter of downtown, and early to mid-twentieth century residences and commercial buildings within the Dunbar, East Guadalupe, and Victory Gardens neighborhoods. The general character of much of the survey area, with the exception of downtown, is residential with a wide variety of housing types reflected. While many of the residences retain architectural integrity, others have experienced varying degrees of façade alterations including changes to fenestration, doors, and cladding materials, as well as additions. A large number of residences within the East Guadalupe neighborhood are later (ca. 1970s) infill development that replaced earlier housing stock. Recent non-historic-age infill development has also taken place on many parcels within sections of the Dunbar and Victory Gardens neighborhoods.

The courthouse and courthouse square are defining elements of downtown San Marcos, with streets laid out in a grid pattern according to the cardinal directions. LBJ Drive and Guadalupe Street (SH 82) are major north-south thoroughfares, while San Antonio and Hopkins Street (SH 80) are primary east-west routes through downtown. Commercial buildings of one- and two-part block fronting the courthouse square are constructed immediately adjacent to the sidewalk with shared party walls and reflect a variety of late nineteenth and early twentieth-century styles including Italianate and Renaissance Revival. Commercial buildings north and south of the courthouse square are generally of later construction in the early to mid-twentieth century, dispersed with newer infill construction from the 1970s to the present. Buildings in this area, with the exception of small sections of N. and S. LBJ Drive immediately north and south of the square, are generally spaced farther apart with surface parking areas separating the resources. The section of N. and S. LBJ adjacent to the existing Downtown Historic District remain largely intact with small adjoining one- and two-part commercial block buildings from the 1920s through the 1950s. These corridors have retained the highest integrity and reflect the evolution of downtown commercial development in the early twentieth century from its original core around the courthouse and square. Several historic-age churches and residences are also located west of the courthouse square outside the boundaries of the existing local historic districts. Additional resources in this area include the former Lamar School on W. Hutchison Street, a number of mid-twentieth-century apartment complexes, as well a number of large-scale, non-historic-age residential developments primarily for students.

Slightly north of the courthouse square adjacent to the campus is a collection of mid-twentieth-century religious structures between Concho Street, Guadalupe Street, Woods Street, and N. LBJ Drive associated

with Texas State University. Several examples of significant mid-twentieth-century commercial design were also identified within the Phase 1 survey area, primarily north and west of downtown.

Residential neighborhoods comprised much of the Phase 1 survey area and reflected a variety of architectural types and styles from the late nineteenth to the mid- to late twentieth century. Some of the oldest identified styles included Queen Anne, Folk Victorian, and Classical Revival. Craftsman bungalows and side-gabled residences from the early twentieth century were prevalent in the older residential areas west and northwest of downtown. Slightly later neighborhoods such as East Guadalupe and Victory Gardens were characterized by modest Minimal Traditional houses of the mid-twentieth century, small ranch-style homes from the 1970s, and modern residential infill development.

The railroad sector generally located between MLK Drive and Cheatham Street retains a small number of warehouses and commercial buildings historically associated with the railroads as well as a small residential enclave along Porter Street and Nicola Alley. Much of this area, however, has been subjected to recent commercial development with modern infill.

The Phase 1 survey area includes some of the oldest resources within San Marcos, but the areas within and adjacent to downtown are experiencing a development boom. Large-scale, high-rise residential development that appears to be associated primarily with student housing, is changing the character of downtown, with many newly completed buildings and others currently under construction. Additionally, several mid-century-modern commercial resources, such as the former Frost Bank building at N. Guadalupe and W. Hutchison Street and a large one-story building at S. LBJ and E. MLK drives, are undergoing extensive alterations that are undermining their architectural integrity.

VI.B. Priority Assessments

Within the survey area, a total of 111 individual resources (approximately 16% of the surveyed historic-age properties) were identified as high preservation priority based on their architectural significance and integrity and known historical associations. These resources are considered either individually eligible for National Register listing and/or local landmark designation or are contributing resources to potential historic districts. Refer to **Section VII.A. High Preservation Priority Resources**.

Approximately 207 properties (or approximately 31%) of the surveyed historic-age properties were recommended as medium preservation priority. Most of these resources have experienced some exterior alterations but had retained enough integrity to still convey their historical significance. Although likely not eligible individually for National Register or local landmark listing, many of these resources are considered contributing to potential historic districts. Additionally, while these resources are not of the highest architectural significance, a large number of the medium priority resources have been recommended for further study to determine if there are significant historical associations with the local community. Refer to **Section VIII.B**.

The majority of surveyed historic-age resources (approximately 357 properties or 53%) were recommended as low preservation priority. These were resources that had either experienced significant alterations that severely undermined their architectural integrity or were typical or non-significant examples of common building types or styles. These resources are considered noncontributing to a potential historic district. The areas with the highest numbers of low preservation priority resources included the East Guadalupe neighborhood, portions of the Dunbar neighborhood, and much of the Phase 1 survey area of Victory Gardens. One of the reasons for the large numbers of recommended low priority resources in these areas was due to urban renewal efforts in the early 1970s that removed much of the original housing stock, as well as modern infill construction that is ongoing. Despite the percentages of low preservation priority resources, all three of these neighborhoods include architecturally and historically significant individual resources and historical associations with African Americans and Mexican Americans in San Marcos.

Those resources within the survey area that were not of historic age, including more recent infill development, vacant parcels, and parking lots, were photo-documented during the survey initiative but were identified as non-contributing. Refer to **Appendix A, Figures 4-1 through 4-8** for preservation priority recommendations.

VI.C. Reevaluation of Downtown Historic District (1992 City of San Marcos Survey)



The Downtown Local Historic District evaluated in the 1992 *City of San Marcos, Texas, Historic District Survey* included the buildings within the district boundary along the four blocks of E. Hopkins Street, N. Guadalupe Street, E. San Antonio Street, and N. LBJ Drive fronting the courthouse and square. No preservation priority recommendations were provided, but the buildings were evaluated as contributing/non-contributing to the existing

district. At that time, a number of the surveyed buildings exhibited façade alterations, including slip covers, that undermined the integrity of the original design, materials, and workmanship. A number of the buildings within the district were recommended as non-contributing due to the extent of unsympathetic exterior changes. Although photographs from the 1992 survey report were not provided to the project team, survey forms with exterior photos of each district building were included in the 1986 City Council ordinance designating the local historic district. The 1986 photographs reveal a number of the identified façade alterations and slipcovers.

In the current Phase 1 survey initiative, the resources within the Downtown Local Historic District were reevaluated for preservation priority, based on integrity and significance, and were reassessed for contributing/non-contributing status. Today, many of the slip covers have been removed, and

sympathetic rehabilitation has reversed alterations and uncovered existing historic material. A number of buildings that were previously evaluated as non-contributing have been reevaluated as contributing resources to the district. Reevaluations and current preservation priority recommendations are included in **Table 2** below.

Table 2. Properties within Downtown Historic District				
Local ID (CAD Property ID)	Address	1992 City of San Marcos Historic District Survey Recommendation	2019 SMTX Survey	
			Preservation Priority Recommendation	Contributing/Non- Contributing Status
R41480	202 N. LBJ Drive	Contributing	High	Contributing
R41483	142 N. LBJ Drive	Contributing	High	Contributing
R41484	126 N. LBJ Drive	Contributing	Medium	Contributing
R41485	138 N. LBJ Drive	Non-contributing <i>(changes in materials, design, and workmanship compromise the integrity)</i>	Medium	Contributing
R41486	124 N. LBJ Drive	Non-contributing <i>(changes in materials, design, and workmanship compromise the integrity)</i>	Low	Non-contributing
R41487	118–120 N. LBJ Drive	Non-contributing <i>(changes in materials, design, and workmanship compromise the integrity)</i>	Medium	Contributing
R41488	122 N. LBJ Drive	Non-contributing <i>(changes in materials, design, and workmanship compromise the integrity)</i>	Medium	Contributing
R41489	114–116 N. LBJ Drive	Non-contributing <i>(aluminum slipcover severely compromised integrity)</i>	High	Contributing
R41490	110 N. LBJ Drive	Contributing	Medium	Contributing
R41491	112 N. LBJ Drive	Contributing	High	Contributing
R41492	102 N. LBJ Drive	Contributing	High	Contributing
R41496	101 S. LBJ. Drive	No recommendation	High	Contributing
R41508	100 W. Hopkins Street	Contributing	High	Contributing
R41514	101–109 N. Guadalupe Street	Non-contributing <i>(window enclosures severely compromise integrity)</i>	Medium	Contributing
R41514	108–110 W. San Antonio Street	Non-contributing <i>(alterations to fenestration obscure original design, workmanship)</i>	Low	Non-contributing
R41514	114–116 W. San Antonio Street	Contributing	Medium	Contributing
R41514	118–120 W. San Antonio Street	No recommendation provided in survey	Low	Non-contributing
R41515	113 N. Guadalupe Street	Contributing	High	Contributing

Table 2. Properties within Downtown Historic District

Local ID (CAD Property ID)	Address	1992 City of San Marcos Historic District Survey Recommendation	2019 SMTX Survey	
			Preservation Priority Recommendation	Contributing/Non- Contributing Status
R41516	117 N. Guadalupe Street	Contributing	High	Contributing
R41517	125 N. Guadalupe Street	Contributing	High	Contributing
R41518	131 N. Guadalupe Street	Non-Contributing	Medium	Contributing
R41519	137 N. Guadalupe Street	Non-contributing <i>(not 50 years old at time of survey)</i>	Low	Non-contributing
R41529	101 W. San Antonio Street	No recommendation	Low	Non-contributing
R41553	136 E. San Antonio Street	Contributing	Medium	Contributing
R41556	144 E. San Antonio Street	Contributing	High	Contributing
R41557	120 E. San Antonio Street	Non-contributing <i>(not 50 years old at time of survey)</i>	High	Contributing
R41558	130 E. San Antonio Street	Contributing	Medium	Contributing
R41559	118 E. San Antonio Street	Contributing	Medium	Contributing
R41560	114 E. San Antonio Street	Contributing	High	Contributing
R41561	108 E. San Antonio Street	Non-contributing <i>(integrity of design, workmanship, and materials severely compromised)</i>	Medium	Contributing
R41562	110 E. San Antonio Street	Contributing	High	Contributing
R41563	100 E. San Antonio Street	Non-contributing <i>(not 50 years old at time of survey)</i>	Low	Non-contributing
R41619	224 N. Guadalupe Street	Contributing	High	Contributing
R41624	139 E. Hopkins Street	Non-contributing <i>(main façade recently reconstructed unsympathetically)</i>	Medium	Contributing
R41625	145 (141) E. Hopkins Street	Non-contributing <i>(integrity of design, materials, and workmanship severely altered)</i>	Medium	Contributing
R41626	129 E. Hopkins Street	Contributing	Medium	Contributing
R41627	127 E. Hopkins Street	Contributing	High	Contributing
R41628	109–111E. Hopkins Street	Contributing	High	Contributing
R41628	117–119 E. Hopkins Street	Contributing	Medium	Contributing
R41629	105–107 E. Hopkins Street	Contributing	Medium	Contributing
R41630	101 E. Hopkins Street	Non-contributing <i>(aluminum slip cover)</i>	High	Contributing
R41630	216–218 N. Guadalupe Street	Not identified in 1992 survey (on parcel with 101 E. Hopkins St.)	High	Contributing

VI.D. Reevaluation of 1996 Dunbar and East Guadalupe Neighborhoods Survey



As previously noted in **Section II.B.2**, three areas were evaluated for potential historic district designation in the *1997 Historic Resources Survey of the Dunbar and East Guadalupe Neighborhood: MLK Drive and Centre Street (Dunbar neighborhood), S. LBJ Drive between Grove Street and IH 35 (East Guadalupe Street), and the railroad sector adjacent to the railroad tracks between Grove and Comal streets*. The area in Dunbar was identified as potential historic district and was

later designated as the Dunbar Local Historic District in 2003. The other two areas were recommended not eligible for historic district designation due to loss of contributing resources and non-historic-age infill development. These three areas were reevaluated as part of the current Phase 1 survey initiative, with no proposed changes to the Dunbar Local Historic District boundary and no recommendations for potential historic district designation within the East Guadalupe neighborhood or railroad area. Both the East Guadalupe neighborhood area along S. LBJ Drive and the railroad area between Grove and Comal Streets have experienced further non-historic-age infill and loss of original historic fabric. Much of the housing stock within the East Guadalupe neighborhood includes ca. 1970s infill construction from Urban Renewal efforts as well as more recent modern development. The Dunbar neighborhood, including the areas outside of the existing local historic district, has also experienced loss of historic resources and more recent infill development.

Seven resources of significance within the Dunbar neighborhood were identified for potential individual historic designation in the 1996 survey. These resources were reevaluated during the current Phase 1 survey initiative and include the following:

- 1885 Hays County Jail – 168 S. Fredericksburg Drive
- 1873 Jail (Calaboose) – 200 W. MLK Drive
- Old First Baptist Church – 219 W. MLK Drive
- 600 MLK Drive (residence)
- 711 MLK Drive (residence)
- 321 S. LBJ Drive (residence)
- Jackson Chapel United Methodist Church – 524 Centre Street

The former 1885 Hays County Jail, the Calaboose, and the Old First Baptist Church remain standing as contributing resources within the boundaries of the Dunbar Local Historic District and are recommended as high preservation priority. The two nineteenth-century residences at 600 and 711 MLK Drive are no longer extant. The former residence now in commercial use at 321 S. LBJ Drive, designed in the imposing

Second Empire style, remains standing but is not currently designated or located within an existing historic district. It was evaluated in the current survey as high preservation priority and eligible for individual historic designation. The Jackson Chapel United Methodist Church, constructed in 1964, was outside of the historic-age cut-off date of the 1996 survey but was identified at that time as significant and eligible for possible future designation. The chapel is located within the boundary of the Dunbar Local Historic District and has been evaluated in the current survey initiative as medium preservation priority and a contributing resource to the district that merits further study for its historic association with the local African American community.

Although the area of S. LBJ Drive in the East Guadalupe neighborhood was not recommended for potential district designation, the 1996 survey identified five high priority and five medium priority resources within an approximate three-block area of S. LBJ Drive from slightly north of Grove Street to IH 35. These resources were reevaluated in the current Phase 1 survey initiative, and the results are listed below in **Table 3**.

Table 3. Significant Properties within the East Guadalupe Neighborhood identified in the 1996 Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods				
Address	Resource Type	Year Built	1996 Survey Priority Recommendation	2019 SMTX Survey Preservation Priority Recommendation
404 S. LBJ Drive	Domestic/ Classical Revival	ca. 1905	High	High
514 S. LBJ Drive	Domestic/Two-Room	ca. 1920	Medium	Medium
524 S. LBJ Drive	Commercial/1-Part Block	ca. 1930	Medium	No longer extant
600 blk S. LBJ Drive	Commercial/1-Part Block	ca. 1935	High	Low
606A S. LBJ Drive	Commercial/ 1-Part Block	ca. 1930	Medium	No longer extant
606B S. LBJ Drive	Domestic/Rectangular	ca. 1930	Medium	Medium
614 S. LBJ Drive	Domestic/Rectangular	ca. 1920	High	No longer extant
618 S. LBJ Drive	Domestic/Rectangular	ca. 1920	Medium	Medium
708 S. LBJ Drive	Domestic/Bungalow	ca. 1920	High	High
716 S. LBJ Drive	Domestic/Two-Room	ca. 1900	High	High

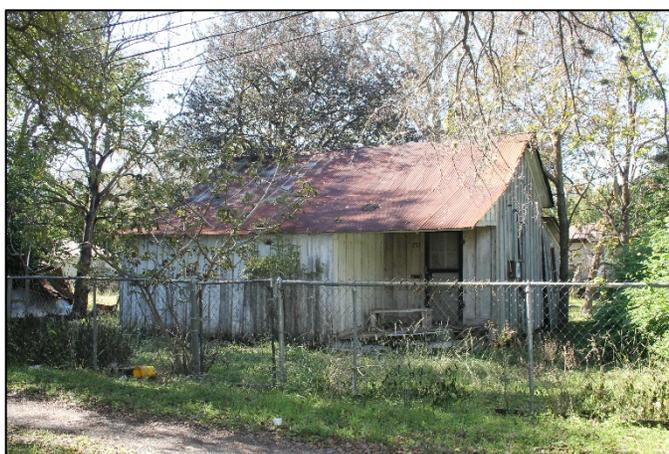
Three of the resources identified as significant in the 1996 survey are no longer standing: the commercial buildings at 524 and 606A S. LBJ Drive and the residence at 614 S. LBJ Drive. It is unclear whether the commercial building identified in the 600 block of S. LBJ Drive in the 1996 survey remains standing, as no address number was provided. In the current survey, a similar commercial building was identified at 624 S. LBJ Drive, which may have been the same resource, but it has been evaluated as low priority due to extensive alterations to the façade. The remaining high and medium priority resources within this area from the 1996 survey remain extant. Additional resources in the East Guadalupe neighborhood identified as high priority in the current Phase 1 survey that were also evaluated as high priority in the 1996 survey include the former Southside School (now the Centro Cultural Hispano de San Marcos) and three

residences at 304 Lee Street and 408 and 627 McKie Street. In the current Phase 1 survey, the Chapultepec Homes public housing project was identified as medium preservation priority meriting further research.

Although not recommended as a potential historic district, the railroad sector of the 1996 survey area, located between W. Grove and Comal streets, included eight individual resources potentially eligible for historic designation. These resources were reevaluated in the current Phase 1 survey and updated recommendations are listed in **Table 4** below.

Address	Resource Type	Year Built	1996 Survey Priority Recommendation	2019 SMTX Survey Preservation Priority Recommendation
120 W. Grove Street	Farmers Union Gin (NRHP-listed)	ca. 1905	High	High
312 Porter Street (219 Nicola Alley)	San Marcos Milling Company (NRHP-listed)	ca. 1920	Medium	High
119 Cheatham Street	Warehouse (Cheatham Street Warehouse)	ca. 1920	Medium	High
200 blk Cheatham Street	Warehouse	ca. 1935	High	No longer extant
360 S. LBJ Drive	Warehouse	ca. 1920	High	No longer extant
215 Porter Street	Domestic/Bungalow	ca. 1925	High	Medium
233 Callahan Alley (211 Porter Street)	Domestic/Bungalow	ca. 1925	High	Medium
239 Callahan Alley	Domestic/Single Pen	ca. 1925	High	No longer extant

Three of the railroad sector resources identified in the 1996 survey are no longer extant: the warehouses in the 200 block of Cheatham Street and at 360 S. LBJ Drive and the residence at 239 Callahan's Alley. The two NRHP listed resources, the San Marcos Milling Company building and the former Farmers Union Gin, as well as the Cheatham Street Warehouse remain high priority resources in the current Phase 1 survey initiative. The two houses at 215 Porter Street and 233 Callahan's Alley have been reevaluated in the Phase 1



survey as medium preservation priority due to alterations over time. The residence at 233 Callahan's Alley is one of the oldest extant houses remaining within the railroad sector and has been identified for further study to determine if there are significant historical associations. The remaining portion of the Dunbar

neighborhood included in the 1996 survey is located within Phase 2 of the current survey initiative and will be reevaluated and included in the final Phase 2 survey.

VI.E. Reevaluation of 1997 San Marcos Heritage Neighborhood Survey

The majority of the survey area in the 1997 *San Marcos Heritage Neighborhood Survey* is located within the boundaries of the city's five residential local historic districts (Lindsey-Rogers, Burleson, Belvin, Hopkins, and San Antonio Street historic districts) and is part of Phase 2 of the current survey initiative. These areas will be reevaluated and included in the final Phase 2 survey report.



The small section of the 1997 survey area outside of the existing local historic districts and within Phase 1 of the current survey includes the blocks of Harvey and San Antonio Streets between Moore and Blanco streets, and Hutchison Street between Moore and Scott Streets. The area of Hutchison Street includes the former Lamar School at 500 W. Hutchison. Many of the resources outside of the existing historic districts were constructed post 1950 and were not evaluated in the 1996

survey, including the Lamar School. However, the 1996 survey identified a number of medium priority resources along this block of Harvey Street and several high and medium priority resources on this block of W. San Antonio Street. Both of these blocks have been reevaluated in the current Phase 1 survey as eligible for potential historic district designation or as an extension of the existing San Antonio Street local historic district, pending further evaluation of the existing district during Phase 2 of the survey (refer to **Section VII.B.5** below). Additionally, the Lamar School has been evaluated in the current survey as high preservation priority as an intact example of mid-twentieth-century modern school design and for its association with early integration of public schools in Texas (refer to **Table 5** and the high priority survey forms in **Appendix B**).

Although the Lamar School does not appear to have been the first high school in Texas to begin integration in the mid-1950s, it may have been the first high school to *fully* integrate. A 1955 newspaper article in *The Austin American* titled, "Integration Empties San Marcos School," noted that 36 African-American students registered at San Marcos High School (now the Lamar School) on September 6 and that no African-American students registered at the San Marcos African-American high school.¹⁴⁸ As a result, the African-American high school was scheduled to be closed and the teachers were to be transferred to one of the African-American elementary schools in the city.¹⁴⁹ According to the article, San Marcos schools were "completely integrated on the high school level" at that time.¹⁵⁰ The significance of this merits additional research, and it is recommended that an intensive-level survey be undertaken on the Lamar School to fully determine its association with school desegregation.

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VII. PRESERVATION PRIORITY RECOMMENDATIONS

VII.A. High Preservation Priority Resources

A total of 111 individual resources were recommended as high preservation priority. The resources include examples of commercial, residential, educational, industrial, and religious architecture throughout the Phase 1 survey area.

The high preservation priority resources are some of the most intact and best examples of distinctive architectural styles or resource types within the survey area. Many of these resources have associations with significant local events or people that have contributed to the historical development of San Marcos. As high preservation priority, these resources are recommended individually eligible for potential National Register listing and/or local landmark designation. Additionally, while all resources identified below are individually recommended as high preservation priority, many of them are also located within one of five potential new historic districts or expansions of existing historic districts and are considered contributing resources to those districts (see **Table 5** below and survey forms in **Appendix B**).

Table 5. High Preservation Priority Resources			
Local ID (CAD Property ID)	Address	Resource Type/Description	Previous Designation
RCOURT	111 E. San Antonio Street	Hays County Courthouse	NRHP listed/SAL
RTSU	518 N. LBJ Drive	Baptist Student Center (Baptist Student Ministry at Texas State)	None
R11709	400 Cheatham Street	Former MKT Railroad Depot	None
R117398	122 Nance Street	Residence	None
R117399	128 Nance Street	Residence	Dunbar LHD
R117400	514 W. MLK Drive	Residence	Dunbar LHD
R11951	120 W. Grove Street	Farmers Union Gin Company	NRHP listed/RTHL/OTHM
129055	202B W. MLK Drive	Residence	Dunbar LHD
R138266	Veramendi Park (104 C M Allen Parkway)	Cock House and Merriman Cabin	NRHP listed
R140127	217 W. MLK Drive	Ulysses Cephas House	OTHM/Dunbar LHD
R141046	333 W. Hutchison Street	Residence	None
R141054	413 Lindsey Street	Residence	None
R141054	419 North Street	Residence	None
R143037	500 W. Hutchison Street	Lamar School	None
R144072	211 W. Lee Street	Southside School	RTHL/OTHM
R144072	501 S. LBJ Drive	San Marcos Independent School District Administrative Building	None
R154998	119 Cheatham Street	Cheatham Street Warehouse	None
R21967	738 Centre Street	Beauty/Barbershop (secondary structure)	None
R21983	734 Valley Street	ca. 1940s apartment complex	None
R24614	527 W. San Antonio Street	Residence	None
R24620	127 Nance Street	Residence	Dunbar LHD

Table 5. High Preservation Priority Resources			
Local ID (CAD Property ID)	Address	Resource Type/Description	Previous Designation
R24621	501-507 W. San Antonio Street	Residence	None
R24623	113 Nance Street	Residence	None
R24640	523 MLK Drive	Residence	Dunbar LHD
R27373	122 Scott Street	Residence	None
R27382	123 Blanco Street	Residence	None
R27405	428 N. Comanche Street	Residence	None
R27409	434 N. Comanche Street	Residence	None
R32188	420 W. San Antonio Street	Residence	None
R32191	406 Harvey Street	Residence	None
R32193	323 W. Hopkins Street	Former residence	None
R32197	322 W. Hopkins Street	Residence	None
R32198	323 W. Hutchison Street	Residence	None
R32199	325 W. Hutchison Street	Residence	None
R32200	326 W. Hopkins Street	John Matthew Cape House	NRHP listed
R32215	321 S. LBJ Drive	Second Empire-style residence	none
R32218	312 Porter Street (Nicola Alley)	San Marcos Milling Company	NRHP listed
R34654	526 W. San Antonio Street	Residence	None
R34656	520 W. San Antonio Street	Residence	None
R34661	517 Harvey Street	Residence	None
R34662	523 Harvey Street	Residence	None
R34663	529 Harvey Street	Residence	None
R34667	551 Harvey Street	Residence	None
R34674	524 Harvey Street	Residence	None
R34689	217 Moore Street	Residence	None
R34690	511 W. Hutchison Street	Residence	None
R34693	521 W. Hutchison Street	Residence	None
R34732	408 Moore Street	Residence	None
R34742	455 Lindsey Street	Residence	None
R34749	410 W. Hutchison Street	First Presbyterian Church	OTHM
R34755	221 North Street	Residence	None
R34759	415 Burlison Street	Residence	None
R34761	325 North Street	Residence	None
R34772	431 Lindsey Street	Residence	None
R35221	615 W. Hutchison Street	Residence	None
R35358	408 McKie Street	Residence	None
R35365	404 S. LBJ Drive	Residence	None
R35395	716 S. LBJ Drive	Residence	None
R35397	708 S. LBJ Drive	Residence	None
R38014	411 W. San Antonio Street	Basil Dailey House	RTHL/OTHM
R40039	627 McKie Street	Residence	None

Table 5. High Preservation Priority Resources			
Local ID (CAD Property ID)	Address	Resource Type/Description	Previous Designation
R40053	304 Lee Street	Residential	None
R40086	329 E. Grove Street	Residence	None
R40096	306 Cheatham Street	Residence	None
R40097	312 Cheatham Street	Residence	None
R41462	101 S. Edward Gary Street (304 E. San Antonio Street)	Moore Grocery Company Building	NRHP listed
R41480	202 N. LBJ Drive	Commercial	Downtown LHD
R41483	142 N. LBJ Drive	Commercial	Downtown LHD
R41489	114–116 N. LBJ Drive	Commercial	Downtown LHD
R41491	112 N. LBJ Drive	Commercial	Downtown LHD
R41492	102 N. LBJ Drive	Commercial	Downtown LHD
R41496	101 S. LBJ Drive	Commercial	Downtown LHD
R41508	100 W. Hopkins Street	Commercial	Downtown LHD
R41515	113 N. Guadalupe Street	McKie-Bass Building	Downtown LHD/NRHP listed
R41516	117 N. Guadalupe Street	Commercial	Downtown LHD
R41517	125 N. Guadalupe Street	Commercial	Downtown LHD
R41522	138 W. San Antonio Street	San Marcos Telephone Company Building	NRHP listed
R41530	119 W. San Antonio Street	Commercial	None
R41550	126 S. LBJ Drive	Commercial building	None
R41556	144 E. San Antonio Street	Green Building	NRHP-listed Downtown LHD
R41557	120 E. San Antonio Street	Commercial	Downtown LHD
R41560	114 E. San Antonio Street	Commercial	Downtown LHD
R41562	110 E. San Antonio Street	Commercial	Downtown LHD
R41575	225 W. Hopkins Street	Former Episcopalian Rectory	NRHP listed
R41582	215 W. San Antonio Street	Residence (now commercial use)	None
R41582	215 W. San Antonio Street	Commercial building	None
R41590	200 W. MLK Drive	Calaboose	RTHL/OTHM/ Dunbar LHD
R41591	168 S. Fredericksburg Street	Hays County Jail	NRHP listed/Dunbar LHD
R41598	316 W. Hopkins Street	Residence (sorority house)	None
R41600	219 N. Comanche Street	Former residence	None
R41613	316 W. MLK Drive	Residence	Dunbar LHD
R41615	302 W. MLK Drive	Residence	Dunbar LHD
R41619	224 N. Guadalupe Street	Fire Station and City Hall	NRHP listed/Downtown LHD
R41627	127 E. Hopkins Street	Hardy-Williams Building	NRHP listed/Downtown LHD
R41628	109–111 E. Hopkins Street	Commercial	Downtown LHD
R41630	101 E. Hopkins Street	Commercial	Downtown LHD
R41630	216–218 N. Guadalupe Street	Commercial	Downtown LHD
R41650	211-215 E. Hutchison Street	S.D. Jackman Ford Auto Dealership	none

Table 5. High Preservation Priority Resources			
Local ID (CAD Property ID)	Address	Resource Type/Description	Previous Designation
R41665	310 W. Hutchison Street	Calvary Chapel (mid-century building)	None
R42718	518 S. Guadalupe Street	Southside Community Center	None
R46566	229 Knox Street	Residence	None
R53149	401 N. Comanche Street	Goforth-Harris House	NRHP-listed
R53150	409 N. Comanche Street	Residence	None
R60278	110 Endicott Street	Residence/Duplex	None
R60395	219 W. MLK Drive	First Baptist Church (African American)	Dunbar LHD
R60488	414 W. San Antonio Street	Residence	None
R93798	129 W. Hutchison Street	First United Methodist Church	NRHP listed/RTHL/OTHM
R93798	124 W. Hopkins Street	Simon Building (part of parcel with above church)	NRHP listed
R97834	350 North Street	Former First Baptist Church (Sanctuary Lofts)	OTHM
R99564	510 N. Guadalupe Street	Christ Chapel at Texas State	None
R99566	506 N. Guadalupe Street	McCarty Student Center	None

VII.B. Potential Historic Districts

Based on the results of the Phase 1 reconnaissance survey and the integrity and significance of the surveyed resources, five potential historic districts are recommended within the survey area. One of the potential districts includes a block of Harvey Street (between North and Blanco streets), part of a residential area that was evaluated in the 1997 *San Marcos Heritage Neighborhood Historic Resources Survey* but was not recommended eligible at that time. Another potential district is within an area not previously surveyed and includes a collection of three mid-century modern buildings in religious use associated with Texas State University. A third potential district is a recommended expansion of the existing Downtown local historic district along portions of N. and S. LBJ Drive. The final two potential historic districts are residential areas that may be considered as expansions of the Lindsey-Rogers and San Antonio Street local historic districts.

VII.B.1. Harvey Street Potential Historic District

The resources in the current survey area located within the 500 block of Harvey Street were previously evaluated in the 1997 *San Marcos Heritage Neighborhood Historic Resources Survey*. At that time, the majority of resources within the block were evaluated as medium priority, with no further recommendation for potential historic designation. The 1997 survey primarily evaluated resources in relation to the adjacent Belvin Street and San Antonio Street local historic districts (the two existing residential historic districts at that time), with an emphasis on late nineteenth and early twentieth century architecture in San Marcos' oldest residential neighborhoods.

In the current reevaluation of this area, the resources within the 500 block of Harvey Street are residences generally dating to the early twentieth century (ca. 1920s–1940s), with the exception of two slightly earlier resources (ca. 1900–1910). The residences are of slightly later construction and more modest design than most of the contributing resources within the adjacent Belvin Street and San Antonio Street local historic districts, as well as the Hopkins Street local historic district that was designated well after the 1997 survey in 2008. The 500 block of Harvey Street, however, represents an intact collection of bungalows, minimal traditional, and two turn-of-the-century residences, and the area as a whole is indicative of the evolution of early twentieth century housing in San Marcos. The majority of resources have been evaluated in the current survey with a high or medium preservation priority and, as such, are considered contributing resources to a potential historic district. The resources within the proposed Harvey Street Historic District are identified below in **Table 6**.



Table 6. Harvey Street Potential Historic District Resources					
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	1997 Survey Recommendation	2019 SMTX Survey Preservation Priority Recommendation
R27382	123 Blanco Street	ca. 1910	National Folk	Medium	High
R34658	503 Harvey Street	ca. 1935	Bungalow/Minimal Traditional	Low	Medium
R34659	513 Harvey Street	ca. 1935	Bungalow/Minimal Traditional	Medium	Medium
R34660	515 Harvey Street	ca. 1935	Minimal Traditional	Medium	Medium
R34661	517 Harvey Street	ca. 1925	Bungalow	Medium	High
R34662	523 Harvey Street	ca. 1920	Bungalow	Medium	High
R34663	529 Harvey Street	ca. 1925	Bungalow	Medium	High
R34664	533 Harvey Street	ca. 1925	Craftsman Bungalow	Medium	Medium
R34667	551 Harvey Street	ca. 1920	Bungalow	Low	High
R34668	118 Blanco Street	ca. 1925	Bungalow	Medium	Medium

Table 6. Harvey Street Potential Historic District Resources					
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	1997 Survey Recommendation	2019 SMTX Survey Preservation Priority Recommendation
R34672	530 Harvey Street	ca. 1920	Bungalow	Medium	Medium
R34674	524 Harvey Street	ca. 1900	Side-gabled residence	Medium	High
R34675	512-514 Harvey Street	ca. 1965	No style (multi-family)	Low	Low (non-contributing)
R34678	510 Harvey Street	ca. 1935	Tudor influence	Medium	Medium
R34665	539 Harvey Street	ca. 1945	Minimal Traditional	Low	Medium

VII.B.2. Mid-Century University Religious Buildings Potential Historic District

A group of three mid-century-modern religious buildings associated with Texas State University, located between Concho Street, N. Guadalupe Street, W. Woods Street, and N. LBJ Drive, are recommended eligible for potential historic district designation. The three contributing resources include the McCarty Student Center at 506 N. Guadalupe Street, Christ Chapel at Texas State University (formerly St. Mark’s Episcopal Church) located at 510 N. Guadalupe Street, and the Baptist Student Center (Texas State Baptist Student Ministry) at 518 N. LBJ Drive. A fourth building within this complex, the Catholic Diocese of Austin Our Lady of Wisdom University Parish at 100 Concho Street, was constructed after 1986 and is not of historic age. This resource may, however, be evaluated for eligibility within the potential historic district at a future date when the resource is considered of historic age.



The three contributing resources are significant and largely intact examples of mid-century-modern design. According to the organization’s website, the McCarty Student Center was completed in 1963 and has been in continuous operation as a student center for the University Church of Christ since that time. The student center was named for local rancher and philanthropist Tom McCarty who left his estate to the University Church of Christ.¹⁵¹ The building reflects mid-century-modern design elements, but it is

currently undergoing alterations including a new metal roof and dormers that are undermining its integrity. National Register district designation could make the property eligible for historic tax credits for rehabilitation that would be done in coordination with the THC and the Secretary of the Interiors’ Standards for Rehabilitation. Local historic district designation would also protect the building from future inappropriate alterations through a design review process.

Christ Chapel, at 510 N. Guadalupe, was constructed in 1966 as St. Mark’s Episcopal Church and is today a ministry for students sponsored by the Episcopal and Lutheran churches. St. Mark’s remained at this location until 2010 when a new church building was constructed for the congregation on Ranch Road 12.¹⁵² The building reflects mid-twentieth-century design elements through the contemporary, stone bell tower, large gabled roof, and modern stained-glass windows on the façade.



The Baptist Student Center, at 518 N. LBJ Drive, was constructed in 1953 by the Austin Engineering Company.¹⁵³ Today, the building serves as the Texas State Baptist Student Ministry of San Marcos. The building remains an intact and significant example of mid-century-modern design with its large fixed-glass and clerestory windows and the use of narrow Roman brick on the façade. Together, the three buildings represent a cohesive collection of mid-twentieth-century modern architecture and are significant for their lengthy association with religious ministry and outreach through Texas State University.

VII.B.3. Potential Expansion of Downtown Historic District (N. and S. LBJ Dr.)

Two areas are recommended for historic district designation as an expansion of the existing Downtown Local Historic District and the NRHP-listed Hays County Courthouse Historic District. The proposed expansion of the existing commercial districts includes areas immediately north and south of the courthouse square along N. and S. LBJ Drive.



The Downtown Local Historic District, designated by the City in 1986, corresponds to the boundaries of the NRHP-listed Hays County Courthouse Historic District (designated in 1992), with the exception of three additional resources not listed in the NRHP district: the former San Marcos Fires Station and City Hall at 224 N. Guadalupe Street (Property ID R41619), a two-part commercial block building at 101 S. LBJ Drive (Property ID R41496), and a one-part commercial block building at 101 W. San Antonio Street (Property ID R41529). The NRHP nomination noted the district as a “cohesive collection of the late 19th and early 20th century commercial and governmental buildings encompassing a county courthouse and the four blocks that surround it.” The nomination further described the district as “the most concentrated and intact collection of commercial historic buildings in the community.” The period of significance for the NRHP district was established as 1879–1942, and the district was recommended eligible under Criterion C in the area of Architecture.



The majority of resources located within the area of N. and S. LBJ Drive are one-part commercial block buildings ranging in age from ca. 1920 through the 1950s, with a small percentage of infill development from the 1960s and 1970s. While not as old as the commercial buildings flanking the court house square, the resources along both sides of N. LBJ from E. Hopkins Street to University Drive and on S. LBJ Drive from E. San Antonio Street reflect the evolution of the commercial development of San Marcos from the early

to mid-twentieth century. These two blocks along LBJ Drive continue to convey significance as an intact historic-age commercial corridor.

