HISTORIC RESOURCES SURVEY
OF THE DUNBAR AND EAST GUADALUPE
NEIGHBORHOODS

SAN MARCOS, TEXAS

Submitted to the City of San Marcos

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Austin and Buda Texas

1996
Acknowledgments

An undertaking as great as a survey of a city with as rich a history as San Marcos requires the efforts of many individuals. I would like to express my appreciation to Jenise Walton, staff member of the City of San Marcos, for all of her help. We also owe a multitude of thanks to the members of the San Marcos Historical Preservation Commission, Solia Rodriguez, the members of the Hays County Hispanic Publication Committee, Ollie Giles, and Johnnie Armstead, who supplied important insights into the survey areas.

I also would like to acknowledge Terry and Beatrice Keck whose computer skills have become an essential component of our work. Bea Keck, who works along side Terry, has contributed numerous hours to the preparation of this report. Her smile and cheerful attitude never fail to sustain us through the many hours.

This project was funded in part through a Certified Local Government grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission and the San Marcos Historical Preservation Commission, the City of San Marcos. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, the Texas Historical Commission, nor the City of San Marcos.

Lila Knight and Ralph Edward Newlan
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Introduction

The purpose of this report is to provide information that can be useful to the City of San Marcos in determining the future priorities for preservation in the city. The initial phase of a comprehensive survey of San Marcos focused on the Dunbar and East Guadalupe neighborhoods and identified 264 historic properties within these two areas.

There are a number of issues to be considered by the San Marcos Historic Preservation Commission during the years to come:

* Should the identified historic district receive priority in being designated?

* Should the identified historic district be designated at the federal (National Register of Historic Places) or at the local level - or at both levels?

* Which individual properties are the most significant and should be selected for designation?

* Should the identified individual properties be designated at the federal (National Register of Historic Places) or at the local level as landmarks - or at both levels?

* What economic incentives are available to promote preservation in these areas of San Marcos?

* What types of educational programs can best promote the preservation of San Marcos’ history and increase awareness of the importance of preservation?

This survey of San Marcos includes the following final products to guide the San Marcos Historic Preservation Commission in their work:

* inventory of all properties located in the survey area, indicating priority
* map of the survey area graphically indicating high/medium/low priority properties
* historic site forms for high priority properties
* black and white photodocumentation for each historic property in the survey area
* color slides of each high priority property
* final report that includes:
   building analysis
   outline of the methodology used in the survey
   recommendations for future preservation activities
Results of the Survey of the Dunbar and East Guadalupe Neighborhoods

The boundaries of the survey are indicated in the map accompanying this report and include the primarily residential neighborhoods as defined by the boundaries of the Dunbar and East Guadalupe neighborhood associations. It should also be noted that the boundaries of the East Guadalupe neighborhood, as defined within the given survey boundaries, also includes a portion of the Victory Gardens neighborhood along Invasion and MacArthur streets. A small area to the north of the East Guadalupe neighborhood encompassing the industrial area along the railroad tracks was added to the original survey boundaries upon request by the City of San Marcos.

This particular phase of a survey of historic resources in San Marcos identified 264 historic properties. These properties received the following ranking:

- high priority: 46 properties (17% of the total)
- medium priority: 96 properties (36% of the total)
- low priority: 122 properties (46% of the total)

The survey process is not static and re-assessments in light of additional information or changes to buildings are an important part of the process.

Survey Methodology

Each historic property identified during the survey process received a high, medium, or low priority rating. The purpose of the priority assessments is to guide both the survey team and the local community in determining which properties may be eligible for listing in the National Register of Historic Places, either individually or as part of an historic district. High priority sites are potentially eligible for listing on an individual basis, while those assessed as medium priority may be considered contributing to a district although they may be ineligible for listing on an individual basis. Low priority properties are those that either (1) represent a common building type ineligible for individual listing, but which could be considered as contributing to a district, or (2) buildings that have been so altered as to deem them ineligible for consideration and would be listed as noncontributing to an historic district. These properties may become eligible with proper restoration or rehabilitation.
This survey team utilized the National Register Criteria for Evaluation to identify the types of resources and their significance that will qualify such properties for listing in the National Register. The Criteria are broadly written and interpreted to recognize the wide variety of historic properties associated with our history. There are four criteria for the evaluation of the significance of a historic property:

Criterion A Event: resources that are associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B Person: resources that are associated with the lives of persons significant in our past.

Criterion C Design/Construction: resources 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 values; or that represent a significant and distinguishable entity whose components may lack individual distinction.

Criterion D Information Potential (Archeology): resources that have yielded, or may be likely to yield, information important in prehistory and history.

In order for a property to qualify for the National Register, it must both meet one of the National Register Criteria for Evaluation by being associated with an important historic context and retain sufficient historic integrity of those features necessary to convey its significance. Integrity is the ability of a property to convey its significance by the survival of physical characteristics that were present during the property’s period of significance.

The assessment of historic integrity is based on guidelines set forth by the National Park Service. The seven qualities of historic integrity as defined by the National Park Service are:

1. Location - the place where the historic property was constructed or the place where the historic event occurred. The relationship between a property and its historic associations is destroyed if the property is moved (although there are exceptions in rare cases).

2. Design - the combination of elements that create the form, plan, space, structure, and style of a property. A property’s design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; and type, amount and style of ornamental detailing. Design can also apply to districts in the way in which buildings are related including spatial relationships;
visual rhythms in a streetscape; layout of walkways and roads; and the relationship of other features.

3. Setting - the physical environment of a historic property. Whereas location refers to a specific place or site, setting refers to the character of the place. Setting involves how (not just where) a property is situated and its relationship to surrounding features and open space. The physical features that constitute setting can be either natural or manmade and might include topographic features; vegetation; manmade features such as paths and fences; and relationships between buildings and other features or open space. Particularly important for districts is the relationship between the property and its surroundings.

4. Materials - the physical elements that were combined during a particular period of time and in a particular pattern or configuration to create a historic property. A property must retain the key exterior materials and significant features dating from its period of significance.

5. Workmanship - the physical evidence of the crafts of a particular culture or people during any given period in history. It is the evidence of artisans’ labor and skill and can be expressed in vernacular methods of construction and plain finishes as well as highly sophisticated configurations and ornamental detailing.

6. Feeling - the ability of a property to express the aesthetic or historic sense of a particular period of time. Feeling results from the presence of physical features that, taken together, convey the property’s historic character.

7. Association - the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.

Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility.

To retain historic integrity, a resource will always possess several, and usually most, of the aspects. But all properties change over time and it is not necessary for a property to retain all of its historic physical features or characteristics. It must retain, however, the essential physical features (those that define both why and when it was significant) that enable it to convey its historic identity. Determining which of these aspects are most important to a particular property requires knowing why, where, and when the property is significant.
With the above qualities in mind, each property or site is assessed as to its historic integrity during the survey process. This does not take into account what it could be after restoration or rehabilitation. Alterations to the property or its environment are the fundamental circumstances that lower a property’s assessment. Alterations fall into two principal categories; major and minor alterations.

The following is a listing of examples from each category:

**Major Alterations:**
- Demolition of a dominant portion of the property
- Additions to the front or sides of a building or additional stories added
- Change in a majority of the fenestration, such as replacement of all windows with non-historic windows; altering the size of windows; or infilling windows
- Alteration of original exterior materials including synthetic or fabricated siding applied over original materials, or the addition of brick, stone, stucco or other non-historic materials
- Change in massing or design (i.e. roof change or parapet removed)
- Insensitive design or construction of adjacent buildings associated with the property’s history
- Relocation of the property less than 50 years ago
- Demolition of significant outbuildings, structures, or landscape features

**Minor Alterations:**
- Only one or two windows replaced, as long as they are not dominant features on the front facade
- Windows replaced on side elevations
- Porch columns replaced with incompatible materials (fabricated metal)
- Replacement of wood porch with concrete porch
- Infilling of porch bays with wire screen or clear glass
- Replacement of original fabric such as doors or screens
- Covering or infilling of transoms

A single major alteration or the combination of several minor alterations may lower the assessment of a property. The following are typical examples of the effect of minor and/or major alterations upon the assessment of a property:

1. The addition of synthetic or fabricated siding would lower a property’s priority to medium if the original siding was also similar in nature (i.e.; horizontal with similar proportions). New siding material that is very different in nature to the original materials, however, would result in a low priority being assigned to the property.
2. The demolition of a dominant portion of a property or its relocation would render a low priority assessment.

3. An addition to the front facade (or a large addition to a side facade) would, in most cases, subject it to a low priority rating.

4. The presence of one minor alteration, such as the replacement of porch columns, would not lower the priority, but if another minor alteration is apparent then it would result in a medium priority assessment.

5. The construction of insensitive, associated buildings that overwhelm the property would result in a medium priority assessment.