The assessment of architectural integrity of historic-age commercial buildings for potential eligibility takes into consideration that alterations to storefronts often take place over time as businesses and tenants change and as buildings are adapted for different uses. With that in mind, the overall design, materials, workmanship, and feeling of commercial buildings are considered in making preservation priority recommendations. Alterations such as replacement storefront windows and doors may not significantly undermine the integrity of a commercial building if the fenestration pattern has not been greatly altered and the doors and windows remain in their original location and configuration. Specific attention is also given to the façade above the entrance or awning to determine if original features such as parapets, corbelling, signage, second-floor windows, transoms, or other architectural details remain in place. Some alterations, such as replacement upper level windows, involve the removal of original material. Other types of alterations such as exterior aluminum or vinyl cladding may be applied over historic materials without necessitating their removal. Resources exhibiting non-historic cladding materials that undermine the integrity of visible materials, workmanship, and feeling, are often evaluated as low preservation priority, but if the cladding material were to be renovated at a future date, the building would require a reassessment to determine the extent of remaining historic fabric.

Based on these principles, the following preservation priority recommendations for the commercial resources located within these areas of potential district expansion are identified below in **Table 7**.

Table 7. Potential Expansion of Downtown Historic District				
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	Preservation Priority Recommendation
R41473	242 N. LBJ Drive	ca. 1920	One-part commercial block	Medium
R41474	226 N. LBJ Drive	ca. 1940	One-part commercial block; Moderne-style	Medium
R41475	230 N. LBJ Drive	ca. 1925	Two-part commercial block	Medium
R41476	232 N. LBJ Drive	ca. 1925/ ca. 1950	Two-part commercial block (originally one-part block with ca. 1950 addition)	Medium
R41478	214 N. LBJ Drive	ca. 1940	One-part commercial block	Low
R41479 (R41477)	218-220 N. LBJ Drive	ca. 1940	One-part commercial block	Medium
R41480	202 N. LBJ Drive	ca. 1906	Two-part commercial block	High
R41480	208–212 N. LBJ Drive	ca. 1940	One-part commercial block (on same parcel as 202 N. LBJ Drive)	Low
R41450	123 S. LBJ Drive	ca. 1920	One-part commercial block	Medium
R41498	125 S. LBJ Drive	ca. 1925	One-part commercial block	Low*
R41499	133 S. LBJ Drive	ca. 1925	One-part commercial block	Medium
R41501	139 S. LBJ Drive	ca. 1920	One-part commercial block	Medium
R41502	143 S. LBJ Drive	ca. 1930	One-part commercial block	Low
R41503	145 S. LBJ Drive	ca. 1950	One-part commercial block	Medium
R41547	138 S. LBJ Drive	ca. 1950	One-part commercial block	Low
R41548	142 S. LBJ Drive	ca. 1950	One-part commercial block	Low
R41549	130 S. LBJ Drive	ca. 1950	One-part commercial block	Low
R41550	126 S. LBJ Drive	ca. 1925	One-part commercial block	High
R41551	136 S. LBJ Drive	ca. 1950	One-part commercial block	Medium
R41552	116 S. LBJ Drive	ca. 1925	One-part commercial block	Low
R41554	118 S. LBJ Drive	ca. 1925	One-part commercial block	Low
R41555	120 S. LBJ Drive	ca. 1925	One-part commercial block	Medium

Table 7. Potential Expansion of Downtown Historic District				
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	Preservation Priority Recommendation
R41620	235 N. LBJ Drive	ca. 1950	One-part commercial block, significant façade alterations	Low
R41622	225 N. LBJ Drive	ca. 1955	One-part commercial block; mid-century modern	Medium
R41623	237 N. LBJ Drive	ca. 1970	One-part commercial block; Brutalist influences	Low
R41643	330 N. LBJ Drive	ca. 1925	One-part commercial block	Medium
R41644	326 N. LBJ Drive	ca. 1925	One-part commercial block	Medium
R41645	328 N. LBJ Drive	ca. 1925	One-part commercial block	Low
R41646	318 N. LBJ Drive ???	ca. 1935	Two-part commercial block (part of same building as 318B)	Low
R41647	312 N. LBJ Drive	ca. 1935	Two-part commercial block	Low*
R41648	318–320 N. LBJ Drive	ca. 1935	Two-part commercial block	Low
R41649	314–316 N. LBJ Drive	ca. 1935	One-part commercial block	Low*
R41650	211–215 E. Hutchison	1920	Two-part commercial block	High
R41651	308 (306) N. LBJ Drive	ca. 1925	Two-part commercial block	Medium
R41652	300 N. LBJ Drive	ca. 1975	One-part commercial block	Low (does not appear to be of historic age)
R41653	301 N. LBJ Drive	ca. 1955	One-part commercial block; auto service center	Medium
R41655	313–315 N. LBJ Drive	ca. 1965	Two-part commercial block; Tudor Revival influences	Medium
R41656	321–323 N. LBJ Drive	ca. 1955	One-part commercial block; movie theater	Medium

*Recommended low preservation priority due to non-historic cladding of upper-level façades; original material may remain in place below the non-historic cladding, and preservation priority should be reevaluated if cladding is removed at a future date

VII.B.4. Potential Residential Historic District or Expansion of Lindsey Rogers Historic District

An additional eligibility recommendation for potential historic district designation is an approximate four-block area roughly bounded by Moore, W. Hutchison, North, and Lindsey Streets. The primarily residential streets reflect a variety of early twentieth-century styles including Craftsman bungalows, Minimal Traditional, and Queen Anne-style houses, as well as the Gothic Revival-influenced First Presbyterian Church on W. Hutchison Street. Some of the resources within this proposed district were evaluated as high preservation priority, while most were evaluated as medium preservation priority and are considered contributing to a potential district. Although many of medium priority residences have experienced some alterations such as replacement windows or cladding material, the majority of resources have retained a fair degree of integrity, and the area as a whole continues to convey the feeling of an intact early twentieth-century neighborhood.



The potential district is immediately adjacent to the Lindsey-Rogers local historic district that will be surveyed and evaluated as part of Phase 2 of the current survey initiative. At this time, it is recommended that the potential district be further assessed during Phase 2 for its association and relationship to the Lindsey-Rogers Historic District and as a potential expansion of the existing district. The resources within the boundary identified as potentially eligible for historic district designation or as an expansion of the existing Lindsey Rogers Historic District are listed below in **Table 8**.

Table 8. Potential Residential Historic District or Expansion of Lindsey-Rogers Historic District				
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	Preservation Priority Recommendation
R133230	409 North Street	ca. 1925	Bungalow	Medium
R141054	419 North Street	ca. 1900	Queen Anne-style residence	High
R141054	413 Lindsey Street	ca. 1925	Craftsman bungalow	High
R34730	456 Lindsey Street	ca. 1905–1910	Folk Victorian	Medium
R34738	409 Mary Street	ca. 1910–1920	Side-gabled residence	Medium
R34739	428 Burleson Street	ca. 1940	Minimal Traditional	Medium
R34740	441–445 Lindsey Street	ca. 1945	Minimal Traditional/Multi-family	Low
R34741	413–415 Mary Street	ca. 1920	Bungalow	Medium
R34742	455 Lindsey Street	ca. 1925	Bungalow	High
R34749	410 W. Hutchison Street	1952	First Presbyterian Church	High
R34749	323 Mary Street	ca. 1925	Craftsman bungalow	Medium

Table 8. Potential Residential Historic District or Expansion of Lindsey-Rogers Historic District				
Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	Preservation Priority Recommendation
R34755	221 North Street	ca. 1925	Craftsman bungalow	High
R34758	419 Burleson Street	ca. 1925	Craftsman bungalow	Medium
R34759	415 Burleson Street	ca. 1925	Craftsman bungalow	High
R34760	320 Mary Street	ca. 1910–1920	Residence/no style	Medium
R34761	325 North Street	ca. 1925	Craftsman Four-Square residence	High
R34762	319 North Street	ca. 1905–1910	Residence/no style (significantly altered)	Low
R34763	310 Mary Street	ca. 1920	Bungalow	Medium
R34764	418 Burleson Street	ca. 1920	Duplex	Medium
R34765	410 Burleson Street	ca. 1920	Craftsman Four-Square residence	Medium
R34766	403 North Street	ca. 1905	Classical Revival	Medium
R34768	422 Mary Street	ca. 1925	Bungalow	Medium
R34769	416–418 Mary Street	ca. 1935–1940	No style	Medium
R34772	431 Lindsey Street	ca. 1910	National Folk	High
R34773	421 Lindsey Street	ca. 1905–1910	Queen Anne-style residence	Medium

VII.B.5. Potential Expansion of San Antonio Street Historic District



Similar to the resources identified above, a group of seven residences in the 500-block of W. San Antonio Street (between North and Blanco streets) and one residence immediately south at 113 Nance Street are recommended as high preservation priority. This block is adjacent to the eastern boundary of the San Antonio Street Local Historic District and may be eligible for inclusion in a potential expansion of the existing historic district. The San Antonio Street Local Historic District will be reevaluated during Phase 2 of the

current survey initiative, and a definitive recommendation of potential district expansion may be made at that time. The contributing resources within this area of W. San Antonio Street include 1920s Craftsman bungalows, an early twentieth-century Classical Revival-style residence, and two Minimal Traditional-style houses. These resources are identified in **Table 9** below.

Table 9. Potential Expansion of W. San Antonio Street Historic District

Local ID (CAD Property ID)	Address	Year Built	Resource Type/Description	Preservation Priority Recommendation
R134838	512 W. San Antonio Street	not historic age	Modern residential construction	Low (non-contributing)
R24614	527 W. San Antonio Street	ca. 1910- 1915	Classical Revival-style residence	High
R24616	521 W. San Antonio Street	ca. 1935- 1940	Bungalow/Minimal Traditional	Medium
R24619	509 W. San Antonio Street	ca. 1940	Minimal Traditional	Medium
R24621	501–507 W. San Antonio Street	ca. 1925	Craftsman bungalow	High
R24623	113 Nance Street	ca. 1925	Craftsman bungalow	High
R34653	530 W. San Antonio Street	ca. 1925	Craftsman bungalow	Medium
R34654	526 W. San Antonio Street	ca. 1925	Craftsman bungalow	High
R34655	508 W. San Antonio Street	ca. 1925	Bungalow	Medium
R34656	520 W. San Antonio Street	ca. 1935	Craftsman bungalow	High

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VIII. RECOMMENDATIONS FOR FURTHER WORK

VIII.A. Historic Designations – Local Landmark and NRHP Initiatives

The City of San Marcos has seven designated local historic districts and a large number of individual historic resources (both within and outside of the local historic districts) that are NRHP listed or designated as RTHLS. However, the city has very few individually designated local landmarks. The majority of resources recommended as high preservation priority during the current Phase 1 survey (refer to **Table 5**) have no previous NRHP or RTHL designation and are located outside of the existing local historic districts.

NRHP listing (i.e. designation), for both districts and individual resources, is a largely honorary designation and does not impose any restrictions on property owners. NRHP listing does, however, provide a measure of protection for NRHP-listed resources, as well as for resources that are determined *eligible* for NRHP listing, from undertakings involving a federal agency, federal funding, or federal permitting. In these instances, the lead agency must identify NRHP-listed or eligible resources, take into consideration the effects of the undertaking on the resources, and attempt to avoid or minimize harm to these resources or mitigate harm if they are to be adversely affected.

NRHP listing is a way to honor and commemorate the architectural, historical, and cultural significance of an area or an individual resource and can be an effective tool to stimulate interest and pride in a community. NRHP listing can also be a first step toward future local historic district or individual landmark designation, which entails specific guidelines related to exterior alterations and protection from demolition.

NRHP listing may also make resources eligible for potential state and federal tax credits for rehabilitation. The Federal Historic Preservation Tax Incentive Program provides a 20 percent tax credit for the substantial rehabilitation of historic income-producing buildings.¹⁵⁴ One of the eligibility requirements for the federal tax credit program is that a property must be either individually NRHP listed or certified as a contributing resource to an NRHP-listed historic district. The Texas Historic Preservation Tax Credit Program is a state tax credit for 25 percent of eligible rehabilitation costs for income-producing or non-profit buildings. For the state tax credit, a building must be either currently designated (including NRHP-listed, contributing to an NRHP-listed district, an RTHL, or SAL) or officially determined eligible for listing in the NRHP and officially listed by the time the tax credit is taken.¹⁵⁵

Local landmark designation offers the greatest protection from demolition or inappropriate exterior alterations through a design review process. Prior to receiving building or demolition permits, a Certificate of Appropriateness (COA) must be obtained from the City. The COA is reviewed by the HPC at a public hearing, and the HPC may approve, deny, or include specific conditions in the COA, following the Secretary of the Interior's Standards for the Treatment of Historic Properties and the San Marcos Development Code and associated Design Manual.

It is therefore strongly recommended that the City undertake a local landmark designation initiative to provide protection for significant individual historic resources. The previous section of this report

identified those resources that have been recommended as high preservation priority and potentially eligible for historic designation. Due to the number and variety of resources identified, it is recommended that the City approach the local landmark initiative process thematically. The following themes are recommended as potential local landmark designation initiatives:

- Individual high preservation priority in the Phase 1 survey area resources currently NRHP listed or designated as RTHLs that are not located within one of the City's seven existing local historic districts
- Residential – individual high preservation priority resources in the Phase 1 survey area within areas lacking cohesiveness as a potential historic district such as the East Guadalupe neighborhood and Victory Gardens and areas outside of the existing Dunbar Local Historic District
- Mid-century modern resources – several individual mid-century resources were identified during the Phase 1 survey (refer to **Survey Inventory Table – Phase 1** in **Appendix C**). One resource in particular is currently undergoing unsympathetic alterations and partial demolition: the former Frost Bank building at 231 N. Guadalupe Street (Property ID R41510). This period of design will be further explored in Phase 2 in the windshield survey area of primarily mid-twentieth-century residential development, but a number of the individual mid-century resources evaluated as medium preservation priority during Phase 1 may merit individual designation if significant historical associations are determined through further research.
- Educational – specifically the Lamar School and the former Southside School; an intensive-level survey is recommended for the Lamar School to fully establish its role in the early integration of public schools in Texas
- Religious – may include some of the churches identified as medium preservation priority meriting further research if additional study reveals significant historical associations within local communities
- Commercial – high preservation priority commercial resources downtown and within surrounding neighborhoods that are not within a potential district
- Historic signage – specifically the pole signs associated with the resources at 176 S. LBJ Drive (OST Liquor) and the shopping center at 301 N. Edward Gary Street (Nelson Center); additional historic-age signage may be identified through future surveys

In addition to local landmark designation, it is recommended that the City work with property owners to designate the following three resources to the NRHP. Two of the resources are currently vacant and potentially threatened by neglect. All three of the resources have significant historical and cultural association with the local community and could be eligible for state and federal tax credits for rehabilitation if they are NRHP listed.

- Old First Baptist Church
- Former Lamar School
- Former Southside School (Centro Cultural Hispano de San Marcos)

VIII.B. Resources Meriting Further Study

Numerous resources were evaluated in the current Phase 1 survey as medium priority but may have significant historical associations to local communities, events, or people. The resources identified below in **Table 10** are recommended for further research and may be eligible for individual historic designation based on historical significance.

Table 10. Medium Preservation Priority Resources Meriting Further Research			
Local ID (CAD Property ID)	Address	Resource Type/Description	Recommendation
RBRIDGE1	S. Guadalupe Street at Purgatory Creek	Bridge	Research to determine if significant historical associations
No CAD ID	701 S. LBJ Drive	Chapultepec Homes	Determine historical significance of public housing in San Marcos
RBRIDGE2	S. Guadalupe Street at Willow Springs Creek	Bridge	Research to determine if significant historical associations
R131959/ R141268	118 ½ S. Edward Gary Street	Former store/commercial building	Determine if historical association with commerce/railroad
R133202	408 Valley Street	Possible Folk Victorian-style residence	Large setback with dense landscaping limited visibility but appears to be one of oldest remaining homes in the area
R141268	S. C M Allen Parkway (in railroad right-of-way along S. Edward Gary Street near S. LBJ Drive	Pavilion	Determine if historically associated with development of railroad
R154920	524 Centre Street	Jackson Chapel United Methodist Church	Within Dunbar Local Historic District; determine significance of congregation to local community
R21964	726 Centre Street	Greater Bethel Baptist Church	Research to determine historical significance to local community
R24658	625 Centre Street	Pentecostal Temple	Research to determine historical significance to local community
R26140	338 S. Guadalupe Street	Building	Small stucco building with tile coping at roofline located behind main building at San Marcos Station; research to determine if significant historical associations
R29705	823 Midway Street	Residence	Research to determine history of property; per owner, house was originally a dog-trot with an open central passage

Table 10. Medium Preservation Priority Resources Meriting Further Research			
Local ID (CAD Property ID)	Address	Resource Type/Description	Recommendation
R35385	618 S. LBJ Drive	Residence	Further research to determine extent of association with former first Hispanic mayor of San Marcos, per public comment provided
R35401	118 Love Street	Building	Determine if significant historical associations and former use (residential or other)
R35989	400 Browne Terrace	Mid-century residence	Further evaluation and research to determine historical significance
R38163	333 Callahan Alley (Porter Street)	Residence	Further research needed to determine if significant historical associations; one of oldest extant residences within the area
R41505/ R131959	118 ½ S. Edward Gary Street	Industrial building near railroad	Determine if significant historical associations to railroad or local industry (see R131959 above)
R41618	114 E. Hutchison Street	Fire Station	Further research to determine if significant architect
R43609	320 N. Fredericksburg Street	Bank Drive-Thru (and former drive-thru)	Further research to determine historical association
R46426	312 Camacho Street	Warehouse	Research to determine if significant historical associations

VIII.C. Creation of Local Tax Credit and Incentives for Local Designation

The City of San Marcos does not currently offer a tax incentive for local historic landmark or district designation. It is strongly recommended that the City develop financial incentives, such as a tax credit or tax abatement, to encourage local historic designation and to stimulate restoration and rehabilitation of historic buildings. Austin and San Antonio both offer tax incentives for local historic designation, and the City of San Marcos should look to those and other Texas cities for examples of tax incentive programs for historic properties. Tax incentives can involve a tax reduction or freeze of portions of local property taxes for new local landmarks and local historic districts for a specific period of time or for perpetuity. Some communities also offer a similar tax incentive for substantial rehabilitation that complies with local preservation ordinances and COA approval. Additional financial incentives for designated local landmarks and local historic districts could include reduced or waived building and signage permit fees.

A Heritage Grant Program, such as the one offered by the City of Austin in conjunction with the Austin Convention and Visitors Bureau, could be established to provide funding for rehabilitation of designated historic resources. The Austin Heritage Grant Program uses funds collected from the Hotel Occupancy

Tax for preservation, restoration, or rehabilitation of historic sites and properties for public or non-profit organizations that support and attract tourism. Further information about Austin’s incentives and grants for historic resources is available through the City of Austin Planning and Zoning Department (<http://www.austintexas.gov/page/incentives-and-grants>). A grant program would be especially beneficial for residential areas such as the East Guadalupe, Dunbar, and Victory Gardens neighborhoods to encourage the retention of original housing stock and deter demolition.

VIII.D. Demolition Review Period for Historic-age Resources

One of the recurring problems facing cities today is the loss of historic buildings through demolition. There is currently no language in the City of San Marcos Development Code to allow for review of demolition applications or to allow for a waiting period during the demolition application process for designated or historic-age resources. Based on other cities such as San Antonio and Austin that have codified this process, a similar demolition review process and appropriate review period could be established. Implementation of the following actions is recommended:

- All submitted demolition applications reviewed by the HPO/Department of Historic Preservation as part of the application process (regardless of age or significance of building);
- A 30-day review period provided for demolition applications of designated historic resources and historic-age resources that are determined by the HPO/Department of Historic Preservation as potentially significant or meriting further investigation to allow for research, consultation with the property owner, and evaluation for potential local landmark/district eligibility;
- Development of a specific process through City Council resolution to initiate local landmark designation by the City for those properties determined eligible;
- As an alternative to the review of all submitted demolition applications, the City could create “Demolition Review Period Overlay Districts” for those areas identified as containing a large number of high and medium preservation priority resources or that have been recommended as potential local historic districts or expansion of existing historic districts;
- As an alternative to the proposed 30-day review period, an “expedited” or “high priority” review period could be implemented for demolition permits submitted for designated historic resources, resources within a “Demolition Review Period Overlay District,” and/or those that have been identified in the current survey as high or medium preservation priority.

VIII.E. Alternative Designation Options

Historic district designation is not always recommended and may not be applicable for areas that have experienced loss of original historic buildings, significant alterations, and modern infill development. Areas such as these, however, may be significant culturally and historically and may merit alternative designation options. Examples from other Texas cities include Neighborhood Conservation Districts (NCDs) and Cultural Heritage Districts.

VIII.E.1. Neighborhood Conservation Districts (Overlays)

Cities such as San Antonio have a number of Neighborhood Conservation Districts (NCDs). Similar to local historic districts, NCDs are areas designated by a zoning overlay that provide specific regulations to preserve and revitalize communities. Regulations generally focus on requirements for new construction such as setbacks, overall massing, building heights, etc. and are often broader than the design guidelines or regulations within local historic districts. Regulations are usually created specifically for each NCD to cater to the specific characteristics of the neighborhood. Areas that may lack cohesiveness and may not be eligible for local historic designation may benefit from the creation of an NCD to ensure that new development is in keeping with the overall character of the area. NCDs can encourage neighborhood pride of place and can help stabilize property values against gentrification and incompatible development.¹⁵⁶

VIII.E.2. Cultural Heritage Districts

Cultural heritage districts are designated by the Texas Commission on the Arts (TCA) to “harness the power of cultural resources to stimulate economic development and community revitalization.”¹⁵⁷ These districts, although largely honorary, can serve as economic development tools to attract businesses, artists, and cultural arts to areas by highlighting the history, culture, and identity of a particular community.¹⁵⁸ Specifically for commercial areas within the Dunbar and East Guadalupe neighborhoods that are experiencing new development and loss of historic character, the designation of a cultural district could foster community pride and encourage development and rehabilitation of existing resources in keeping with community values and cultural heritage. If pursued, cultural district designation should take into consideration the relevance to local residents and seek support, close involvement, and partnerships from the local community.¹⁵⁹ Austin’s East End Cultural Heritage District is a successful example that celebrates and promotes local art, music, heritage, historic sites, and business and neighborhood development (<http://www.eastendculturaldistrict.org/cms/>)

VIII.E.3. OTHMs and Interpretive Material

In addition to district or individual historic designation, commemorative markers such as OTHMs through the THC may be an appropriate mechanism for celebrating and sharing the history and significance of local communities and resources, especially those that have historically been underrepresented. Other educational materials such as local interpretive signage utilizing historic photographs, maps, and other images can help to convey the story of a community or particular site. Neighborhood banners or decorative street signs can also identify a particular community and foster a sense of pride and civic engagement. The City is encouraged to solicit input from neighborhood associations and local residents and business owners within the Dunbar, East Guadalupe, and Victory Gardens neighborhoods. Citizen stakeholder groups could be established to determine areas of greatest local interest and to fully recognize and represent the history and culture of these neighborhoods. Interpretive materials should also be created in Spanish within the East Guadalupe and Victory Gardens neighborhoods.

VIII.F. Continuation of Survey Efforts

The My SMTX Historic Resources Survey is currently ongoing with Phase 2 field survey to be conducted in the ensuing months and the final Phase 2 survey report to be completed in June 2019. Phase 2 of the survey area includes a reconnaissance-level reevaluation of the existing Lindsey-Rogers, Burleson Street, Belvin Street, Hopkins Street, and San Antonio Street local historic districts and the remaining areas of the Dunbar neighborhood. The Phase 2 reconnaissance survey area also includes the additional sections of the previously un-inventoried Victory Gardens neighborhood (initiated in the Phase 1 survey). Additionally, Phase 2 will include a windshield survey of the primarily residential mid-twentieth century neighborhoods north of the Texas State University campus. Based on the results of the Phase 2 survey, it is anticipated that additional areas will be identified for the continuation of future historic resources survey initiatives.

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IX. CONCLUSION

The Phase 1 reconnaissance survey provided an inventory of resources within the historic commercial core of downtown San Marcos surrounding the courthouse square as well as later commercial development north and south of downtown. The survey area included the former industrial sector along the railroad lines between MLK Drive and Cheatham Street and the historically Mexican-American residential East Guadalupe neighborhood. Portions of the historically African-American Dunbar neighborhood, including resources within the Dunbar Local Historic District, were also within the Phase 1 boundary, as was a small section of the Victory Gardens neighborhood. Additional residential areas were evaluated west and northwest of downtown adjacent to the eastern boundaries of the Lindsey-Rogers, Burleson Street, Belvin Street, Hopkins Street, and San Antonio Street local historic districts. The survey area reflected a variety of resource types including commercial, civic, educational, religious, and residential, with construction dates ranging from the late nineteenth through the mid-twentieth centuries. Numerous architectural styles from Queen Anne to mid-century modern were also identified.

This Phase 1 survey report provides recommendations for potential individual historic designation for a large number of high preservation priority resources. Five potential historic districts, including both new districts and expansions of existing districts, are also recommended. Additional preservation recommendations, including establishment of a local historic tax credit, demolition delays, and resources noted for further study, have also been provided.

Phase 2 of the survey, to be completed in Spring 2019, will incorporate the remaining reconnaissance survey areas of Dunbar, Victory Gardens, and the five residential historic districts noted above, as well as the windshield survey area north of the Texas State University campus. Further priority evaluations and eligibility recommendations for these areas will be provided in the final Phase 2 survey report in June 2019.

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APPENDIX A
FIGURES

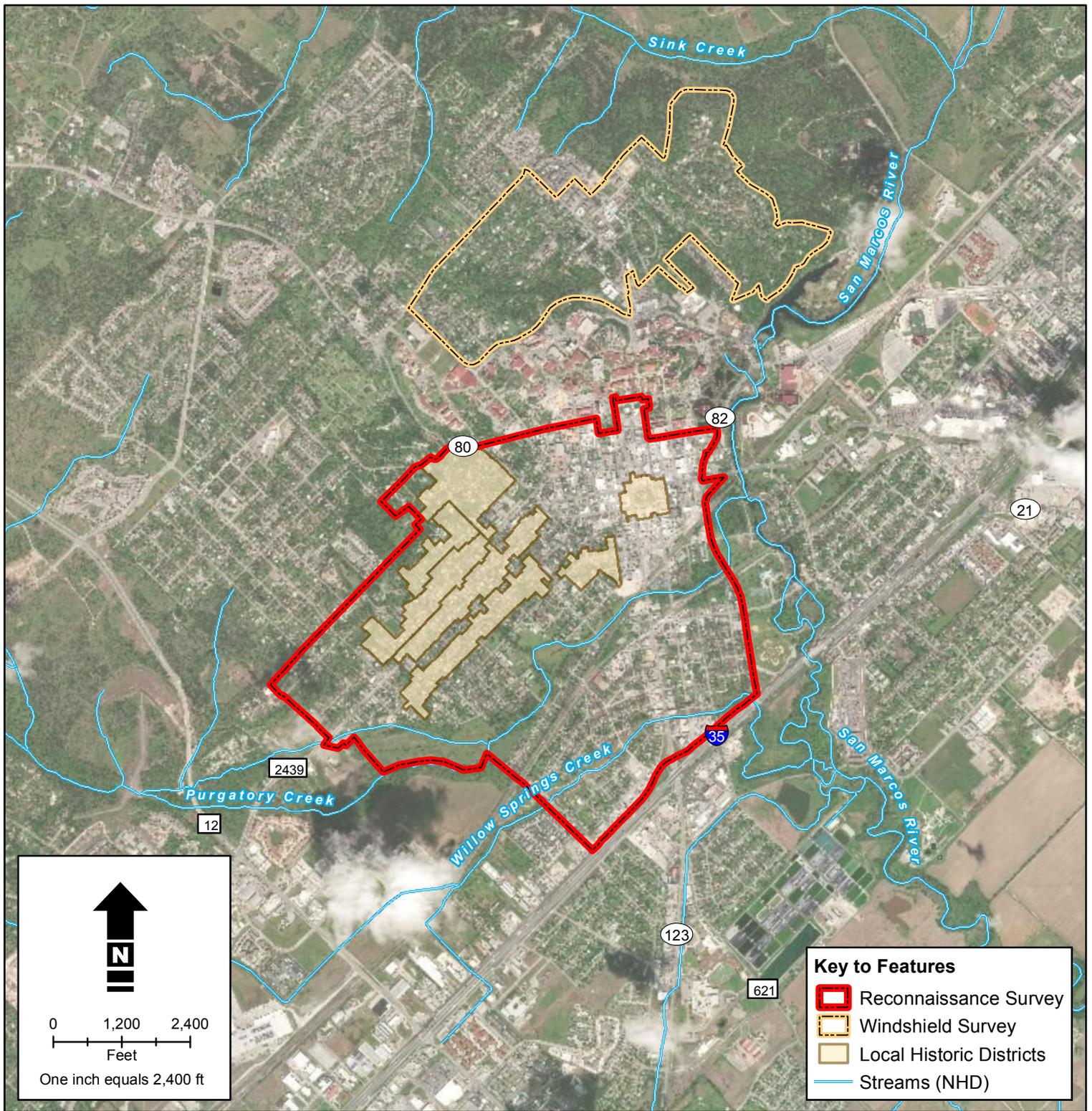
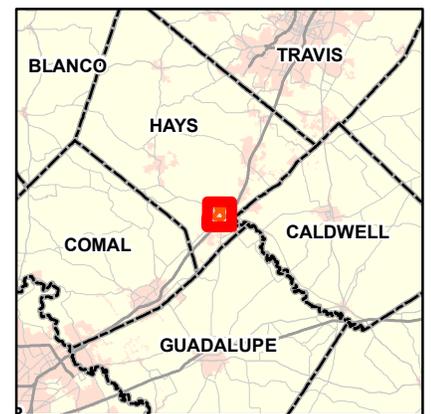


Figure 1
Reconnaissance and Windshield Survey Boundary Areas
 City of San Marcos
 Historic Resources Survey



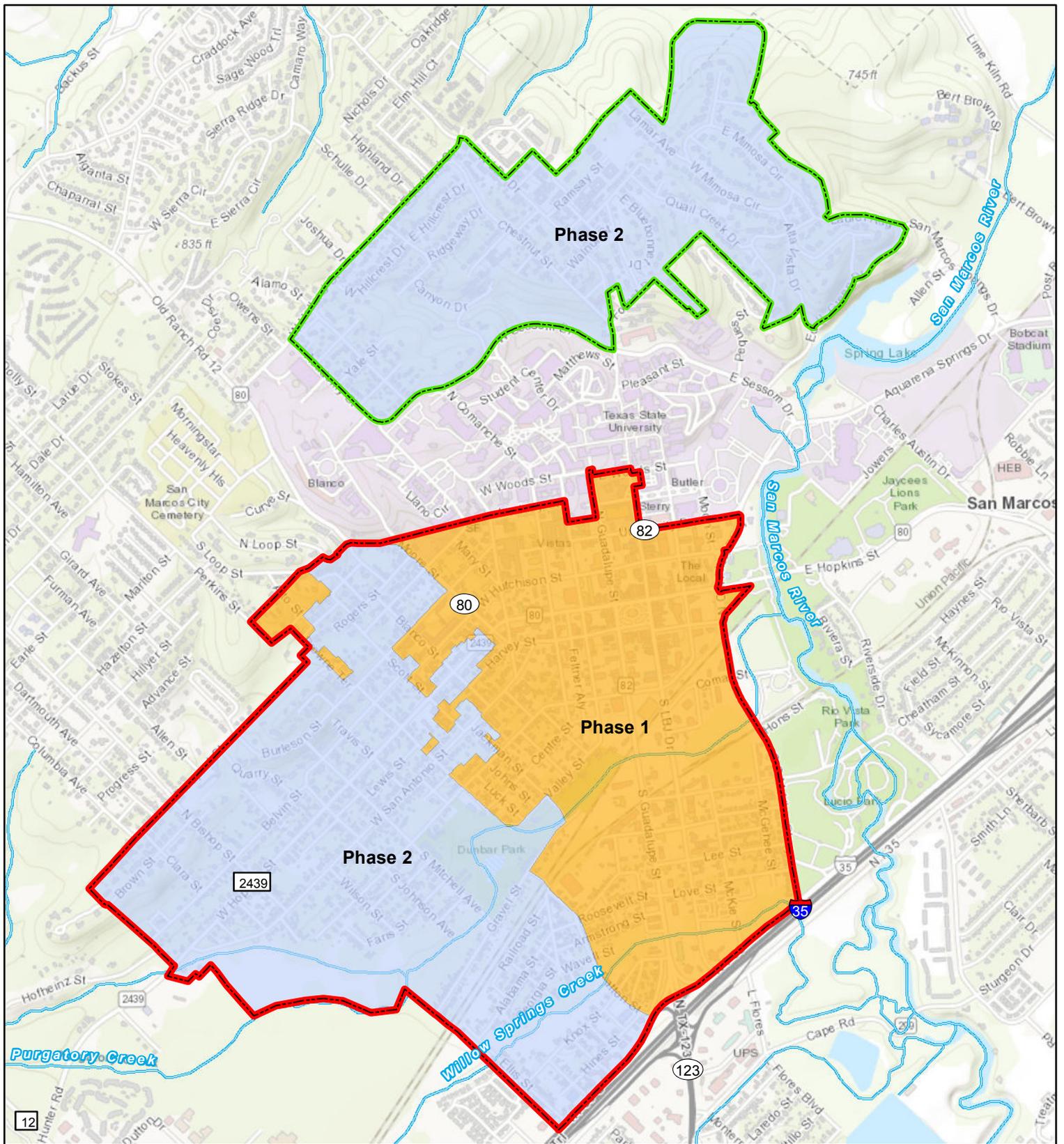


Figure 2

**Phase 1 and Phase 2
Survey Boundary Areas**

City of San Marcos
Historic Resources Survey

Key to Features

- Reconnaissance Survey
- Windshield Survey
- Phase 1 Survey Area
- Phase 2 Survey Area
- Streams (NHD)



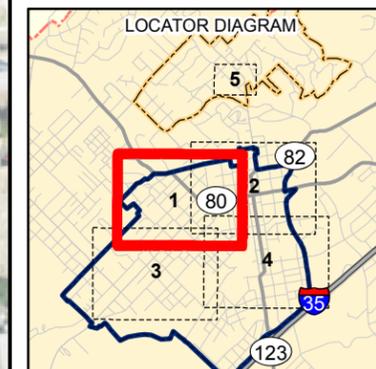
0 800 1,600
Feet

One inch equals 1,600 ft

Figure 3-1

**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)

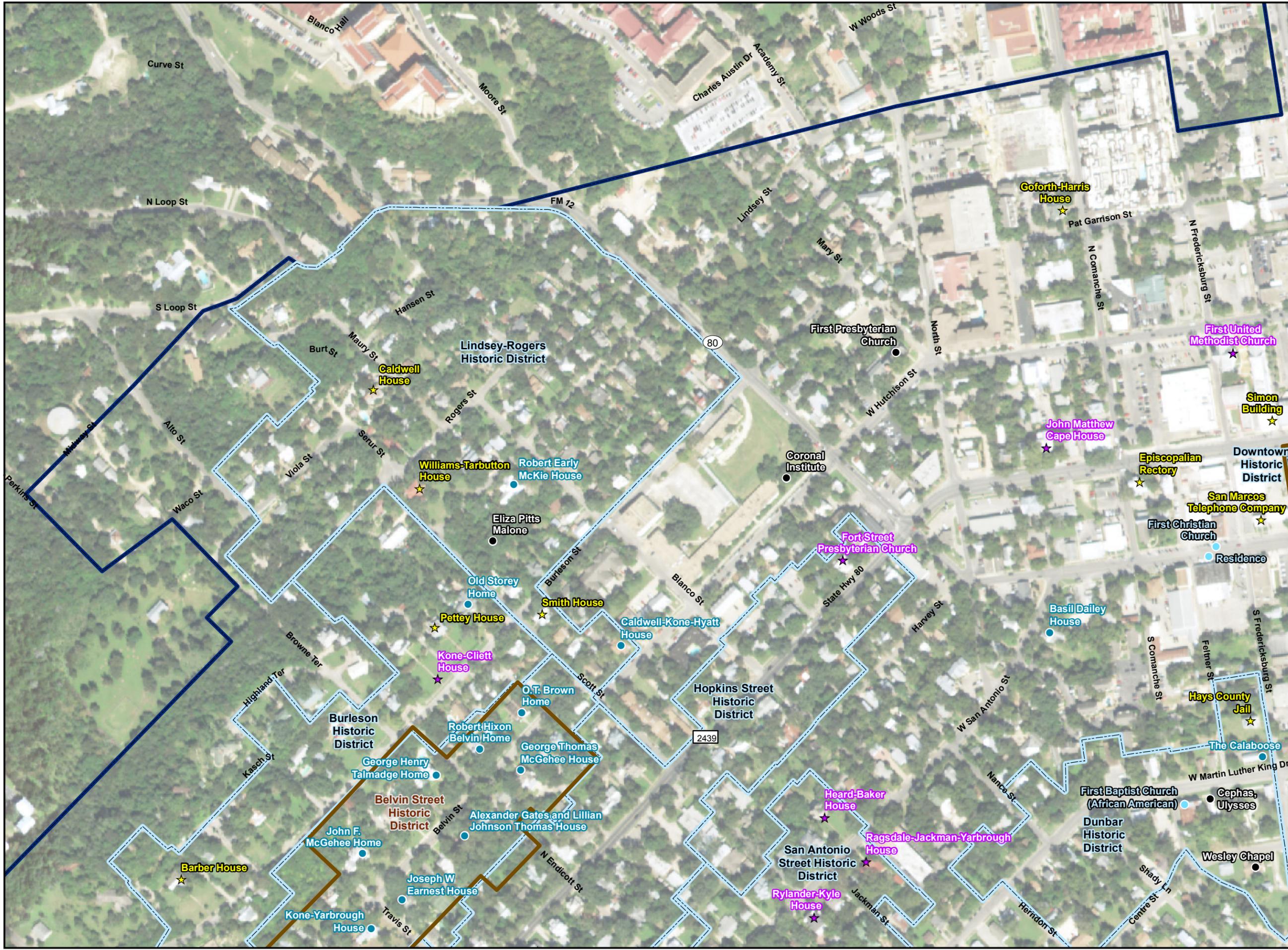
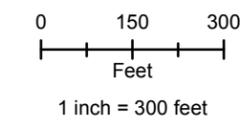
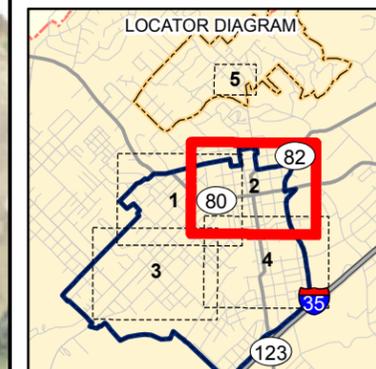