The assessment of high, medium, or low for a particular property is not based entirely on alterations to its historic integrity but also on its context. For example, a property significant for its association with a major event or individual (or both) may be assessed a high priority rating despite major alterations or multiple minor additions to take into account the property’s significance to the community. A good example of this is the First Baptist Church on Martin Luther King. Although it has received significant changes to its architectural fabric, its historic significance to the African-American community is of such importance that it was given a high priority rating.

The assessments in the survey are not static and a review of documentation and future alterations may effect the property’s future assessment. The development of any National Register nominations should re-evaluate the assessments in light of additional research.
Building Analysis of the Dunbar and East Guadalupe Neighborhoods

The purpose of the following building analysis is to provide statistical information that could be useful in setting priorities for both proposed historic districts as well as individual properties in order to assure a proper representation of a particular building type or historical period.

As one might expect from a survey of two residential neighborhoods, 85% of all of the historic buildings identified in the survey fell under the category of domestic architecture. This group comprises 227 of the 264 buildings identified in the survey. All of the other categories of building types represent only 15% of the total number of historic buildings. Of these other groups, commercial architecture represents the largest building type and comprises 5% of the buildings identified in the survey.

Domestic building types identified in the survey include the following:

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Percentage of All Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>bungalows</td>
<td>60</td>
<td>26%</td>
</tr>
<tr>
<td>asymmetrical</td>
<td>20</td>
<td>8%</td>
</tr>
<tr>
<td>rectangular</td>
<td>83</td>
<td>36%</td>
</tr>
<tr>
<td>center-passage</td>
<td>9</td>
<td>3%</td>
</tr>
<tr>
<td>two-room</td>
<td>27</td>
<td>11%</td>
</tr>
<tr>
<td>single pen</td>
<td>4</td>
<td>1%</td>
</tr>
<tr>
<td>L-plans</td>
<td>9</td>
<td>3%</td>
</tr>
<tr>
<td>shotgun</td>
<td>11</td>
<td>4%</td>
</tr>
<tr>
<td>others</td>
<td>4</td>
<td>2%</td>
</tr>
</tbody>
</table>

The other building types represented in the survey break down as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Count</th>
<th>Percentage of All Residential Buildings</th>
</tr>
</thead>
<tbody>
<tr>
<td>commercial</td>
<td>15 buildings</td>
<td>5%</td>
</tr>
<tr>
<td>institutional</td>
<td>8 buildings</td>
<td>3%</td>
</tr>
<tr>
<td>industrial</td>
<td>7 buildings</td>
<td>2%</td>
</tr>
<tr>
<td>military</td>
<td>3 buildings</td>
<td>1%</td>
</tr>
<tr>
<td>infrastructure</td>
<td>2 sites</td>
<td>less than 1%</td>
</tr>
<tr>
<td>transportation</td>
<td>2 structures</td>
<td>less than 1%</td>
</tr>
</tbody>
</table>

It should be noted that the military building types are actually old barracks buildings utilized not for military purposes, but rather are re-used for either institutional or residential purposes.
An analysis of the dates of the buildings identified in the survey can provide important information for the selection of priorities.

<table>
<thead>
<tr>
<th>Date Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>19th century</td>
<td>1%</td>
</tr>
<tr>
<td>1900-1909</td>
<td>6%</td>
</tr>
<tr>
<td>1910-1919</td>
<td>8%</td>
</tr>
<tr>
<td>1920-1929</td>
<td>31%</td>
</tr>
<tr>
<td>1930-1939</td>
<td>27%</td>
</tr>
<tr>
<td>1940-1949</td>
<td>17%</td>
</tr>
<tr>
<td>1950</td>
<td>6%</td>
</tr>
</tbody>
</table>

Two of the five surviving buildings from the nineteenth century are institutional in nature, with only three residences surviving from this early period. These buildings should be carefully reviewed for possible landmark designation to ensure their future preservation. The vast majority of the residences date between 1920 and 1935, indicating the period during which these areas were developed for residential use as we know them today. These statistics indicate a progressively larger number of surviving buildings until the post World War II era, after which a small decline in the number of surviving historic buildings is indicated.
Historical Perspective on the Dunbar and East Guadalupe Neighborhoods

Research on these two neighborhoods was hampered by a lack of documentary evidence, thus resulting in a reliance on interviews with local historians and oral history. No pre-1950 city directories were found in any of the libraries or archives of San Marcos or Austin. The major publishers of city directories were contacted by phone, but none had records of a city directory of San Marcos from the early years. In addition, Sanborn maps were examined for 1885, 1891, 1902, 1906, 1912, 1922, and 1930. There were portions of the survey area that were not included on any of these Sanborn maps. The Dunbar neighborhood was not indicated on the Sanborn maps until 1922, at which time Martin Luther King and Centre streets were included. Many of the houses on these streets, however, pre-date 1922.

The U.S. Census data only contains names and occupations, but no addresses, until 1920. Unfortunately, the 1920 Census for San Marcos identifies only the street, but not street numbers so it was impossible to correlate an individual with a particular address. Since many of the streets in the survey are major thoroughfares extending beyond the survey areas, it was not possible to ascertain specific information for the purposes of this survey.

Historical Overview of the Dunbar Neighborhood

Located to the east of Guadalupe Street, the Dunbar neighborhood lies just to the southeast of the courthouse square and is bounded on the south by the floodplain of Purgatory Creek. The neighborhood encompasses a largely residential area of domestic buildings constructed in the early 20th century. Most of these structures are vernacular buildings that lack any stylistic ornamentation. The typical dwelling is characterized by a frame or board and batten construction. Shed-roof porches, supported by simple wood posts on the front elevation, are the only ornamentation. With a lack of written documentary records for ethnic groups, resources such as buildings, become even more important as research sources.

The area around Dunbar was first settled by Anglo farmers and it is likely that after the Civil War, African-Americans were employed as hired hands or tenant farmers, living in small enclaves of frame dwellings. None of these survive today. But the neighborhood undoubtedly grew in response to its proximity to the more affluent neighborhoods which began to develop in the 1880s along San Antonio, Hopkins, and Belvin Streets where many of the early residents of Dunbar worked as domestic servants, cooks, and groundskeepers. Others found employment at nearby gins, lumber
companies and warehouses located along the railroad tracks just to the west of the neighborhood, as well as in downtown businesses. According to historical sources, it was not until 1893 that five men became the first African-Americans to own property in the county (Wyatt Newman, James Landon, Henry Richardson, Luckey McQueen, and Miles Bowes) when they purchased land for the San Marcos Community Cemetery on Post Road.

After the close of the Civil War, the Freedmen’s Bureau established schools throughout Texas. The earliest known African-American school in San Marcos was the Freedmen’s School established as early as 1868 on land bought from Major Edward Burleson Jr. The trustees for the Freedmen’s School sold the property to the Methodist African Church in late 1875, perhaps anticipating the passage of the Public Free School Law in 1876, which eventually resulted in the establishment of the Negro School District in January of 1877. An African-American minister served as instructor to 50 pupils. The location of the first school is not known, but it was typical to hold classes in churches. A school building was obtained in 1890 only when the Anglo school was moved to Woods Street for use by the African-American students.

In addition to schools, churches played a critical role for the neighborhood both as a religious and social center. The Wesley Chapel African Methodist Episcopal Church was founded in 1875 and a church was constructed in 1879 on its current site on South Fredericksburg Street. The early date of this church (since replaced by several structures), offers evidence that this neighborhood was well established as a segregated, African-American community within a decade following Emancipation. Once known simply as “Colored Town,” the neighborhood eventually took the name of the Dunbar school, named in honor of noted novelist and poet Paul Lawrence Dunbar.

The schools, churches and fraternal lodges provided a focal point for the social history of the neighborhood. The Old First Baptist Church and the “Calaboose” on Martin Luther King Street are the only surviving structures representing these building types as the Dunbar School was destroyed by fire. This school, initially constructed in the 1880s for Anglo children, was moved to the Dunbar neighborhood in 1918 and was added on to over the years. Named in 1961 for Paul Lawrence Dunbar (1872-1906), an African-American novelist and poet, the school also served as a social center for the community. It closed in the 1960s as the San Marcos schools were integrated. The separate Home Economics Building survived the fire and is an important landmark for the community. A portion of the old school, the infamous “barracks” wing, survives in a radically rehabilitated form on its new location on Valley Street. While this building represents an important aspect of the neighborhood’s history, its alteration and relocation from its original context diminish its ability to accurately reflect that history.
Although the "Calaboose" once served as the segregated jail, its later uses as the Black USO and a fraternal lodge are significant to the history of the area. An Odd Fellows Hall, located at the corner of Centre Street and Shady Lane, was demolished years ago. The Old First Baptist Church (1908), the only surviving historic church building, served as both a religious and social center for African-Americans. Typical of African-American churches, it is characterized by a cruciform plan raised upon a tall basement with a steeply pitched roof. The gabled porch, flanked by two bell towers, announces its importance to the street. The interior features a mural behind the baptismal pool executed by Mrs. Henry Kyle. As a social center, commencement exercises were held in this church until the integration of the San Marcos schools.

Dunbar became a thriving community of its own with its own restaurants, barber shops, beauty shops, grocery stores, and skating rink. A vital commercial strip developed along Martin Luther King Street two to three blocks to the east of Guadalupe Street. It is now occupied by the Century Phone Company which moved into the area in the mid-1950s. Known as "The Beat," these commercial establishments served the needs of the African-American residents who were often denied services in Anglo businesses during the period of segregation. A few surviving structures, however, represent this once vital commercial history of the neighborhood.

Many African-American neighborhoods such as Dunbar experienced a decline after World War II as the GI Bill and VA loans offered African-Americans opportunities to leave traditional neighborhoods for the suburbs. This trend accelerated after court-ordered desegregation of schools and civil rights victories of the late 1950s and early 1960s which made the transition to integrated suburbia easier for people of color. The Purgatory Creek watershed continually threatened the neighborhood with flooding. Some of the worst recorded floods occurred in the early 1970s. Many homes were destroyed and there is an indication that existing houses were simply moved into the area rather than new construction replacing homes washed away by the waters.

Historical Overview of the East Guadalupe Neighborhood

Hispanics were the earliest settlers in the area with the establishment of the 18th century Missions Nuestra Senora de la Candelaria and San Ildefonsa and the 19th century settlement of San Marcos de Neve. Indeed, the very name of the City of San Marcos is owed to a pervasive Hispanic influence on the area. But with the Anglo settlement in the 1850s following the Texas Revolution and Statehood, Mexican-Americans became a minority who were often discriminated against.

The late nineteenth and early twentieth centuries witnessed numerous waves of immigration of Mexican-Americans who found work on the farms
to the east of San Marcos. Many of the earliest Hispanic communities were first established around the communities of Staples and Martindale to the east and "Stringtown" to the south. During the late 19th and early 20th centuries, Mexican-Americans began moving into the city of San Marcos as jobs became available and in order to be closer to social institutions such as schools and churches. The community witnessed a great loss of life during the influenza epidemic of 1918 as evidenced by the number of Hispanic surnames within area cemeteries bearing this date.

The growing demand for agricultural workers and the Mexican Revolution of 1910 intensified the immigration of Mexican-Americans. As the population swelled, a real community began to develop within the City of San Marcos. By the 1920s, there were several businesses owned by Mexican-Americans along San Antonio Street on the courthouse square. But Guadalupe Street became the cornerstone for the Mexican-American community. This was perhaps due to the location of Our Lady of Guadalupe Catholic Church, located on the hill on Guadalupe. This small wooden, church was a focal point for both the religious and social life of the Mexican-American community. There was also a parochial school associated with the church. By the late 1920s, there were numerous Mexican-American businesses located all along Guadalupe Street including the Gomez Funeral Home, Paulene's Grocery, both a tailor shop owned by Manuel Flores, Flores' Bakery, Ennet's Cleaners, and other numerous groceries and bakeries.

Numerous fraternal and social organizations flourished during the early years of the Mexican-American community in San Marcos. The Amigos Del Pueblo was established in 1918 to provide land for cemeteries. Other organizations included the Union de Sociedades Estatales, established in 1925, and Monte De Las Cruces in 1923. The Sociedad Cuahtemoc, organized in 1942, sponsored the first Fiesta de Diez y Seis celebration in San Marcos. But the primary purpose of the group was to provide for people in need, particularly medical expenses and scholarships. After World War II, such organizations shifted from providing social services to an emphasis on political organization to fight discrimination with such groups as LULAC and the American GI Forum.

The greatest concentration of historic buildings within the East Guadalupe neighborhood are found along Guadalupe, LBJ, and McKie streets south of Chestam Street. Most of these structures date from the 1920s and 1930s. The neighborhood was characterized by a blending of commercial and residential structures. The Southside School was a focal point for the neighborhood and a new building was constructed after World War II. The vast majority of the residences in the neighborhood today post-date 1950, perhaps as a result of new home construction made possible by loans to returning veterans after World War II.
Recommendations

Preservation has long been recognized for its contributions to economic development. But only in recent years has its importance in developing community pride been recognized. The 47th National Preservation conference, sponsored by the National Trust for Historic Preservation in 1994, addressed the role of preservation as a quality of life element essential in rebuilding deteriorated neighborhoods in a manner that recognized both their history and their residents' needs. Providing affordable housing has become a key issue facing cities, but the role preservation can play is only now becoming apparent. The appendix of this report contains several useful documents regarding preservation and affordable housing.

Three areas were investigated as possible historic districts: LBJ Street in the East Guadalupe Neighborhood, Martin Luther King and Centre streets in the Dunbar Neighborhood, and the area along the railroad tracks.

The East Guadalupe Neighborhood

Within the East Guadalupe neighborhood, there were the largest number of high and medium priority properties along LBJ between the Interstate and Grove Street. There are six high priority properties and seven medium priority properties within these three blocks. But the area has experienced a great deal of commercial intrusion, and the number of noncontributing properties greatly outnumbers those of the contributing properties. As a result, this group lacks the concentration and historic continuity to constitute either a National Register historic district or a local historic district.

Although we do not believe that this is a viable historic district in terms of National Register of Historic Places criteria, it is important to consider some of these buildings for individual designation, particularly the commercial buildings that have long served the East Guadalupe neighborhood and have very significant historical associations as sites of early Hispanic entrepreneurs in the area. These properties are important to the history of the Hispanic Community in San Marcos and should be recognized for their contributions. This could be accomplished by either designating them as individual landmarks through the local historic zoning ordinance and/or seeking recognition through the state’s marker program. It is recommended that the San Marcos Historical Preservation Commission work with local Hispanic groups in deciding which individual properties are worthy of designation.
The Railroad Sector
The industrial section of the survey area, located along both sides of the railroad tracks between Grove and Comal streets, contain six high priority buildings. This area includes not only buildings related to the commerce and industry of San Marcos precipitated by the coming of the railroad, but also contains housing that may have been associated with these enterprises. The area lacks, however, the historic continuity for a district due to the intrusion of a number of later commercial structures south of the downtown area.

But this area should not be disregarded as it offers an exciting opportunity for the proposed Mercado project of the Hispanic Chamber of Commerce. As many of these buildings are eligible for listing on the National Register of Historic Places, they could also be eligible for a 20% tax credit through the Rehabilitation Tax Credit. Two of these buildings, the San Marcos Milling Company (site # 119) and the Farmers Union Gin (site # 128) are already listed on the National Register. This would allow for an economic incentive to rehabilitate these buildings which, because of their size and location to the downtown area, are ideal for housing a market area that could include numerous small merchants under one roof. The Hispanic Chamber of Commerce should be contacted with this information in the event that they would like to pursue it as a model for future development for the proposed Mercado.

The Dunbar Neighborhood

The neighborhood has lost a great deal of its historic character through the construction of post-1950 buildings and alterations to its extant historic dwellings. The most common alterations to the remaining historic homes is the application of synthetic materials over original wood siding and unsympathetic, but functional and necessary, additions. Many historic homes have been lost due to advanced deterioration and many are deemed unsafe and pose a health hazard. There are no real economic incentives for the rehabilitation of these structures. Infill construction has begun in recent years along Martin Luther King and Valley Streets in response to the need for adequate and affordable housing in the area. Despite these changes, the neighborhood remains crucial in documenting and preserving the history of African-Americans in San Marcos. As the history of this area is not well-documented in conventional sources, the importance of buildings, oral histories, and other sources cannot be understated.

The only area that is recommended for consideration as a historic district within the survey boundaries is located within the Dunbar neighborhood along both sides of Martin Luther King between Fredericksburg and Herndon Streets and along the north side of Centre Street (also between Fredericksburg and Herndon streets). This area contains the greatest concentration of historic building stock and forms the most cohesive grouping of early domestic and
institutional buildings associated with the African-American community. These properties are the most important for the African-American community and should be preserved from insensitive intrusions by new construction. The city may want to consider undertaking design guidelines for this proposed district if designated to help guide any new construction in the area.

Buildings to Consider for Individual Designation

Individual properties that were given a high priority rating could qualify for historic designation either on a local, state or federal level. The city should work with members of the San Marcos Historic Preservation Commission in determining which of these properties are most worthy of designation. It is not recommended that each of these properties be so designated, but a representative sample of the high priority properties should be considered, particularly if they are not represented in the proposed district.

Five buildings survive from the nineteenth century and should be carefully reviewed to ensure their preservation. Two of these are institutional in nature, with only three residences surviving from this early period. The 1885 Hays County Jail is currently listed on the National Register of Historic Places and the 1873 Jail (the Calaboose) is a Recorded Texas Historic Landmark. The three residences are:

711 Martin Luther King (site # 34)
600 Martin Luther King (site # 13)
321 LBJ (site # 243)

It appears that the house located at 321 LBJ may have been moved and the date of its relocation should be determined. All five of these buildings should be carefully reviewed for possible individual landmark designation at both the federal and local levels to ensure their future preservation.