Figure 3-2

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)



0 150 300
Feet

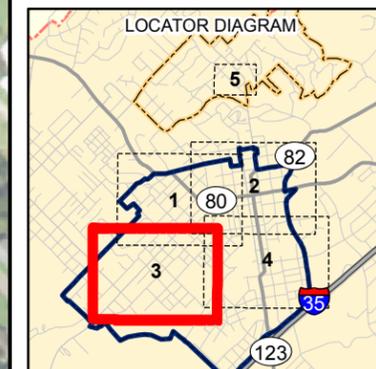
1 inch = 300 feet



Figure 3-3

**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
- NRHP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- Neighborhood Survey
- RTHL/OTHM
- Determined NRHP Eligible (TxDOT)

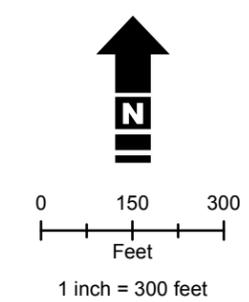
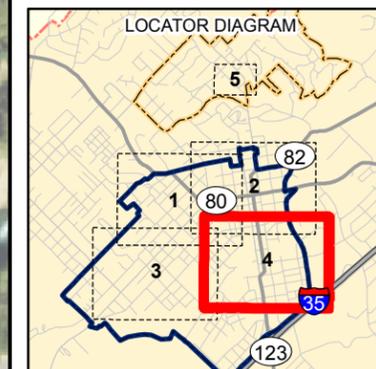


Figure 3-4

**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)

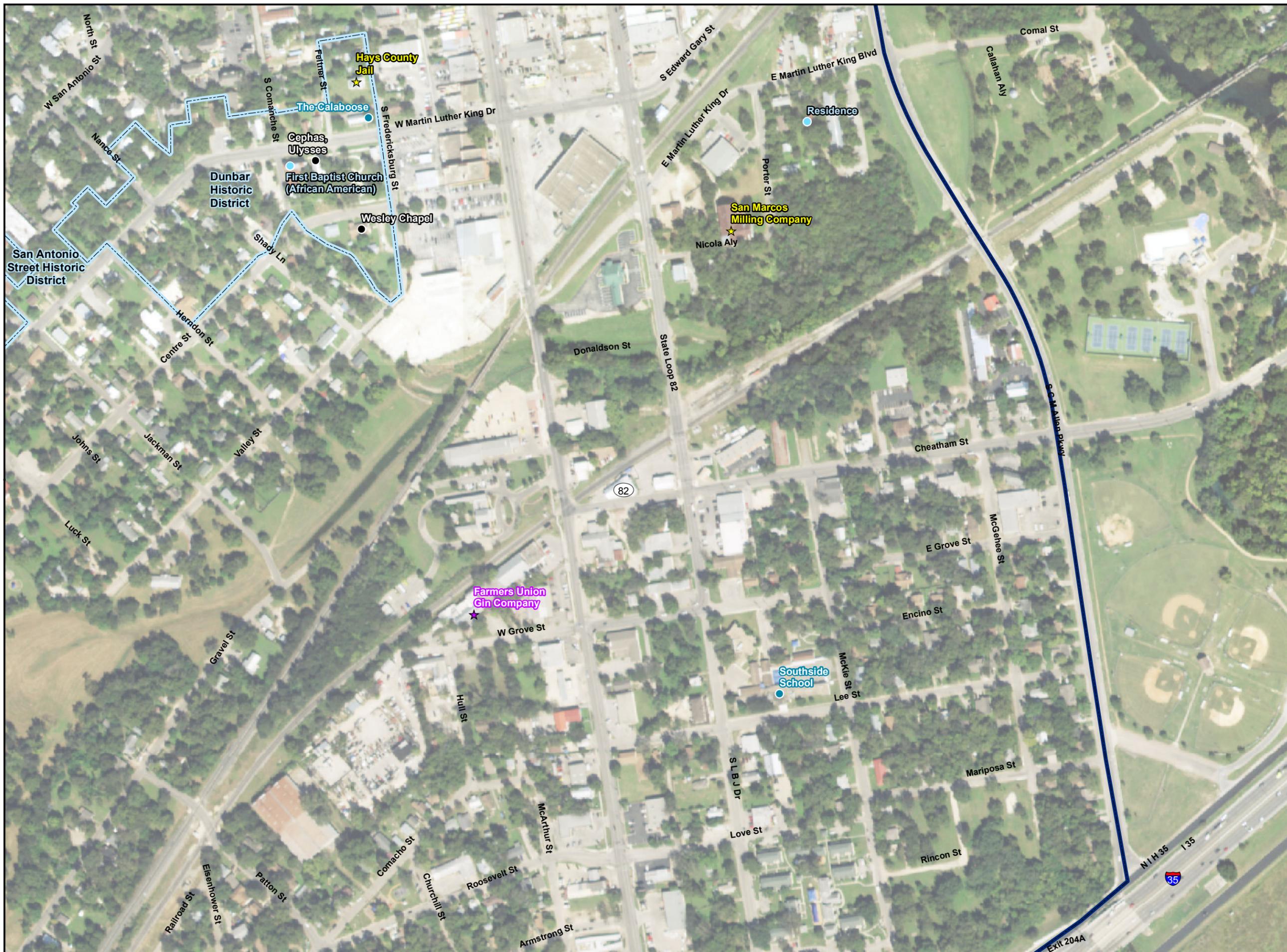
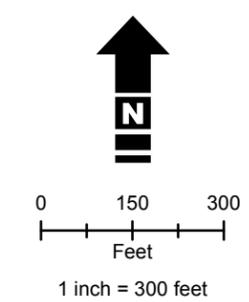
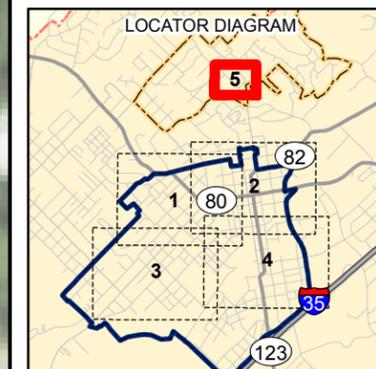


Figure 3-5

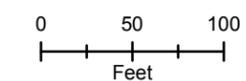
**Previously Identified
Historic Resources within
the Survey Area**

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)



1 inch = 100 feet

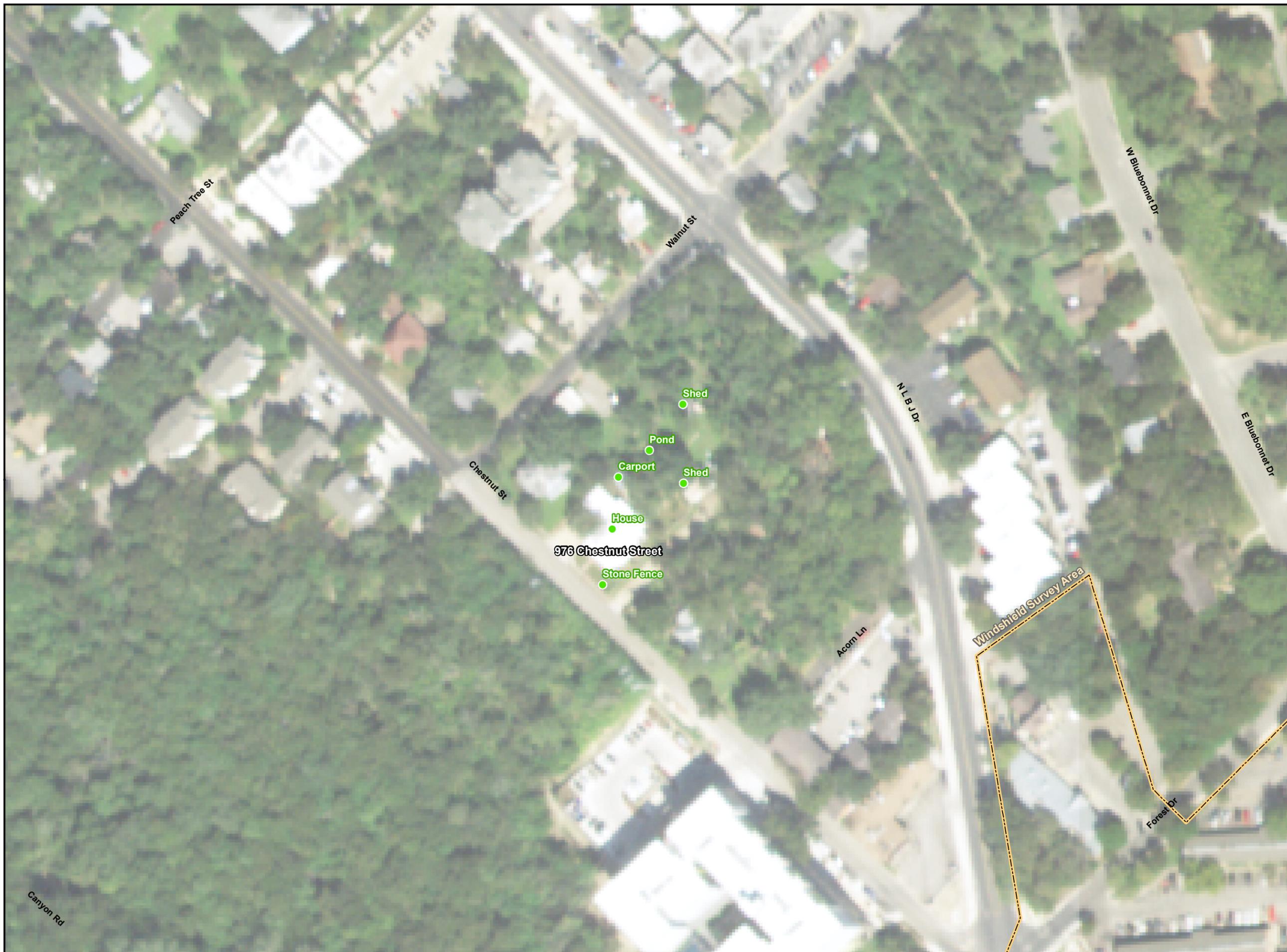
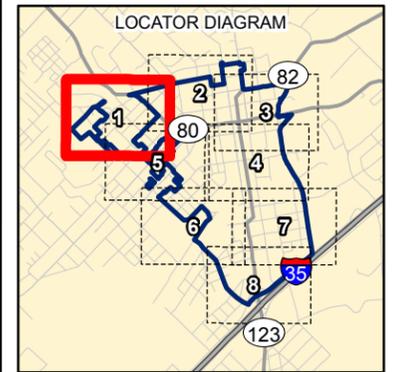


Figure 4-1
Phase 1
Survey Area Preservation
Priority Recommendations

City of San Marcos
 Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Low Preservation Priority
- Non Historic Age or Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge (Medium Preservation Priority)
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- RTHL/OTHM
- Neighborhood Survey

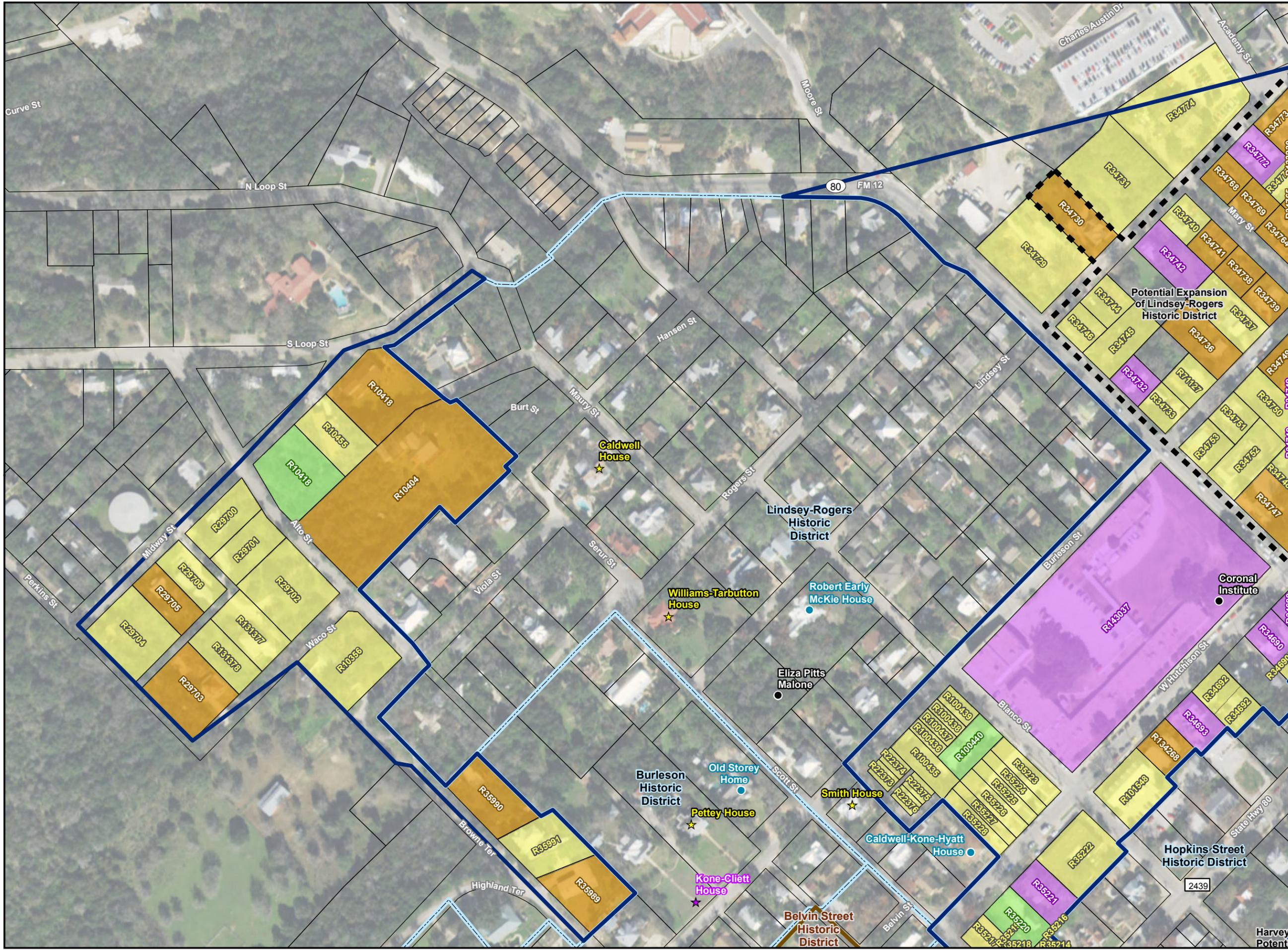
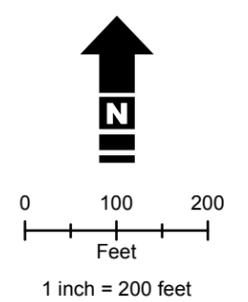
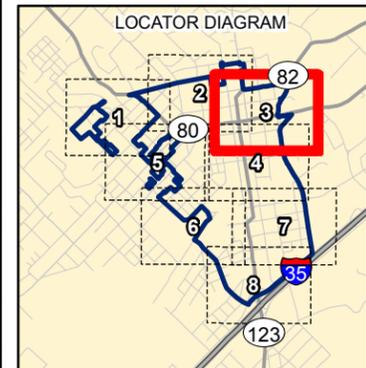


Figure 4-3
Phase 1
Survey Area Preservation
Priority Recommendations

City of San Marcos
 Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Low Preservation Priority
- Non Historic Age or Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge
- (Medium Preservation Priority)
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- RTHL/OTHM
- Neighborhood Survey

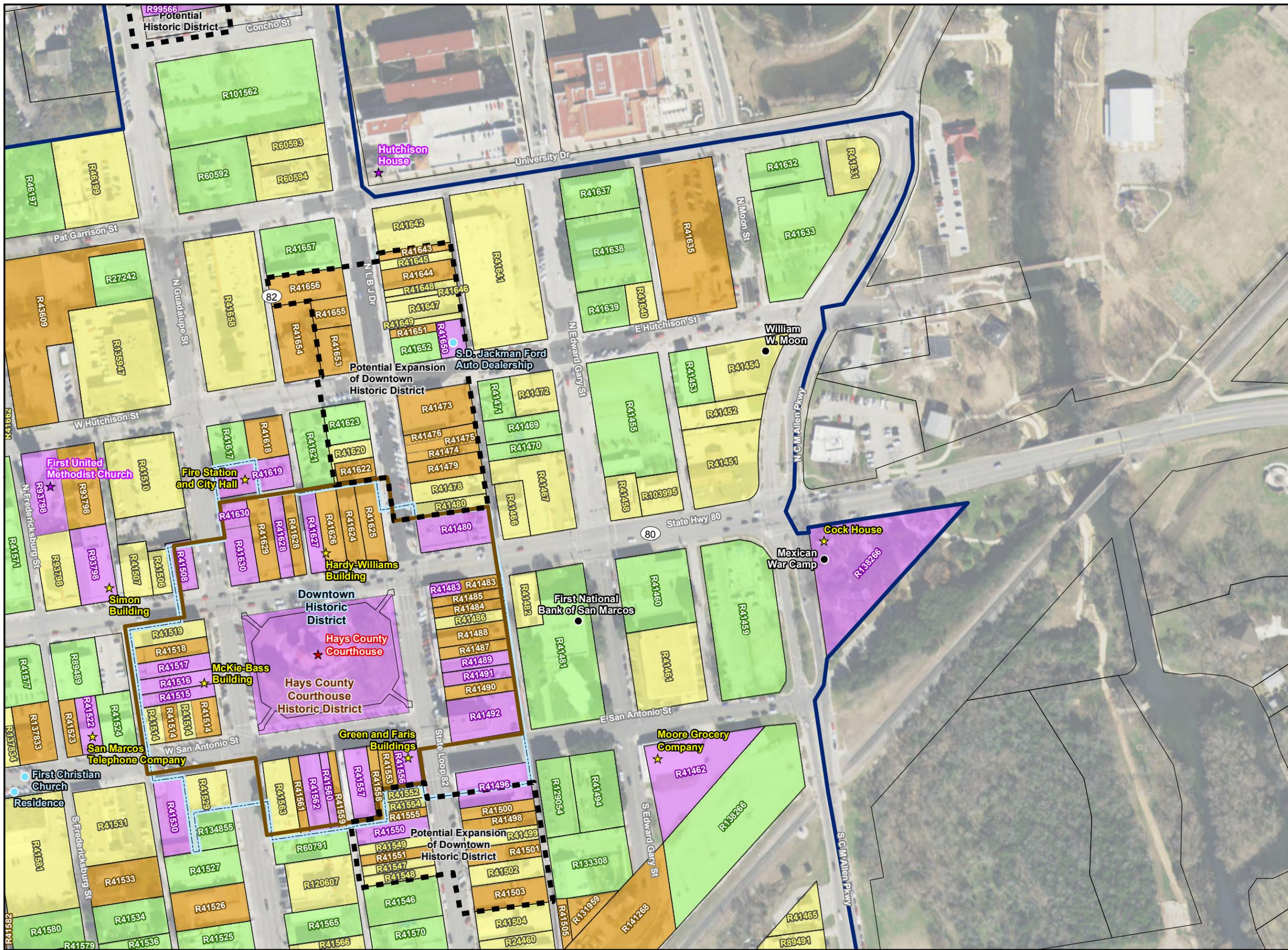
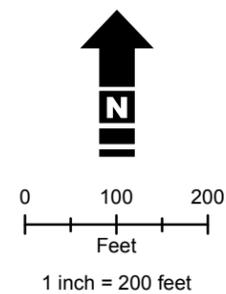
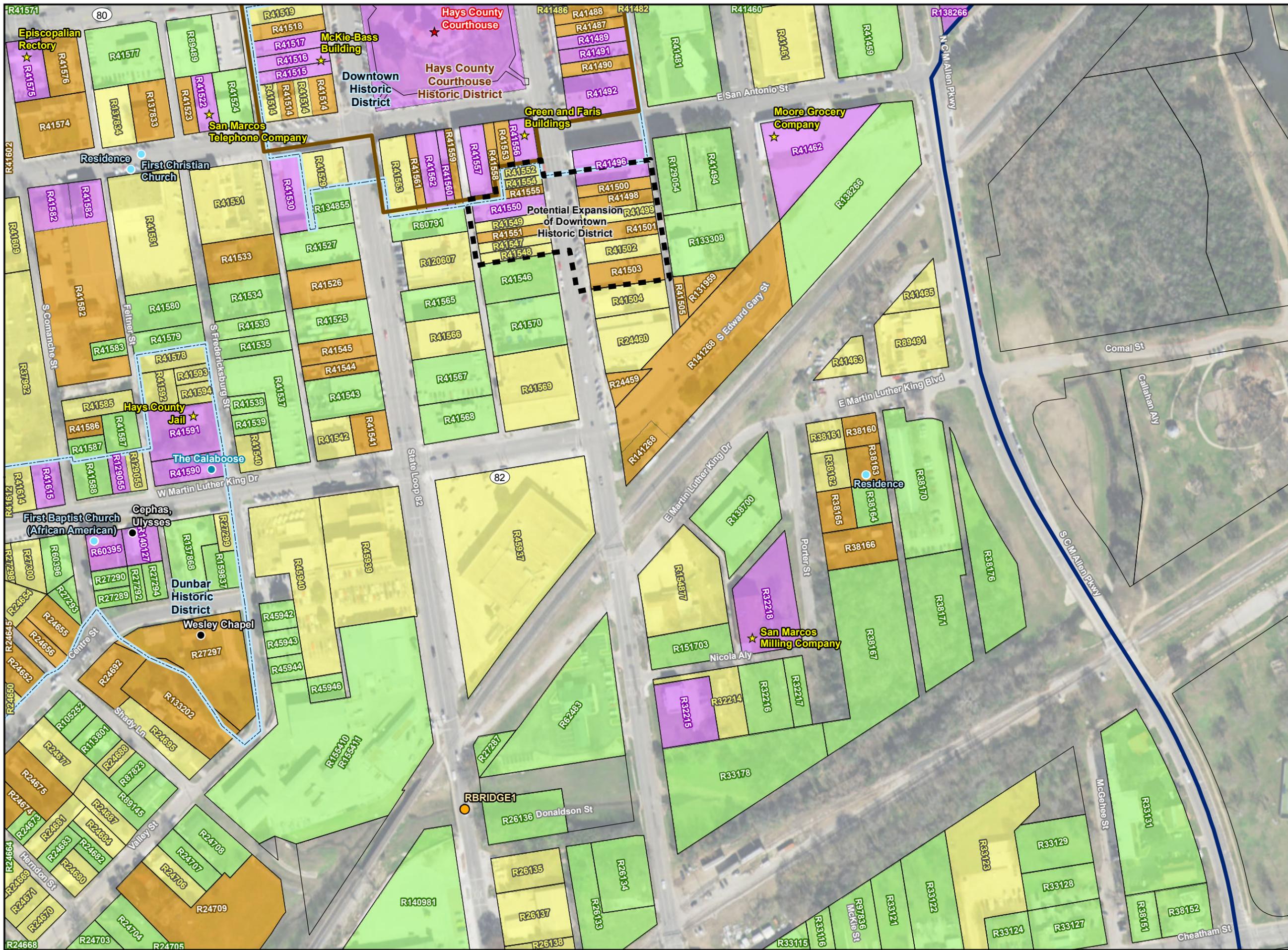
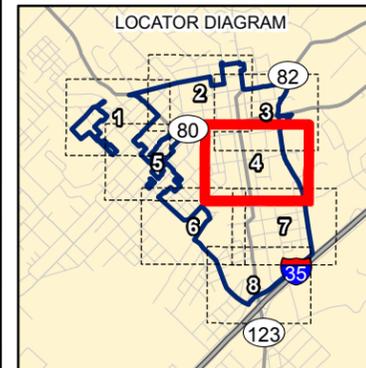


Figure 4-4
Phase 1
Survey Area Preservation
Priority Recommendations

City of San Marcos
 Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Low Preservation Priority
- Non Historic Age or Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge (Medium Preservation Priority)
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- RTHL/OTHM
- Neighborhood Survey

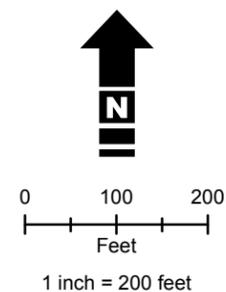
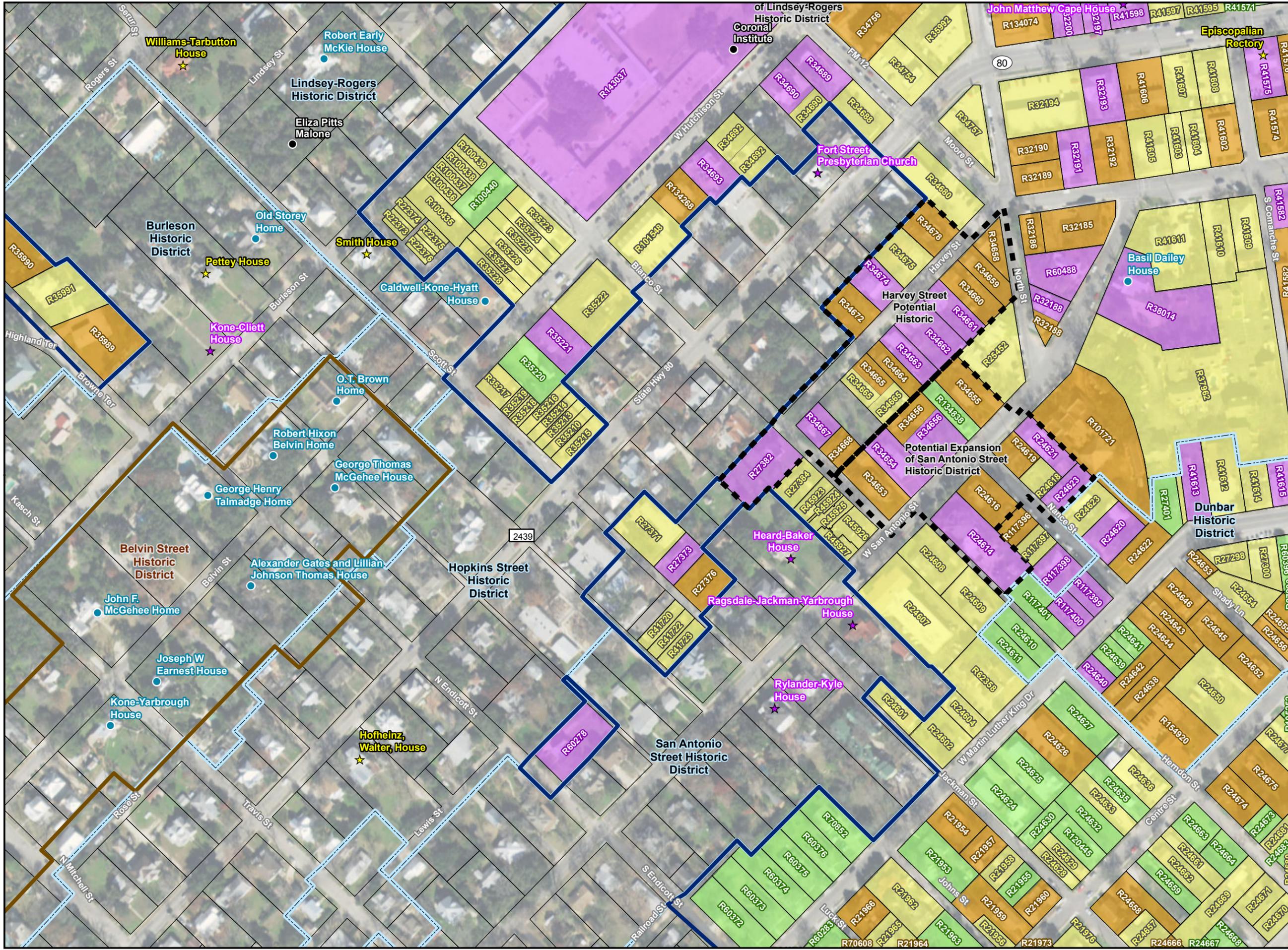
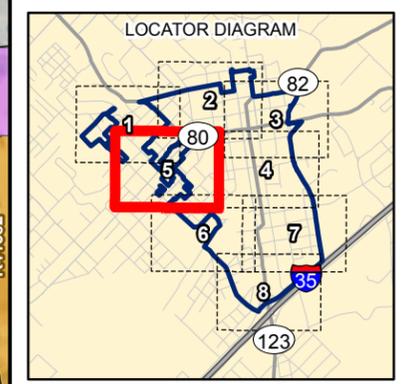


Figure 4-5
Phase 1
Survey Area Preservation
Priority Recommendations

City of San Marcos
 Historic Resources Survey



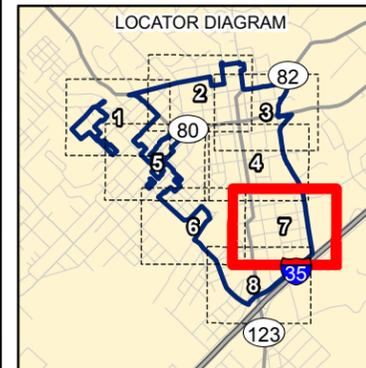
- Key to Features**
- Phase 1 Boundary
 - Local Historic District
 - NRHP Historic District
 - Potential Historic District
 - High Preservation Priority
 - Medium Preservation Priority
 - Low Preservation Priority
 - Non Historic Age or Vacant Parcels
 - Parcel Boundaries
 - Historic Age Bridge (Medium Preservation Priority)
 - NHRP listed
 - NRHP listed/RTHL/OTHM
 - NRHP listed/OTHM
 - OTHM
 - RTHL/OTHM
 - Neighborhood Survey

0 100 200
 Feet
 1 inch = 200 feet

Figure 4-7

Phase 1 Survey Area Preservation Priority Recommendations

City of San Marcos
Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Low Preservation Priority
- Non Historic Age or Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge (Medium Preservation Priority)
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- RTHL/OTHM
- Neighborhood Survey

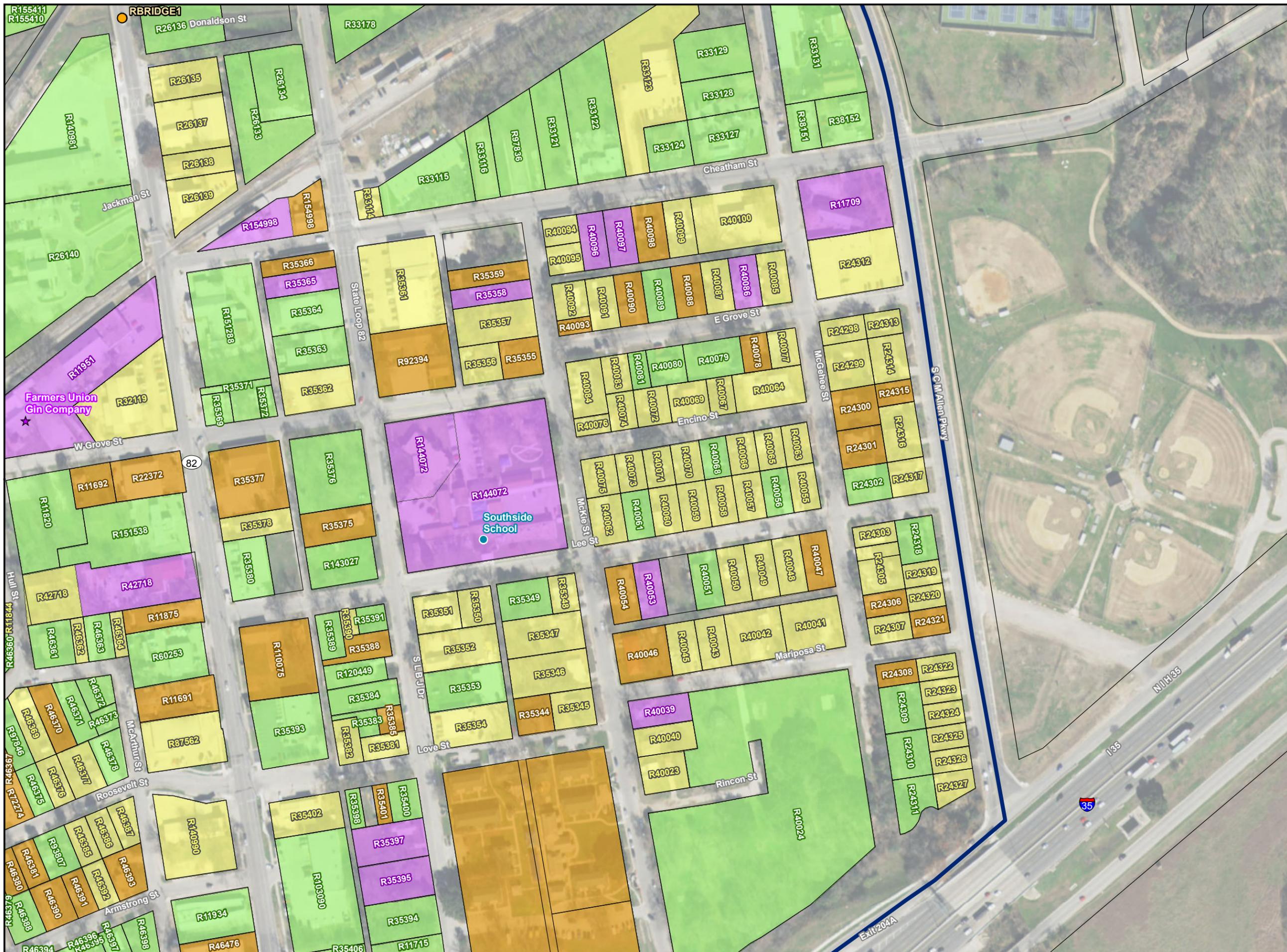
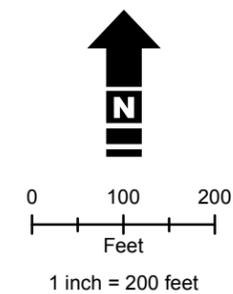
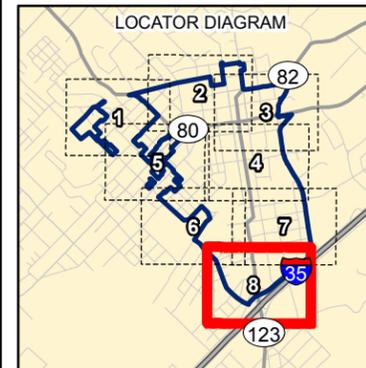