There are several individual properties within the Dunbar Neighborhood that should receive special consideration. The Old First Baptist Church was initially rated a medium priority property due to alterations from the early 1950s, but the staff of the Texas Historical Commission recommended this be changed to a high priority upon review of the initial survey due to its significance to the community. This property should be considered for local designation as an individual landmark.

The United Methodist Jackson Chapel dates from 1964 and is thus excluded from the scope of this survey which examines buildings 50 years of age or older. This building, however, is significant both for its architectural design and its historic significance within the community. The modernistic design and use of terra cotta brick are unique for a church of this date, and it should be earmarked for consideration for future designation.
While many of the buildings identified in the survey are ineligible for consideration for listing on the National Register of Historic Places or as local landmarks, their history is important to these communities. Their significance could be recorded through the placement of historical markers, either at the state or local level. The state historical marker program is administered locally through the county historical commission. The City of San Marcos has also placed their own markers commemorating historical events. The cost of these historical markers can be prohibitive for many people. The San Marcos Historical Preservation Commission should consider finding sponsors and/or funding to commemorate the important historical events within the Hispanic and African-American community. The Hays County Historical Commission is considering funding at least one such marker on an annual basis. The two groups should consider cooperating with one another on such a program.

The benefits and restrictions of historic designation at the federal, state, and local levels are discussed in the following section.

**Additional Recommendations**

* Integrate information on identified historic buildings with the City’s GIS system, including the high/medium/low priority for each.

* Design guidelines for infill housing could be very useful for maintaining the historic look and feel of the neighborhood while still fulfilling the need for affordable housing. For example, the infill housing along Martin Luther King sensitively utilizes building materials that are compatible with the rest of the neighborhood, but the buildings are sited much farther back from the street than what appears elsewhere within the neighborhood. In contrast, the infill housing along Valley Street maintains a similar set-back, but the building materials and design of the houses are incompatible with the rest of the neighborhood. As there are several entities within the San Marcos area that construct affordable housing, design guidelines could be useful in establishing a standard of design that sensitively merges the new with the old.

* Any future surveys that include the Victory Gardens neighborhood should incorporate information from this survey for Invasion and MacArthur streets. It is important to consider the historical boundaries of an area when determining survey boundaries.

* Conduct workshops for residents that would raise their awareness of the history of their neighborhood. This could be accomplished by working in cooperation with area neighborhood associations.
Historic Designations

Historic designations are more than just a recognition of the property's significance. They can serve as a guide in planning for development while preserving the most important examples of our heritage.

Historic buildings can be designated on three different levels:
(1) federal - The National Register of Historic Places (for both individual buildings and entire districts)
(2) state - Recorded Texas Historic Landmarks (only for individual buildings) and State Archeological Landmarks
(3) local - designated under a local historic ordinance (either individually as a landmark or as part of a locally designated district)

Unlike most other programs, buildings designated at the federal level carry fewer restrictions than at the state or local levels. In fact, buildings receive greater protection and more restrictions as they are designated at the local level. This section describes the major benefits and restrictions of federal, state and local programs.

The major differences between the different levels of protection afforded by federal, state and local designations are:

**Federal**
* National Register of Historic Places listing guarantees a state-level review if the resource is threatened by impact from a federally funded undertaking.

**State**
* Recorded Texas Historic Landmark status provides a 60 day notice period before any exterior changes can be made, allowing for preservation alternatives to be considered.

* State Archeological Landmark status prevents the removal, alteration, damage, demolition or excavation of a resource without a permit from the Texas Historical Commission.

**Local**
* Locally designated resources must undergo a thorough review by the local landmark commission before a building permit (or demolition permit) is issued by the city.
The National Register of Historic Places

* The National Register is the nation’s official list of buildings, districts, and sites (including structures and objects) significant in American history and culture, architecture, archeology, and engineering.

* The register is maintained by the National Park Service and is administered on a state-wide basis by the Texas Historical Commission.

* A small plaque may be placed to indicate a building is listed on the National Register of Historic Places. Such a marker is not, however, required for listing on the National Register of Historic Places.

Benefits
* Listing on the National Register of Historic Places does not restrict owners of private properties. It does not impose restrictive covenants of any kind, unless tax credits or grant assistance is accepted by the owner.

* Owners of private properties are free to maintain, manage, or demolish their property as they see fit provided that no federal money is used in such changes. For example, there are no restrictions as to what color they paint their property or what type of additions or changes they make to their property.

* Buildings listed on the National Register of Historic Places do not have to be made open to the public.

* Listing on the National Register of Historic Places may allow owners of properties to be eligible for a 20% investment tax credit for “certified” rehabilitation of income-producing (such as commercial buildings or bed and breakfasts) properties. These buildings must be rehabilitated using approved methods and must be reviewed, or “certified,” by the Texas Historical Commission and the National Park Service.
Restrictions
* Restrictions exist only when federal funds are used. This generally applies to public projects, as most individuals are not eligible for federally funded projects except for the investment tax credit described above (which is undertaken only on a voluntary basis).

* Any undertaking that uses federal funds, such as redevelopment using HUD funds, must consider the impact on any buildings eligible for listing on the National Register of Historic Places.

* Section 106 of the National Historic Preservation Act of 1966 requires that federal agencies consider the affect of any federal funding on our historic resources. The so-called “Section 106 review process” is administered by the Texas Historical Commission in cooperation with the local government utilizing the federal funding.

* Buildings need not be formally listed on the National Register of Historic Places. Even if they are only determined eligible for listing by the Texas Historical Commission, the impact of any changes using federal funds must be considered. This does not necessarily mean that such projects can not proceed as planned. In some cases, the affected buildings are not considered significant enough to be considered as eligible. In other cases, a mitigation process can be negotiated that will record the historic buildings for the future while allowing for the project to proceed as originally planned. There are cases, however, where the historic resources are considered to be of such importance to our history that the project cannot proceed as originally planned.

* It is essential to consider this review process early on in the planning for any such projects so as to avert any last minute crises or controversies in complying with this federal law.
State Designations in Texas

The following designations recognize buildings in Texas that are important to our history at a state or local level. There are three such programs:
(1) Recorded Texas Historic Landmarks
(2) State Archeological Landmarks
(3) Official Texas Historical Markers.
There are no provisions for recognizing historic districts at the state level, only individual buildings. All of these programs are administered by the Texas Historical Commission.

Recorded Texas Historic Landmarks

* Recorded Texas Historic Landmarks are buildings important for their historical associations and which have retained a high degree of their original historic fabric. They must be at least 50 years of age and be an exemplary model of preservation.

* Recorded Texas Historic Landmarks must retain their original appearance. This requirement is interpreted much stricter than the National Register of Historic Places criteria for listing.

* Listing as a Recorded Texas Historic Landmark does not guarantee listing in the National Register of Historic Places.

* The permission of the owner of a building is required before being designated as a Recorded Texas Historic Landmark.

Benefits
* Recorded Texas Historic Landmarks are not eligible for federal investment tax credits.

* Recorded Texas Historic Landmarks may be eligible for local tax exemptions or abatements if granted by local taxing authorities.

* Designation as a Recorded Texas Historic Landmark applies only to the exterior. There are no restrictions on what is done to the interiors of such buildings.

* Recorded Texas Historic Landmarks do not have to be open to the public.

* Technical assistance offered at no charge through the Architecture Division of the Texas Historical Commission.
Restrictions
* Properties designated as Recorded Texas Historic Landmarks receive legal protection in that they may not be significantly altered or changed (including relocation and demolition) without first notifying the Texas Historical Commission at least 60 days prior to any such changes. The Texas Historical Commission may require an additional 30 days if warranted. The purpose of the waiting period is to allow the Texas Historical Commission to propose alternatives that might enhance the buildings chances for preservation.

* Changes, other than normal maintenance which is not covered by the law, might include re-roofing; replacement of windows or doors; addition of artificial siding; reconstruction of historic elements; any additions; changes to a porch.

* After the expiration of this waiting period, the owner may proceed with any plans for changes or alterations. This will probably result in the designation as a Recorded Texas Historic Landmark being withdrawn.

* If an owner makes changes to a Recorded Texas Historic Landmark without first notifying the Texas Historical Commission, they may be subject, under state law, to a civil penalty of not less than $50 nor more than $1,000 for each day of violation.

* Designation as a Recorded Texas Historic Landmark is a permanent designation which is retained even upon transfer of ownership of the property.

* Recorded Texas Historic Landmarks are indicated by an aluminum plaque. This marker is required as part of the application process which is administered at the local level by the county historical commission.

* Inclusion in travel guides to Official Texas Historical Markers.
State Archeological Landmarks

* State Archeological Landmarks are protected under the Texas Antiquities Code. The purpose of this designation is primarily to protect resources on publicly owned lands.

* Although called “archeological” landmarks, this designation can include buildings as well as archeological sites. For a building to be designated as a State Archeological Landmark, however, it must first be listed on the National Register of Historic Places before applying for this state designation.

Benefits
* State Archeological Landmarks are not eligible for federal investment tax credits.

* Under a recently passed law, State Archeological Landmarks are eligible for local tax relief when allowed by local taxing entities (the rules for this new law are currently being developed by the Texas Historical Commission).

Restrictions
* A State Archeological Landmark cannot be removed, altered, damaged, or excavated without a permit from the Texas Historical Commission.

* The designation as a State Archeological Landmark is permanent and is recorded in the deed records. The designation is conveyed with the property when it is sold.

* A privately owned building or archeological site can only be designated with the property owner’s permission.

* Damage to a State Archeological Landmark is subject to criminal, not civil, penalties. Violation of the Texas Antiquities Code is a misdemeanor punishable by a fine of not less that $50 and not more than $1,000, and/or confinement in jail for not more than 30 days. Each day of a violation constitutes a separate offense. This is the strongest protection offered to historic resources at the state level.
Official Texas Historical Markers

* This marker program, administered through county historical commissions and the Texas Historical Commission, commemorates aspects of local history, such as churches, schools, cemeteries, individuals and businesses.

* These markers offer no protection to buildings as they are simply commemorative and educational in nature.

* Official Texas Historical Markers are often confused with the Recorded Texas Historic Landmark markers as they use the same type of aluminum marker. The difference, however, is that markers for Recorded Texas Historic Landmarks have the words "Recorded Texas Historic Landmark" at the bottom line of the marker inscription.

* There are no restrictions on these markers whatsoever.

* The benefits of Official Texas Historical Markers are largely educational in nature, but they are included in state tourism publications and contribute to tourism within our state.
Certified Local Government Program

The City of San Marcos participates in the Certified Local Government Program which is administered by the Texas Historical Commission. The term, “Certified Local Government,” refers to the process whereby a city’s preservation plan is certified by the National Park Service.

The responsibilities of a Certified Local Government include:

(1) enforcement of appropriate state and local legislation for the designation and protection of historic properties

(2) establishment by local law of an adequate and qualified review commission composed of professional and lay members, each with a demonstrated interest in historic preservation

(3) institution of a system for the survey and inventory of historic properties

(4) provision for adequate public participation in the historic preservation process, including the process of recommending properties to the National Register of Historic Places

Participation in the Certified Local Government allows local governments to apply for grant money. A minimum of 10% of federal funds appropriated to the states under the National Historic Preservation Act must be distributed to local governments participating in the Certified Local Government program.

Under the rules of the program, locally designated buildings, as well as entire districts, may be “certified” which would allow owners of commercial buildings to be eligible for the 20% investment tax credit for rehabilitation of such buildings without the need to nominate them to the National Register of Historic Places.
San Marcos Historical Zoning Ordinance

The purpose of the San Marcos Historical Zoning Ordinance as stated in the ordinance itself is:

(1) to promote the educational, cultural and economic welfare of the public of San Marcos by preserving and protecting historic structures, streets and neighborhoods which serve as visible reminders of the history and cultural heritage of the city
(2) to strengthen the economy of the city by stabilizing and improving property values in historic areas
(3) to promote the use of historic landmarks for the culture, prosperity, education, and general welfare of the people of the city and visitors of the city

The ordinance allows for the historic designation of both individual landmarks and entire districts. It is the landmark commission's responsibility to recommend to the city planning commission ordinances designating buildings, structures, sites, districts, areas and lands in the city as historic landmarks. The criteria for selecting such historic resources, as stated in the ordinance, is based on the same criteria used in the National Register of Historic Places program.

Benefits
* Owners of properties designated historic on an individual basis (this does not apply to properties solely because they are included in a district) may be eligible for tax exemptions.

* Historic properties are protected from inappropriate changes to their historic fabric or demolition through the review process of the San Marcos Historic Preservation Commission.

* The review process, which is tied to the building permitting process, offers the best protection to resources. Often, buildings protected only at the state level are inappropriately altered without the knowledge of the state as there is no required review process tied to building permits.

Restrictions
* Owners of properties must receive a certificate of appropriateness from the San Marcos Historic Preservation Commission before they receive a building permit (or demolition permit).

* Penalties for violating the local ordinance are considered a misdemeanor punishable by a fine not to exceed $1,000 and not less than $100 for each day of the violation.


Texas Historical Commission. Local History Program. State Historical Marker Files for Hays County.


RESOURCES

The Texas Historical Commission
P.O. Box 12276
Austin, Texas 78711
National Register Division (512) 463-6006
Local History Programs (512) 463-6100
Division of Architecture (512) 463-6094
Division of Antiquities Protection (512) 463-6096
Office of the State Archeologist (512) 463-6090

This state agency functions as the State Historic Preservation Office in administering federal preservation programs in Texas. It also offers numerous programs and historic designations at the state level which afford different types of protection.

National Trust for Historic Preservation - Community Partners program
1785 Massachusetts Avenue, NW
Washington DC, 20036
(202) 673-4064

The National Trust for Historic Preservation promotes the use of historic preservation to revitalize inner-city neighborhoods through its “Community Partners for Revitalization” program. Community Partners offers organizational development, technical assistance, real estate and financing assistance to neighborhood-based development corporations in minority historic districts, as well as traditional city-side preservation groups.

National Association for African-American Heritage Preservation
830 Dr. Martin Luther King Jr. Street
P.O. Box 441390
Indianapolis, Indiana 46244-1390
(317) 685-2750

Established in 1995 with encouragement from the National Trust for Historic Preservation, this national organization is fulfilling a need to preserve the built and social history of African Americans. It is currently organizing chapters around the country and will hold its first annual conference in the summer of 1996.
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<th>Date</th>
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**HISTORIC SITES INVENTORY FORM**  
**COMMERCIAL/INSTITUTIONAL PROPERTY**

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<td><strong>Historic Name</strong></td>
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<td><strong>Address</strong></td>
<td>119 Cheatham St.</td>
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<td><strong>Owner</strong></td>
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<td><strong>History of Property</strong></td>
<td>Built by S. Dykes in the 1920s, its location along the railroad served numerous purposes over the years, but largely served as a warehouse facility.</td>
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<tr>
<td><strong>Areas of Significance (include justification)</strong></td>
<td>Architecture, Commerce and Industry</td>
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<tr>
<td></td>
<td>A representative example of a functional, vernacular building type which accommodated numerous uses including feed store and warehouse.</td>
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<td><strong>Bibliography (include oral histories)</strong></td>
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| **Surveyor** | Ralph Newlan |
| **Photo Data** | Roll/Frame 007:30 |
| **Date Surveyed** | 10-20-95 |
| **Slides** | 3 |

| **Designations** | NR RTHL HABS Local Other |
| **Priority** | High X Medium Low |

| **Location** | |
| **X** original location |
| **X** removed (specify date) |
| **X** building faces (N/S/E/W) |
| **Stories** | |
| **X** specify # (1,2) |
| **Construction** | |
| **X** frame |
| **X** solid brick (specify color) |
| **X** solid stone (specify color) |
| **X** specify other |
| **Plan** | |
| **X** open plan |
| **X** specify other |
| **Exterior Walls** | |
| **X** stone (specify type) |
| **X** stucco |
| **X** synthetic siding |
| **X** red brick |
| **X** buff brick |
| **X** polychromatic brick |
| **X** wood siding |
| **X** terra cotta ornamentation |
| **X** party wall construction |
| **X** Corrugated Sheetmetal |
| **Ground Floor** | |
| **X** specify # of bays |
| **X** symmetrically arranged |
| **X** asymmetrically arranged |
| **X** cast iron pilasters |
| **X** fixed sash display windows |
| **X** aluminum sash |
| **X** single-door entry |

| **Rear Elevation** | |
| **X** double-door entry |
| **X** multiple-doors entry |
| **X** recessed central entry (# of doors) |
| **X** stairway door (specify placement) |
| **X** transom (specify visible or covered) |
| **Canopy** | |
| **X** wood |
| **X** metal |
| **X** rod supported |
| **X** chain supported |
| **X** wall braced |
| **X** specify other |

| **Parapet** | |
| **X** specify # of parts |
| **X** corbelled brickwork |
| **X** decorative brickwork |
| **X** metal letters |
| **X** brick letters |
| **X** pressed-metal comice |
| **X** painted detailing |
| **X** date and name (specify) |
| **X** specify other |

| **Roof** | |
| **X** hipped roof |
| **X** gable roof |
| **X** flat roof |
| **X** Corrugated Sheetmetal |
| **X** chimneys or flues |
| **X** specify other |

| **Other** | |
| **X** Canopy on west elevation over loading door. |
| **X** -Windows infilled |
| **X** -Pier and beam foundation |
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County  Hays  Site No. 123
City/Rural  San Marcos  Date: Factual  Est. 1920  Actns:
Historic Name  no historic name  Architect/Builder
Address  200 blk. Cheatham St.  Contractor
Owner  Herbert Richard Conrads Et Al  Historic Use  Warehouse
Legal Desc.  Lot 6, blk 1, Katy Addn  Present Use  Warehouse
Property Type  Industrial  Subtype  Warehouse  Stylistic Inf.
Integrity of:  location X design X setting X materials X workmanship X association X feeling X
History of Property  Little is known about the history of this property. Built in the 1920s, it is typical of the warehouse and shipping facilities constructed along the railroad tracks to serve the cotton growers of Hays County.