Figure 4-8

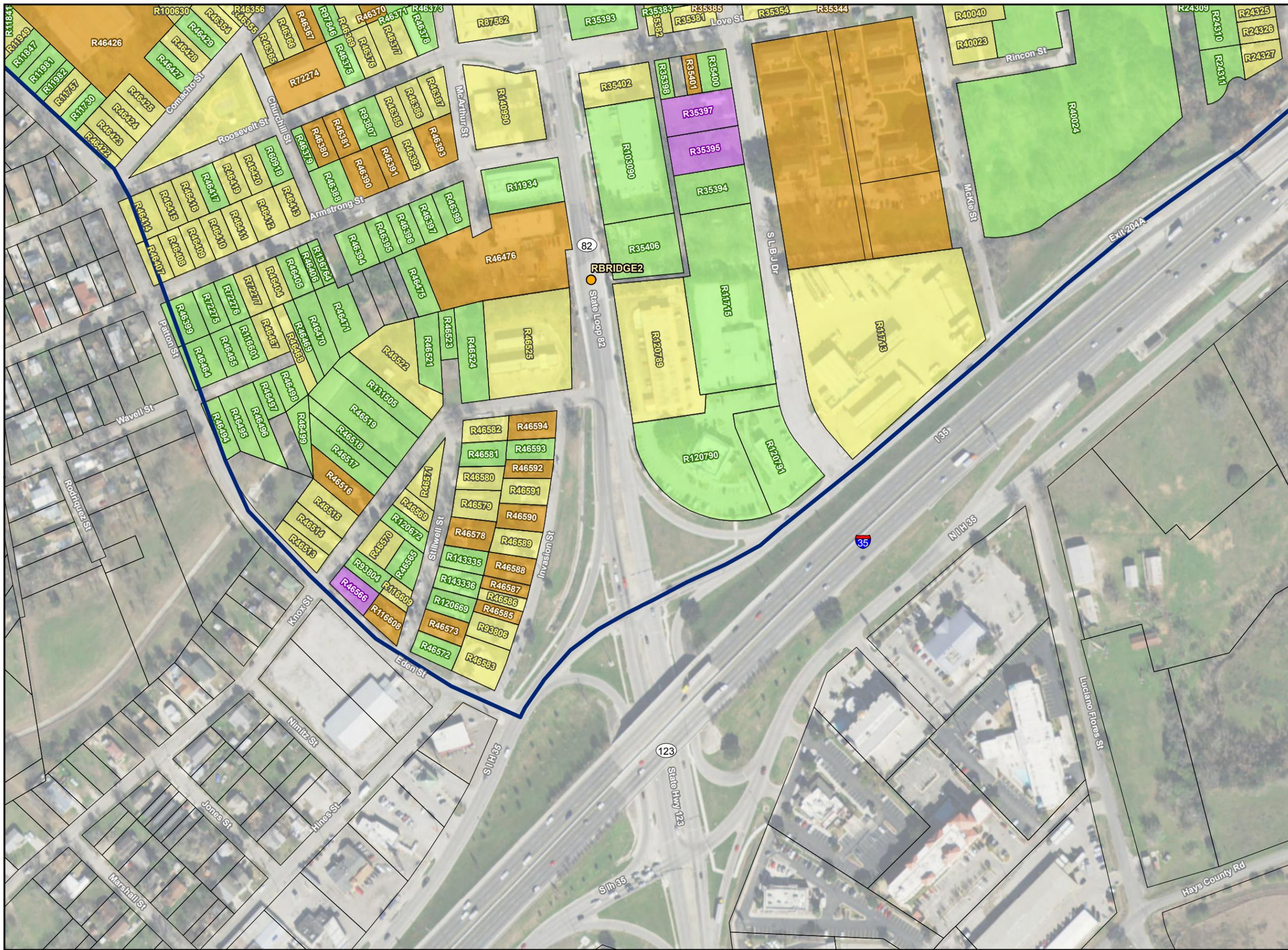
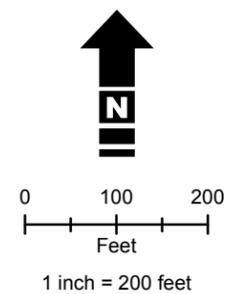
Phase 1
Survey Area Preservation
Priority Recommendations

City of San Marcos
Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Low Preservation Priority
- Non Historic Age or Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge (Medium Preservation Priority)
- NHRP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- OTHM
- RTHL/OTHM
- Neighborhood Survey



APPENDIX B
THC SURVEY FORMS – HIGH PRESERVATION PRIORITY

Project #: 00046

Historic Resources Survey Form

Local Id: RCOURT

County: Hays

City: SAN MARCOS

Address No: 111

Street Name: E SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Hays County Courthouse

Historic Name: Hays County Courthouse

Owner Information Name:

Address:

City:

State:

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: C.H. Page & Brothers

Builder

Construction Date: 1908

Source NR nomination

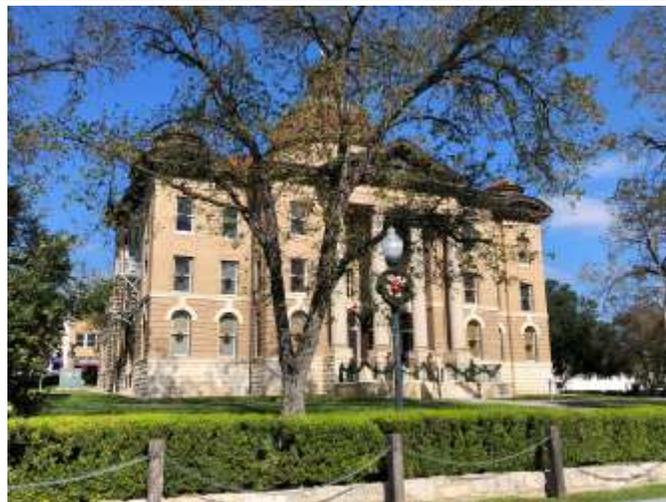
Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Government

Historic: Government



SECTION 2

Architectural Description

Classical Revival-style county courthouse constructed in 1908; fifth Hays County courthouse and replaced earlier 1882, 1871, and 1861 courthouses on site; NRHP listed and designated SAL

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: RCOURT

County: Hays

City: SAN MARCOS

Address No: 111

Street Name: E SAN ANTONIO ST

Block: 1

Stylistic Influence

Neoclassical

Structural Details

Roof Form

Hipped with central dome

Plan

T-Plan

Roof Materials

Chimneys

Wall Materials

Brick, Stone (raised foundation)

Porches/Canopies

FORM Inset with large pediment

Windows

Double hung, Wood

SUPPORT Classical columns

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Law/Government, Planning/Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture (Classical Revival style); Government and Planning for historical association with development of Hays County

Periods of Significance:

1908-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRPH listed, in NRHP and local Downtown Historic District, RTHL, SAL

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays Co. Courthouse Historic District, 1992, and Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: RTSU

County: Hays

City: SAN MARCOS

Address No: 518

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Baptist Student Ministry at Texas State University

Historic Name: Baptist Student Center

Owner Information Name:

Address: City: State: Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder Austin Engineering Company

Construction Date: 1953 Source Baptist Student Ministry website

Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/15/2018

Function

Current: Religious

Historic: Religious



SECTION 2

Architectural Description

1951 mid-century-modern design originally built as the Baptist Student Center for Texas State University; now known as the Baptist Student Ministry, it continues to serve as a religious ministry organization affiliated with Texas State Univ.; excellent example of mid-century modern design and with adjacent McCarty Student Center and Christ Chapel is recommended eligible as a potential historic district

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: RTSU

County: Hays

City: SAN MARCOS

Address No: 518

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Mid-century modern; Ranch Style

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick (Roman Brick)

Porches/Canopies

FORM

Windows

Fixed; Clerestory

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as a significant example of mid-20th century design

Periods of Significance:

1951-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Mid-Century Modern Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Baptist Student Ministry website: <https://www.texasstatebsm.com/>

Project #: 00046

Historic Resources Survey Form

Local Id: R11709

County: Hays

City: SAN MARCOS

Address No: 400

Street Name: CHEATHAM ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: MKT Railroad Depot

Owner Information Name: A WHOLE LOT OF TEXAS I LTD

Address: P O BOX 746

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.876872

Longitude: -97.935615

Parcel Id

Legal Description (Lot\Block): ABS 17-1 TR 18 102-25A J M VERAMENDI SURVEY 0.58 AC 192 X 132.55 LT PT OF 1 JQ CLIETT 1ST & 2ND

Addition/Subdivision:

Year: 1945

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1890

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Vacant

Historic: Transportation (former railroad depot)



SECTION 2

Architectural Description

Ca. 1890 former MKT railroad depot; relocated to this site ca. 1973-1986 (based on historic aerial imagery); used as restaurant; currently vacant; retains original wood siding, multi-light windows and transoms, and decorative eave brackets; significant architecturally and for association with MKT railroad (arrived in San Marcos in 1887)

Additions, modifications **Explain:** rear shed-roof addition, wrap-around deck and railing, replacement doors

Relocated **Explain:** relocated from original site at RR line

Project #: 00046

Historic Resources Survey Form

Local Id: R11709

County: Hays

City: SAN MARCOS

Address No: 400

Street Name: CHEATHAM ST

Block: 1

Stylistic Influence

Folk Victorian (influence)

Structural Details

Roof Form

Gable (clipped)

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Brackets

MATERIAL

Doors (Primary Entrance)

Single (replacement), Double (replacement), With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Transportation

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact late 19th-cent. RR depot; Transportation for association with MKT RR line

Periods of Significance:

ca. 1890-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Integrity of location and setting altered with relocation to site ca.1970s or early 1980s

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Railroads of San Antonio and South Central Texas, Hugh Hemphill, Maverick Publishing Co., 2006

Project #: 00046

Historic Resources Survey Form

Local Id: R117398

County: Hays

City: SAN MARCOS

Address No: 122

Street Name: NANCE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SIMEK CHRISTINA P

Address: 322 SCOTT ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): S8840 - TINA'S WAY SUBD, Lot 3, ACRES 0.1746

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1950

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/19/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1950 hipped roof residence with early ranch style influences; original wood siding, brick skirting, and wood windows; recessed entrance stoop with brick planter; located immediately outside of the Dunbar Local Historic District and does not appear to have been surveyed in the 1996 Dunbar survey (Newlin Knight & Assoc.); although it appears slightly newer than some of area resources it is a good example of its type

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R117398

County: Hays

City: SAN MARCOS

Address No: 122

Street Name: NANCE ST

Block: 1

Stylistic Influence

Ranch Style

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed: 1

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early ranch style residence

Periods of Significance:

ca. 1950-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource?

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R117399

County: Hays

City: SAN MARCOS

Address No: 128

Street Name: NANCE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SIMEK CHRISTINA P

Address: 322 SCOTT ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id Dunbar District

Legal Description (Lot\Block): S8840 - TINA'S WAY SUBD, Lot 4, ACRES 0.1242

Addition/Subdivision:

Year: 1945

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1940

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/19/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1940 bungalow/minimal traditional-style residence; identified as medium priority in the 1996 Dunbar survey; retains original wood siding, wood windows, and original front door; evaluated as high priority in current survey as an intact example of its type/style and due to significant further loss of historic housing stock within area since 1996; within Dunbar Local Historic District

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R117399

County: Hays

City: SAN MARCOS

Address No: 128

Street Name: NANCE ST

Block: 1

Stylistic Influence

Bungalow, Minimal Traditional

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed: 1

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1940 bungalow/minimal traditional residence

Periods of Significance:

ca. 1940-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R117400

County: Hays

City: SAN MARCOS

Address No: 514

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SIMEK CHRISTINA P

Address: 322 SCOTT ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id Dunbar District

Legal Description (Lot\Block): S8840 - TINA'S WAY SUBD, Lot 5, ACRES 0.124

Addition/Subdivision:

Year: 1950

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1945-1950

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/19/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1945-1950 minimal traditional residence; not identified on 1944 Sanborn map, but appears to have been constructed in late 1940s; identified as medium priority in 1996 Dunbar survey (Newlan Knight); asbestos siding, original wood windows and screens; significant as one of the older remaining homes in the area and indicative of the modest local residential development of the mid-20th century; within Dunbar Local Historic District (contributing resource)

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R117400

County: Hays

City: SAN MARCOS

Address No: 514

Street Name: W MLK DR

Block: 1

Stylistic Influence

Minimal Traditional

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Asbestos

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of mid-20th cent. Minimal Traditional house; reflective of mid-century residential dev. of area

Periods of Significance:

ca. 1945-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R11951

County: Hays

City: SAN MARCOS

Address No: 120

Street Name: W GROVE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Farmers Union Gin Company

Owner Information Name: 507 CALLES LLC

Address: 3050 W 26TH ST

City: CHICAGO

State: IL

Zip: 60623

Geographic Location Latitude: 29.875785

Longitude: -97.941093

Parcel Id

Legal Description (Lot\Block): A0017-1 JUAN M VERAMENDI SURVEY (TR A), ACRES 0.7193

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1910-1911

Source NR Nom: Historic Resources of San Marcos, 1983

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/11/2018

Function

Current: Vacant

Historic: Agriculture, Industry/Processing



SECTION 2

Architectural Description

Former cotton gin established along MKT RR in 1910 by local area farmers; critical to area cotton industry in 20th century; remained in operation until 1966; complex includes brick gin house (1911), adjacent brick building (ca. 1920), and additional warehouse structures (early to mid-20th century); most recently utilized as restaurant, now currently vacant and for sale; identified as high priority in 1996 Dunbar survey; NRHP listed 1983

Additions, modifications **Explain:** apparent porch addition to side of central building after 1983

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R11951

County: Hays

City: SAN MARCOS

Address No: 120

Street Name: W GROVE ST

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick; Metal

Porches/Canopies

FORM Flat Roof (original cover for cotton wagons)

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Sliding (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Commerce/Industry

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th-cent. gin complex and commerce/industry for role in local cotton industry

Periods of Significance:

1910-1960s

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed, identified as high priority in 1996 Dunbar survey

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NRHP; Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R129055

County: Hays

City: SAN MARCOS

Address No: 202B

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: GONZALES LEONOR ESTATE

Address: 202 W MARTIN LUTHER KIN City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.8801 Longitude: -97.942878 Parcel Id: Dunbar District

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 16, Lot 13A, ACRES 0.17

Addition/Subdivision: Year: 1930

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Vacant (?)

Historic: Domestic



SECTION 2

Architectural Description

Small board and batten cottage/bungalow; identified in 1996 Dunbar Survey (low priority); original wood 4/4-light windows and board/batten siding; small shed-roof side and rear additions of historic age; intact example of resource type and one of the earliest remaining residences within the neighborhood

Additions, modifications **Explain:** Small shed-roof rear and side additions (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R129055

County: Hays

City: SAN MARCOS

Address No: 202B

Street Name: W MLK DR

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM

SUPPORT

MATERIAL

Windows

Double hung

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and early remaining example of resource type in area

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R138266

County: Hays

City: SAN MARCOS

Address No: 104

Street Name: S CM ALLEN PKWY

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Veramendi Park (Charles S. Cock House and Merriman Cabin)

Historic Name:

Owner Information Name: CARSON DIVERSIFIED PROPERTIES LP

Address: 407 S STAGECOACH TRL ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.883255 Longitude: -97.936947 Parcel Id
 Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 6, Lot PT 1-4; 6-9, ACRES 1.434

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: 1867 Source: NR nom. Historic Resources of San Marcos, 1983
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/15/2018

Function

Current: Recreation/Culture

Historic: Domestic



SECTION 2

Architectural Description

Cock House: 1867 vernacular Greek Revival style stone residence built for Charles S. Cock who settled in area in 1851; noted farmer and mayor of San Marcos (1881-1883); now Cottage Kitchen for Heritage Assoc. of San Marcos; also on site is Merriman Cabin: ca. 1846 log cabin (RTHL) for Dr. Eli T. Merriman one of areas early settlers and first physician; originally located near courthouse square; other resources in park include stone well (?), gazebo, fountain, and numerous historical markers

Additions, modifications Explain:
 Relocated Explain: Both homes relocated to site

Project #: 00046

Historic Resources Survey Form

Local Id: R138266

County: Hays

City: SAN MARCOS

Address No: 104

Street Name: S CM ALLEN PKWY

Block: 1

Stylistic Influence

Greek Revival; Log Traditional

Structural Details

Roof Form

Gable

Plan

Center Passage

Roof Materials

Wood Shingles

Chimneys

Stone

Wall Materials

Stone

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain), Jigsawn trim

MATERIAL

Doors (Primary Entrance)

Single, With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Immigration/Settlement, Planning/Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture (early vernacular residences); Settlement/Planning for assoc. with early dev. and area settlers

Periods of Significance:

ca. 1847-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed among other designations

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nomination: Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R140127

County: Hays

City: SAN MARCOS

Address No: 217

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name: The Cephas House

Historic Name: Ulysses Cephas House

Owner Information Name: SAN MARCOS CITY OF

Address: 630 E HOPKINS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id Dunbar District

Legal Description (Lot\Block): UNKNOWN

Addition/Subdivision:

Year: 1910

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/19/2018

Function

Current: Recreation/Culture

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow; former home of Ulysses Cephas, the son of former slaves; born in San Marcos and was a renowned blacksmith known as "Boots;" eventually owned his own blacksmith shop and was a member of the First Missionary Baptist Church; house is a local landmark and was restored by the City in 2013 using CDBG funds; identified as high priority in the 1996 Dunbar survey (Newlan Knight & Assoc.); now a public space in Eddie Durham Park

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R140127

County: Hays

City: SAN MARCOS

Address No: 217

Street Name: W MLK DR

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof, Inset

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Immigration/Settlement

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact ca. 1925 Craftsman bungalow; Settlement for association with area resident/blacksmith Ulysses Cephas

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

OTHM - Ulysses Cephas

Project #: 00046

Historic Resources Survey Form

Local Id: R141046

County: Hays

City: SAN MARCOS

Address No: 333

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: KATZ DEVELOPMENT LLC

Address: 607 CONVWAY DR

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 side-gabled residence with board and batten siding, metal roof, wood siding, and rear additions of historic age

Additions, modifications **Explain:** rear additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R141046

County: Hays

City: SAN MARCOS

Address No: 333

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of early (ca. 1910) side-gabled residence; one of few of this age remaining in the area

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R141054

County: Hays

City: SAN MARCOS

Address No: 413

Street Name: LINDSEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: No CAD data

Address: City: State: Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): No CAD data

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1925 Source Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow; retains original wood siding, wood windows, and battered wood porch supports on stone piers; replaced front doors; rear side-gabled addition of historic age; appears to be duplex now; shares parcel with Queen Anne-style residence (419 North St) and non-historic age residence (415 North St)

Additions, modifications Explain: rear addition (historic age); replaced front doors

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R141054

County: Hays

City: SAN MARCOS

Address No: 413

Street Name: LINDSEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single (replacements)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R141054

County: Hays

City: SAN MARCOS

Address No: 419

Street Name: NORTH ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: No CAD Data

Address: City: State: Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): No CAD Data

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1900 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 Queen Anne-style residence; significant example of style; retains original wood siding, wood windows, one original front door, original box column porch supports, dentiled cornice, and Palladian window in gable end; shares parcel with non-historic residence to the south (415 North St.) and historic-age residence to the west (413 Lindsey Street)

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R141054

County: Hays

City: SAN MARCOS

Address No: 419

Street Name: NORTH ST

Block: 1

Stylistic Influence

Queen Anne

Structural Details

Roof Form

Hipped, Cross-Gabled

Plan

Irregular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

SUPPORT Box columns

Windows

Double hung, Wood

MATERIAL

Doors (Primary Entrance)

Single (one original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and elaborate example of Queen Anne-style residence

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R143037

County: Hays

City: SAN MARCOS

Address No: 500

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Lamar School

Historic Name: San Marcos High School / Lamar School

Owner Information Name: GUADALUPE RE LLC

Address: 1519 SPRUCE ST

City: PHILADELPHIA

State: PA

Zip: 19102

Geographic Location Latitude: 29.882568

Longitude: -97.948011

Parcel Id

Legal Description (Lot\Block): UNKNOWN

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1951

Source SMISD website

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Vacant

Historic: Educational



SECTION 2

Architectural Description

Site of former Coronal Institute (est. 1868); San Marcos High School built 1951; significant for role in early desegregation of schools; September 1955: 36 African-American students enrolled in San Marcos High School, no African-American students enrolled in San Marcos African-American high school (resulting in its closure); San Marcos schools noted as "completely integrated on the high school level" (Austin American 9/7/1955); campus includes auditorium (retains original seating/stage) and gymnasium; cafeteria demolished

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R143037

County: Hays

City: SAN MARCOS

Address No: 500

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Mid-century modern

Structural Details

Roof Form

Flat

Plan

L-Plan

Roof Materials

Not visible

Chimneys

Wall Materials

Hollow Clay Tile/CMU

Porches/Canopies

FORM Inset

Windows

Metal (original)

SUPPORT Brick wing walls

MATERIAL

Doors (Primary Entrance)

Double (aluminum and glass)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Architecture, Education, Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture (mid-century school design); Education/Culture for role in early Texas integration of schools

Periods of Significance:

ca. 1951-1990s

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Merits additional research for further evaluation of role in desegregation of schools

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Austin American, "Integration Empties San Marcos School," 9/7/1955; research by Diana Baker, San Marcos HPC Commissioner

Project #: 00046

Historic Resources Survey Form

Local Id: R144072

County: Hays

City: SAN MARCOS

Address No: 211

Street Name: LEE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Centro Cultural Hispano de San Marcos

Historic Name: Southside School / Southside Elementary School

Owner Information Name: SAN MARCOS CISD

Address: P O BOX 1087

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.875143

Longitude: -97.938097

Parcel Id East Guadalupe

Legal Description (Lot\Block): DAN MCKIE II, BLOCK 3, Lot 1- 8, ACRES 2.7

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1949

Source Dunbar Survey (1996)

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Social, Recreation/Culture, Educational

Historic: Educational



SECTION 2

Architectural Description

Identified as high priority in 1996 Dunbar survey; built to serve as Hispanic school; originally served Hispanic community until school district was fully integrated in 1960s; reportedly only hired English-speaking teachers; now serves as Centro Cultural Hispano de San Marcos to preserve history and culture of Mexican American community; intact example of mid-20th century school design; important community cultural resource

Additions, modifications **Explain:** enclosure of one rear exterior corridor

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R144072

County: Hays

City: SAN MARCOS

Address No: 211

Street Name: LEE ST

Block: 1

Stylistic Influence

Mid-century Modern

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

CMU

Porches/Canopies

FORM Flat Roof

Windows

Metal, Sash

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: Portables

SECTION 3 Historical Information

Associated Historical Context

Education, Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Education, Mexican American Community, Architecture as mid-20th cent. school design

Periods of Significance:

ca. 1949-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Post-WW II school design and served Hispanic comm. until 1960s

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R144072

County: Hays

City: SAN MARCOS

Address No: 501

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name: San Marcos Independent School District Administrative Offices (Felipe Reyna Building)

Historic Name: San Marcos Independent School District Administrative Offices

Owner Information Name: SAN MARCOS CISD

Address: P O BOX 1087

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.875381

Longitude: -97.938565

Parcel Id East Guadalupe

Legal Description (Lot\Block): DAN MCKIE II, BLOCK 3, Lot 1- 8, ACRES 2.7

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1975

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Educational

Historic: Educational



SECTION 2

Architectural Description

Located on parcel (R144072) with former Southside School (Centro Cultural Hispano de San Marcos); excellent example of Brutalist style applied to educational facility; not identified on historic aerial imagery until after 1973; not identified in 1996 Dunbar survey (outside of historic-age cut-off date at time); remains in use by SMISD

Additions, modifications Explain: replacement front entrance doors

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R144072

County: Hays

City: SAN MARCOS

Address No: 501

Street Name: S LBJ DR

Block: 1

Stylistic Influence

Brutalist

Structural Details

Roof Form

Flat

Plan

Irregular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM

Windows

Fixed

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: Portables

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as example of 1970s Brutalist style

Periods of Significance:

ca. 1975-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R154998

County: Hays

City: SAN MARCOS

Address No: 119

Street Name: CHEATHAM ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Cheatham Street Warehouse

Historic Name:

Owner Information Name: CHEATHAM STREET WAREHOUSE Attn: JAMES KENT FINLAY

Address: 119 CHEATHAM ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): PERSONAL PROPERTY-INV,FURN/FIX,EQUIP,SUP,SIGNS

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1930

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Recreation/Culture

Historic: Commerce/Trade, Industry/Processing



SECTION 2

Architectural Description

ca. 1930 warehouse along railroad tracks at Cheatham Street; opened in 1974 by Kent Finlay and Jim Cunningham and has served as country/folk/rock music venue featuring legendary musicians such as Guy Clark, George Strait, Stevie Ray Vaughn, among many others; closed briefly in 1990s but reopened; owned by Randy Rogers since 2016 and remains in operation as music venue

Additions, modifications **Explain:** wheelchair ramp at entrance

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R154998

County: Hays

City: SAN MARCOS

Address No: 119

Street Name: CHEATHAM ST

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Cross-Gabled

Plan

T-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Metal

Porches/Canopies

FORM Shed Roof

SUPPORT Suspension rods

Windows

Covered with metal siding

MATERIAL

Doors (Primary Entrance)

Double (metal, sliding)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant for longtime association with local musicians and local music scene in San Marcos

Periods of Significance:

ca. 1974-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

website: <https://www.cheathamstreet.com/history/>

Project #: 00046

Historic Resources Survey Form

Local Id: R21967

County: Hays

City: SAN MARCOS

Address No: 738

Street Name: CENTRE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CALLIHAN, BILLY RAY

Address: 740 CENTRE ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.876652

Longitude: -97.946282

Parcel Id

Legal Description (Lot\Block): B W BREEDING, PT LOT K, BLK 3, 0.17 AC, TRACT 2, GEO #33402074425

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1940

Source field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Secondary building formerly used as barber/beauty shop; on same parcel as residence at 740 Centre St.; flat roof with small parapet; brick cladding on façade, asbestos siding on sides; fixed windows; only resource of this type identified within the Phase 1 survey area

Additions, modifications **Explain:** brick cladding on façade

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R21967

County: Hays

City: SAN MARCOS

Address No: 738

Street Name: CENTRE ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick, Asbestos

Porches/Canopies

FORM Uncovered concrete stoop

Windows

Fixed

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Social/Cultural, Commerce

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Local culture/commerce as former barber/beauty shop on residential parcel; only such resource type in Phase 1 area

Periods of Significance:

ca. 1940-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R21983

County: Hays

City: SAN MARCOS

Address No: 734

Street Name: VALLEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Armstead Arms Apartments

Historic Name:

Owner Information Name: ARMSTEAD, ALBERT L

Address: 1421 W HOPKINS ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): B W BREEDING, BLOCK 6, LOT W, * ARMSTEAD ARMS APTS

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1945

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1940 multi-family unit; one-story, L-shaped building with multiple apartments; units mostly retain original wood windows and doors; identified in 1996 Dunbar survey as low priority but noted as military barracks; one of few resources of this type identified within the survey area; significant example of mid-20th century, small-scale, multi-family residential development and may have significant historical associations

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R21983

County: Hays

City: SAN MARCOS

Address No: 734

Street Name: VALLEY ST

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Asbestos

Porches/Canopies

FORM Inset (stoops)

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of mid-20th century multi-family building and one of only a few identified within survey area

Periods of Significance:

ca. 1945-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R24614

County: Hays

City: SAN MARCOS

Address No: 527

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WEST SAN ANTONIO PARTNERS LTD

Address: 1801 CHALK ROCK CV City: AUSTIN State: TX Zip: 0

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year: 1984

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder

Construction Date: ca. 1910-1915 Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910-1915 2-story, Colonial Revival-influenced residence; retains original wood siding, wood windows and screens, original door with sidelights and transom, and original wood porch supports on upper and lower front porches; small gabled side addition of historic age; three additional rear additions of historic age; identified as high priority in 1997 San Marcos Heritage Neighborhood Survey (Keystone Architects)

Additions, modifications Explain: side and rear additions of historic age

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R24614

County: Hays

City: SAN MARCOS

Address No: 527

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Colonial Revival (influence)

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof (double height)

Windows

Double hung, Wood; large hipped dormers

SUPPORT Box columns

MATERIAL

Doors (Primary Entrance)

Single (original); With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as a significant example of an early 20th-century Colonial Revival-influenced residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of San Antonio Street Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R24620

County: Hays

City: SAN MARCOS

Address No: 127

Street Name: NANCE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SIMEK CHRISTINA P

Address: 322 SCOTT ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id Dunbar District

Legal Description (Lot\Block): D S COMBS ADDITION, BLOCK 3, LOT 1B, ACRES 0.23

Addition/Subdivision:

Year: 1935

Property Type: Building

Listed NR Distrct Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Contruction Date: ca. 1935

Source 1996 Dunbar Survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Unusual stone bungalow with flat roof and jagged stone parapet; according to adjacent resident, house was constructed by an area stone mason and has a variety of stone detail work on the interior, including the fireplace; stone cladding with brick door/window surrounds, original wood windows

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R24620

County: Hays

City: SAN MARCOS

Address No: 127

Street Name: NANCE ST

Block: 1

Stylistic Influence

Vernacular

Structural Details

Roof Form

Flat with stone parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Stone

Wall Materials

Stone

Porches/Canopies

FORM Uncovered stoop with stone piers

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an unusual and significant example of local stone masonry and vernacular design

Periods of Significance:

ca. 1935-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R24621

County: Hays

City: SAN MARCOS

Address No: 501-507

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: ROBERTSON ELIZABETH &

Address: 1410 PROGRESS ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.880248 Longitude: -97.94515 Parcel Id

Legal Description (Lot\Block): D S COMBS ADDITION, BLOCK 3, LOT 1 (NE 57X147)

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1925 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/16/2018

Function

Current: Domestic, Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow duplex (now four-plex) partially in commercial use; clipped gable roof, original wood siding, windows, Craftsman-style front doors, and battered wood porch posts on brick piers; rear addition of historic age; intact and significant example of style

Additions, modifications **Explain:** rear gabled addition (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R24621

County: Hays

City: SAN MARCOS

Address No: 501-507

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Masonry pier, Tapered box supports

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and significant example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of San Antonio Street Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R24623

County: Hays

City: SAN MARCOS

Address No: 113

Street Name: NANCE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: JONES THOMAS M & MERIDETH H

Address: 4611 BEE CAVES RD STE 20 City: AUSTIN State: TX Zip: 78746

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): D S COMBS ADDITION, BLOCK 3, LOT 1A, ACRES 0.174

Addition/Subdivision: Year:

Property Type: **Listed NR District Name:**

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1925 Source Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Front-gabled Craftsman bungalow with original wood siding and wood windows; original front porch has been screened; narrow shed-roof porch appears to have been extended across façade; shed-roof carport side addition; rear detached garage; remains an intact example of style; located at edge of Dunbar Local Historic District but does not appear to be within current district boundary

Additions, modifications **Explain:** Shed-roof carport addition on side; screened front porch
 Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R24623

County: Hays

City: SAN MARCOS

Address No: 113

Street Name: NANCE ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Not visible (behind screened porch)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Expansion of San Antonio Street Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R24640

County: Hays

City: SAN MARCOS

Address No: 523

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DARLINGTON CHAD E

Address: 118 ALLENS BEND DR City: NEW BRAUNFELS State: TX Zip: 78130

Geographic Location Latitude: Longitude: Parcel Id Dunbar District

Legal Description (Lot\Block): D S COMBS 21-74 LOT NW/55X75 OF 1 BLK 5 GEO#90203870

Addition/Subdivision: Year: 1925

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1925 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/19/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Small ca. 1925 residence with board and batten siding, original 6/6-light wood windows, and small rear shed-roof addition of historic age; identified as high priority in 1996 Dunbar survey (Newlan & Knight); one of the most intact remaining early 20th-century vernacular residences in the area; within Dunbar Local Historic District (contributing resource)

Additions, modifications **Explain:** rear shed-roof addition (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R24640

County: Hays

City: SAN MARCOS

Address No: 523

Street Name: W MLK DR

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Gable Roof (stoop)

Windows

Double hung, Wood

SUPPORT Brackets

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th-century vernacular residence

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R27373

County: Hays

City: SAN MARCOS

Address No: 122

Street Name: SCOTT ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SHALLENBERGER STEPHEN & CATHY

Address: 2121 BRIDLEWOOD RANCH City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.879586 Longitude: -97.947701 Parcel Id

Legal Description (Lot\Block): FARM LOT 12-104 PT OF BLK 15 GEO#33357074 0.1433 AC

Addition/Subdivision: Year: 1922

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1900-1910

Source Field survey; 1997 Heritage Neighborhood survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/11/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

National Folk-style residence; high level of integrity with original wood siding, 4/4-light wood windows, and transom at front door; identified as high priority in the 1997 San Marcos Heritage Neighborhood survey; potential contributing resource to adjacent San Antonio or Hopkins Street local historic districts

Additions, modifications **Explain:** rear addition of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R27373

County: Hays

City: SAN MARCOS

Address No: 122

Street Name: SCOTT ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single, With sidelights

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of early 20th-century National Folk-style residence

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes Within Potential NR District?: Undetermined Is Property Contributing?:
 Potential NR District Name: May be considered contributing to adjacent San Antonio Street or Hopkins Street Local Historic Dist
 Priority High Explain:

Other Information

Is prior documentation available for this resource? Yes Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R27382

County: Hays

City: SAN MARCOS

Address No: 123

Street Name: BLANCO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: FRAZELL RICHARD S

Address: 903 FURMAN

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): FARM LOT 12-107 PT BLK 15 GEO#33374074

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1900-1910

Source field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Side-gabled center hall residence (National Folk) with two gabled rear additions both of historic age; house appears to date to ca. 1900-1910; original board and batten siding and 8/8-light wood-framed windows; one of oldest houses within this block of Blanco and Harvey streets; identified as medium priority in 1997 San Marcos Heritage Neighborhood Survey (Keystone Architects)

Additions, modifications **Explain:** rear additions (of historic age); replaced front door

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R27382

County: Hays

City: SAN MARCOS

Address No: 123

Street Name: BLANCO ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Brick

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact example of an early-20th century residence

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Harvey Street Potential Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R27405

County: Hays

City: SAN MARCOS

Address No: 428

Street Name: N COMANCHE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MCNABB MARK W & RUTH A

Address: 203 N PERKINS

City: BASTROP

State: TX

Zip:

Geographic Location Latitude: 29.886044

Longitude: -97.944012

Parcel Id

Legal Description (Lot\Block): FARM LOT, BLOCK PT OF 21, ACRES 0.26

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 bungalow with hipped metal roof, original wood siding, wood windows, transom and sidelights, and Craftsman-style porch supports; originally single family, now appears to be duplex or triplex; large dormers with original multi-light windows; former shed-roof side porch now mostly enclosed (of historic age); rear shed-roof addition (of historic age); much of surrounding area has been altered by new large-scale residential development

Additions, modifications **Explain:** partial side porch enclosure and rear shed-roof addition (both of historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R27405

County: Hays

City: SAN MARCOS

Address No: 428

Street Name: N COMANCHE ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick, Corbelled Caps

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof and former shed-roof side porch (no

SUPPORT Tapered box supports

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Single, With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as largely intact example of 1920s Craftsman bungalow and one of few remaining houses of this age in area

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R27409

County: Hays

City: SAN MARCOS

Address No: 434

Street Name: N COMANCHE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SAN MARCOS MASJID

Address: 11906 CONANN COURT City: AUSTIN State: TX Zip:

Geographic Location Latitude: 29.886243 Longitude: -97.944045 Parcel Id

Legal Description (Lot\Block): FARM LOT, BLOCK PT OF 21, ACRES 0.260 EXEMPT % 10/6/08

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder

Construction Date: ca. 1920 Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/15/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 Craftsman bungalow with cross-gabled metal roof, original wood siding and windows, and a wrapped front porch with Craftsman-style supports; rear addition of historic age; replacement front doors, but otherwise very intact; one of few remaining residences of this age in the vicinity; surrounding area has been altered by recent large-scale residential development

Additions, modifications Explain: rear addition (historic age); replacement front doors

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R27409

County: Hays

City: SAN MARCOS

Address No: 434

Street Name: N COMANCHE ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Cross-Gabled

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof; wrap-around

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1920 Craftsman bungalow and one of few residences of this age remaining in area

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32188

County: Hays

City: SAN MARCOS

Address No: 420

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: VOLLETTE, DONALD RAY, Jr

Address: 8200 NEELY DR #246 City: AUSTIN State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): D P HOPKINS 9-74 LOT PT OF 2-3 BLK 1 GEO#334390745870

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**
Construction Date: ca. 1925 **Source** Field survey
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Craftsman bungalow with double front-gabled roof, original wood siding and windows and decorative brick pier porch supports; shares lot with adjacent garage apartment (422 W. San Antonio St.)