Areas of Significance (include justification)  Architecture, Commerce and Industry

Important as a representative example of a vernacular building type common throughout the state for use as a warehouse and shipping facility.

Bibliography (include oral histories)

Surveyor  Ralph Newlan  Date Surveyed  10-20-95
Photo Data: Roll/Frame  008:07  Slides  3
Designations:  NR  RTHL  HABS  Local  Other

PRIORITY:  High X Medium Low

Location
X  original location
___ moved (specify date)
S  building faces (N/S/E/W)

Stories
1  specify # (1,2)

Construction
X  frame
___ solid brick (specify color)
___ solid stone (specify color)
___ specify other

Plan
X  open plan
___ specify other

Exterior Walls
___ stone (specify type)
___ stucco
___ synthetic siding
___ red brick
___ buff brick
___ polychromatic brick
___ wood siding
___ terra cotta ornamentation
___ party wall construction
X  Corrugated sheetmetal

Ground Floor
3  specify # of bays
X  symmetrically arranged
___ asymmetrically arranged
___ cast iron pilasters
___ fixed sash display windows
___ aluminum sash
___ single-door entry

___ double-door entry
___ multiple-door entry
___ recessed central entry (# of doors)
___ stairway door (specify placement)
___ transom (specify visible or covered)

___ canopy
___ wood
___ metal
___ rod supported
___ chain supported
___ wall braced
___ specify other

Rear Elevation
___ on alley
___ loading dock
X  loading door
___ windows
X  On R.R. Tracks

Upper Floor
___ specify # of bays
___ symmetrically arranged
___ asymmetrically arranged
___ windows
___ specify #
___ flat-arched
___ segmentally arched
___ round-arched
___ hood moldings
___ lintels
___ voussoirs
___ wood sash
___ aluminum sash

___ metal casement windows
___ (light configuration)
___ specify other

Parapet
___ corbelled brickwork
___ decorative brickwork
___ metal letters
___ brick letters
___ pressed-metal cornice
___ painted detailing
___ date and name (specify)
___ specify other

Roof
X  hipped roof
___ gable roof
___ flat roof

X  Corrugated Sheetmetal

Other
X  3 loading bays with sliding doors on west elevation.
X  -no windows
<table>
<thead>
<tr>
<th>Property Type</th>
<th>Subtype</th>
<th>Stylistic inf.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Institutional</td>
<td>Educational</td>
</tr>
</tbody>
</table>

**Integrity of:**
- location X
- design X
- setting X
- materials X
- workmanship X
- association X
- feeling X

**History of Property**
- Built around 1920, it was moved around 1930 to house the home economics classes for the Dunbar School. It served the African-American community until the close of the school in the 1960s during the integration of schools. It was bought, along with the rest of the school property, by C.D. Marshall in 1973 and conated to the City of San Marcos for use as a park.

**Areas of Significance (include justification)**
- Architecture, Social History

As the only remaining element of the Dunbar school on the original site, this building is both architecturally significant and important for its role in the social history of the neighborhood.

**Bibliography (include oral histories)**
- Texas Historical Commission, State Historical Marker files.

**Surveyor**
- Ralph Newlan

**Photo Data:**
- Roll/Frame: 00130
- Slides: 3
- Date Surveyed: 10-20-95

**Designations:**
- NR X RTHL HABS Local Other

**PRIORITY:**
- High X Medium Low

**Location**
- X original location
- moved (specify date)
- building faces (N/S/E/W)

**Stories**
- 1 specify # (1,2)

**Construction**
- X frame
- solid brick (specify color)
- solid stone (specify color)
- specify other

**Plan**
- open plan
- X Square

**Exterior Walls**
- stone (specify type)
- stucco
- synthetic siding
- red brick
- buff brick
- polychromatic brick
- X wood siding
- terra cotta ornamentation
- party wall construction
- specify other

**Ground Floor**
- X specify # of bays
- symmetrically arranged
- asymmetrically arranged
- cast iron pilasters
- fixed sash display windows
- aluminum sash
- X single-door entry

**Upper Floor**
- specify # of bays
- symmetrically arranged
- asymmetrically arranged

**Windows**
- specify #
- X flat-arched
- segmentally arched
- round-arched
- hood moldings
- lintels
- voussoirs
- wood sash
- aluminum sash

**Roof**
- X hipped roof
- gable roof
- flat roof
- Corrugated Metal

**Other**
- chimneys or flue
- specify other
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County: Hays
City/Rural: San Marcos
Historic Name: County of Hays
Address: 102 Fredricksburg St.
Owner: Dorothy Simms
Legal Desc.: N pt of lot 14 & lot 15, blk 16.

Property Type: Institutional
Subtype: Jail
Stylistic Inf.: Italianate
Integrity of: location X design X setting X materials X workmanship X association X feeling X

History of Property: Built by Hays County in 1884 for $11,500 on the site of the previous jail which dated from 1873.

Designed by Edward Northcraft, the two-story, L-shaped front housed the jailkeeper's offices and living quarters. A one-story wing housing the jail cell is to the rear of the building. The jail was closed in 1937 when a new jail was built on a different site. It later served as an equipment and supply storage for an area building. It has been vacant for more than a decade.

Areas of Significance (include justification): Architecture Designed by Edward Northcraft, noted San Marcos architect who also designed the Old Main buildings at Southwest Texas State University and San Houston State University. It is an important example of the Italianate style in San Marcos.


Surveyor: Ralph Newlan
Photo Data: Roll/Frame 004:09
Designations: NRI X RTHL HABS Local Other
PRIORITY: High X Medium Low

Location
X original location
moved (specify date)
building faces (N/S/E/W)

Stories
2 specify # (1,2)

Construction
frame
solid brick (specify color)
X solid stone (Limestone)
specify other

Plan
open plan
X L-Plan with back wing

Exterior Walls
X stone (Limestone)
stucco
synthetic siding
red brick
burr brick
polychromatic brick
wood siding
terra cotta ornamentation
party wall construction
specify other

Ground Floor
3 specify # of bays
symmetrically arranged
X asymmetrically arranged
cast iron pilasters
fixed sash display windows
aluminum sash
X single-door entry

double-door entry
multiple-door entry
recessed central entry (# of doors)
stairs door (specify placement)
transom (specify visible or covered)
canopy
wood
metal
rod supported
chain supported
wall braced
specify other

Rear Elevation
on alley
loading dock
loading door
windows
single-door entry
specify other

Upper Floor
specify # of bays
symmetrically arranged
asymmetrically arranged

Windows
specify #
flat-arched
segmentally arched
round-arched
hood moldings
lintels
vouvered
wood sash
aluminum sash

metal casement windows
(light configuration)
specify other

Parapet
(specify # of parts)
corbeled brickwork
decorative brickwork
metal letters
brick letters
pressed-metal cornice
painted detailing
date and name (specify)
specify other

Roof
X hipped roof
gable roof
flat roof
specify materials if known

chimneys or flues
specify other

Other
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County: Hays
City/Rural: San Marcos
Historic Name: Farmers Union Gin
Address: 120 E. Grove St.
Owner: Allen Living Trust  Charles T. & Letha B. Allen
Legal Desc.: J.M. Veramendi Survey

Property Type: Industrial
Subtype: Gin
Stylistic Inf.: X

Integrity of: X design  X setting  X materials  X workmanship  X association  X feeling

History of Property: Five area farmers acquired the five acre site in 1908 and sought the help of Oscar Calvin Smith Sr. to organize a local ginning facility. The Farmers Union Gin Company began operation in 1909 but a fire in 1910 destroyed the original building. Oscar Smith re-built the facility in 1910 in brick with elegantly detailed string courses, arched windows and polychrome decoration. Smith bought out the original investors and continued the business in 1931 as O.C. Smith and Company. Smith served as councilman and mayor. His son, Edwin, ran the gin from 1948 through 1966.

Areas of Significance (include justification): Architecture, Commerce

An important example of early cotton gins particularly noted for its architectural detailing. This cotton gin served the community for many years and was founded and operated by a noted community leader.

Bibliography (include oral histories): Texas Historical Commission, National Register files, "Multiple Resource Nomination San Marcos, Texas", Kathleen Morris, "The Farmers Union Gin" unpublished manuscript on file at San Marcos Public Library.