Additions, modifications **Explain:** small gabled side addition and rear additions (both of historic age)
 Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32188

County: Hays

City: SAN MARCOS

Address No: 420

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick (partially removed)

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

SUPPORT Masonry pier

Windows

Double hung, Wood

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32191

County: Hays

City: SAN MARCOS

Address No: 406

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SPAULDING, EVELYN BINKA

Address: 16 MCGREGOR CIR

City: WIMBERLEY

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): D P HOPKINS #1, BLOCK 2, LOT 2, ACRES 0.2009

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 Craftsman bungalow with original wood siding, wood windows, and Craftsman-style front door; significant and intact example of style

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32191

County: Hays

City: SAN MARCOS

Address No: 406

Street Name: HARVEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Cross-Gabled

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of ca. 1920 Craftsman bungalow

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32193

County: Hays

City: SAN MARCOS

Address No: 323

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DOUBLE L & M LLC

Address: 323 W HOPKINS City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.882371 Longitude: -97.944732 Parcel Id

Legal Description (Lot\Block): D P HOPKINS 9-79 LOT 4 BLK 2 GEO#334490746370

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1915 **Source** field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1915 2.5 story Craftsman-style residence now in commercial use; original wood siding and windows (with modern exterior screens), original sidelights and transom at front entry, and original brackets at eaves; evident on 1922 Sanborn map (sheet 4) as a 2-story dwelling and on 1933 Sanborn map (sheet 6) as a 2.5-story flat with current porch configuration

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32193

County: Hays

City: SAN MARCOS

Address No: 323

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single, With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century Craftsman-style residence

Periods of Significance:

ca. 1915-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32197

County: Hays

City: SAN MARCOS

Address No: 322

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: The Thomas House

Historic Name:

Owner Information Name: DILLON PRESTON ROBERT JR & KATHRYN COATS

Address: 1000 BURLESON ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): D P HOPKINS #1 LOT 3A BLK 3 (2,000 SF HS) GEO#334480746580

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1915 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1915 Prairie-influenced house with wide front porch and porte-cochere at driveway; original front door with transoms and multi-pane sidelights; high integrity; currently in commercial use

Additions, modifications Explain: partially enclosed front porch (of historic age); rear addition of historic age
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R32197

County: Hays

City: SAN MARCOS

Address No: 322

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Prairie

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof; Porte-Cochere

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single, With transom, With sidelights

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of early 20th century Prairie-influenced residence

Periods of Significance:

ca. 1915-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32198

County: Hays

City: SAN MARCOS

Address No: 323

Street Name: W HUTCHINSON

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DILLON PRESTON R JR & KATHRYN C

Address: 1000 BURLESON ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.883539 Longitude: -97.94489 Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year: 1990

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1925 **Source** field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/14/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925, 2-story, multi-family (4-plex) residential building; hipped metal roof, original wood siding and 4/4-light wood-framed windows; apparent rear double-height porch enclosed ca. 1935; non-historic-age rear deck addition; replacement front doors but with original transoms; not evident on 1922 Sanborn map, but visible on 1930 Sanborn and identified as "Flat"

Additions, modifications **Explain:** enclosed rear inset porch (historic age), rear deck (not historic), replaced front doors

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32198

County: Hays

City: SAN MARCOS

Address No: 323

Street Name: W HUTCHINSON

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single (replacements), With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as a significant and intact example of a ca. 1925 multi-family flat

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

1930 San Marcos Sanborn Map (Sheet 6)

Project #: 00046

Historic Resources Survey Form

Local Id: R32199

County: Hays

City: SAN MARCOS

Address No: 325

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DILLON PRESTON R JR & CATHY

Address: 326 W HOPKINS ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.883499 Longitude: -97.945081 Parcel Id

Legal Description (Lot\Block): D P HOPKINS #1, BLOCK 3, LOT PT OF 4-5, ACRES 0.1892

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1935

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1935 stone bungalow with original wood windows; appears to have been converted from original single family home to duplex/triplex

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32199

County: Hays

City: SAN MARCOS

Address No: 325

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Cross-Gabled

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Stucco

Porches/Canopies

FORM

SUPPORT

MATERIAL

Windows

Sash, Wood

Doors (Primary Entrance)

Single (additional door added)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant and intact example of ca. 1935 stone bungalow

Periods of Significance:

ca. 1935-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32200

County: Hays

City: SAN MARCOS

Address No: 326

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: The Crystal River Inn

Historic Name:

Owner Information Name: DILLON, KATHY

Address: 326 W HOPKINS ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): D P HOPKINS #1 9-84 PT LOTS 2,3,4 & 5 BLK 3 GEO#334420746570 (AND BUSINESS PERSONAL PROPERTY)

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1900

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 Classical Revival-style residence now serving as B&B; original pedimented window and door surrounds; classical columns; rear additions appear to be of historic age

Additions, modifications Explain: rear additions of historic age

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R32200

County: Hays

City: SAN MARCOS

Address No: 326

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Neoclassical

Structural Details

Roof Form

Cross-Gabled

Plan

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof; Two-story

SUPPORT Classical columns

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Double, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of early 20th century Classical Revival-style residence

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes **Within Potential NR District?:** Undetermined **Is Property Contributing?:**

Potential NR District Name:

Priority High **Explain:**

Other Information

Is prior documentation available for this resource? Not Known **Type** HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R32215

County: Hays

City: SAN MARCOS

Address No: 321

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WELCH, KERMIT

Address: 321 S LBJ DR

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision:

Year: 1988

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1878

Source: cornerstone

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

1870s Second Empire-style residence currently utilized as orthodontist office (Dr. Kermit N. Welch); cornerstone notes "Built in 1878 by Edmund P. Raynolds, Restored 1988 by Dr. Kermit N. Welch;" significant and intact example of style

Additions, modifications Explain: wooden wheelchair ramp

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R32215

County: Hays

City: SAN MARCOS

Address No: 321

Street Name: S LBJ DR

Block: 1

Stylistic Influence

Second Empire

Structural Details

Roof Form

Mansard

Plan

Rectangular

Roof Materials

Wood Shingles (decorative)

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (turned), Jigsawn trim

MATERIAL

Doors (Primary Entrance)

Double, Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of late 19th-century Second Empire-style residence

Periods of Significance:

ca. 1878-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Identified as significant in 1996 Dunbar and East Guadalupe Neighborhoods Survey

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

TEXAS HISTORICAL COMMISSION

1423

Project #: 00046

Historic Resources Survey Form

Local Id: R32218

County: Hays

City: SAN MARCOS

Address No: 312

Street Name: PORTER ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: San Marcos Milling Company

Owner Information **Name:** PORTER STREET PARTNERS LLC

Address: 323 WEST HOPKINS ST **City:** SAN MARCOS **State:** TX **Zip:** 78666

Geographic Location **Latitude:** 29.879255 **Longitude:** -97.938492 **Parcel Id**

Legal Description (Lot\Block): D P HOPKINS II 27-18 LOT PT OF 15-16-17 BLK 1 GEO#90204975

Addition/Subdivision: **Year:**

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**
Construction Date: ca. 1910 **Source** NR Nom Historic Resources of Hays County, 1983
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/16/2018

Function

Current: Vacant

Historic: Industry/Processing, Commerce/Trade



SECTION 2

Architectural Description

Per NR nom: oldest known industrial building in San Marcos; constructed as furniture plant but was most successful as San Marcos Milling Company and as Nelson's Dairy; San Marcos Milling Co. organized in 1914 by C.D. Lake and R.P. Lowman; in 1922 H.A. Nelson bought property and est. first Holstein dairy in the state; Mexican-American community held dances in north end in the 1930s; very large L-shaped, 2-story warehouse with basement; wood framed with metal siding/roof; currently vacant

Additions, modifications **Explain:** one-story shed-roof addition (of historic age) on east elevation

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R32218

County: Hays

City: SAN MARCOS

Address No: 312

Street Name: PORTER ST

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Gable

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Metal

Porches/Canopies

FORM

Windows

Casement, Fixed, others covered with metal siding

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single, Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Other; Industry

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Industry for its association with San Marcos Milling Company and Nelson's Dairy

Periods of Significance:

1900-1924, 1925-1949 (per NR nom)

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom: Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R34654

County: Hays

City: SAN MARCOS

Address No: 526

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MCINTYRE GILL & MARDELLE

Address: P O BOX 627

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 1, LOT PT OF 2, ACRES 0.2475

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey; San Marcos Sanborn map (sheet 11)

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow (evident on Sanborn map by 1930 [sheet 11]); retains original wood siding, multi-light and 1/1 wood windows, multi-light front doors, and battered wood porch supports and stone porch steps; significant example of resource type/style; identified as high priority in 1997 San Marcos Heritage Neighborhood survey (Keystone Architects)

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34654

County: Hays

City: SAN MARCOS

Address No: 526

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding; battered skirting skirting

Porches/Canopies

FORM Gable Roof, Inset

Windows

Double hung, Wood

SUPPORT Tapered box supports

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of San Antonio Street Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34656

County: Hays

City: SAN MARCOS

Address No: 520

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MCINTYRE FAMILY TRUST

Address: P O BOX 627

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 12-3 LOT 3 & PT OF 4 BLK 1 GEO#90205280

Addition/Subdivision:

Year: 1930

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1935

Source Field survey; San Marcos Sanborn map (sheet 11)

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 Craftsman bungalow; retains original wood siding, multi-light wood windows and screens, both original front doors, and Craftsman battered porch supports on masonry piers; clipped gable ends; fanlights over front windows; intact and architecturally significant example of resource type/style; identified as high priority in 1997 San Marcos Heritage Neighborhood survey (Keystone Architects); not visible on 1930 Sanborn map but evident on site by 1944 (in corrected map, sheet 11)

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34656

County: Hays

City: SAN MARCOS

Address No: 520

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof, Inset

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

Other

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of 1930s Craftsman bungalow

Periods of Significance:

ca. 1935-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of San Antonio Street Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34661

County: Hays

City: SAN MARCOS

Address No: 517

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SCALISE JONATHAN LEON

Address: 2617 CARLOW DR

City: AUSTIN

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 1, LOT W PT OF 9, ACRES 0.1997

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1930

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2019

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1930 bungalow with original wood siding, wood windows and screens, and Craftsman-style front door; shed-roof rear addition of historic age; identified as medium priority in 1997 San Marcos Heritage Neighborhood survey (Keystone Architects)

Additions, modifications **Explain:** shed roof rear addition (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34661

County: Hays

City: SAN MARCOS

Address No: 517

Street Name: HARVEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof (stoop)

SUPPORT Wood posts (plain)

Windows

Double hung, Wood

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1930 bungalow with Craftsman influences

Periods of Significance:

ca. 1930-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes Within Potential NR District?: Yes Is Property Contributing?:

Potential NR District Name: Potential Harvey Street Historic District

Priority High Explain:

Other Information

Is prior documentation available for this resource? Yes Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34662

County: Hays

City: SAN MARCOS

Address No: 523

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MENDEZ CARMEN FERRER ESTATE

Address: 523 HARVEY ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 1, LOT 10

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 Craftsman bungalow with original wood siding, wood windows, Craftsman-style front door and transom, and battered porch supports on brick piers; identified as medium priority in the 1997 San Marcos Heritage Neighborhood survey (Keystone Architects)

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34662

County: Hays

City: SAN MARCOS

Address No: 523

Street Name: HARVEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single (original), With sidelights

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and significant example of a ca. 1920 Craftsman bungalow

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Harvey Street Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34663

County: Hays

City: SAN MARCOS

Address No: 529

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WELCH, SEAN MICHAEL

Address: 529 HARVEY ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 12-13 LOT 1/2 OF 11 BLK 1 GEO#90205289

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow with original wood shingle siding, wood windows and 3/1-light wood screens, and original Craftsman-style front door; clipped gable ends; dense foliage in front yard made resource difficult to photograph; identified as medium priority in 1997 San Marcos Heritage Neighborhood survey (Keystone Architects); intact and significant example of type/style

Additions, modifications **Explain:** hipped-roof rear addition (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34663

County: Hays

City: SAN MARCOS

Address No: 529

Street Name: HARVEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable (with hipped rear addition)

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Shingles

Porches/Canopies

FORM Gable Roof

SUPPORT Wood posts (plain)

Windows

Double hung, Wood

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1925 Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Harvey Street Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

TEXAS HISTORICAL COMMISSION

930

Project #: 00046

Historic Resources Survey Form

Local Id: R34667

County: Hays

City: SAN MARCOS

Address No: 551

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** FRAZELL, RICHARD S

Address: 903 FURMAN AVE

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location **Latitude:** 29.880385

Longitude: -97.946727

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 12-16 LOT PT OF 13-14 BLK 1 GEO#90205293

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1915-1920

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1915-1920 center passage residence; identified on 1997 Heritage Neighborhood Survey (Keystone Architects) as low priority (ca. 1950); height of roof suggests earlier construction; visible on 1922 Sanborn map (sheet 11); retains original wood windows; small shed-roof side and gabled rear additions (historic age); remains a largely intact and significant example of one of earliest residences on this block

Additions, modifications **Explain:** shed-roof side and gabled rear additions (historic age); replaced front door; asbestos siding

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34667

County: Hays

City: SAN MARCOS

Address No: 551

Street Name: HARVEY ST

Block: 1

Stylistic Influence

National Folk (center passage)

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Asbestos

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain), Metal posts (stuccoed)

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th-century center-passage house and one of earliest homes on this block

Periods of Significance:

ca. 1915-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Harvey Street Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34674

County: Hays

City: SAN MARCOS

Address No: 524

Street Name: HARVEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DONNELLY DAVID W & MICHELE A

Address: 524 HARVEY ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDN 12-23 LOT SE 1/2 OF 5 BLK 2 GEO#90205300

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**
Construction Date: ca. 1900 **Source** Field survey
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 Folk Victorian-style house; retains original wood siding, wood multi-light windows, original door and window surrounds, and spindlework across porch bays; two rear shed-roof additions of historic age; small shed-roof side porch possibly not historic; oldest identified residence on this block; significant example of style; identified in 1997 San Marcos Heritage Neighborhood Survey (Keystone Architects) as medium priority

Additions, modifications **Explain:** rear shed-roof additions (historic age); shed-roof side porch; wrought iron porch supports
 Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34674

County: Hays

City: SAN MARCOS

Address No: 524

Street Name: HARVEY ST

Block: 1

Stylistic Influence

Folk Victorian

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Fabricated metal

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of ca. 1900 Folk Victorian-style residence and oldest identified house on this block

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Harvey Street Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34689

County: Hays

City: SAN MARCOS

Address No: 217

Street Name: MOORE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CARSON DIVERSIFIED PROPERTIES 2 LLC

Address: 407 S STAGECOACH TRL ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 12-37 LOT 9 BLK 3 GEO#90205313 0.243 AC

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**
Construction Date: ca. 1910 **Source** Field survey
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/28/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 L-shaped National Folk-style residence now in commercial use as boutique store; wood and asbestos siding; mostly original 2/2-light wood windows with two fixed-pane windows on side elevation; identified as medium priority in 1997 San Marcos Heritage Neighborhood survey (Keystone Architects); remains intact and significant example of type and style

Additions, modifications **Explain:** two fixed-light windows on side elevation, brick porch supports (not historic); replaced door
 Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34689

County: Hays

City: SAN MARCOS

Address No: 217

Street Name: MOORE ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding, Asbestos

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Other (brick posts)

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and significant example of early 20th-century National Folk-style residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34690

County: Hays

City: SAN MARCOS

Address No: 511

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CORHAN LTD

Address: P O BOX 358

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.88244

Longitude: -97.946927

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 12-38 LOT 10 BLK 3 GEO#90205314

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 Queen Anne-style residence now divided into duplex; retains original wood windows and siding, jigsawn trim/brackets at front bay, transom over front door, wood columns at front porch and decorative shingles in gable end; identified in 1997 San Marcos Heritage Neighborhood survey as medium priority

Additions, modifications **Explain:** two rear shed-roof additions (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34690

County: Hays

City: SAN MARCOS

Address No: 511

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Queen Anne

Structural Details

Roof Form

Hipped, Cross-Gabled

Plan

Irregular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Classical columns

MATERIAL

Doors (Primary Entrance)

Single (replacements), With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of early-20th century Queen Anne-style residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

TEXAS HISTORICAL COMMISSION

1029

Project #: 00046

Historic Resources Survey Form

Local Id: R34693

County: Hays

City: SAN MARCOS

Address No: 521

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** MERCER LINDA KAY GATES

Address: 1011 WONDER WORLD DR **City:** SAN MARCOS **State:** TX **Zip:** 78666

Geographic Location **Latitude:** 29.881925 **Longitude:** -97.947462 **Parcel Id**

Legal Description (Lot\Block): LINDSEY & HARVEY 12-41 N PT LOT 13 BLK 3 GEO#90205317

Addition/Subdivision: **Year:**

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other **Is property contributing?**

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/28/2018

Function

Current: Vacant

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 two-story, L-plan residence; original 4/4-light wood windows and wood siding; 2-story gabled rear addition/ell (historic age), shed-roof rear addition (not historic), small rear deck; some replacement vinyl windows on rear elevation; two-story porch on façade; replaced front doors on both floors; identified in 1997 San Marcos Heritage Neighborhood survey as medium priority with plywood siding (no longer in place)

Additions, modifications **Explain:** 2-story rear ell or addition (historic), shed-roof rear addition (not historic), new front doors

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34693

County: Hays

City: SAN MARCOS

Address No: 521

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single (replacements)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and significant example of early 20th-century National Folk-style residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible?

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Hist. Resources Survey; Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R34732

County: Hays

City: SAN MARCOS

Address No: 408

Street Name: MOORE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: GRUMBLES, CLARENCE W

Address: P O BOX 1

City: STAPLES

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 8, LOT N PT OF 1, ACRES 0.16

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow; retains original wood siding, wood windows, and battered Craftsman porch supports on brick piers

Additions, modifications **Explain:** replacement front door

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34732

County: Hays

City: SAN MARCOS

Address No: 408

Street Name: MOORE ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof, Inset

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and representative example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined Within Potential NR District?: Yes Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High Explain:

Other Information

Is prior documentation available for this resource? Not Known Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R34742

County: Hays

City: SAN MARCOS

Address No: 455

Street Name: LINDSEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MCMENEMY, EVELYN J

Address: 1823 FORT VIEW RD #208 City: AUSTIN State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 39-106 LOT 7 BLK 8 GEO#90205362

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1930 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1930 Craftsman bungalow; retains original wood siding, stone skirting, wood windows, and original Craftsman-style front door; rear shed-roof addition of historic age; intact and representative example of type/style

Additions, modfications Explain: rear shed-roof addition (historic age)
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R34742

County: Hays

City: SAN MARCOS

Address No: 455

Street Name: LINDSEY ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof (stoop)

Windows

Double hung, Wood

SUPPORT Brackets

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and representative example of ca. 1930 bungalow

Periods of Significance:

ca. 1930-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R34749

County: Hays

City: SAN MARCOS

Address No: 410

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: First Presbyterian Church

Historic Name: First Presbyterian Church

Owner Information Name: FIRST PRESBYTERIAN CHURCH

Address: 323 MARY ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.883762

Longitude: -97.946405

Parcel Id

Legal Description (Lot/Block): LINDSEY & HARVEY 12-48 NW/2 LOTS 6 & 7 BLK 9 (EXEMPT % 01/01/89)

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1952

Source OTHM

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Religious

Historic: Religious



SECTION 2

Architectural Description

English Gothic-Revival influenced design; replaced earlier Presbyterian church on site; per website, congregation has been at this location for over 115 years; cornerstone at entrance reads "Cornerstone from old building on west wall;" square bell tower at entrance; church offices and Fellowship Hall in 2-story west wing of similar design with metal casement windows and a recessed porch entrance

Additions, modifications **Explain:** Rear shed-roof addition to Fellowship Hall

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34749

County: Hays

City: SAN MARCOS

Address No: 410

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Gothic Revival

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM

Windows

Casement; leaded and stained glass

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double, Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture (mid-20th century Gothic Revival design); Cultural (over 100-year association with Presbyterian congregation)

Periods of Significance:

ca. 1952-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

OTHM and church website: <http://www.fpcsanmarcos.org/about-us/our-location-and-service-times/>

Project #: 00046

Historic Resources Survey Form

Local Id: R34755

County: Hays

City: SAN MARCOS

Address No: 221

Street Name: NORTH ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: BRAUN, CASEY LANE

Address: 2046 RIDGEVIEW

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 10 , LOT PT OF 4, ACRES 0.2569

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow; retains original wood siding, wood windows, original Craftsman-style front door, and battered wood and masonry pier porch supports; small gabled rear addition of historic age; side shed-roof carport addition (not historic); significant example of style

Additions, modifications **Explain:** gabled rear addition (historic); shed-roof carport addition (not historic); wheelchair ramp

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34755

County: Hays

City: SAN MARCOS

Address No: 221

Street Name: NORTH ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Cross-Gabled

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R34759

County: Hays

City: SAN MARCOS

Address No: 415

Street Name: BURLESON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: KLM REAL ESTATE SERVICES LLC

Address: PO BOX 768

City: SAN MARCOS

State: TX

Zip: 0

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision:

Year: 1996

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic (duplex)



SECTION 2

Architectural Description

Cross-gabled Craftsman bungalow originally a duplex; per current resident, residence served as dentist office at one time; non-historic wheelchair ramp with Craftsman-styled railing/supports on side elevation with replacement French door; possible side-gabled rear addition (of historic age); original wood siding, wood windows and screens, brackets, and battered porch supports

Additions, modifications **Explain:** possible rear addition (of historic age); non-historic-age wheelchair ramp

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34759

County: Hays

City: SAN MARCOS

Address No: 415

Street Name: BURLESON ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Cross-Gabled

Plan

T-Plan

Roof Materials

Composition Shingles

Chimneys

Brick (two)

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact and significant example of a ca. 1925 Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R34761

County: Hays

City: SAN MARCOS

Address No: 325

Street Name: NORTH ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: KATHJE CAPITAL INC

Address: 906 CHINQUAPIN PL City: HOUSTON State: TX Zip:

Geographic Location Latitude: 29.884508 Longitude: -97.946059 Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY ADDITION, BLOCK 13, LOT 4, * TAXABLE % 01/23/2001

Addition/Subdivision: Year: 1940

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Prairie/Craftsman-style residence; 2-story; original wood windows and Craftsman-style front door; hipped roof front/side porch and port-cochere at driveway with square supports; stucco cladding; not a typical style observed within the area

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34761

County: Hays

City: SAN MARCOS

Address No: 325

Street Name: NORTH ST

Block: 1

Stylistic Influence

Prairie, Craftsman

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Stucco

Porches/Canopies

FORM Hipped Roof

Windows

Double hung, Wood

SUPPORT Metal posts (stuccoed)

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as largely intact early 20th-century Prairie/Craftsman-style home

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R34772

County: Hays

City: SAN MARCOS

Address No: 431

Street Name: LINDSEY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: 427 LINDSEY STREET PARTNERSHIP LTD

Address: 6325 REDWOOD RD City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): LINDSEY & HARVEY 39-118.1 S PT LOT 8 BLK 14

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1910 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/29/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 National Folk-style residence; retains original wood siding and 2/2-light wood windows; replaced front door; intact and representative example of style; shares parcel with non-historic-age apartment building at rear of lot (427 Lindsey Street)

Additions, modifications **Explain:** replacement front door

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R34772

County: Hays

City: SAN MARCOS

Address No: 431

Street Name: LINDSEY ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Cross-Gabled

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and representative example of early 20th-century National Folk-style residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Lindsey-Rogers Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R35221

County: Hays

City: SAN MARCOS

Address No: 615

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: HADDER RICHARD N

Address: 615 W HUTCHISON ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.880904 Longitude: -97.948528 Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year: 2001

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1920 Source: 1997 San Marcos Heritage Neighborhood Survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/28/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1925 Craftsman bungalow with original wood siding, 6/1-light wood windows, original screened door, and stone piers at porch; small shed-roof side/rear addition of historic age and small side deck addition (not historic); significant and intact example of style; identified as high priority in the 1997 San Marcos Heritage Neighborhood survey (Keystone Architects); noted in 1997 survey as evident on 1922 Sanborn map

Additions, modifications Explain: small side/rear shed-roof addition (historic age), side deck addition (not historic)
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R35221

County: Hays

City: SAN MARCOS

Address No: 615

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset, Gable Roof

Windows

Double hung, Wood

SUPPORT Tapered box supports, Masonry pier

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of ca. 1925 Craftsman bungalow

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

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Project #: 00046

Historic Resources Survey Form

Local Id: R35358

County: Hays

City: SAN MARCOS

Address No: 408

Street Name: MCKIE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** ARREDONDO, HOWARD

Address: 408 MCKIE ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): DAN MC KIE #2 27-21 LOT 1/2 OF 3 BLK 4

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910-1915

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Hipped roof pyramidal cottage; identified as high priority in 1996 Dunbar survey; nearby resident said building was originally a Baptist church and was later relocated further back on lot; however, a 1922 Sanborn map (Sheet 13) identifies a "Christian Church (Non Progressive)" at front of lot and a small dwelling further back on lot that appears to be the existing house on the property today; 1930 Sanborn (Sheet 13) shows same house and church, then identified as Free Methodist Church; church building no longer extant

Additions, modifications **Explain:** rear addition of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35358

County: Hays

City: SAN MARCOS

Address No: 408

Street Name: MCKIE ST

Block: 1

Stylistic Influence

Pyramidal Cottage; Craftsman

Structural Details

Roof Form

Pyramidal

Plan

Other (Square)

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Masonry pier, Tapered box supports

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th cent. pyramidal cottage; one of oldest remaining residences in area

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: merits further research for association with former church

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knights Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R35365

County: Hays

City: SAN MARCOS

Address No: 404

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: VASQUEZ, JOSEPH M

Address: 404 LBJ DR

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): DAN MCKIE #2 24-44 LOT PT OF 3-4 BLK 5 GEO#336140744220

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1905

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1905 National Folk-style residence with pyramidal metal roof, original wood siding and windows, and original front door and transom; rear shed-roof addition (of historic age); side shed-roof carport addition with rear enclosure (not historic age); despite carport addition, the house retains good integrity and is one of the few remaining houses of this age within the East Guadalupe neighborhood; identified as high priority in the 1996 Dunbar/East Guadalupe survey (Newlan Knight)

Additions, modifications **Explain:** rear shed-roof addition (historic age); side shed-roof carport addition (not historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35365

County: Hays

City: SAN MARCOS

Address No: 404

Street Name: S LBJ DR

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Pyramidal

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Double hung, Wood, Hipped Dormer

SUPPORT Box columns

MATERIAL

Doors (Primary Entrance)

Single (original), With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed: 1

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and one of few remaining examples of early 20th-century National Folk-style residence

Periods of Significance:

ca. 1905-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R35395

County: Hays

City: SAN MARCOS

Address No: 716

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DUKO PROPERTIES III LLC

Address: 12303 ELM VALLEY DR City: MANCHACA State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): DAN MC KIE II, BLOCK 8, LOT 2, ACRES 0.3028 (TAXABLE % 11/20/06)

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1900-1910 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 12/10/2018

Function

Current: Vacant

Historic: Domestic



SECTION 2

Architectural Description

Small two-room, side-gabled residence with board and batten siding, metal roof, and shed-roof porch; identified as high priority in 1996 Dunbar survey; two small shed-roof rear additions and small gabled side addition of historic age; one of earliest remaining residences in neighborhood; currently vacant with windows/doors boarded

Additions, modifications **Explain:** small rear and side additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35395

County: Hays

City: SAN MARCOS

Address No: 716

Street Name: S LBJ DR

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM

Windows

Boarded (not visible)

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single (boarded)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of two-room house from ca. 1900-1910 and one of earliest remaining residences in area

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R35397

County: Hays

City: SAN MARCOS

Address No: 708

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: RIOS JOSE EST OF

Address: 110 LEAH AVE

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): DAN MCKIE #2 54-164 LOT 3 BLK 8 GEO#336320743000

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Identified as high priority in 1996 Dunbar survey; front gabled bungalow/duplex with board and batten siding, original 6/6-light wood windows, and original wooden window screens and screened doors; rear gabled addition of historic age; small shed-roof side addition also of historic age; wrought iron porch supports added ca. mid-20th century; one of the oldest remaining residences within the neighborhood

Additions, modifications **Explain:** small side and rear additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R35397

County: Hays

City: SAN MARCOS

Address No: 708

Street Name: S LBJ DR

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Fabricated metal

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th century bungalow/duplex and one of oldest remaining residences in area

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knights Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R38014

County: Hays

City: SAN MARCOS

Address No: 411

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Basil Dailey House

Owner Information Name: RIVER CITY LOANS INC

Address: 23165 HANGING OAK City: SAN ANTONIO State: TX Zip: 78666

Geographic Location Latitude: 29.881087 Longitude: -97.944355 Parcel Id

Legal Description (Lot\Block): PECAN CREEK CONDO SEC 2, LOT 3-4

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1890-1900

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 Folk Victorian/Queen Anne-style residence; with original wood windows and front door; exterior appears to include both wood and aluminum siding; rear shed-roof addition of historic age with wood siding and wood windows; appears to be partial enclosure of original front porch

Additions, modifications Explain: rear addition (historic age); possible partial enclosure of porch (historic age); alum siding

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R38014

County: Hays

City: SAN MARCOS

Address No: 411

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Folk Victorian, Queen Anne

Structural Details

Roof Form

Cross-Gabled

Plan

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding, Siding: Other (aluminum)

Porches/Canopies

FORM Flat Roof

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of Folk Victorian/Queen Anne-style residence

Periods of Significance:

ca. 1890-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

OTHM but no historic information available in THC Atlas

TEXAS HISTORICAL COMMISSION

1280

Project #: 00046

Historic Resources Survey Form

Local Id: R40039

County: Hays

City: SAN MARCOS

Address No: 627

Street Name: MCKIE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** ENCINO-MCKIE LLC

Address: 113 TEXAS AVE

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.873825

Longitude: -97.93693

Parcel Id

Legal Description (Lot\Block): RIVERSIDE #1 N62.5X130FT LTS 18,19 GEO#337000743220

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 pyramidal-roofed cottage (historically a duplex) with board and batten siding and original wood windows; identified as high priority in the 1996 Dunbar survey (Newlan Knight); minor alterations include small shed-roof rear addition (of historic age) and wrought iron porch supports; one of oldest remaining residences in East Guadalupe neighborhood and retains high integrity

Additions, modifications **Explain:** rear shed-roof addition (historic age), wrought iron porch supports

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R40039

County: Hays

City: SAN MARCOS

Address No: 627

Street Name: MCKIE ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Pyramidal

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Fabricated metal

MATERIAL

Doors (Primary Entrance)

single (duplex with two doors)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and of oldest surviving examples of early 20th-cent. residential development in neighborhood

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R40053

County: Hays

City: SAN MARCOS

Address No: 304

Street Name: LEE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: GARRISON, LYDIA

Address: 304 LEE ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.874558

Longitude: -97.936992

Parcel Id

Legal Description (Lot\Block): RIVERSIDE #1 54-45 LOT PT OF 33 & 34 GEO#33696074

Addition/Subdivision:

Year:

Property Type:

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 bungalow with original wood siding, 1/1-light wood windows; and wooden posts and railing at inset front porch; two small rear shed-roof additions both of historic age; per current resident, property was moved here at unspecified time; identified as high priority in 1996 Dunbar survey; retains high integrity despite purported relocation

Additions, modifications **Explain:** rear shed-roof additions (historic age)

Relocated **Explain:** reportedly relocated to site at undetermined time

Project #: 00046

Historic Resources Survey Form

Local Id: R40053

County: Hays

City: SAN MARCOS

Address No: 304

Street Name: LEE ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Gable

Plan

Bungalow

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1920 bungalow

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Lacks integrity of location due to reported relocation but remains within a residential setting of similar time period

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R40086

County: Hays

City: SAN MARCOS

Address No: 329

Street Name: E GROVE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: HOLT, ELVIN

Address: 329 E GROVE ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.876403

Longitude: -97.936314

Parcel Id

Legal Description (Lot\Block): RIVERSIDE #1 27-76 LOT 61 GEO#33716074

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1935

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/11/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1930 hipped roof residence with original wood siding and wood windows; identified in 1996 Dunbar survey (329 W. Grove St.) as medium priority with date of ca. 1910, but property does not appear to be of that age and is not evident on 1922 or 1933 Sanborn maps of area; retains good integrity and is one of the few intact early 20th-century residences remaining within the neighborhood

Additions, modifications **Explain:** rear additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R40086

County: Hays

City: SAN MARCOS

Address No: 329

Street Name: E GROVE ST

Block: 1

Stylistic Influence

Colonial Revival (influence)

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single, With sidelights

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed: 1

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and remaining example of ca. 1930s residence

Periods of Significance:

ca. 1935-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R40096

County: Hays

City: SAN MARCOS

Address No: 306

Street Name: CHEATHAM ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: VILLASENOR CHARLES LOUIS II

Address: 6204 S 1ST ST

City: AUSTIN

State: TX

Zip:

Geographic Location Latitude: 29.876661

Longitude: -97.937363

Parcel Id

Legal Description (Lot\Block): RIVERSIDE #1 27-85 LOT 69 GEO#33683074

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1940

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/30/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1940 bungalow with original wood siding and 1/1 wood windows; identified as medium priority in 1996 Dunbar and East Guadalupe survey (Newlan Knight); one of a small number of remaining early to mid-twentieth-century resources within the neighborhood; high integrity

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R40096

County: Hays

City: SAN MARCOS

Address No: 306

Street Name: CHEATHAM ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Hipped

Plan

Bungalow

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Wood

SUPPORT Fabricated metal

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and remaining example of early to mid-20th cent. residential development within the neighborhood

Periods of Significance:

ca. 1945-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R40097

County: Hays

City: SAN MARCOS

Address No: 312

Street Name: CHEATHAM ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: AYCOCK STEVEN & EUGENIA

Address: 2867 ARROYO DOBLE City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): RIVERSIDE #1 LOT 70 GEO#33689074

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1950 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/30/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1950 Ranch style residence with original wood siding, brick skirting below porch, wood fixed and 2/2-light windows, and brick planter at porch; not evaluated as part of 1996 Dunbar/East Guadalupe survey (Newlan Knight) likely because was not of historic age at time of survey; retains integrity and is one of the only resources of this type/style identified within the neighborhood

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R40097

County: Hays

City: SAN MARCOS

Address No: 312

Street Name: CHEATHAM ST

Block: 1

Stylistic Influence

Ranch Style

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof

Windows

Fixed, Double hung, Wood

SUPPORT Fabricated metal

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

Brick planter at porch

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1950 ranch house and one of the only resources of this type/style within area

Periods of Significance:

ca. 1950-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R41462

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: S EDWARD GARY ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Moore Grocery Company Building

Owner Information Name: CARSON DIVERSIFIED PROPERTIES LP

Address: 407 S STAGECOACH TRL ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 6, Lot 5A, ACRES 0.667

Addition/Subdivision: Year: 1913

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1913

Source NR Nom. Historic Resources of San Marcos, 1983

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Vacant

Historic: Commerce/Trade



SECTION 2

Architectural Description

1913 one-part commercial block constructed for John M. Moore as wholesale grocery company; located near RR line for easy delivery; sold to Clarence T. King in 1955 who operated King Feed Store there through at least the mid-1980s; building includes interior mezzanine and basement; front-gabled brick building with stepped parapet; address is also 304 E. San Antonio Street.

Additions, modifications Explain: rear shed-roof addition of historic age

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41462

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: S EDWARD GARY ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Gable with parapet

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof

Windows

Fixed

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Double (replaced)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Commerce, Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture a intact example of 1913 commercial building; commerce for lengthy association with grocery/feed business

Periods of Significance:

1913-mid-1980s

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R41480

County: Hays

City: SAN MARCOS

Address No: 202

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Rogers Furniture Building

Owner Information Name: 202 NORTH LBJ VENTURE GROUP LP

Address: 2606 RANCH ROAD 620 N City: AUSTIN State: TX Zip: 78734

Geographic Location Latitude: 29.883519 Longitude: -97.939825 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 7, Lot 8, ACRES 0.3029

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1906 Source: Downtown Local Historic District Ordinance
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1906 two-part block within Downtown LHD and NRHP Hays Co. Courthouse Hist. Dist. (contributing resource); upper level windows boarded at time of local district designation (1986); original 2/2-light wood windows on upper floor exposed/restored; dentiled and corbelled cornices; original transoms covered, replacement windows/doors on first floor; original brick on building has been painted; anchors corner of district

Additions, modifications Explain: replacement windows/doors (first floor); painted brick

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41480

County: Hays

City: SAN MARCOS

Address No: 202

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Inset

Windows

Double hung, Wood (second floor); Fixed (first floor)

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century commercial building

Periods of Significance:

ca. 1906-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Integrity of materials somewhat altered by window replacements on ground floor and painting of exterior brick

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Downtown LHD and NRHP-listed Hays County Courthouse Hist. Dist.

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom and Downtown LHD Ordinance (Downtown Historical District Survey, Terry Colley, 1985)

Project #: 00046

Historic Resources Survey Form

Local Id: R41483

County: Hays

City: SAN MARCOS

Address No: 142

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: OUSEY, MICHAEL

Address: 211 CLAREMONT DR City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.883123 Longitude: -97.939885 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 8, Lot N PT OF 5, ACRES 0.1022

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:** Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder:**
Construction Date: ca. 1880 **Source:** NR Nom. Hays County Courthouse Hist. Dist.
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1880 one-part commercial block building; stone construction with brick parapet (clad with stucco on façade); storefront remains largely intact with original cast iron pilasters with Classical capitals and transom windows below awning; per NR Nom, served as grocery until ca. 1930; now serves as coffee shop (The Coffee Bar)

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41483

County: Hays

City: SAN MARCOS

Address No: 142

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Stone

Porches/Canopies

FORM Shed Roof (metal awning)

Windows

Fixed (historic age but not original)

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of late 19th-century commercial design

Periods of Significance:

ca. 1880-1930s

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays County Courthouse Hist. Dist.; Downtown LHD Ordinance Downtown Historic Dist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41489

County: Hays

City: SAN MARCOS

Address No: 114-116

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WALDRIP CHARLES M JR & MARTHA JANE

Address: P O BOX 805

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.882682 Longitude: -97.93967 Parcel Id: Downtown

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS W 30' OF LOT 7A & 6 1/2 X 81' OF LOT 6 BLK 8 GEO#90206839

Addition/Subdivision:

Year:

Property Type: Building **Listed NR District Name:** Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder:

Construction Date: ca. 1905

Source: NR nom and Downtown LHD Ordinance

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1905 one-part block; in Downtown LHD and NRHP Hays Co. Courthouse Hist. Dist.; in NRHP/LHD designation, second floor was clad with aluminum slipcover and bldg. was non-contributing; slip cover now removed, façade has decorative pressed tin cladding above awning, wood-framed windows, and transoms; contributing resource to historic districts

Additions, modifications **Explain:** replacement doors, non-historic canvas awning

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41489

County: Hays

City: SAN MARCOS

Address No: 114-116

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof (canvas awning)

Windows

Fixed (original wood frames); original transoms

SUPPORT Brackets

MATERIAL

Doors (Primary Entrance)

Single (replacements)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and significant example of early 20th-century commercial design

Periods of Significance:

ca. 1905-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays County Courthouse Hist. Dist.; Downtown LHD Ordinance Downtown Historic Dist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41491

County: Hays

City: SAN MARCOS

Address No: 112

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CARSON DIVERSIFIED LAND 2 LLC

Address: 407 S STAGECOACH TRL ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.8826 Longitude: -97.939661 Parcel Id: Downtown

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 8, Lot PT OF 7, ACRES 0.111

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:** Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder:**
Construction Date: ca. 1905 **Source:** NR nom and Downtown LHD Ordinance
Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1905 one-part commercial block; per 1985 survey, served as grocery store in 1906 and hardware store in 1922; contributing resource to Downtown LHD and NRHP-listed Hays County Courthouse Hist. Dist.; retains original wood-framed windows and transoms, stepped brick parapet, and original door

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41491

County: Hays

City: SAN MARCOS

Address No: 112

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Structural Details

Roof Form

Flat with stepped parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof (metal awning)

Windows

Fixed (original wood frames); original transoms

SUPPORT Wood posts

MATERIAL

Doors (Primary Entrance)

Single (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of early 20th-century commercial design

Periods of Significance:

ca. 1905-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays County Courthouse Hist. Dist.; Downtown LHD Ordinance Downtown Historic Dist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41492

County: Hays

City: SAN MARCOS

Address No: 102

Street Name: N LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MLKSM LLC

Address: 510 HEARN ST #200

City: AUSTIN

State: TX

Zip:

Geographic Location Latitude: 29.88235

Longitude: -97.939623

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 8, Lot 8

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1909-1910/1887

Source NR Nom. Hays County Historic District

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Vacant

Historic: Commerce/Trade



SECTION 2

Architectural Description

3-story Beaux Arts/Classical Revival-style building at corner of N. LBJ Dr. and E. San Antonio St.; features large Corinthian columns, arched and oculi windows, elaborate dentiled cornice; originally a bank with a lodge hall on 3rd floor in 1930s; east side is former 1887 Hofheinz Hotel designed in late Victorian era with cast iron storefront; to the north is a ca. 1985 one-story addition with similar detailing to bank building

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41492

County: Hays

City: SAN MARCOS

Address No: 102

Street Name: N LBJ DR

Block: 1

Stylistic Influence

Beaux Arts, Neoclassical

Structural Details

Roof Form

Flat with dentiled cornice

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick; Stucco

Porches/Canopies

FORM Inset arched entry

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Planning/Development

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as sign. example of Beaux Arts/Classical Revival building; Planning for commercial dev. around courthouse square

Periods of Significance:

ca. 1887-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nomination: Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R41496

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Field Furniture Building

Owner Information Name: LONGHORN INVESTMENTS LLP

Address: 3308 AVENAL DR

City: AUSTIN

State: TX

Zip: 78738

Geographic Location

Latitude: 29.881928

Longitude: -97.939557

Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 9, Lot N PT OF 5

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1885

Source: Downtown Historical District Survey, April 1985

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

ca. 1885 two-part block; originally had three stories but third floor burned sometime between 1912-1922 (per 1985 survey); served as grocery in 1885-1869, furniture store in 1902, general store in 1912, and a furniture store (1st floor) and lodge hall (2nd floor) in 1922; intact example of two-part commercial block

Additions, modifications **Explain:** third floor reportedly burned between 1912-1922 and was removed

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41496

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: S LBJ DR

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Recessed, inset, angled entry

SUPPORT Masonry pier

MATERIAL

Windows

Vinyl (replacement on 2nd floor); fixed with wood frames (1st f

Doors (Primary Entrance)

Double; transoms on first floor

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of late 19th-century commercial building

Periods of Significance:

ca. 1885-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Original design altered by fire removal of third floor but was within historic period

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Downtown Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NRHP Nom. Hays Co. Courthouse Hist. Dist.; DLH Ordinance, Downtown Hist Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41508

County: Hays

City: SAN MARCOS

Address No: 100

Street Name: W HOPKINS

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Old State Bank Building

Owner Information Name: HOPKINS SQUARE LLC

Address: PO BOX 160896

City: AUSTIN

State: TX

Zip: 78716

Geographic Location Latitude: 29.883274

Longitude: -97.941718

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 10, Lot PT OF 1-2, ACRES 0.107

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1891

Source NR Nom Hays County Courthouse Hist. Dist. 1992

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

ca. 1891 two-part block with Classical Revival-style ornamentation including a dentiled cornice, brick pilasters with Classical capitals, bracketed pediment at angled corner entry; original wood 1/1 windows on upper floor, replaced windows and original transoms on ground floor; housed dry goods, clothing, and general stores in 1891, was bank by 1912 (per 1985 survey); contributing resource to NRHP-listed Hays Co. Courthouse Hist. Dist. and Downtown Local Historic District

Additions, modifications **Explain:** Some replacement windows on first floor

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41508

County: Hays

City: SAN MARCOS

Address No: 100

Street Name: W HOPKINS

Block: 1

Stylistic Influence

Commercial Style, Neoclassical

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (awning - not historic)

Windows

Double hung, Wood, Casement (on first floor-not historic age)

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Double (appears original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of Classical Revival-style commercial bldg. from late 19th cent.

Periods of Significance:

ca. 1891-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP Hays Co. County House Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays Co. Courthouse Hist. Dist. 1992; Downtown Local Hist. Dist. Ord., Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41515

County: Hays

City: SAN MARCOS

Address No: 113

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: FORREAL LTD

Address: 215 W SAN ANTONIO ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.88249 Longitude: -97.941755 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 11, Lot S PT OF 3

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: 1893 Source: NR nom Hays Co. Courthouse Hist. Dist., 1992
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Two-part block with cast iron store front (decorative pilasters), wood-framed windows and transoms on first floor, wood-framed 2/2-light windows on second; identical cornice and corbeled brick as adjacent bldg.; originally served as drug store; NRHP-listed as McKie-Bass Building; contributing to NRHP-listed Hays Co. Courthouse Historic District and Downtown Local Historic District

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41515

County: Hays

City: SAN MARCOS

Address No: 113

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Commercial Style, Italianate

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (metal awning)

Windows

Fixed, Double hung, Wood (original)

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of late 19th-century commercial building

Periods of Significance:

ca. 1893-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom Hays Co. Courthouse Hist. Dist., 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41516

County: Hays

City: SAN MARCOS

Address No: 117

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: FORREAL LTD

Address: 215 W SAN ANTONIO ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.882573 Longitude: -97.941768 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 11, Lot PT OF 3

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1893 Source: Downtown LHD Ordinance
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

ca. 1893 two-part block with identical elaborate cornice and corbelled brick at second floor as adjacent McKie-Bass Bldg. (113 N. Guadalupe); original 1/1-wood windows on second floor, first floor original transoms and later fixed glass windows; ca. 1960s arched awning; served as grocery/bakery in 1896 with offices above; post office in part of building in 1902 (per 1985 survey); contributing to NRHP-listed Hays Co. Courthouse Hist. Dist. and Downtown Local Historic District.

Additions, modifications Explain: Replacement storefront windows and ca. 1960s awning

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41516

County: Hays

City: SAN MARCOS

Address No: 117

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Commercial Style, Italianate

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (with triple arches) awning (ca. 1960s)

Windows

Fixed (metal replacements first floor); Double hung wood (seco

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and largely intact example of late 19th-cent. commercial design

Periods of Significance:

ca. 1893-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Some loss of integrity due to storefront changes, but upper level of building is architecturally significant and intact

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom. Hays Co. Courthouse Hist. Dist., 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41517

County: Hays

City: SAN MARCOS

Address No: 125

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CARBAJAL GUADALUPE R & DIANA L

Address: 714 WILLOW CREEK CIR City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.882667 Longitude: -97.941782 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 11, Lot PT OF 3-4

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: 1891 Source: NR Nom Hays County Courthouse Hist. Dist. 1992
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1891 two-part block with decorative pressed tin cornice with decorative brickwork and wood-framed segmental-arched windows on second floor; storefront somewhat altered since 1985 survey with removal of recessed entry; was a general store in 1896 a hardware store in 1902 and 1912; contributing resource to NRHP-listed Hays Co. Courthouse Historic District and Downtown Local Historic District

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41517

County: Hays

City: SAN MARCOS

Address No: 125

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Commercial Style, Italianate

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof (awning)

Windows

Fixed (wooden but not original); transoms

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of late 19th-century commercial design

Periods of Significance:

ca. 1891-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Integrity of materials somewhat altered by storefront changes but upper level is architecturally significant and intact

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom Hays Co. Courthouse Hist. Dist., 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41522

County: Hays

City: SAN MARCOS

Address No: 138

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: San Marcos Telephone Company Building

Owner Information Name: GRAHAM DONALD W & DENISE A

Address: 901 HIGHLAND TER

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 11, Lot E PT OF 7 & PT OF 8, ACRES 0.1486

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1928

Source NR Nom (Historic Resources of San Marcos), 1983

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Domestic

Historic: Communication



SECTION 2

Architectural Description

1928 Spanish Eclectic-style building with tile parapet, pilasters, and decorative columns at first floor window surrounds; constructed as office for the San Marcos Telephone Company (SMTC); SMTC remained in building until 1955; SMTC reportedly significant for the establishment of local and long distance calling in San Marcos and was first in the US to create a computerized operator system that replaced switchboards

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41522

County: Hays

City: SAN MARCOS

Address No: 138

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Spanish Eclectic

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Tiles (parapet)

Chimneys

Wall Materials

Stucco

Porches/Canopies

FORM

Windows

Casement, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single (arched)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Communication

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of 1920s Spanish Eclectic-style; Communication for assoc. with local telephone service industry

Periods of Significance:

1928-1955

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

A Journey Through Time-A Historical Picture of San Marcos, Marceline D-Books Publishing Inc, 1999.

Project #: 00046

Historic Resources Survey Form

Local Id: R41530

County: Hays

City: SAN MARCOS

Address No: 119

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: LIMITED PARTNERSHIP OF THE GILCREASE FAMILY LP

Address: 704 COUNTRY ESTATES DR City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 12, Lot W PT OF 5

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1910 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/14/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1910 one-part commercial block with corbeled brick parapet, ornate pressed tin awning, and original transom over front entrance; windows have been replaced with fixed glass but original wooden window frames remain in place

Additions, modifications **Explain:** Replacement fixed-glass windows

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41530

County: Hays

City: SAN MARCOS

Address No: 119

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (pressed tin metal awning)

SUPPORT Metal posts (decorative)

Windows

Fixed

MATERIAL

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1910 one-part commercial block

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

TEXAS HISTORICAL COMMISSION

1156

Project #: 00046

Historic Resources Survey Form

Local Id: R41550

County: Hays

City: SAN MARCOS

Address No: 126

Street Name: S LBJ DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information **Name:** WARREN, ROBERT L

Address: 126 S LBJ DR

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location **Latitude:** 29.881662

Longitude: -97.940268

Parcel Id

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 13, Lot N PT OF 3, ACRES 0.1415

Addition/Subdivision:

Year: 1925

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Recreation/Culture

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1925 one-part block; arched brick parapet and brick corner pilasters; original transoms appear intact but covered, single-bay garage door may be original as bldg. is on 1930 Sanborn map (sheet 4) as Auto Sales and Auto Repair; windows replaced but retain wood frames; one of the most intact and architecturally significant examples remaining in this block of S. LBJ and contributing to potential historic district expansion

Additions, modifications **Explain:** replacement windows and door; rear CMU addition (ca. 1970s)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41550

County: Hays

City: SAN MARCOS

Address No: 126

Street Name: S LBJ DR

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Gable with parapet

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof (metal awning, historic age)

Windows

Fixed

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact and significant example of local early 20th-century commercial building

Periods of Significance:

ca. 1925-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Materials altered somewhat by replacement windows and door but overall façade retains integrity

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential expansion of Downtown Local Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Sanborn map, 1933, sheet 4

TEXAS HISTORICAL COMMISSION

1514

Project #: 00046

Historic Resources Survey Form

Local Id: R41556

County: Hays

City: SAN MARCOS

Address No: 144

Street Name: E SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Green Building

Owner Information **Name:** SCANIO MICHAEL E TRUSTEE

Address: 121 N JOHNSON AVE

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.882062

Longitude: -97.940162

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 13, Lot PT OF 4, ACRES 0.1615

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1879

Source NR Nom, Historic Resources of San Marcos, 1983

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

1879 two-part block of limestone with brick façade; with adjacent Faris Building are two of oldest along square; named for owner Ed J.L. Green who purchased building in 1878; Green Building was original location of First National Bank; both bldgs. housed variety of tenants; NRHP listed individually; contributing resource to NRHP-listed Hays County Courthouse Historic District and Downtown Local Historic District

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41556

County: Hays

City: SAN MARCOS

Address No: 144

Street Name: E SAN ANTONIO ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Other

Roof Materials

Not visible

Chimneys

Wall Materials

Stone, Brick (façade)

Porches/Canopies

FORM Shed Roof (awning)

Windows

Double hung, Wood (second floor); fixed (first floor)

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Single (wood)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as one of the most significant and oldest buildings on square

Periods of Significance:

ca. 1879-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed and within NRHP-listed Hays County Courthouse HD and Downtown LH

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom: Historic Resources of San Marcos, 1983; Hays County Courthouse Historic District, 1992

Project #: 00046

Historic Resources Survey Form

Local Id: R41557

County: Hays

City: SAN MARCOS

Address No: 120

Street Name: E SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: The Marc

Historic Name: Holiday Theater

Owner Information Name: THE MARC ON THE SQUARE LLC

Address: 1101 TATE TRL

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.881955

Longitude: -97.940492

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 13, Lot PT OF 5

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1950

Source NR Nom, Hay Co. Courthouse Hist. Dist., 1992

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Recreation/Culture

Historic: Recreation/Culture



SECTION 2

Architectural Description

Ca. 1950 theater; known as Holiday Theater for many years; austere façade of buff brick; original marble cladding at entry level with original metal-framed display windows and ticket windows; marquis may be of historic age; per Hays Co. Courthouse HD NR nom, was non-contributing at time because not historic age; evaluated as high priority in current survey as intact example of ca. 1950s movie theater

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41557

County: Hays

City: SAN MARCOS

Address No: 120

Street Name: E SAN ANTONIO ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (marquis)

Windows

Fixed (metal, original)

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact example of a ca. 1950 movie theater

Periods of Significance:

ca. 1950-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays County Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom, Historic Resources of San Marcos, 1983; Downtown LDH Ordinance Downtown Historical Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41560

County: Hays

City: SAN MARCOS

Address No: 114

Street Name: E SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: ROGERS SHIRLEY

Address: 2609 SUMMIT RIDGE DR City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.881904 Longitude: -97.940706 Parcel Id: Downtown

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS LOT PT OF 6 BLK 13 3-114 0.073 AC (3180 SQ FT) (TR 6B)

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1885 Source: Downtown Local Historic District Ordinance
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

ca. 1890 one-part block with brick cladding (stucco at entrance), original wood-framed windows and transoms, original recessed entry with wood double doors; per 1985 downtown survey for Downtown LHD, wooden storefront is original and bldg. served as drugstore (1885), clothing store (1896), and confectionary (1922); contributing resource to NRHP-listed Hays Co. Courthouse Historic District and Downtown Local Historic District

Additions, modifications Explain: Stucco cladding on lower level of façade

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41560

County: Hays

City: SAN MARCOS

Address No: 114

Street Name: E SAN ANTONIO ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM

Windows

Fixed (original wood) with transoms

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of late 19th-cent. commercial design

Periods of Significance:

ca. 1885-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays Co. Courthouse Hist. District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom Hays Co. Courthouse Historic District; Downtown Local Hist. Dist. Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41562

County: Hays

City: SAN MARCOS

Address No: 110

Street Name: E SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MARK B JANSSEN

Address: 110 E SAN ANTONIO ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.881891 Longitude: -97.940807 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS LOT PT OF 6 BLK 13 0.088 AC/3,833 SQ FT (TR 6A)

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1885 Source: Downtown Local Historic District Ordinance
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1885 one-part block with decorative pressed tin cornice and original storefront with wood-framed windows and multi-light transoms; per 1985 survey, was originally a saloon (1885), then dry good store (1922); per NR nom, contributing resource and excellent local example of late Victorian-era commercial building; contributing to NRHP-listed Hays Co. Courthouse District and Downtown Local Historic District.

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41562

County: Hays

City: SAN MARCOS

Address No: 110

Street Name: E SAN ANTONIO ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with decorative parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (awning)

Windows

Fixed (original wood); original transoms

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant local example of late 19th-century commercial design

Periods of Significance:

ca. 1885-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP-listed Hays Co. Courthouse Hist. Dist. and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays Co. Courthouse Historic District, 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41575

County: Hays

City: SAN MARCOS

Address No: 225

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Episcopalian Rectory

Owner Information Name: BENCHMARK INSURANCE GROUP INC

Address: P O BOX 1687

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 15, Lot 5

Addition/Subdivision:

Year:

Property Type:

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1889

Source NR nom (Historic Resources of San Marcos), 1983

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic, Religious



SECTION 2

Architectural Description

Ca. 1889 "hybrid" combination of Greek Revival and Victorian (Italianate)-style design; constructed for St. Mark's Protestant Episcopal Church as a rectory (former church was located across the street but was demolished in 1955); was rented to various private residents from ca. 1925 until church sold property in 1940 (Source: NR nom. Historic Resources of San Marcos, 1983); high integrity and excellent example of period styles

Additions, modifications **Explain:** rear and side additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41575

County: Hays

City: SAN MARCOS

Address No: 225

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Greek Revival; Italianate

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof (two-story)

Windows

Double hung, Wood

SUPPORT Wood posts (turned), Jigsaw trim

MATERIAL

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as a significant example of a late 19th-century Greek Revival/Italianate style residence

Periods of Significance:

ca. 1889-1940

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R41582

County: Hays

City: SAN MARCOS

Address No: 215

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: FORREAL LTD

Address: 215 W SAN ANTONIO ST ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.881721 Longitude: -97.943201 Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 16, Lot 6-7-8-9 & PT OF 10, N 1/2 OF 11, ACRES 1.5740

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1935 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Hipped roof bungalow, ca. 1935; not visible on 1933 Sanborn map but present on 1945 Sanborn (Sheet 7) and noted as veneered; significant as one of the only brick bungalows within the survey area and has retained integrity

Additions, modifications Explain: concrete wheelchair ramp and steps at front entrance; one replaced front door
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41582

County: Hays

City: SAN MARCOS

Address No: 215

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Asphalt

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Inset; Wrap-around

Windows

Sash, Wood

SUPPORT Masonry pier

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact example of a brick bungalow from ca. 1935

Periods of Significance:

ca. 1935-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource?

Type HABS Survey Other

Documentation Details:

1945 Sanborn map (sheet 7)

Project #: 00046

Historic Resources Survey Form

Local Id: R41582

County: Hays

City: SAN MARCOS

Address No: 215

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Bottling Works

Owner Information Name: FORREAL LTD

Address: 215 W SAN ANTONIO ST ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.881693 Longitude: -97.943457 Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 16, Lot 6-7-8-9 & PT OF 10, N 1/2 OF 11, ACRES 1.5740

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1920 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Commerce/Trade
 Historic: Commerce/Trade, Industry/Processing



SECTION 2

Architectural Description

Ca. 1920 two-part commercial block; building identified as "Bottling Works" on 1922, 1933 and 1945 Sanborn maps (Sheets 5 and 7); currently in commercial use; original transoms above first floor windows

Additions, modifications Explain:
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41582

County: Hays

City: SAN MARCOS

Address No: 215

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM

Windows

Undetermined (exterior solar screens); Transoms

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as a largely intact early 20th-century commercial building

Periods of Significance:

ca. 1920-1945

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Merits further research for association with former bottling works

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

1922 Sanborn (Sheet 5); 1933 and 1945 Sanborn maps (Sheet 7)

Project #: 00046

Historic Resources Survey Form

Local Id: R41590

County: Hays

City: SAN MARCOS

Address No: 200

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Calaboose African American History Museum

Historic Name: Hays County Jail/Calaboose

Owner Information Name: SAN MARCOS CITY OF

Address: 630 E HOPKINS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.880103

Longitude: -97.942511

Parcel Id Dunbar District

Legal Description (Lot\Block): UNKNOWN

Addition/Subdivision:

Year: 1895

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1873/1940s

Source OTHM

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Recreation/Culture

Historic: Government



SECTION 2

Architectural Description

Built in 1873 as Hays County Jail; housed African-American prisoners after new jail built in 1884; enlarged during WW II (wood-framed addition); served as a USO for black servicemen; now the Calaboose African American History Museum; identified as high priority in the 1996 Dunbar survey (Newlan Knight); significant for historical association with African American community; within Dunbar Local Historic District (contributing resource)

Additions, modifications **Explain:** wood framed rear addition (1940s); replacement siding on rear addition

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41590

County: Hays

City: SAN MARCOS

Address No: 200

Street Name: W MLK DR

Block: 1

Stylistic Influence

No Style

Structural Details

Roof Form

Hipped (original brick section); Gabled (rear addition)

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick, Hardiplank

Porches/Canopies

FORM

Windows

Double hung, Wood

SUPPORT

MATERIAL

Doors (Primary Entrance)

Single (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Social/Cultural, Law/Government

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Law/Gov. as former jail; Cultural for lengthy association with local African American community

Periods of Significance:

ca. 1873-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

OTHM; Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R41591

County: Hays

City: SAN MARCOS

Address No: 168

Street Name: S FREDERICKSBURG ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Hays County Jail

Owner Information Name: HAYS COUNTY OF

Address: 712 S STAGECOACH TRL ST City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.88033 Longitude: -97.942553 Parcel Id Dunbar District

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 16, LOT 15 & N PT OF 14, ACRES 0.4059, * EXEMPT % 01/01/09

Addition/Subdivision: Year: 1873

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Edward Northcroft

Builder B.F. Donaldson

Construction Date: 1884

Source NR nom. Historic Resources of San Marcos

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Vacant

Historic: Government



SECTION 2

Architectural Description

L-shaped, two-story main block; rear one-story cell bldg.; cut limestone walls (15" thick), 4/4 wood windows; minimal ornamentation but exhibits Italianate influences; originally had jailkeeper residence (two downstairs and two upstairs rooms) in main block with jail at rear; one of first floor rooms was a kitchen with slot for passing meals to prisoners; served as jail from 1884-1937 (NR Nom)

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41591

County: Hays

City: SAN MARCOS

Address No: 168

Street Name: S FREDERICKSBURG ST

Block: 1

Stylistic Influence

Italianate

Structural Details

Roof Form

Hipped

Plan

L-Plan

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Stone

Porches/Canopies

FORM

Windows

Double hung, Wood

SUPPORT

Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed: 2

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Law/Government

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as example of Italianate design of jail bldg.; Law/Government for historical association with county jail (1884-1937)

Periods of Significance:

1884-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of Dunbar and East Guadalupe Neighborhoods, Newlan & Knight Assoc., 1996 & NR Nom

Project #: 00046

Historic Resources Survey Form

Local Id: R41598

County: Hays

City: SAN MARCOS

Address No: 316

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Alpha Delta Pi House

Historic Name: John Matthew Cape House

Owner Information Name: EPSILON ZETA CHAPTER OF ALPHA DELTA PI HOUSE CORPATION

Address: 319 W HUTCHISON ST Attn: City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 17, Lot 3-4

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1898 Source NR nom (Historic Resources of San Marcos, 1983)
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Domestic, Social

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1898 Queen-Anne style residence built for John Matthew Cape (first postmaster in San Marcos, successful cotton ginner, and patriarch of influential Cape family); architecturally significant and has retained high degree of integrity; currently in use as Alpha Delta Pi Sorority House

Additions, modifications Explain: Porte-cochere with second floor enclosed porch (of historic age)
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41598

County: Hays

City: SAN MARCOS

Address No: 316

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Queen Anne

Structural Details

Roof Form

Cross-Gabled

Plan

Irregular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Shed Roof; Wrap-around; Two-story

Windows

Double hung, Wood

SUPPORT Wood posts (turned), Jigsaw trim

MATERIAL

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Immigration/Settlement

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of a 19th-century, Queen Anne-style residence; Settlement for association with early Cape family

Periods of Significance:

ca. 1898-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R41600

County: Hays

City: SAN MARCOS

Address No: 219

Street Name: N COMANCHE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WILLIAMSON TIM R

Address: PO BOX 673

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.883454

Longitude: -97.944117

Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 17, LOT PT OF 6 & SE PT OF 6, ACRES 0.1581

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Commerce/Trade

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1910 pyramidal roof residence with large hipped-roof dormers and a full front porch with simple wood columns; original front door with transom and sidelights

Additions, modifications **Explain:** shed-roof rear addition of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41600

County: Hays

City: SAN MARCOS

Address No: 219

Street Name: N COMANCHE ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Pyramidal

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood

SUPPORT Classical columns (plain wood)

MATERIAL

Doors (Primary Entrance)

Single, With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant and intact example of a ca. 1910 residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R41613

County: Hays

City: SAN MARCOS

Address No: 316

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: MORENO, FRANCES MINERVA

Address: P O BOX 1605

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.880033

Longitude: -97.94412

Parcel Id Dunbar District

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS LOT PT OF 8-9 BLK 19 GEO#90206956

Addition/Subdivision:

Year: 1900

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source 1996 Dunbar Survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1900 side-gabled, two-room cottage with rear shed-roof additions of historic age: original board and batten siding and wood windows; one of the oldest remaining residences of the type within the area; identified as high priority in 1996 Dunbar survey

Additions, modifications **Explain:** rear shed-roof additions (historic age)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41613

County: Hays

City: SAN MARCOS

Address No: 316

Street Name: W MLK DR

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding: Board-and-Batten

Porches/Canopies

FORM Shed Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of early housing type within area

Periods of Significance:

ca. 1900-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible?

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R41615

County: Hays

City: SAN MARCOS

Address No: 302

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: GILLIAM, JOHN

Address: 302 W MARTIN LUTHER KIN City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.880018 Longitude: -97.943495 Parcel Id: Dunbar District

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 19, LOT E 1/4 OF 9, ACRES 0.1181

Addition/Subdivision: Year: 1920

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1920 Craftsman bungalow (historically a duplex) with original wood siding, multi-light wood windows, and wood porch supports and roof brackets; identified as medium priority in 1996 Dunbar survey (Newlan Knight); in Dunbar Local Historic District (contributing resource); retains high integrity as a representative example of an early 20th-century bungalow

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41615

County: Hays

City: SAN MARCOS

Address No: 302

Street Name: W MLK DR

Block: 1

Stylistic Influence

Craftsman

Structural Details

Roof Form

Gable

Plan

Bungalow

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Gable Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single (duplex)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed: 1

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact and representative example of 1920s Craftsman bungalow

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight Assoc., 1996

TEXAS HISTORICAL COMMISSION

875

Project #: 00046

Historic Resources Survey Form

Local Id: R41619

County: Hays

City: SAN MARCOS

Address No: 224

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: City Hall and Fire Station

Owner Information **Name:** TEXAS STATE UNIVERSITY - SAN MARCOS

Address: 601 UNIVERSITY DR

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.88381

Longitude: -97.941212

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS LOT S 1/2 OF 1 & PT 2 BLK 20 GEO#335580746900 EXEMPT % 06/09/06

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Roy L. Thomas

Builder

Construction Date: 1915

Source building cornerstone

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Educational

Historic: Government



SECTION 2

Architectural Description

1915 former City Hall and Fire Station, now part of Texas State Univ.; Craftsman-style detailing, large Classical columns at central bay; wood windows, restored/replaced wood doors; second cornerstone noting restored in 1985 by L. W. Davis; small marble memorial at front of bldg. "In Memory of Jack" (SMFD mascot killed 12/27/1922); NRHP listed; contributing to Downtown LHD

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41619

County: Hays

City: SAN MARCOS

Address No: 224

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Craftsman, Neoclassical

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Tiles; decorative brackets

Chimneys

Brick

Wall Materials

Brick

Porches/Canopies

FORM

SUPPORT

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Double, Single (wood)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century fire station reflecting Craftsman and Classical Revival influences

Periods of Significance:

ca. 1915-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed (individually) and within Downtown Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Downtown LHD Ordinance, Downtown Historical Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41627

County: Hays

City: SAN MARCOS

Address No: 127

Street Name: E HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: Hardy-Williams Building

Owner Information Name: B L SCOFIELD INC

Address: 141 E HOPKINS ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.883472

Longitude: -97.940801

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 20, Lot PT OF 6

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1885

Source Downtown Hist. Survey, Terry Colley, 1985

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1885 two-part block of stone construction with dressed limestone façade, arched 4/4-light wood-framed windows with hood molds/keystones on second floor, transoms and wood-framed fixed glass windows on storefront with decorative iron columns; replacement doors and non-historic wooden awning; grocery store (1885), dry good store (1921), drugstore (1922) per 1985 survey; NRHP listed (Hardy-Williams Bldg.) and contributing resource to NRHP Hays Co. Courthouse Hist. Dist. and Downtown LHD.

Additions, modifications **Explain:** Non-historic wood awning; replaced doors

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41627

County: Hays

City: SAN MARCOS

Address No: 127

Street Name: E HOPKINS ST

Block: 1

Stylistic Influence

Commercial Style, Italianate

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Stone

Porches/Canopies

FORM Shed Roof (wooden awing, not historic)

Windows

Double hung, Wood, Fixed

SUPPORT Metal posts

MATERIAL

Doors (Primary Entrance)

Double, Single (replaced)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of late 19th-century commercial bldg.

Periods of Significance:

ca. 1885-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed, in NRHP Hays Co. Courthouse HD and Downtown Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom. Hays Co. Courthouse Hist. Dist., 1992; NR nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R41628

County: Hays

City: SAN MARCOS

Address No: 109-111

Street Name: E HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: EAST HOPKINS LLC

Address: 1801 CHALK ROCK CV City: AUSTIN State: TX Zip:

Geographic Location Latitude: 29.883463 Longitude: -97.940933 Parcel Id: Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 20, Lot PT OF 7, ACRES 0.2854

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1885 Source: NR nom Hays Co. Courthouse Hist. Dist., 1992
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1885 two-part block of ashlar limestone with six bays on both floors, 2/2-light wood-framed windows and segmental arched hood moldings on upper floor, fixed wood-framed windows with arched hoods on lower floor; transoms visible; former dry goods and bank (1885), later variety of tenants; contributing resource to NRHP-listed Hays Co. Courthouse Historic District and Downtown Local Historic District

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41628

County: Hays

City: SAN MARCOS

Address No: 109-111

Street Name: E HOPKINS ST

Block: 1

Stylistic Influence

Commercial Style, Italianate

Structural Details

Roof Form

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Stone

Porches/Canopies

FORM Shed Roof (canvas awnings)

Windows

Double hung, Wood (second fl.); Fixed (first fl.)

SUPPORT Brackets

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of late 19th-century commercial building

Periods of Significance:

ca. 1885-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP Hays Co. Hist. Dist., and Downtown Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays Co. Courthouse Hist. Dist., 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41630

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: E HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: AIKEN, C H

Address: 1005 BURLESON ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.883333

Longitude: -97.941305

Parcel Id Downtown

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 20, Lot W 3/4 OF 8, ACRES 0.2076

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1905

Source NR Nom. Hays County Courthouse Hist. Dist.

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1905 two-part block with corbeled brick cornice and stringcourse, Classical window heads on second floor, 2/2-light wood-framed windows with alternating segmental arches on second floor side elevation, original transoms in left bay; storefronts ca. 1960s aluminum windows with Carrera glass panels on left bay; originally a general store (1906); identified as non-contributing in 1992 NRHP nom. due to aluminum slipcover on façade; today, upper level is highly intact and architecturally significant

Additions, modifications **Explain:** Aluminum windows and glass panels at store front

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41630

County: Hays

City: SAN MARCOS

Address No: 101

Street Name: E HOPKINS ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (metal awning)

Windows

Double hung, Wood (second); Fixed (first)

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century commercial building

Periods of Significance:

ca. 1905-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Original storefront design altered with ca. 1950s renovations that may be significant examples of mid-century style

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP Hays Co. Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom Hays Co. Courthouse Hist. Dist., 1992; Downtown LHD Ordinance, Downtown Hist. Survey, Terry Colley, 1985

Project #: 00046

Historic Resources Survey Form

Local Id: R41630

County: Hays

City: San Marcos

Address No: 216-218

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: AIKEN, C H

Address: 242 WHITNEY RUN

City: BUDA

State: TX

Zip: 78610

Geographic Location Latitude: 29.883583

Longitude: -97.94135

Parcel Id

Legal Description (Lot/Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 20, Lot W 3/4 OF 8, ACRES 0.2076

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hays County Courthouse Historic District

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1920

Source: Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Recreation/Culture

Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1920 two-part block; brick cornice and pilasters, 1/1-light wood windows on 2nd floor; transoms covered with siding; aluminum windows/doors at storefronts, recessed entrances with pressed tin ceilings; flat metal awning; on 1992 Sanborn map as plumber and electrical supplies (sheet 3); upper floor altered behind façade with slanted skylight; within NRHP Hays Co. Courthouse Historic District and Downtown LHD; connected to rear of bldg. at 101 E. Hopkins St.

Additions, modifications **Explain:** Storefront windows/doors and skylight addition

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R41630

County: Hays

City: San Marcos

Address No: 216-218

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Flat Roof (metal awning)

Windows

Double hung, Wood (second fl.); Fixed aluminum (first fl.)