Surveyor: Ralph Newlan
Date Surveyed: 10-20-95
Photo Data: Roll/Frame: 004:28
Slides: 3
Designations: NR X RTHL X HABS Local Other

PRIORITY: High X Medium Low

Location
X original location
moved (specify date)
SE building facas (N/S/E/W)

Stories
1 specify # (1,2)

Construction
X frame
X solid brick
X solid stone (specify color)
X specify other

Plan
X open plan
X specify other

Exterior Walls
X stone (specify type)
X stucco
X synthetic siding
X red brick
X buff brick
X polychromatic brick
X wood siding
X terra cotta ornamentation
X party wall construction
X Corrugated Sheetmetal

Ground Floor
9 specify # of bays
X symmetrically arranged
X asymmetrically arranged
X cast iron pilasters
X fixed sash display windows
X aluminum sash
X single-door entry
X double-door entry
X multiple-door entry
X recessed central entry (# of doors)
X transom (specify visible or covered)
X canopy
X wood
X metal
X rod supported
X chain supported
X wall braced
X specify other

Rear Elevation
X on alley
X loading dock
X loading door
X windows
X single-door entry
X on R.R. Tracks
Upper Floor
X specify # of bays
X symmetrically arranged
X asymmetrically arranged
X windows
X 7 specify #
X flat-arched
X segmentally arched
X round-arched
X hood moldings
X lintels
X vousoirs
X wood sash
X aluminum sash
metal casement windows
6/6 (light configuration)
specify other

Parapet
X (specify # of parts)
X corbelled brickwork
X decorative brickwork
X metal letters
X brick letters
X pressed-metal cornice
X painted detailing
X date and name (specify);
specify other

Roof
X hipped roof
X gable roof
X flat roof
X Corrugated sheetmetal
X chimneys or flues
X specify other

Other
X main gin is constructed of brick with multiple frame additions clad with corrugated sheetmetal.
X Current entry on SE elev. is covered by historic canopy that covered weigh-in.
**HISTORIC SITES INVENTORY FORM**

**COMMERCIAL/INSTITUTIONAL PROPERTY**

- **County**: Hays
- **City/Rural**: San Marcos
- **Historic Name**: San Marcos Milling Company
- **Address**: 219 Joe Nicola Street
- **Owner**: Unknown
- **Legal Desc.**: Unknown

**Property Type**: Industrial  
**Subtype**: Mill  
**Historic Use**: Flour, Corn & Hay Mill  
**Present Use**: Cabinet shop

**Site No.**: 119  
**Date**: Factual  
**Est.**: 1910  
**Adtns.**: Unknown

**Integrity of**:  
- location X  
- design X  
- setting materials X  
- workmanship association X  
- feeling X

**History of Property**: Built c. 1910 by the Acme Manufacturing Company, it was acquired in 1914 by the San Marcos Milling Company owned and operated by C.D. Lake and R.P. Lowman. H.A. Nelson bought the property in 1922 for use as a dairy. A teacher in agriculture at SWTUS, Nelson operated the dairy until 1931. The property was used during the 1930s for community dances by the Hispanic community. Subsequent uses of the building were for warehouse purposes.

**Areas of Significance (include justification)**: Architecture; Commerce; Social History  
One of the oldest surviving industrial buildings in San Marcos which housed both the San Marcos Milling company and the Nelson Dairy. It is also noted for its importance within the local neighborhood during the Depression as a site of community dances.

**Bibliography (include oral histories)**: Texas Historical Commission, National Register files, "Multiple Resource Nomination for San Marcos, Texas",

**Surveyor**: Ralph Newlan  
**Date Surveyed**: 10-20-95

**Photo Data**: Roll/Frame 004:13  
**Slides**: 3

**Designations**: NR X RTHL HABS Local Other

**Priority**: High X Medium Low

**Location**
- original location X
- moved (specify date) ______
- building faces (N/S/E/W) ______

**Stories**
- 2 stories X (1,2) ______

**Construction**
- frame X
- solid brick (specify color) ______
- solid stone (specify color) ______
- specify other ______

**Plan**
- open plan X
- specify other ______

**Exterior Walls**
- stone (specify type) ______
- stucco ______
- synthetic siding ______
- red brick ______
- buff brick ______
- polychromatic brick ______
- wood siding ______
- terra cotta ornamentation ______
- party wall construction ______
- Corrugated Sheetmetal X

**Ground Floor**
- specify # of bays 7 ______
- symmetrically arranged ______
- asymmetrically arranged X ______
- cast iron pilasters ______
- fixed sash display windows ______
- aluminum sash ______
- corrugated sheetmetal panels X

**Upper Floor**
- specify # of bays 7 ______
- symmetrically arranged ______
- asymmetrically arranged X ______

**Rear Elevation**
- loading dock ______
- loading door ______
- windows ______
- single-door entry ______

**Front Elevation**
- loading dock ______
- loading door ______
- windows ______
- single-door entry ______

**Windows**
- 12 specify # ______
- flat-arched X ______
- segmentally arched ______
- round-arched ______
- hood moldings ______
- lintels ______
- vousoirs ______
- wood sash ______
- aluminum sash ______

**Parapet**
- (specify # of parts) ______
- corbelled brickwork ______
- decorative brickwork ______
- metal letters ______
- brick letters ______
- pressed-metal cornice ______
- painted detailing ______
- date and name (specify) ______
- specify other ______

**Roof**
- hipped roof X
- gable roof ______
- flat roof ______
- corrugated sheetmetal ______
- chimneys or flues ______
- specify other ______

**Other**
- -shed roof canopy on north elevation ______
- -2 outbldgs. one is a shed roof frame bldg. the other a load-bearing brick bldg. capped by a corrugated sh. mt. galblad roof ______
- -multiple doors and windows on west elevation ______
- -wood stairs to 2nd floor entry on west elevation ______
- -pier and beam foundation, piers are both wood and concrete ______
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County    Hays
City/Rural San Marcos
Historic Name
Address 360 L.B.J. Dr.
Owner Richard Kinsey
Legal Desc. lot 3 & pt of 2,4,5, blk 1, Donelson
Property Type Industrial
Subtype Warehouse
Stylistic Inf. X
Integrity of: location X design X setting X materials X workmanship X association X feeling X
History of Property
Built by W.W. Martindale in the 1920s as a shipping facility for cotton along the railroad tracks. It served numerous other functions as a warehouse over the years and is currently operated as a feed store. (Amkon General Store).
Areas of Significance (include justification) Architecture, Commerce and Industry.
Important as a representative example of a vernacular building type common throughout the state for use as a warehouse and shipping facility.

Bibliography (include oral histories)

Surveyor Ralph Newlan
Photo Data: Roll/Frame 008:05 Slides 3
Designations: NR RTHL HABS Local Other
PRIORITY: High X Medium Low
Location
X original location
moved (specify date)
E building faces (N/S/E/W)
Stories
1 specify # (1,2)
Construction
X frame
solid brick (specify color)
solid stone (specify color)
specify other
Plan
X open plan
specify other
Exterior Walls
stone (specify type)
stucco
synthetic siding
red brick
buff brick
polychromatic brick
wood siding
terra cotta ornamentation
party wall construction
X corrugated sheetmetal
Ground Floor
3 specify # of bays
X symmetrically arranged
asymmetrically arranged
cast iron pilasters
X fixed sash display windows
aluminum sash
X single-door entry
double-door entry
multiple-door entry
recessed central entry (# of doors)
stairway door (specify placement)
transom (specify visible or covered)
canopy
wood
metal
rod supported
chain supported
wall braced
specify other
Rear Elevation
on alley
loading dock
loading door
windows
single-door entry
specify other
Upper Floor
specify # of bays
symmetrically arranged
asymmetrically arranged
windows
4 specify #
X flat-arched
segmentally arched
round-arched
hood moldings
lintels
voûte
wood sash
X aluminum sash
metal casement windows
fixed (light configuration)
specify other
Parapet
specify # of parts
corbelled brickwork
decorative brickwork
metal letters
brick letters
pressed-metal cornice
painted detailing
date and name (specify)
specify other
Roof
hipped roof
X gable roof
X flat roof
corrugated sheetmetal
X chimneys or flues
specify other
Other
X 3 loading bays on south elevation with sliding door on each.
X shedroof covered loading dock on north elevation.
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County: Hays
City/Rural: San Marcos
Historic Name: Ernest Castillo
Address: 600 blk. L.B.J. Dr.
Owner: Ernest Castillo
Legal Desc: pt lot 3 & 4, blk 7, Dan McKie 2

Property Type: Commercial
Subtype: 1-Part Comm.
Stylistic Inf:
Integrity of: location X design X setting X materials X workmanship X association X feeling X

History of Property: Built approximately 1935 by the Castillo family, it has remained in this family's ownership over the years. It served as one of several neighborhood bakeries and groceries operated by a family enterprise.