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant example of early 20th-century commercial building

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Design somewhat altered by side skylight but façade remains largely intact and architecturally significant

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within NRHP Hays Co. Courthouse Historic District and Downtown LHD

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Within NRHP Hays Co. Courthouse HD and Downtown LHD but no specific information about this bldg. included

Project #: 00046

Historic Resources Survey Form

Local Id: R41650

County: Hays

City: SAN MARCOS

Address No: 211-215

Street Name: E HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name: S.D. Jackman Ford Auto Dealership

Owner Information Name: ROTHER INVESTMENTS LLC

Address: PO BOX 911 City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.884636 Longitude: -97.939825 Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 23, Lot E PT OF 8

Addition/Subdivision: Year: 1920

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1920

Source Parapet signage

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/13/2018

Function

Current: Commerce/Trade

Historic: Commerce/Trade



SECTION 2

Architectural Description

1920 two-part commercial block built for S.D. Jackman Ford; largely intact façade with high degree of integrity; rusticated concrete block on side elevation and garage bay; replacement windows on second floor; original double door entrance and transoms at ground floor

Additions, modifications Explain: replacement windows on second floor

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41650

County: Hays

City: SAN MARCOS

Address No: 211-215

Street Name: E HUTCHISON ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Other (metal awning)

Windows

Fixed (first floor); Aluminum (second floor)

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Double, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Agriculture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant and intact example of ca. 1920 commercial building

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Identified as NRHP eligible in THC Meridian Highway survey

Project #: 00046

Historic Resources Survey Form

Local Id: R41665

County: Hays

City: SAN MARCOS

Address No: 310

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Calvary Chapel of the Springs

Historic Name:

Owner Information Name: CALVARY CHAPEL OF THE SPRINGS

Address: 310 W HUTCHISON ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 27, ACRES 0.9565 (EXEMPT % 03/23/2004)

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1965 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Religious
 Historic: Commerce/Trade



SECTION 2

Architectural Description

Ca. 1965 mid-century-modern building that appears to have originally been a bank; now utilized as church; flat roof, coffered eaves with wide overhang, original aluminum fixed-glass windows; excellent example of mid-century-modern design

Additions, modifcations Explain:
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R41665

County: Hays

City: SAN MARCOS

Address No: 310

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Mid-century Modern

Structural Details

Roof Form

Flat

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Inset

Windows

Fixed

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant example of mid-century modern commercial design

Periods of Significance:

ca. 1965-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R42718

County: Hays

City: SAN MARCOS

Address No: 518

Street Name: S GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Southside Community Center

Historic Name:

Owner Information Name:

Address: City: State: Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Contruction Date: ca. 1950 Source Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 12/11/2018

Function

Current: Recreation/Culture

Historic: Religious



SECTION 2

Architectural Description

Southside Community Center; sign notes "a project related to the General Board of Global Ministries of the United Methodist Church;" built after 1945; site is vacant on 1945 Sanborn map (sheet 13); 1953 San Marcos telephone directory lists "Latin-American Community Center" at S. Guadalupe and Lee Street, but this may be across the street at the current site of the Memorial Presbyterian Church at Lee and S. Guadalupe St.; building is stucco and CMU with metal casements and mural on façade

Additions, modifications Explain:

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R42718

County: Hays

City: SAN MARCOS

Address No: 518

Street Name: S GUADALUPE ST

Block: 1

Stylistic Influence

Spanish Eclectic (influence)

Structural Details

Roof Form

Gable, Hipped

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Stucco, CMU

Porches/Canopies

FORM Shed Roof (stoop); Gable (stoop)

Windows

Casement

SUPPORT Wood posts (plain), Brackets

MATERIAL

Doors (Primary Entrance)

Single, Double (replacements)

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed: 1

Other: 1

SECTION 3 Historical Information

Associated Historical Context

Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Social/Cultural for lengthy association with Southside community

Periods of Significance:

ca. 1950-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Cultural significance to local community

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R46566

County: Hays

City: SAN MARCOS

Address No: 229

Street Name: KNOX ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: CORTEZ, MARTIN

Address: 229 KNOX ST

City: SAN MARCOS

State: TX

Zip:

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): VICTORY GARDENS 48-72 BLK PT OF 39 49X100FT GEO#335640741960

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1940

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 12/10/2018

Function

Current: Vacant

Historic: Domestic



SECTION 2

Architectural Description

Hipped roof bungalow with hipped-roof side addition of historic age; stucco cladding, original wood windows and doors, wrap-around shed-roof front porch with stucco-clad supports; appears to be older than majority of residential resources in neighborhood; appears to be currently vacant

Additions, modifications **Explain:** side addition of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R46566

County: Hays

City: SAN MARCOS

Address No: 229

Street Name: KNOX ST

Block: 1

Stylistic Influence

Craftsman (influence)

Structural Details

Roof Form

Hipped

Plan

L-Plan

Roof Materials

Composition Shingles

Chimneys

Wall Materials

Stucco

Porches/Canopies

FORM Shed Roof

SUPPORT Box columns (stucco)

MATERIAL

Windows

Double hung, Wood

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A** Associated with events that have made a significant contribution to the broad pattern of our history
- B** Associated with the lives of persons significant in our past
- C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D** Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1940 bungalow and one of oldest residences in neighborhood

Periods of Significance:

ca. 1940-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? No

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R53149

County: Hays

City: SAN MARCOS

Address No: 401

Street Name: N COMANCHE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Goforth-Harris House

Historic Name: Goforth-Harris House

Owner Information Name: WARSHAUER INVESTMENTS LLC

Address: 2265 SUMMIT RIDGE DR City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: Longitude: Parcel Id
 Legal Description (Lot\Block): P C WOODS ADDN, BLOCK 2, LOT PT OF 6B (RESUBD OF 6B/7B), ACRES 0.20
 Addition/Subdivision: Year: 1906

Property Type: Building Listed NR District Name:
 Current Designations: NR District
 NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1905 Source: NR Nom (Historic Resources of Hays County, 1983)
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 11/14/2018

Function

Current: Domestic
 Historic: Domestic



SECTION 2

Architectural Description

Residence built for J.T. Goforth ca. 1905; founded Goforth School with two others (in former town of Goforth approx. 12 miles NE of San Marcos); house sold to Thomas Green and Lon Harris in 1913; Harris became first president of Southwest Texas Normal School (1903) and later second president of San Marcos Baptist Academy (1911); house converted into apartments ca. early 1980s; good integrity despite replacement windows

Additions, modifications Explain: vinyl replacement windows
 Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R53149

County: Hays

City: SAN MARCOS

Address No: 401

Street Name: N COMANCHE ST

Block: 1

Stylistic Influence

Folk Victorian, Queen Anne

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Asphalt

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Hipped Roof; Wrap-around; Two-story

Windows

Vinyl

SUPPORT Wood posts (turned), Jigsaw trim

MATERIAL

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Education, Immigration/Settlement

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Significant as intact example of ca. 1905 residence and for association with early area educators

Periods of Significance:

ca. 1905-ca. 1980s

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R53150

County: Hays

City: SAN MARCOS

Address No: 409

Street Name: N COMANCHE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: WARSHAUER INVESTMENTS LLC

Address: 2265 SUMMIT RIDGE DR City: SAN MARCOS State: TX Zip: 78666

Geographic Location Latitude: 29.885308 Longitude: -97.944497 Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year: 1991

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1910

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

ca. 1910 hipped-roof, central-hall residence; original wood siding, 1/1-light wood-framed windows, and original transoms and sidelights at entrance; replacement aluminum windows in dormers; pressed tin rusticated skirting; rear addition of historic age with partial basement

Additions, modifications **Explain:** rear addition (historic age); replacement aluminum windows in dormers

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R53150

County: Hays

City: SAN MARCOS

Address No: 409

Street Name: N COMANCHE ST

Block: 1

Stylistic Influence

National Folk

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Composition Shingles

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Flat Roof

Windows

Double hung, Wood

SUPPORT Wood posts (plain)

MATERIAL

Doors (Primary Entrance)

Single, With sidelights, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant and intact example of ca. 1910 National Folk-style residence

Periods of Significance:

ca. 1910-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R60278

County: Hays

City: SAN MARCOS

Address No: 110

Street Name: N ENDICOTT ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: SECREST CHRIS

Address: 719 W SAN ANTONIO ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): BIMMS ADDITION LOT 2A 15,277 SF

Addition/Subdivision: Year:

Property Type: Building Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: Builder
 Construction Date: ca. 1950 Source: Field survey
 Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 12/11/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Ca. 1950 two-story, side-gabled duplex; identified in 1997 San Marcos Heritage Neighborhood survey as low priority with construction date of ca. 1970; actual construction date undetermined; parcel is vacant on 1945 Sanborn map (Sheet 11) but entries for 110 and 110-1/2 N. Endicott were found in a 1953 San Marcos telephone directory; resource appears to date to ca. 1950 based on style and materials

Additions, modifications Explain: rear addition and two-story rear porch

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R60278

County: Hays

City: SAN MARCOS

Address No: 110

Street Name: N ENDICOTT ST

Block: 1

Stylistic Influence

Monterey (influence)

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Shed Roof (upper story)

Windows

Wood, Sash

SUPPORT Wood posts (plain), Jigsaw trim

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as an intact example of an Monterey-influenced duplex

Periods of Significance:

ca. 1950-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Undetermined

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997

Project #: 00046

Historic Resources Survey Form

Local Id: R60395

County: Hays

City: SAN MARCOS

Address No: 219

Street Name: W MLK DR

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Old First Baptist Church

Historic Name: Old First Baptist Church

Owner Information Name: WALDHAUSER LLC

Address: 1103 EARLE ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.879614

Longitude: -97.943092

Parcel Id Dunbar District

Legal Description (Lot\Block): FARM LOT LOT PT OF 3 BLK 5 0.15 AC (LOT 14 BLK 16 ORIGINAL TOWN OF SAN MARCOS)

Addition/Subdivision:

Year: 1908

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: -

Builder

Construction Date: 1908

Source 1996 Dunbar Survey

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Vacant

Historic: Religious, Social



SECTION 2

Architectural Description

Part of the 1996 Dunbar Survey; constructed in 1908; served as religious/social center for community; used for commencement exercises for San Marcos Colored School until integration of area schools; vacated in 1986 after new structure was built; mural behind baptistry, executed by Mrs. Henry Kyle, depicts the Jordan River and was commissioned by committee of women from church; important example of African American church bldg. and congregation; significant to local community

Additions, modifications **Explain:** original roof lowered in 1936; new siding and new concrete steps added in 1953

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R60395

County: Hays

City: SAN MARCOS

Address No: 219

Street Name: W MLK DR

Block: 1

Stylistic Influence

Structural Details

Roof Form

Gable with square hipped-roof corner towers

Plan

Rectangular

Roof Materials

Metal

Chimneys

Brick

Wall Materials

Wood Siding

Porches/Canopies

FORM Uncovered front stoop with wide steps

Windows

Boarded

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Immigration/Settlement, Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Early 20th-cent. African American religious design; Settlement & Culture for assoc. with local African American community

Periods of Significance:

ca. 1908-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Within Dunbar Local Historic District

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods, Newlan Knight & Assoc., 1996

Project #: 00046

Historic Resources Survey Form

Local Id: R60488

County: Hays

City: SAN MARCOS

Address No: 414

Street Name: W SAN ANTONIO ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: PERKINS JEFFERY D & STACI

Address: 414 SAN ANTONIO ST City: SAN MARCOS State: TX Zip:

Geographic Location Latitude: Longitude: Parcel Id

Legal Description (Lot\Block): D P HOPKINS FIRST ADD LOT 2-A BLK 1 0.29 AC (12,632 SF)

Addition/Subdivision: Year:

Property Type: Building **Listed NR District Name:**

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect: **Builder**

Construction Date: ca. 1920 **Source** Field survey

Recorded By: Elizabeth Porterfield/Hicks & Company **Date Recorded:** 11/16/2018

Function

Current: Domestic

Historic: Domestic



SECTION 2

Architectural Description

Hipped roof bungalow with original wood siding, 1/1 wood windows on sides, and original front door; fixed window added to façade; rear shed-roof addition and small gabled side addition (possible former sunporch) both of historic age; shed-roof side porch with turned rails and supports of historic age; decorative brackets below front and side windows; pressed metal skirting

Additions, modifications **Explain:** Side and rear additions of historic age

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R60488

County: Hays

City: SAN MARCOS

Address No: 414

Street Name: W SAN ANTONIO ST

Block: 1

Stylistic Influence

Bungalow

Structural Details

Roof Form

Hipped

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset (front porch), Shed Roof (side porch)

Windows

Double hung, Wood, vinyl fixed on façade, dormers

SUPPORT Wood posts (plain), Wood posts (turned) on side

MATERIAL

Doors (Primary Entrance)

Single

Landscape Features

ANCILLARY BUILDINGS:

Garage: 1

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of ca. 1920 bungalow

Periods of Significance:

ca. 1920-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

TEXAS HISTORICAL COMMISSION

1017

Project #: 00046

Historic Resources Survey Form

Local Id: R93798

County: Hays

City: SAN MARCOS

Address No: 129

Street Name: W HUTCHISON ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: First United Methodist Church

Historic Name: First United Methodist Church

Owner Information Name: FIRST UNITED METHODIST CHURCH

Address: 129 W HUTCHISON ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location Latitude: 29.883728

Longitude: -97.942663

Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 10, Lot PT OF 5A, ACRES 0.925 (EXEMPT % 01/01/2000)

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1893

Source OTHM

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Religious

Historic: Religious



SECTION 2

Architectural Description

Const. in 1893; third church built on site (first in 1855, second in 1872); congregation org. in 1847 in home of early settler John D. Pitts; building is significant example of Gothic Revival style with elaborate exterior wood ornamentation; per NR nom, interior remodeled in 1939 (including addition of 20 stained glass windows); adjacent Fellowship Hall added in 1951

Additions, modifications **Explain:** Interior renovations and addition of 20 stained glass windows (1939)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R93798

County: Hays

City: SAN MARCOS

Address No: 129

Street Name: W HUTCHISON ST

Block: 1

Stylistic Influence

Gothic Revival

Structural Details

Roof Form

Cross-Gabled with cresting and jigsaw bargeboards

Plan

T-Plan

Roof Materials

Metal (decorative)

Chimneys

Wall Materials

Wood Siding

Porches/Canopies

FORM Inset

Windows

Double hung, Wood, lancet and arched stained glass

SUPPORT Wood posts (plain), Brackets, Jigsaw trim

MATERIAL

Doors (Primary Entrance)

Single, With transom

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Immigration/Settlement, Religion/Spirituality

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as Gothic Revival-style church; Settlement and Religion as early Methodist congregation

Periods of Significance:

ca. 1893-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?:

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: NRHP listed

Other Information

Is prior documentation available for this resource?

Type HABS Survey Other

Documentation Details:

NR Nom and OTHM

Project #: 00046

Historic Resources Survey Form

Local Id: R93798

County: Hays

City: SAN MARCOS

Address No: 124

Street Name: W HOPKINS ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Simon Building

Historic Name: Simon Building

Owner Information Name: FIRST UNITED METHODIST CHURCH

Address: 129 W HUTCHISON ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.883286

Longitude: -97.942329

Parcel Id

Legal Description (Lot\Block): ORIGINAL TOWN OF SAN MARCOS, BLOCK 10, LOT PT OF 5A, ACRES 0.303

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1923

Source Parapet

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Commerce/Trade, Religious

Historic: Commerce/Trade



SECTION 2

Architectural Description

Two-part block; Simon Building const. in 1923; per NR nom., building was constructed in two phases (entire eastern section in 1923, second floor of western section after 1930); originally served as Simon Bakery; remained in operation as a bakery as late as 1983; one-story garage addition constructed ca. 1945 for bakery delivery trucks; now part of First United Methodist Church property

Additions, modifications **Explain:** historic age additions (see above)

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R93798

County: Hays

City: SAN MARCOS

Address No: 124

Street Name: W HOPKINS ST

Block: 1

Stylistic Influence

Commercial Style

Structural Details

Roof Form

Flat with parapet

Plan

Rectangular

Roof Materials

Not visible

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Awning

Windows

Fixed

SUPPORT Suspension rods

MATERIAL

Doors (Primary Entrance)

Double (original), Single (replacement), some original transoms

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Commerce

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact 1920s commercial building; Commerce for lengthy association with local Simon bakery business

Periods of Significance:

1923-ca.1985

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

NR Nom. Historic Resources of San Marcos, 1983

Project #: 00046

Historic Resources Survey Form

Local Id: R97834

County: Hays

City: SAN MARCOS

Address No: 350

Street Name: NORTH ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Sanctuary Lofts

Historic Name: First Baptist Church

Owner Information Name: SANCTUARY LOFTS LLC

Address: 2700 HILL COUNTRY BLVD City: AUSTIN State: TX Zip: 78738

Geographic Location Latitude: 29.884449 Longitude: -97.945505 Parcel Id

Legal Description (Lot\Block):

Addition/Subdivision: Year: 2005

Property Type: Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: ca. 1925

Source Field survey; Sanborn maps

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/14/2018

Function

Current: Recreation/Culture

Historic: Religious



SECTION 2

Architectural Description

Former 1920s First Baptist Church; now part of high-rise student housing complex - Sanctuary Lofts; used as leasing office, comm./rec. center; church identified on 1930 Sanborn map (sheet 6); faced south toward E. Hutchison St.; modern high-rise development has occurred since 2004 (prior to this setting remained uncompromised); Gothic Revival-style church remains largely intact despite loss of original setting

Additions, modifications Explain: replacement windows on rear 3-story ell

Relocated Explain:

Project #: 00046

Historic Resources Survey Form

Local Id: R97834

County: Hays

City: SAN MARCOS

Address No: 350

Street Name: NORTH ST

Block: 1

Stylistic Influence

Gothic Revival

Structural Details

Roof Form

Cross-Gabled

Plan

T-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM

Windows

Stained Glass (sanctuary), Fixed (rear side ells)

SUPPORT

MATERIAL

Doors (Primary Entrance)

Double (replacement)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Religion/Spirituality

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as significant remaining example of a 1920s Gothic Revival-style church

Periods of Significance:

ca. 1925-ca. 2004

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?: No

Is Property Contributing?:

Potential NR District Name:

Priority High

Explain: Retains high integrity despite loss of original setting

Other Information

Is prior documentation available for this resource? Not Known

Type HABS Survey Other

Documentation Details:

Project #: 00046

Historic Resources Survey Form

Local Id: R99564

County: Hays

City: SAN MARCOS

Address No: 510

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: Christ Chapel

Historic Name: St. Mark's Episcopal Church

Owner Information Name: CAMPUS CHRISTIAN COMMUNITY

Address: 111 RIDGEWAY DR

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude:

Longitude:

Parcel Id

Legal Description (Lot\Block): C C MITCHELL, LOT 1-2, ACRES 0.93 (EXEMPT % 09/14/10)

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1966

Source St. Mark's Episcopal Church website

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Religious

Historic: Religious



SECTION 2

Architectural Description

Mid-century church originally built for St. Mark's Episcopal congregation; church relocated in 2010 and church became Christ Chapel at Texas State University; serves as ministry for students sponsored by both the Episcopal and Lutheran churches; intact example of mid-20th century modern design and with adjacent McCarty Student Center and Baptist Student Center is recommended for potential district designation

Additions, modifications **Explain:**

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R99564

County: Hays

City: SAN MARCOS

Address No: 510

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Mid-century modern

Structural Details

Roof Form

Cross-Gabled

Plan

L-Plan

Roof Materials

Metal

Chimneys

Wall Materials

Stone, Brick

Porches/Canopies

FORM Gable Roof

Windows

Stained glass; vinyl and aluminum in side ell

SUPPORT Masonry pier

MATERIAL

Doors (Primary Entrance)

Double

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture as intact example of mid-20th century ecclesiastical design

Periods of Significance:

ca. 1966-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Mid-Century Modern Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

Christ Chapel website: <https://www.christchapeltxstate.org/>

Project #: 00046

Historic Resources Survey Form

Local Id: R99566

County: Hays

City: SAN MARCOS

Address No: 506

Street Name: N GUADALUPE ST

Block: 1

SECTION 1

Basic Inventory Information

Current Name: McCarty Student Center

Historic Name: McCarty Student Center

Owner Information Name: CHURCH OF CHRIST

Address: 506 N GUADALUPE ST

City: SAN MARCOS

State: TX

Zip: 78666

Geographic Location

Latitude: 29.886854

Longitude: -97.941712

Parcel Id

Legal Description (Lot\Block): C C MITCHELL, LOT 3-4, ACRES 0.7794, * EXEMPT *

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name:

Current Designations: NR District

NHL NR RTHL OTHM HTC SAL Local Other Is property contributing?

Architect:

Builder

Construction Date: 1963

Source McCarty Student Center website

Recorded By: Elizabeth Porterfield/Hicks & Company

Date Recorded: 11/15/2018

Function

Current: Religious

Historic: Religious



SECTION 2

Architectural Description

Student center for University Church of Christ at Texas State University; constructed in 1963 and named for local rancher/philanthropist Tom McCarty who left his estate to the church; reflection of mid-century-modern design elements but is experiencing ongoing renovations; with adjacent Christ Chapel and Baptist Student Center, is recommended eligible as a potential historic district

Additions, modifications **Explain:** replacement roof and addition of dormers

Relocated **Explain:**

Project #: 00046

Historic Resources Survey Form

Local Id: R99566

County: Hays

City: SAN MARCOS

Address No: 506

Street Name: N GUADALUPE ST

Block: 1

Stylistic Influence

Mid-century Modern

Structural Details

Roof Form

Gable

Plan

Rectangular

Roof Materials

Metal

Chimneys

Wall Materials

Brick

Porches/Canopies

FORM Gable Roof

Windows

Fixed

SUPPORT Metal posts (mid-century design)

MATERIAL

Doors (Primary Entrance)

Double (original)

Landscape Features

ANCILLARY BUILDINGS:

Garage:

Barn:

Shed:

Other:

SECTION 3 Historical Information

Associated Historical Context

Architecture, Social/Cultural

Applicable National Register (NR) Criteria:

- A Associated with events that have made a significant contribution to the broad pattern of our history
- B Associated with the lives of persons significant in our past
- C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- D Has yielded, or is likely to yield, information important in prehistory of history

Areas of Significance:

Architecture for mid-century modern design

Periods of Significance:

ca. 1963-1975

Levels of Significance: National State Local

Integrity: Location Design Materials Workmanship Setting Feeling Association

Integrity Notes:

Individually Eligible? Yes

Within Potential NR District?: Yes

Is Property Contributing?:

Potential NR District Name: Potential Mid-Century Modern Historic District

Priority High

Explain:

Other Information

Is prior documentation available for this resource? Yes

Type HABS Survey Other

Documentation Details:

McCarty Student Center website: <http://www.mccartystudentcenter.com/>

APPENDIX C
SURVEY INVENTORY TABLE – PHASE 1

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
High Priority Resources								
R27382		High		123	BLANCO ST			
R34759		High		415	BURLESON ST	1996		
R21967		High		738	CENTRE ST			
R154998		High		119	CHEATHAM ST		Cheatham Street Warehouse	
R40096		High		306	CHEATHAM ST			
R40097		High		312	CHEATHAM ST			
R11709		High		400	CHEATHAM ST	1945		MKT Railroad Depot
R40086		High		329	E GROVE ST			
R41630	Downtown	High	Within NRHP Hays Co. Courthouse Historic District and Downtown LHD	101	E HOPKINS ST			
R41627	Downtown	High	NRHP listed, in NRHP Hays Co. Courthouse HD and Downtown Local Historic District	127	E HOPKINS ST			Hardy-Williams Building
R41628	Downtown	High	Within NRHP Hays Co. Hist. Dist., and Downtown Local Historic District	109-111	E HOPKINS ST			
R41650		High		211-215	E HUTCHISON ST	1920		S.D. Jackman Ford Auto Dealership
R41562	Downtown	High	Within NRHP-listed Hays Co. Courthouse Hist. Dist. and Downtown LHD	110	E SAN ANTONIO ST			
RCOURT		High	NRPH listed, in NRHP and local Downtown Historic District, RTHL, SAL	111	E SAN ANTONIO ST		Hays County Courthouse	Hays County Courthouse
R41560	Downtown	High	Within NRHP-listed Hays Co. Courthouse Hist. District and Downtown LHD	114	E SAN ANTONIO ST			
R41557	Downtown	High	Within NRHP-listed Hays County Courthouse Historic District and Downtown LHD	120	E SAN ANTONIO ST		The Marc	Holiday Theater
R41556	Downtown	High	NRHP listed and within NRHP-listed Hays County Courthouse HD and Downtown LHD	144	E SAN ANTONIO ST			Green Building
R32191		High		406	HARVEY ST			
R34661		High		517	HARVEY ST			
R34662		High		523	HARVEY ST			
R34674		High		524	HARVEY ST			
R34663		High		529	HARVEY ST			
R34667		High		551	HARVEY ST			
R46566		High		229	KNOX ST			
R144072	East Guadalupe	High	Post-WW II school design and served Hispanic comm. until 1960s	211	LEE ST		Centro Cultural Hispano de San Marcos	Southside School / Southside Elementary School
R40053		High		304	LEE ST			
R141054		High		413	LINDSEY ST			
R34772		High		431	LINDSEY ST			
R34742		High		455	LINDSEY ST			
R35358		High	merits further research for association with former church	408	MCKIE ST			
R40039		High		627	MCKIE ST			
R34689		High		217	MOORE ST			
R34732		High		408	MOORE ST			
R41600		High		219	N COMANCHE ST			
R53149		High		401	N COMANCHE ST	1906	Goforth-Harris House	Goforth-Harris House
R53150		High		409	N COMANCHE ST	1991		
R27405		High		428	N COMANCHE ST			
R27409		High		434	N COMANCHE ST			
R60278		High		110	N ENDICOTT ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R41515	Downtown	High	Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD	113	N GUADALUPE ST			
R41516	Downtown	High	Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD	117	N GUADALUPE ST			
R41517	Downtown	High	Within NRHP-listed Hays Co. Courthouse Historic District and Downtown LHD	125	N GUADALUPE ST			
R41619	Downtown	High	NRHP listed (individually) and within Downtown Local Historic District	224	N GUADALUPE ST			City Hall and Fire Station
R99566		High		506	N GUADALUPE ST		McCarty Student Center	McCarty Student Center
R99564		High		510	N GUADALUPE ST		Christ Chapel	St. Mark's Episcopal Church
R41630		High	Within NRHP Hays Co. Courthouse Historic District and Downtown LHD	216-218	N GUADALUPE ST			
R41492	Downtown	High	NRHP listed	102	N LBJ DR			
R41491	Downtown	High	Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District	112	N LBJ DR			
R41483	Downtown	High	Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District	142	N LBJ DR			
R41480	Downtown	High	Within Downtown LHD and NRHP-listed Hays County Courthouse Hist. Dist.	202	N LBJ DR			Rogers Furniture Building
RTSU		High		518	N LBJ DR		Baptist Student Ministry at Texas State University	Baptist Student Center
R41489	Downtown	High	Within Downtown LHD and NRHP-listed Hays County Courthouse Historic District	114-116	N LBJ DR			
R24623		High		113	NANCE ST			
R117398		High		122	NANCE ST			
R24620	Dunbar District	High	Within Dunbar Local Historic District	127	NANCE ST	1935		
R117399	Dunbar District	High	Within Dunbar Local Historic District	128	NANCE ST	1945		
R34755		High		221	NORTH ST			
R34761		High		325	NORTH ST	1940		
R97834		High	Retains high integrity despite loss of original setting	350	NORTH ST	2005	Sanctuary Lofts	First Baptist Church
R141054		High		419	NORTH ST			
R32218		High	NRHP listed	312	PORTER ST			San Marcos Milling Company
R138266		High	NRHP listed among other designations	104	S CM ALLEN PKWY		Veramendi Park (Charles S. Cock House and Merriman Cabin)	
R41462		High		101	S EDWARD GARY ST	1913		Moore Grocery Company Building
R41591	Dunbar District	High	Within Dunbar Local Historic District	168	S FREDERICKSBURG ST	1873		Hays County Jail
R42718		High	Cultural significance to local community	518	S GUADALUPE ST		Southside Community Center	
R41496	Downtown	High	Within Downtown Local Historic District	101	S LBJ DR			Field Furniture Building
R41550		High		126	S LBJ DR	1925		
R32215		High	Identified as significant in 1996 Dunbar and East Guadalupe Neighborhoods Survey	321	S LBJ DR	1988		
R35365		High		404	S LBJ DR			
R144072	East Guadalupe	High		501	S LBJ DR		San Marcos Independent School District Administrative Offices (Felipe Reyna Building)	San Marcos Independent School District Administrative Offices

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R35397		High		708	S LBJ DR			
R35395		High		716	S LBJ DR			
R27373		High		122	SCOTT ST	1922		
R21983		High		734	VALLEY ST		Armstead Arms Apartments	
R11951		High	NRHP listed, identified as high priority in 1996 Dunbar survey	120	W GROVE ST			Farmers Union Gin Company
R41508	Downtown	High	Within NRHP Hays Co. County House Historic District and Downtown LHD	100	W HOPKINS			Old State Bank Building
R93798		High		124	W HOPKINS ST		Simon Building	Simon Building
R41575		High		225	W HOPKINS ST			Episcopalian Rectory
R41598		High		316	W HOPKINS ST		Alpha Delta Pi House	John Matthew Cape House
R32197		High		322	W HOPKINS ST		The Thomas House	
R32193		High		323	W HOPKINS ST			
R32200		High		326	W HOPKINS ST		The Crystal River Inn	
R32198		High		323	W HUTCHINSON	1990		
R93798		High	NRHP listed	129	W HUTCHISON ST		First United Methodist Church	First United Methodist Church
R41665		High		310	W HUTCHISON ST		Calvary Chapel of the Springs	
R32199		High		325	W HUTCHISON ST			
R141046		High		333	W HUTCHISON ST			
R34749		High		410	W HUTCHISON ST		First Presbyterian Church	First Presbyterian Church
R143037		High		500	W HUTCHISON ST		Lamar School	San Marcos High School / Lamar School
R34690		High		511	W HUTCHISON ST			
R34693		High		521	W HUTCHISON ST			
R35221		High		615	W HUTCHISON ST	2001		
R41590	Dunbar District	High	Within Dunbar Local Historic District	200	W MLK DR	1895	Calaboose African American History Museum	Hays County Jail/Calaboose
R140127	Dunbar District	High	Within Dunbar Local Historic District	217	W MLK DR	1910	The Cephas House	Ulysses Cephas House
R60395	Dunbar District	High	Within Dunbar Local Historic District	219	W MLK DR	1908	Old First Baptist Church	Old First Baptist Church
R41615	Dunbar District	High	Within Dunbar Local Historic District	302	W MLK DR	1920		
R41613	Dunbar District	High	Within Dunbar Local Historic District	316	W MLK DR	1900		
R117400	Dunbar District	High	Within Dunbar Local Historic District	514	W MLK DR	1950		
R24640	Dunbar District	High	Within Dunbar Local Historic District	523	W MLK DR	1925		
R129055	Dunbar District	High	Within Dunbar Local Historic District	202B	W MLK DR	1930		
R41530		High		119	W SAN ANTONIO ST			
R41522		High		138	W SAN ANTONIO ST			San Marcos Telephone Company Building
R41582		High	Merits further research for association with former bottling works	215	W SAN ANTONIO ST			Bottling Works
R41582		High		215	W SAN ANTONIO ST			
R38014		High		411	W SAN ANTONIO ST			Basil Dailey House
R60488		High		414	W SAN ANTONIO ST			
R32188		High		420	W SAN ANTONIO ST			
R34656		High		520	W SAN ANTONIO ST	1930		
R34654		High		526	W SAN ANTONIO ST			
R24614		High		527	W SAN ANTONIO ST	1984		
R24621		High		501-507	W SAN ANTONIO ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
Medium Priority Resources								
R46393		Medium		206	ARMSTRONG ST			
R46391		Medium		216	ARMSTRONG ST			
R46390		Medium		220	ARMSTRONG ST			
R34668		Medium		118	BLANCO ST			
R35989		Medium		400	BROWNE TER			
R35990		Medium		500	BROWNE TER			
R34765		Medium		410	BURLESON ST			
R34764		Medium		418	BURLESON ST			
R34758		Medium		419	BURLESON ST			
R34739		Medium		428	BURLESON ST			
R34736		Medium		440	BURLESON ST			
R10404		Medium		625	BURT ST	1970		
R46370		Medium		215	CAMACHO ST			
R46359		Medium		222	CAMACHO ST			
R46367		Medium		225	CAMACHO ST			
R46426		Medium		312	CAMACHO ST			
R24655	Dunbar District	Medium		400	CENTRE ST	1950		
R24692		Medium		401	CENTRE ST			
R24656	Dunbar District	Medium		404	CENTRE ST	1925		
R24652	Dunbar District	Medium		502	CENTRE ST			
R24674		Medium		523	CENTRE ST			
R154920		Medium		524	CENTRE ST		Jackson Chapel	Jackson Chapel
R24658		Medium		625	CENTRE ST			
R21960		Medium		700	CENTRE ST	1950		
R21959		Medium		708	CENTRE ST			
R21973		Medium		711	CENTRE ST			
R21979		Medium		719	CENTRE ST			
R21964		Medium		726	CENTRE ST			
R40098		Medium		316	CHEATHAM ST			
R38160		Medium		304	COMAL ST			
R92394		Medium		209	E GROVE ST			
R40090		Medium		313	E GROVE ST			
R40088		Medium		325	E GROVE ST			
R40078		Medium		332	E GROVE ST			
R41626		Medium		129	E HOPKINS ST			
R41624	Downtown	Medium		139	E HOPKINS ST			
R41625	Downtown	Medium		141	E HOPKINS ST			
R41629	Downtown	Medium	Within NRHP Hays Co. Historic District and Downtown Local Historic District	105-107	E HOPKINS ST			
R41628	Downtown	Medium		117-119	E HOPKINS ST			
R41654		Medium		119	E HUTCHINSON ST			
R41618		Medium		114	E HUTCHISON ST			
R41561	Downtown	Medium		108	E SAN ANTONIO ST			
R41559	Downtown	Medium		118	E SAN ANTONIO ST			
R41558	Downtown	Medium		130	E SAN ANTONIO ST			
R41553	Downtown	Medium	NRHP listed with adjacent building as Green-Faris Building	136	E SAN ANTONIO ST			Faris Building
R46476		Medium		812	GUADALUPE ST			
R32192		Medium		400	HARVEY ST			
R32189		Medium		410	HARVEY ST			
R32186		Medium		415	HARVEY ST			
R34658		Medium		503	HARVEY ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R34678		Medium	Diminished integrity of materials and workmanship due to plywood siding	510	HARVEY ST			
R34659		Medium		513	HARVEY ST			
R34660		Medium		515	HARVEY ST			
R34672		Medium		530	HARVEY ST			
R34664		Medium		533	HARVEY ST			
R34665		Medium		539	HARVEY ST			
R24642	Dunbar District	Medium		207	HERNDON ST	1930		
R24638	Dunbar District	Medium		213	HERNDON ST	1930		
R11818		Medium		510	HULL ST			
R24675		Medium		513	HUTCHINT			
R46594		Medium		1110	INVASION ST			
R46592		Medium		1112	INVASION ST			
R46590		Medium		1122	INVASION ST			
R46588		Medium		1128	INVASION ST			
R46587		Medium		1130	INVASION ST			
R46585		Medium		1134	INVASION ST			
R21957		Medium		210	JACKMAN ST	1982		
R24666		Medium		315	JACKMAN ST			
R21977		Medium		318	JACKMAN ST			
R24700		Medium		401	JACKMAN ST			
R46516		Medium		220	KNOX ST			
R40054		Medium		302	LEE ST			
R34773		Medium		421	LINDSEY ST			
R34730		Medium		456	LINDSEY ST			
R35401		Medium		118	LOVE ST			
R35344		Medium		219	LOVE ST			
R34763		Medium		310	MARY ST			
R34760		Medium		320	MARY ST			
R34749		Medium		323	MARY ST		Presbyterian Parent Cooperative Preschool	
R34738		Medium		409	MARY ST			
R34741		Medium		413	MARY ST			
R34769		Medium		416	MARY ST			
R34768		Medium		422	MARY ST			
R24300		Medium		519	MCGEHEE ST			
R24301		Medium		523	MCGEHEE ST			
R40047		Medium		608	MCGEHEE ST			
R24306		Medium		613	MCGEHEE ST			
R24308		Medium		701	MCGEHEE ST			
R35359		Medium		406	MCKIE ST			
R40093		Medium		419	MCKIE ST			
R35355		Medium		422	MCKIE ST			
R40046		Medium		617	MCKIE ST			
R29705		Medium		823	MIDWAY ST			
R34756		Medium		218	MOORE ST			
R41596		Medium		215	N COMANCHE ST			
R41601		Medium		225	N COMANCHE ST			
R53152		Medium		325	N COMANCHE ST			
R27402		Medium		317	N FREDERICKSBURG ST			
R43609		Medium		320	N FREDERICKSBURG ST			
R41514	Downtown	Medium		101-109	N GUADALUPE			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R41518	Downtown	Medium	Within NRHP-listed Hays Co. Courthouse Hist. Dist. and Downtown Local Historic District	131	N GUADALUPE ST		LBJ Museum of San Marcos	
R41490	Downtown	Medium		110	N LBJ DR			
R41487	Downtown	Medium		118	N LBJ DR			
R41488	Downtown	Medium		122	N LBJ DR			
R41484	Downtown	Medium		126	N LBJ DR			
R41485		Medium		138	N LBJ DR			
R41483	Downtown	Medium		142	N LBJ DR			
R41478		Medium		214	N LBJ DR			
R41622		Medium		225	N LBJ DR			
R41474		Medium		226	N LBJ DR			
R41475		Medium		230	N LBJ DR			
R41476		Medium		232	N LBJ DR			
R41473		Medium		242	N LBJ DR			
R41653		Medium		301	N LBJ DR			
R41651		Medium		306	N LBJ DR			
R41655		Medium		313	N LBJ DR			
R41656		Medium		321	N LBJ DR			
R41644		Medium		326	N LBJ DR			
R41643		Medium		330	N LBJ DR			
R41479		Medium		218-220	N LBJ DR			
R117396		Medium	114	NANCE ST				
R24622	Dunbar District	Medium	129	NANCE ST		1935		
R32190		Medium	138	NORTH ST				
R134073		Medium	216	NORTH ST				
R34766		Medium	403	NORTH ST				
R133230		Medium	409	NORTH ST				
R28571		Medium	209	PAT GARRISON ST				
R27403		Medium	213	PAT GARRISON ST				
R38165		Medium	211	PORTER ST				
R38166		Medium	215	PORTER ST				
R38163		Medium	-	PORTER ST				
R72274		Medium	218	ROOSEVELT ST				
R46381		Medium	221	ROOSEVELT ST				
R46380		Medium	223	ROOSEVELT ST				
R24315		Medium	512	S C M ALLEN PKWY				
R24321		Medium	618	S C M ALLEN PKWY				
R41586		Medium	141	S COMANCHE ST				
R131959		Medium	118.5	S EDWARD GARY ST				
R41505		Medium	118.5	S EDWARD GARY ST				
R141268		Medium		S EDWARD GARY ST				
R70608		Medium	210	S ENDICOTT ST				
R41533		Medium	127	S FREDERICKSBURG ST				
R27297	Dunbar District	Medium	208	S FREDERICKSBURG ST			Wesley Chapel	
RBRIDGE1		Medium		S GUADALUPE ST				
RBRIDGE2		Medium		S GUADALUPE ST				
R41526		Medium	140	S GUADALUPE ST				
R41545		Medium	164	S GUADALUPE ST				
R41544		Medium	166	S GUADALUPE ST				
R41541		Medium	194	S GUADALUPE ST				
R22372		Medium	500	S GUADALUPE ST		1990		
R35377		Medium	501	S GUADALUPE ST				
R11875		Medium	520	S GUADALUPE ST				

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R110075		Medium		601	S GUADALUPE ST			
R11691		Medium		608	S GUADALUPE ST			
R141268		Medium		201	S LBJ			
R41555		Medium		120	S LBJ DR			
R41500		Medium		123	S LBJ DR			
R41498		Medium		125	S LBJ DR			
R41551		Medium		136	S LBJ DR			
R41501		Medium		139	S LBJ DR			
R41503		Medium		145	S LBJ DR			
R24459		Medium		179	S LBJ DR			
R154998		Medium		390	S LBJ DR			
R35366		Medium		400	S LBJ DR			
R35375		Medium		514	S LBJ DR			
R35388		Medium		606	S LBJ DR			
R35385		Medium		618	S LBJ DR			
RCHAP		Medium		701	S LBJ DRIVE		Chapultepec Homes	Chapultepec Homes
R10418		Medium		707	S LOOP ST	1966		
R27376		Medium		116	SCOTT ST			
R24645	Dunbar District	Medium		212	SHADY LN			
R46578		Medium		217	STILLWELL ST			
R46573		Medium		235	STILLWELL ST			
R116608		Medium		236	STILLWELL ST			
R41635		Medium		312	UNIVERSITY DR			
R133202		Medium		408	VALLEY ST			
R24709		Medium		517	VALLEY ST			
R21982		Medium		732	VALLEY ST			
R11692		Medium		117	W GROVE ST	1925		
R41576		Medium		217	W HOPKINS ST			
R41606		Medium		311	W HOPKINS ST			
R134074		Medium		336	W HOPKINS ST			
R93798		Medium	Associated with adjacent First United Methodist Church	129	W HUTCHISON ST		Todd Hall / Grace Lowman Chapel	Fellowship Hall First United Methodist Church
R34747		Medium		428	W HUTCHISON ST			
R134268		Medium		525	W HUTCHISON ST			
R24653	Dunbar District	Medium		323	W MLK DR	1920		
R24646	Dunbar District	Medium		503	W MLK DR	1925		
R24643	Dunbar District	Medium		507	W MLK DR	1910		
R24644	Dunbar District	Medium		511	W MLK DR	1920		
R24626		Medium		611	W MLK DR			
R21954		Medium		701	W MLK DR			
R21966		Medium		723	W MLK DR			
R41523		Medium		142	W SAN ANTONIO ST			
R137833		Medium		206	W SAN ANTONIO ST			
R41582		Medium		215	W SAN ANTONIO ST			
R41574		Medium		222	W SAN ANTONIO ST		Price Center	First Christian Church
R41602		Medium		302	W SAN ANTONIO ST			
R32185		Medium		400	W SAN ANTONIO ST			
R32188		Medium		422	W SAN ANTONIO ST			
R101721		Medium		433	W SAN ANTONIO ST	2002		
R34655		Medium		508	W SAN ANTONIO ST			
R24619		Medium		509	W SAN ANTONIO ST			
R24616		Medium		521	W SAN ANTONIO ST	1935		
R34653		Medium		530	W SAN ANTONIO ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R41514	Downtown	Medium	Within NRHP Hays Co. Courthouse Hist. Dist. and Downtown Local Historic District	114-116	W SAN ANTONIO ST			
R34656		Medium		520 (rear)	W SAN ANTONIO ST			
R29703		Medium		826	WACO ST			
Low Priority Resources								
R10356		Low		601	ALTO ST	1990		
R29702		Low		707	ALTO ST			
R29701		Low		715	ALTO ST			
R29700		Low		721	ALTO ST			
R46392		Low		212	ARMSTRONG ST			
R46413		Low		302	ARMSTRONG ST			
R46412		Low		306	ARMSTRONG ST	2002		
R46404		Low		311	ARMSTRONG ST	1950		
R46411		Low		312	ARMSTRONG ST			
R72277		Low		313	ARMSTRONG ST	1998		
R46410		Low		314	ARMSTRONG ST			
R46409		Low		320	ARMSTRONG ST			
R46408		Low		324	ARMSTRONG ST			
R46407		Low		328	ARMSTRONG ST			
R45926		Low		101	BLANCO ST			
R45924		Low		105	BLANCO ST			
R45923		Low		107	BLANCO ST	1984		
R27384		Low		119	BLANCO ST			
R35991		Low		404	BROWNE TER	1993		
R34737		Low		434	BURLESON ST			
R34750		Low		441	BURLESON ST			
R71127		Low		446	BURLESON ST			
R34751		Low		447	BURLESON ST			
R34733		Low		450	BURLESON ST			
R100439		Low		603	BURLESON ST	2002		
R100438		Low		605	BURLESON ST	2002		
R100437		Low		607	BURLESON ST	2002		
R100436		Low		609	BURLESON ST	2002		
R100435		Low		611	BURLESON ST	2002		
R22375		Low		613	BURLESON ST			
R22376		Low		615	BURLESON ST	1980		
R22374		Low		617	BURLESON ST	1980		
R22373		Low		619	BURLESON ST			
R46364		Low		200	CAMACHO ST			
R46362		Low		206	CAMACHO ST			
R46369		Low		219	CAMACHO ST			
R46357		Low		228	CAMACHO ST	1992		
R46366		Low		229	CAMACHO ST			
R46356		Low		232	CAMACHO ST	1950		
R46365		Low		233	CAMACHO ST	1992		
R46355		Low		236	CAMACHO ST			
R46354		Low		238	CAMACHO ST	1950		
R46428		Low		306	CAMACHO ST			
R46425		Low		318	CAMACHO ST	1965		
R46424		Low		320	CAMACHO ST			
R46423		Low		326	CAMACHO ST			
R46422		Low		328	CAMACHO ST			
R24650	Dunbar District	Low		508	CENTRE ST	1920		

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R24677		Low		511	CENTRE ST	1960		
R24661		Low		607	CENTRE ST	1997		
R24633		Low		610	CENTRE ST			
R24662		Low		611	CENTRE ST			
R24629		Low		620	CENTRE ST			
R24628		Low		630	CENTRE ST			
R21976		Low		701	CENTRE ST			
R21956		Low		712	CENTRE ST			
R21969		Low		736	CENTRE ST	1984		
R21967		Low		740	CENTRE ST			
R21984		Low		743	CENTRE ST			
R40094		Low		300	CHEATHAM ST			
R40095		Low		300	CHEATHAM ST			
R40099		Low		322	CHEATHAM ST			
R40100		Low		326	CHEATHAM ST	1987		
R41463		Low		301	COMAL ST			
R38161		Low		302	COMAL ST			
R155307		Low			COMANCHE ST			
R35356		Low		215	E GROVE ST			
R40083		Low		306	E GROVE ST			
R40091		Low		311	E GROVE ST	1997		
R40087		Low		327	E GROVE ST			
R40077		Low		336	E GROVE ST			
R41466		Low		217	E HOPKINS ST			
R41467		Low		219	E HOPKINS ST			
R41458		Low		301	E HOPKINS ST	1969		
R103995		Low		311	E HOPKINS ST			
R41451		Low		325	E HOPKINS ST			
R41482		Low		216	E HUTCHINS	2001		
R41472		Low		222	E HUTCHISON ST			
R41640		Low		313	E HUTCHISON ST			
R45937		Low		110	E MLK DR			
R41569		Low		111	E MLK DR			
R41563	Downtown	Low		100	E SAN ANTONIO ST			
R40074		Low		309	ENCINO ST			
R40073		Low		310	ENCINO ST			
R40071		Low		314	ENCINO ST			
R40072		Low		315	ENCINO ST			
R40070		Low		316	ENCINO ST	1985		
R40069		Low		323	ENCINO ST			
R40067		Low		325	ENCINO ST			
R40066		Low		326	ENCINO ST			
R40065		Low		328	ENCINO ST			
R35287		Low		721	GRAVEL ST			
R35289		Low		725	GRAVEL ST			
R35290		Low		729	GRAVEL ST			
R35291		Low		733	GRAVEL ST			
R35292		Low		737	GRAVEL ST			
R35294		Low		749	GRAVEL ST			
R87562		Low		618	GUADALUPE ST	1998		
R34675		Low		512	HARVEY ST			
R34665		Low		539A	HARVEY ST			
R34665		Low		539B	HARVEY ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R24636		Low		220	HERNDON ST			
R24669		Low		314	HERNDON ST			
R24681		Low		315	HERNDON ST			
R24671		Low		316	HERNDON ST			
R11844		Low		526	HULL ST	1940		
R42718		Low			HULL ST			
R35210		Low		204	HUTCHIN	1980		
R33123		Low		321	HUTCHIN	1980		
R46358		Low		226	HUTCHINST	1980		
R45925		Low		103	HUTCHINT	1986		
R46591		Low		1114	INVASION ST			
R46589		Low		1124	INVASION ST			
R46586		Low		1132	INVASION ST			
R93806		Low		1138	INVASION ST			
R46583		Low		1140	INVASION ST			
R24601		Low		115	JACKMAN ST			
R21958		Low		214	JACKMAN ST			
R24657		Low		311	JACKMAN ST	1957		
R21978		Low		312	JACKMAN ST			
R21974		Low		-	JACKMAN ST			
R46525		Low		102	KNOX ST			
R46522		Low		208	KNOX ST	2000		
R46515		Low		222	KNOX ST	2001		
R46570		Low		225	KNOX ST	1980		
R46514		Low		228	KNOX ST			
R46513		Low		-	KNOX ST			
R35390		Low		118	LEE ST			
R35350		Low		206	LEE ST			
R35348		Low		226	LEE ST			
R40060		Low		311	LEE ST	1982		
R40059		Low		317	LEE ST	1999		
R40058		Low		323	LEE ST	1975		
R40050		Low		326	LEE ST			
R40057		Low		327	LEE ST	1930		
R40049		Low		328	LEE ST	1964		
R40048		Low		334	LEE ST	1940		
R40055		Low		339	LEE ST			
R24303		Low		400	LEE ST			
R34772		Low		427	LINDSEY ST			
R34774		Low		430	LINDSEY ST			
R34740		Low		441	LINDSEY ST	1960		
R34744		Low		459	LINDSEY ST	1966		
R34731		Low		-	LINDSEY ST			
R35382		Low		115	LOVE ST			
R21965		Low		211	LUCK ST			
R40045		Low		311	MARIPOSA ST			
R40043		Low		315	MARIPOSA ST			
R40042		Low		323	MARIPOSA ST			
R24307		Low		401	MARIPOSA ST	1970		
R24322		Low		408	MARIPOSA ST	1997		
R40085		Low		420	MCGEHEE ST	1973		
R24298		Low		501	MCGEHEE ST			
R40064		Low		504	MCGEHEE ST	1973		

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R24299		Low		515	MCGEHEE ST			
R40063		Low		520	MCGEHEE ST			
R24305		Low		609	MCGEHEE ST			
R40041		Low		612	MCGEHEE ST			
R40092		Low		415	MCKIE ST			
R35357		Low		416	MCKIE ST			
R40084		Low		503	MCKIE ST			
R40076		Low		511	MCKIE ST			
R40075		Low		513	MCKIE ST			
R40062		Low		521	MCKIE ST			
R35347		Low		608	MCKIE ST	2002		
R35346		Low		616	MCKIE ST			
R35345		Low		624	MCKIE ST			
R40040		Low		629	MCKIE ST			
R40023		Low		707	MCKIE ST			
R29706		Low		821	MIDWAY ST	1991		
R29704		Low		825	MIDWAY ST			
R34680		Low		125	MOORE ST	1994		
R34688		Low		201	MOORE ST			
R34754		Low		204	MOORE ST			
R34752		Low		316	MOORE ST			
R34753		Low		324	MOORE ST			
R34745		Low		416	MOORE ST			
R34746		Low		418	MOORE ST			
R34729		Low		502	MOORE ST			
R41452		Low		217	N C M ALLEN PKWY			
R41454		Low		221	N C M ALLEN PKWY			
R53154		Low		323	N COMANCHE ST			
R27404		Low		324	N COMANCHE ST	1996		
R53147		Low		435	N COMANCHE ST	1971		
R41461		Low		100	N EDWARD GARY ST			
R41641		Low		301	N EDWARD GARY ST	1965		
R41519	Downtown	Low		137	N GUADALUPE ST			
R41510		Low		231	N GUADALUPE ST			
R135947		Low		301	N GUADALUPE ST	1959		
R41658		Low		350	N GUADALUPE ST			
R46199		Low		403	N GUADALUPE ST	1985		
R11713		Low		207	N IH 35	1962		
R41486	Downtown	Low		124	N LBJ DR			
R41620		Low		235	N LBJ DR			
R41647		Low		312	N LBJ DR			
R41649		Low		314	N LBJ DR			
R41646		Low		318	N LBJ DR			
R41648		Low		320	N LBJ DR			
R41645		Low		328	N LBJ DR			
R60594		Low		401	N LBJ DR	1984		
R60593		Low		415	N LBJ DR	1984		
R41480	Downtown	Low		208-212	N LBJ DR			
R24618		Low		113	NANCE ST			
R117397		Low		118	NANCE ST			
R24623	Dunbar District	Low		121	NANCE ST			
R32214		Low		210	NICOLA ALY			
R34762		Low		319	NORTH ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R32207		Low		420	NORTH ST	1986		
R53153		Low		305	PAT GARRISON ST			
R11949		Low		507	PATTON ST	2000		
R11757		Low		521	PATTON ST	1950		
R38162		Low		209	PORTER ST			
R46387		Low		201	ROOSEVELT ST			
R46377		Low		206	ROOSEVELT ST			
R46386		Low		207	ROOSEVELT ST			
R46376		Low		210	ROOSEVELT ST			
R46385		Low		211	ROOSEVELT ST			
R46420		Low		305	ROOSEVELT ST			
R46419		Low		309	ROOSEVELT ST			
R46416		Low		319	ROOSEVELT ST	1991		
R46415		Low		323	ROOSEVELT ST			
R46414		Low		327	ROOSEVELT ST	2000		
R41465		Low		110	S C M ALLEN PKWY			
R89491		Low		112	S C M ALLEN PKWY	1990		
R24312		Low		400	S C M ALLEN PKWY			
R24313		Low		412	S C M ALLEN PKWY	1997		
R24314		Low		414	S C M ALLEN PKWY			
R24316		Low		520	S C M ALLEN PKWY			
R24317		Low		524	S C M ALLEN PKWY	1935		
R24319		Low		608	S C M ALLEN PKWY			
R24320		Low		612	S C M ALLEN PKWY			
R24323		Low		706	S C M ALLEN PKWY			
R24324		Low		710	S C M ALLEN PKWY			
R24326		Low		714	S C M ALLEN PKWY			
R24327		Low		716	S C M ALLEN PKWY			
R41585		Low		139	S COMANCHE ST			
R41592	Dunbar District	Low		127	S FELTNER ALY			
R41578	Dunbar District	Low		152	S FREDERICKSBURG ST	1925		
R41593	Dunbar District	Low		158	S FREDERICKSBURG ST	1930		
R41594	Dunbar District	Low		160	S FREDERICKSBURG ST	1910		
R120607		Low		135	S GUADALUPE ST			
R41566		Low		165	S GUADALUPE ST	2015		
R45939		Low		208	S GUADALUPE ST			
R26135		Low		321	S GUADALUPE ST			
R26137		Low		325	S GUADALUPE ST			
R26138		Low		327	S GUADALUPE ST			
R26139		Low		329	S GUADALUPE ST			
R32119		Low		440	S GUADALUPE ST			
R35378		Low		513	S GUADALUPE ST			
R35402		Low		701	S GUADALUPE ST			
R140990		Low		706	S GUADALUPE ST			
R120789		Low		811	S GUADALUPE ST			
R24325		Low		712	S HUTCHINLEN	1995		
R41552		Low		116	S LBJ DR	1938		
R41554		Low		118	S LBJ DR			
R41549		Low		130	S LBJ DR			
R41499		Low		133	S LBJ DR			
R41547		Low		138	S LBJ DR			
R41548		Low		142	S LBJ DR			
R41502		Low		143	S LBJ DR			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R41504		Low		151	S LBJ DR			
R24460		Low		169	S LBJ DR			
R154877		Low		307	S LBJ DR			
R33114		Low		369	S LBJ DR	1990		
R35361		Low		401	S LBJ DR	2000		
R35362		Low		418	S LBJ DR			
R35351		Low		603	S LBJ DR			
R35352		Low		609	S LBJ DR			
R35381		Low		624	S LBJ DR			
R35354		Low		625	S LBJ DR			
R10455		Low		711	S LOOP ST	1975		
R41723		Low		115	SCOTT ST	1976		
R41722		Low		117	SCOTT ST	1976		
R41720		Low		119	SCOTT ST	1977		
R27371		Low		126	SCOTT ST			
R35215		Low		202	SCOTT ST	1980		
R35213		Low		206	SCOTT ST	1980		
R35214		Low		208	SCOTT ST	1980		
R35216		Low		210	SCOTT ST	1975		
R35218		Low		212	SCOTT ST	1980		
R35219		Low		214	SCOTT ST	1980		
R35217		Low		216	SCOTT ST	1980		
R24654	Dunbar District	Low		213	SHADY LN			
R24688		Low		314	SHADY LN	1950		
R46582		Low		201	STILLWELL ST			
R46580		Low		207	STILLWELL ST			
R46571		Low		210	STILLWELL ST	1970		
R46579		Low		211	STILLWELL ST			
R46569		Low		216	STILLWELL ST			
R116609		Low		230	STILLWELL ST			
R41642		Low		202	UNIVERSITY DR			
R41631		Low		420	UNIVERSITY DR			
R24695		Low		410	VALLEY ST			
R24706		Low		509	VALLEY ST			
R24687		Low		512	VALLEY ST	1998		
R24680		Low		524	VALLEY ST	1986		
R24670		Low		602	VALLEY ST			
R21972		Low		712	VALLEY ST	1980		
R21980		Low		720	VALLEY ST	1930		
R24684		Low		-	VALLEY ST			
R100630		Low		211	W GROVE ST	2001		
R41506		Low		112	W HOPKINS ST			
R41507		Low		120	W HOPKINS ST	1996		
R41608		Low		301	W HOPKINS ST			
R41595		Low		302	W HOPKINS ST			
R41607		Low		309	W HOPKINS ST			
R41597		Low		312	W HOPKINS ST			
R32194		Low		331	W HOPKINS ST			
R35992		Low		400	W HOPKINS ST	1985		
R34757		Low		401	W HOPKINS ST	1995		
R101548		Low		545	W HUTCHINSON	2000		
R41662		Low		202	W HUTCHISON ST			
R34748		Low		422	W HUTCHISON ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R34690		Low		511	W HUTCHISON ST			
R34692		Low		519	W HUTCHISON ST	2004		
R35223		Low		602	W HUTCHISON ST			
R35224		Low		604	W HUTCHISON ST			
R35222		Low		605	W HUTCHISON ST			
R35225		Low		606	W HUTCHISON ST			
R35226		Low		608	W HUTCHISON ST			
R35227		Low		610	W HUTCHISON ST			
R35228		Low		612	W HUTCHISON ST			
R41542		Low		104	W MLK DR			
R41540		Low		138	W MLK DR			
R27299	Dunbar District	Low		201	W MLK DR			
R41614	Dunbar District	Low		306	W MLK DR	1925		
R27300	Dunbar District	Low		307	W MLK DR			
R41612	Dunbar District	Low		312	W MLK DR			
R27298	Dunbar District	Low		315	W MLK DR	1900		
R62358		Low		604	W MLK DR	1984		
R24604		Low		618	W MLK DR	2000		
R24602		Low		626	W MLK DR			
R21962		Low		721	W MLK DR			
R21971		Low		743	W MLK DR			
R45940		Low		-	W MLK DR			
R41529	Downtown	Low		101	W SAN ANTONIO			
R41531		Low		133	W SAN ANTONIO ST			
R41581		Low		205	W SAN ANTONIO ST			
R137834		Low		208	W SAN ANTONIO ST			
R41609		Low		301	W SAN ANTONIO ST			
R41610		Low		307	W SAN ANTONIO ST			
R41604		Low		310	W SAN ANTONIO ST			
R41603		Low		312	W SAN ANTONIO ST			
R41605		Low		316	W SAN ANTONIO ST			
R41611		Low		317	W SAN ANTONIO ST			
R37962		Low		421	W SAN ANTONIO ST	1982		
R25452		Low		506	W SAN ANTONIO ST			
R24608		Low		601	W SAN ANTONIO ST	1929		
R24609		Low		605	W SAN ANTONIO ST			
R24607		Low		613	W SAN ANTONIO ST	1981		
R45927		Low		614	W SAN ANTONIO ST			
R41514	Downtown	Low		108-110	W SAN ANTONIO ST			
R41514	Downtown	Low		118-120	W SAN ANTONIO ST			
R131377		Low		818	WACO ST			
R131378		Low		822	WACO ST			
R46467		Low		328	WAVELL ST	1999		
R46468		Low		330	WAVELL ST			
Non Historic Age or Vacant Parcels								
R100440			not historic age; vacant parcel	-	BURLESON ST			
R101562			not historic age	101	CONCHO ST			
R103090			not historic age	803	GUADALUPE ST	2002		
R10418			not historic age; vacant parcel	707	ALTO			
R105252			not historic age	503	CENTRE ST			
R113801			not historic age	310	SHADY LN	2017		
R116601			not historic age	326	WAVELL ST			
R11715			not historic age	802	S LBJ DR			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R11730			not historic age	525	PATTON ST	1979		
R117401	Dunbar District		not historic age; vacant parcel	520	W MLK DR			
R11820			not historic age; parking lot	121	GROVE ST			
R11841			not historic age; vacant parcel	503	PATTON ST			
R11847			not historic age; vacant parcel	509	PATTON ST			
R11934			not historic age	802	S GUADALUPE ST			
R11965			not historic age; vacant parcel	500	HULL ST			
R11981			not historic age	515	PATTON ST			
R11982			not historic age; vacant parcel	519	PATTON ST			
R120445			not historic age	618	CENTRE ST			
R120449			not historic age	612	S LBJ DR			
R120669			not historic age	229	STILLWELL ST			
R120672			not historic age	218	STILLWELL ST			
R120790			not historic age	105	N IH 35			
R120791			not historic age	121	N IH 35			
R128947			not historic age	319	JACKMAN ST			
R129054			not historic age	214	E SAN ANTONIO ST	2010		
R129055	Dunbar District		not historic age	202A	W MLK DR	1930		
R131505			not historic age; vacant parcel	210	KNOX ST			
R133308			not historic age	116	S EDWARD GARY ST			
R133874			not historic age	611	VALLEY ST			
R134838			not historic age	512	W SAN ANTONIO ST	2013		
R134855			not historic age	126	S GUADALUPE ST			
R136764			not historic age	301	ARMSTRONG ST			
R137868	Dunbar District		not historic age; city park	213	W MLK DR	1910		
R137889			not historic age	401	N FREDERICKSBURG	2012		
R138266			not historic age; parking lot	104	S CM ALLEN PKWY			
R138700			not historic age	240	COMAL ST			
R140981			not historic age	328	S GUADALUPE ST	1999		
R141054			not historic age	415	NORTH ST			
R143027			not historic age	524	S LBJ DR	2017		
R143335			not historic age	223	STILLWELL ST	2015		
R143336			not historic age	227	STILLWELL ST	2016		
R151288			not historic age	421	S GUADALUPE ST			
R151368			not historic age	417	N COMANCHE ST	2017		
R151538			not historic age	510	S GUADALUPE ST	2017		
R151703			not historic age; vacant parcel	313	S LBJ DR	2016		
R155410			not historic age; vacant parcel	228	S GUADALUPE ST			
R155411			not historic age; vacant parcel	228	S GUADALUPE ST			
R159837			not historic age; city park	208-210	S FREDERICKSBURG ST		Eddie Durham Park	
R21953			not historic age	711	W MLK DR			
R21955			not historic age; vacant parcel	-	JACKMAN ST			
R21963			not historic age; vacant parcel	716	CENTRE ST			
R21970			not historic age	214	S ENDICOTT ST			
R21981			not historic age; vacant parcel	724	VALLEY ST			
R21986			not historic age; vacant parcel	-	CENTRE ST			
R24302			not historic age	525	MCGEHEE ST	1984		
R24309			not historic age; vacant parcel	-	MCGEHEE ST			
R24310			not historic age; vacant parcel	-	MCGEHEE ST			
R24311			not historic age; vacant parcel	-	N ACADEMY			
R24318			not historic age	600	S C M ALLEN PKWY	1979		
R24610	Dunbar District		not historic age; vacant parcel	600	W MLK DR	1895		
R24611	Dunbar District		not historic age; vacant parcel	602	W MLK DR	1940		

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R24624			not historic age	625	W MLK DR			
R24625			not historic age	615	W MLK DR			
R24627			not historic age	607	W MLK DR	1996		
R24630			not historic age	215	JACKMAN ST	1995		
R24632			not historic age; vacant parcel	614	CENTRE ST			
R24635			not historic age	602	CENTRE ST			
R24639	Dunbar District		not historic age	517	W MLK DR			
R24641	Dunbar District		not historic age	515	W MLK DR	1930		
R24659			not historic age; vacant parcel	613	CENTRE ST			
R24663			not historic age; vacant parcel	603	CENTRE ST			
R24664			not historic age; vacant parcel	-	HERNDON ST			
R24667			not historic age; vacant parcel	606	VALLEY ST			
R24668			not historic age	612	VALLEY ST	1986		
R24673			not historic age; vacant parcel	-	HERNDON ST			
R24682			not historic age; vacant parcel	-	VALLEY ST			
R24683			not historic age; vacant parcel	-	HERNDON ST			
R24698			not historic age; vacant parcel	407	VALLEY ST			
R24699			not historic age; vacant parcel	-	GRAVEL ST			
R24701			not historic age	607	VALLEY ST	1993		
R24702			not historic age	603	VALLEY ST	1993		
R24703			not historic age	601	VALLEY ST	1993		
R24704			not historic age	521	VALLEY ST	1993		
R24705			not historic age; vacant parcel	409	VALLEY ST			
R24705			not historic age; vacant parcel	411	VALLEY ST			
R24707			not historic age; vacant parcel	505	VALLEY ST			
R24708			not historic age	501	VALLEY ST	1996		
R26133			not historic age; vacant parcel	360	S LBJ DR			
R26134			not historic age; vacant parcel	352	S LBJ DR			
R26136			not historic age; vacant parcel	-	S GUADALUPE ST			
R26140			not historic age	338	S GUADALUPE ST			
R27242			not historic age	339	N GUADALUPE ST	1986		
R27287			not historic age; vacant parcel	228	S GUADALUPE ST			
R27289	Dunbar District		not historic age; vacant parcel	207	S COMANCHE ST			
R27290	Dunbar District		not historic age; vacant parcel	209	S COMANCHE ST			
R27292	Dunbar District		not historic age; vacant parcel	216	CENTRE ST	1930		
R27293	Dunbar District		not historic age; vacant parcel	208	S COMANCHE ST			
R27294	Dunbar District		not historic age; vacant parcel	214	CENTRE ST			
R27401	Dunbar District		not historic age; vacant parcel	322	W MLK DR			
R32216			not historic age; vacant parcel	-	NICOLA ALY			
R32217			not historic age; vacant parcel	313	NICOLA ALY			
R33115			not historic age	205	CHEATHAM ST	1990		
R33116			not historic age; vacant parcel	215	CHEATHAM ST			
R33121			not historic age; vacant parcel	309	CHEATHAM ST			
R33122			not historic age	311	CHEATHAM ST	1980		
R33124			not historic age	329	HUTCHIN	1979		
R33127			not historic age	333	CHEATHAM ST	1985		
R33128			not historic age; parking lot	-	MCGEHEE ST			
R33129			not historic age; vacant parcel	-	CHEATHAM ST			
R33131			not historic age	300	S C M ALLEN PKWY	1988		
R33178			not historic age; vacant parcel		S LBJ DR			
R34692			not historic age	519	W HUTCHISON ST			
R34999			not historic age	310	PAT GARRISON ST	1988		
R35220			not historic age; vacant parcel	621	W HUTCHISON ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R35282			not historic age; vacant parcel	-	GRAVEL ST			
R35283			not historic age; vacant parcel	-	GRAVEL ST			
R35284			not historic age; vacant parcel	-	GRAVEL ST			
R35285			not historic age; vacant parcel	-	GRAVEL ST			
R35286			not historic age; vacant parcel	-	GRAVEL ST			
R35293			not historic age	743	GRAVEL ST			
R35349			not historic age; vacant parcel	-	LEE ST			
R35353			not historic age; vacant parcel	615	S LBJ DR			
R35363			not historic age	414	S LBJ DR			
R35364			not historic age	408	S LBJ DR			
R35369			not historic age; vacant parcel	421	S GUADALUPE ST			
R35371			not historic age; vacant parcel	101	E GROVE ST			
R35372			not historic age; vacant parcel	103	E GROVE ST			
R35376			not historic age; vacant parcel	-	S LBJ DR			
R35380			not historic age	523	S GUADALUPE ST			
R35383			not historic age; vacant parcel	-	S LBJ DR			
R35384			not historic age; vacant parcel	614	S LBJ DR			
R35389			not historic age; vacant parcel	114	LEE ST			
R35391			not historic age; vacant parcel	124	LEE ST			
R35393			not historic age	619	S GUADALUPE ST	1986		
R35394			not historic age; vacant parcel		S LBJ DR			
R35398			not historic age; vacant parcel	114	LOVE ST			
R35400			not historic age; vacant parcel		LOVE ST			
R35406			not historic age; vacant parcel	807	S GUADALUPE ST			
R38151			not historic age	401	CHEATHAM ST	1992		
R38152			not historic age	330	S C M ALLEN PKWY			
R38164			not historic age; vacant parcel	-	PORTER ST			
R38167			not historic age; vacant parcel	-	PORTER ST			
R38170			not historic age	202	S C M ALLEN PKWY			
R38171			not historic age; vacant parcel	-	C M ALLEN PKWY			
R38176			not historic age; vacant parcel	-	C M ALLEN PKWY			
R40024			not historic age; city park	320	MARIPOSA ST			
R40051			not historic age	314	LEE ST			
R40056			not historic age	331	LEE ST			
R40061			not historic age	309	LEE ST			
R40068			not historic age	320	ENCINO ST	1992		
R40079			not historic age	324	E GROVE ST			
R40080			not historic age	316	E GROVE ST	2000		
R40081			not historic age; vacant parcel	312	E GROVE ST			
R40089			not historic age; vacant parcel	315	E GROVE ST			
R41453			not historic age	314	E HUTCHISON ST			
R41455			not historic age	210	N EDWARD GARY ST			
R41459			not historic age; parking lot	312	E HOPKINS ST			
R41460			not historic age	308	E HOPKINS T	1990		
R41469			not historic age	209	N EDWARD GARY ST			
R41470			not historic age	209	N EDWARD GARY ST			
R41471			not historic age; parking lot	214	E HUTCHISON ST			
R41481			not historic age	123	N EDWARD GARY ST	1986		
R41494			not historic age; parking lot		E SAN ANTONIO ST			
R41524			not historic age	134	W SAN ANTONIO ST			
R41525			not historic age; parking lot	152	S GUADALUPE ST			
R41527			not historic age; parking lot	128	S GUADALUPE ST			
R41534			not historic age; parking lot	-	S FREDERICKSBURG ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R41535			not historic age; vacant parcel	151	S FREDERICKSBURG ST			
R41536			not historic age	153	S FREDERICKSBURG ST			
R41537			not historic age	120	W MLK DR			
R41538			not historic age; vacant parcel	-	S FREDERICKSBURG ST			
R41539			not historic age; vacant parcel	-	S FREDERICKSBURG ST			
R41543			not historic age	174	S GUADALUPE ST			
R41546			not historic age	150	S LBJ DR	2015		
R41565			not historic age	145	S GUADALUPE ST			
R41567			not historic age	169	S GUADALUPE ST	2001		
R41568			not historic age	101	E MLK DR	1995		
R41570			not historic age; parking lot	-	S LBJ DR			
R41571			not historic age	200	W HOPKINS ST	1980		
R41577			not historic age	205	W HOPKINS ST	2017		
R41579			not historic age	146	S FREDERICKSBURG ST			
R41580			not historic age; vacant parcel	140	S FREDERICKSBURG ST			
R41583			not historic age; vacant parcel	128	S FELTNER ALY			
R41587			not historic age; vacant parcel	141	S COMANCHE ST			
R41587			not historic age; vacant parcel	145	S FELTNER ALY			
R41588	Dunbar District		not historic age; vacant parcel	224	W MLK DR	1920		
R41598			not historic age	319	W HUTCHISON ST		Alpha Delta Pi House	Alpha Delta Pi House
R41599			not historic age	315	W HUTCHISON ST			
R41617			not historic age	242	N GUADALUPE ST	1976		
R41621			not historic age; parking lot	118	E HUTCHISON ST			
R41623			not historic age	237	N LBJ DR			
R41632			not historic age	301	N C M ALLEN PKWY			
R41633			not historic age	301	N C M ALLEN PKWY			
R41637			not historic age	302	UNIVERSITY DR	1997		
R41638			not historic age	306	N EDWARD GARY ST	1997		
R41639			not historic age; parking lot	-	E HUTCHISON ST			
R41652			not historic age	300	N LBJ DR			
R41657			not historic age	343	N HUTCHINLBJ	2002		
R41663			not historic age	210	W HUTCHISON ST			
R41664			not historic age	220	W HUTCHISON ST			
R45942			not historic age; parking lot	221	S FREDERICKSBURG ST			
R45943			not historic age; parking lot	225	S FREDERICKSBURG ST			
R45944			not historic age; parking lot	229	S FREDRICKSBURG ST			
R45946			not historic age; parking lot	-	S FREDERICKSBURG ST			
R46197			not historic age	402	N FREDERICKSBURG ST	1983		
R46360			not historic age; vacant parcel	530	HULL ST			
R46361			not historic age	533	HULL ST			
R46363			not historic age; vacant parcel	204	CAMACHO ST			
R46371			not historic age; vacant parcel		CAMACHO ST			
R46372			not historic age; vacant parcel	608	MACARTHUR ST			
R46373			not historic age; vacant parcel	606	MACARTHUR ST			
R46375			not historic age	214	ROOSEVELT ST			
R46378			not historic age; parking lot	202	ROOSEVELT ST			
R46379			not historic age; vacant parcel	-	ROOSEVELT ST			
R46388			not historic age	226	ARMSTRONG ST			
R46394			not historic age	209	ARMSTRONG ST	1992		
R46395			not historic age	207	ARMSTRONG ST	1992		
R46396			not historic age	205	ARMSTRONG ST			
R46397			not historic age	203	ARMSTRONG ST			
R46398			not historic age	201	ARMSTRONG ST			

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

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R46399			not historic age; vacant parcel	-	ARMSTRONG ST			
R46405			not historic age	307	ARMSTRONG ST	1998		
R46406			not historic age	303	ARMSTRONG ST	2011		
R46417			not historic age; vacant parcel	313	ROOSEVELT ST			
R46427			not historic age	308	CAMACHO ST			
R46429			not historic age	300	CAMACHO ST	1999		
R46464			not historic age; vacant parcel	-	WAVELL ST			
R46465			not historic age; vacant parcel	-	WAVELL ST			
R46469			not historic age; vacant parcel	-	WAVELL ST			
R46470			not historic age; vacant parcel	-	WAVELL ST			
R46471			not historic age; vacant parcel	804	CHURCHILL ST			
R46475			not historic age; vacant parcel	-	CHURCHILL ST			
R46494			not historic age; vacant parcel	801	PATTON ST			
R46495			not historic age; vacant parcel	801	PATTON ST			
R46496			not historic age; vacant parcel	801	PATTON ST			
R46497			not historic age; vacant parcel	801	PATTON ST			
R46498			not historic age; vacant parcel	801	PATTON ST			
R46499			not historic age; vacant parcel	801	PATTON ST			
R46517			not historic age; vacant parcel	-	KNOX ST			
R46518			not historic age; vacant parcel	-	KNOX ST			
R46519			not historic age; vacant parcel	-	KNOX ST			
R46521			not historic age; vacant parcel	-	STILLWELL ST			
R46523			not historic age; vacant parcel	-	KNOX ST			
R46524			not historic age; vacant parcel	-	KNOX ST			
R46565			not historic age; vacant parcel	224	STILLWELL ST			
R46572			not historic age; vacant parcel	239	STILLWELL ST			
R46581			not historic age; vacant parcel	205	STILLWELL ST			
R46593			not historic age; vacant parcel	-	INVASION ST			
R60253			not historic age	600	S GUADALUPE ST			
R60283			not historic age	735	W HUTCHINMLK	1995		
R60372			not historic age	738	W HUTCHINMLK	1995		
R60373			not historic age	736	W HUTCHINMLK	1995		
R60374			not historic age	734	W HUTCHINMLK	1995		
R60375			not historic age	732	W HUTCHINMLK	1995		
R60376			not historic age	730	W HUTCHINMLK	1995		
R60396	Dunbar District		not historic age	303	W MLK DR	1930		
R60592			not historic age	101	UNIVERSITY DR	1994		
R60791			not historic age; parking lot	-	S GUADALUPE ST			
R60918			not historic age	301	HUTCHINT	1995		
R62483			not historic age	300	S LBJ DR	1995		
R70609			not historic age; vacant parcel	725	CENTRE ST			
R70852			not historic age	726	W MLK DR	1996		
R72275			not historic age	317	ARMSTRONG ST	1996		
R72276			not historic age	315	ARMSTRONG ST	1997		
R87823			not historic age; vacant parcel	-	SHADY LN			
R89145			not historic age	504	VALLEY ST			
R89489			not historic age	141	W HOPKINS ST			
R93804			not historic age	227	KNOX ST	2000		
R93807			not historic age	215	ROOSEVELT ST			
R93798			not historic age	129	W HUTCHISON ST			
R97834			not historic age; vacant parcel	350	NORTH ST	2005	Sanctuary Lofts	First Baptist Church
R97835			not historic age; parking lot	400	NORTH ST			
R97836			not historic age; vacant parcel		CHEATHAM ST	2000		

Survey Inventory Table - Phase 1
My Historic SMTX City of San Marcos Historic Resources Survey Report
January 2019

Local Id	Previous Survey Area	Priority	Explain	Address No.	Street Name	Year Built	Current Name	Historic Name
R97846			not historic age	223	CAMACHO ST			
RPARK			not historic age; city park		CAMACHO ST		Victory Gardens Park	Victory Gardens Park