Areas of Significance (Include justification): Architecture, Commerce

This is a noteworthy example of a neighborhood storefront with few alterations to its historic fabric. This type of small, family business was significant to the local Hispanic community.

Bibliography (Include oral histories)

Surveyor: Ralph Newlan
Photo Data: Roll/Frame 006:24
Designations: NR RTHL HABS Local Other

Date Surveyed: 10-20-95
Slides: 3

Location
- original location
- moved (specify date)
- building faces (N/S/E/W)
Stories
- specify # (1,2)
Construction
- frame
- solid brick (specify color)
- solid stone (specify color)
- Clayblock
Plan
- open plan
- specify other
Exterior Walls
- stone (specify type)
- stucco
- synthetic siding
- red brick
- buff brick
- polychromatic brick
- wood siding
- terra cotta ornamentation
- party wall construction
- Clayblock
Ground Floor
- specify # of bays
- symmetrically arranged
- asymmetrically arranged
- cast iron plasterers
- fixed sash display windows
- aluminum sash
- single-door entry

Location
double-door entry
- multiple-door entry
- recessed central entry (# of doors)
- stairway door (specify placement)
- transom (specify visible or covered)
- canopy
- wood
- metal
- rod supported
- chain supported
- wall braced
- specify other
- Rear Elevation
- on alley
- loading dock
- loading door
- windows
- single-door entry
- specify other
- Upper Floor
- specify # of bays
- symmetrically arranged
- asymmetrically arranged
- windows
- specify #
- X flat-arched
- segmentally arched
- round-arched
- hood moldings
- lintels
- voussoirs
- wood sash
- aluminum sash

Roof
- hipped roof
- gable roof
- flat roof
- standing seam metal
- chimneys or flues
- RvY RvY

Other
X -Fixed glass display window with 10 light casements beyond display area.
HISTORIC SITES INVENTORY FORM
COMMERCIAL/INSTITUTIONAL PROPERTY

County  Hays  Site No.  133
City/Rural  San Marcos  Date:  Factual  Est.  1945  Actns:
Historic Name  Southside Elementary School  Architect/Builder
Address  200 blk. Lee St.  Contractor
Owner  San Marcos Consolidated Independent School Dist.  Historic Use  School
Legal Desc.  lots 1-8, blk 3 Dan Mckie 2  Present Use  School
Property Type  Institutional  Subtype  Educational  Stylistic Inf.
Integrity of: location  X  design  setting  X  materials  X  workmanship  X  association  X  feeling  X
History of Property  Built in to serve as the Hispanic school. It is now the Bonham Early Childhood Center.

Areas of Significance (include justification)  Architecture, Social History
A noteworthy example of post-WW II school design. It originally served the Hispanic community until the school
district was fully integrated in the 1960s.

Bibliography (include oral histories)

Surveyor  Ralph Newlan  Date Surveyed  10-20-95
Photo Data: Roll/Frame  007:32  Slides  3
Designations:  NR  RTHL  HABS  Local  Other

PRIORITY:  High  X  Medium  Low

Location
X original location
moved (specify date)
building faces (N/S/E/W)

Stories
1 specify # (1,2)

Construction
frame
solid brick (specify color)
solid stone (specify color)
Clayblock

Plan
open plan
Asymmetrical

Exterior Walls
stone (specify type)
stucco
synthetic siding
red brick
buff brick
polychromatic brick
wood siding
terra cotta ornamentation
party wall construction
Clayblock

Ground Floor
11 specify # of bays
X symmetrically arranged
asymmetrically arranged
cast iron pilasters
fixed sash display windows
aluminum sash
single-door entry

Rear Elevation
double-door entry
X multiple-door entry
recessed central entry (# of doors)

X stairway door (specify placement)

X transom (visible)

X canopy

wood
metal
rod supported
chain supported
wall braced
pipe columns

Roof
hipped roof
gable roof
flat roof

X specify materials if known

Other
- 3 double door-entrance with
transoms above each in center
bay
X - exterior displays a light plaster
texturing-
County: Hays
City/Rural: San Marcos
Historic Name: County of Hays
Address: 200 Martin Luther King Dr.
Owner: City of San Marcos
Legal Desc.: pt lot 14, blk 16, Original Town of S.M.

Property Type: Institutional
Subtype: Jail
Stylistic Inf.: Present Use: Vacant

Integrity of: location X design X setting X materials X workmanship X association X feeling X

History of Property: Built in 1873 as the Hays County Jail. After construction of a new jail in 1884, this facility housed African-American prisoners. During WW II, it housed the USO serving black military men and later served as a lodge building. It was restored in 1990.

Areas of Significance (include justification): Architecture; Social History
Important architecturally as an early example of a county jail facility. Its significance for the community has continued through numerous different uses since its initial construction.

Bibliography (include oral histories): Texas Historical Commission, State Historical Marker flies.

Surveyor: Ralph Newlan
Photo Data: Roll/Frame 001:22
Date Surveyed: 10-20-95
Designations: NR RTHL X HABS Local Other
PRIORITY: High X Medium Low

Location:
X original location
moved (specify date)
building faces (N/S/E/W)

Stories:
1 specify # (1,2)

Construction:
1 frame
solid brick (Painted)
solid stone (specify color)

Plan:
open plan
Rectangular

Exterior Walls:
stone (specify type)
stucco

Synthetic siding
brick (Painted)

buff brick
polyehromatic brick

wood siding
terra cotta ornamentation
party wall construction

specify other

Ground Floor:
specify # of bays
symmetrically arranged
asymmetrically arranged
cast iron pilasters
fixed sash display windows
aluminum sash

X single-door entry

double-door entry
multiple-door entry
recessed central entry (# of doors)
stairway door (specify placement)
transom (specify visible or covered)
canopy

wood
metal
rod supported
chain supported

wall braced
specify other

Roof:
hipped roof

gable roof

flat roof

metal

1 flues

specify other

Upper Floor:
specify # of bays
symmetrically arranged
asymmetrically arranged

windows
5 specify # (1/1)

X flat-arched

segmentally arched

round-arched

hood moldings

lintels

vousoirs

wood sash

aluminum sash
County: Hays
City/Rural: San Marcos
Historic Name: First Baptist Church
Address: 219 Martin Lutter King Dr.
Owner: First Baptist Church
Legal Desc.: pt lot 14, bk 16, Original Town of S.M.

Property Type: Institutional
Subtype: Religious
Religious: Church
Historic Use: Church
Present Use: Vacant

History of Property: Constructed in 1908, this church served as both a religious and social center for the community, used for commencement exercise for the San Marcos Colored School until integration of area schools. It was vacated in 1980 after a new structure was built and is currently under renovation. A mural behind the baptistery, executed by Mrs. Henry Kyle, depicts the Jordan River and was commissioned by a committee of women from the church. The roof of the church was lowered in 1936. Additional alterations in 1953 included the application of siding and new concrete steps.

Areas of Significance (Include justification): Architecture, Social History
An important example of the type of structure constructed by African-American congregations. Served as an important center for social activities of all kinds in the Dunbar neighborhood.

Bibliography (include oral histories): Manuscript files of Dr. Elvin Holt of San Marcos

Surveyor: Ralph Newlan
Photo Data: Roll/Frame: 002:36
Date Surveyed: 10-20-95
Slides: 3

Designations: NR, RTHL, HABS, Local, Other

Priorities: High X Medium

Location:
X X original location
N moved (specify date)
N building faces (NS/EW)

Stories:
2 specify # (1,2)

Construction:
X X frame
X solid brick (specify color)
X solid stone (specify color)
X specify other

Plan:
X open plan
X Auditorium Plan

Exterior Walls:
X stone (specify type)
X stucco
X synthetic siding
X red brick
X buff brick
X polychromatic brick
X wood siding
X terra cotta ornamentation
X party wall construction
X X Asbestos Siding

Ground Floor:
X specify # of bays
X X symmetrically arranged
X X asymmetrically arranged
X X cast iron pilasters
X X fixed sash display windows
X X aluminum sash
X X single-door entry

Rear Elevation:
X on alley
X loading dock
X loading door
X windows
X single-door entry
X specify other

Upper Floor:
X X specify # of bays
X X symmetrically arranged
X X asymmetrically arranged

Windows:
X specify (2/2 - 4/4)
X X flat-arched
X X segmentally arched
X X round-arched
X X hood moldings
X X lintels
X X voussoirs
X X wood sash
X X aluminum sash

Parapet:
X metal casement windows
X light configuration
X single-light aluminum sliders
X cobbled brickwork
X decorative brickwork
X metal letters
X brick letters
X pressed-metal cornice
X painted detailing
X X date and name (specify)
X X specify other

Roof:
X hipped roof
X gable roof
X flat roof
X X standing seam metal
X X chimneys or flues
X X specify other

Other:
X X X -flanking hipped roof towers on north elevation
X X raised basement framing is constructed of rusticated concrete block piers
X X X -interior chimney - brick) flue for heating system.