

Local Historic Landmark Designation	200 West MLK Drive
ZC-21-02	



Summary

Request:	Designate the property at 200 West MLK Drive as a local historic landmark		
Applicant:	City of San Marcos 630 East Hopkins Street San Marcos, TX 78666	Property Owner:	Same

Notification

Application:	January 7, 2021	Neighborhood Meeting:	N/A
Published:	January 24, 2021	# of Participants	N/A
Posted:	January 22, 2021	Personal:	January 22, 2021
Response:	None as of the date of this report.		

Property Description

Legal Description:	Original Town of San Marcos, Part of Lot 14, Block 16		
Location:	Corner of West MLK Drive and South Fredericksburg Street		
Acreage:	0.20 acres	PDD/DA/Other:	N/A
Existing Zoning:	P – Public	Proposed Zoning:	Same
Existing Use:	Calaboose African American History Museum	Proposed Use:	Same
Existing Occupancy:	N/A	Occupancy:	N/A
Preferred Scenario:	Downtown High Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	Dunbar	Sector:	1
Utility Capacity:	Adequate	Floodplain:	No
Historic Designation:	Recorded Texas Historic Landmark – 1990	My Historic SMTX Resources Survey	Yes; High Preservation Priority

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	P	Old Hays County Jail	Downtown High Intensity Zone
South of Property:	P and CD-5D	Eddie Durham Park/City Finance Co.	Downtown High Intensity Zone
East of Property:	CD-5D	Residential	Downtown High Intensity Zone
West of Property:	CD-5D	Residential	Downtown High Intensity Zone

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Staff Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Alternate Approval	<input type="checkbox"/> Denial
Staff: Alison Brake, CNU-A	Title: Historic Preservation Officer	Date: February 10, 2021

Historic Preservation Commission Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<p>Speakers in favor or opposed 1. Lisa Marie Coppoletta – in favor</p> <p>Recommendation from the Historic Preservation Commission Meeting held January 7, 2021 A motion was made by Commissioner Perkins, second by Commissioner Arlinghaus to recommend approval of the request as it met Section 2.5.4.5 of the San Marcos Development Code.</p> <p>The vote carried 5-0</p> <p>For: (5) Chairperson Perkins, Vice Chairperson Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Kennedy Against: Absent:</p>		

Planning and Zoning Commission Recommendation

<input checked="" type="checkbox"/> Approval as Submitted	<input type="checkbox"/> Approval with Conditions / Alternate	<input type="checkbox"/> Denial
<p>Speakers in favor or opposed 1. Lisa Marie Coppoletta – in favor 2. Ryan Patrick Perkins – in favor</p> <p>Recommendation from the Planning and Zoning Commission Meeting held January 7, 2021 A motion was made by Commissioner Dillon, second by Commissioner Spell to approve ZC-21-02. There was no discussion by the Commission.</p> <p>The vote carried 8-0.</p> <p>For: (8) Chairperson Kelsey, Vice Chairperson Spell, Commissioner McCarty, Commissioner Haverland, Commissioner Moore, Commissioner Rand, Commissioner Dillon, and Commissioner Agnew Against: Absent:</p>		

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History

The building was originally built to serve as the Hays County Jail in 1873. After the new jail was built in 1884, located on the property behind the Calaboose, the subject property housed African American prisoners. The building was enlarged during World War II with a wood-framed addition. A San Marcos Daily Record newspaper clipping from November 1943 states that “renovations have started on the old city jail building...and when completed will be the Negro USO club.” The property was designated as a Recorded Texas Historic Landmark in 1990. Preservation Texas, under Executive Director, Evan Thompson, has provided staff with a report that details more of the site’s history as the location of the original Hays County Jail through the use of the existing building as a USO club; attached as background.

The building, a contributing structure to the Dunbar District, is now home to the Calaboose African American History Museum, founded by longtime San Marcos resident, the late Johnnie M. Armstead, in 1997. Calaboose is another word for prison or jail.

Additional Analysis

None at this time.

Comments from Other Departments

Police	No Comment
Fire	No Comment
Public Services	No Comment
Engineering	No Comment

Evaluation			Criteria for Approval (Sec.2.5.4.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			Historical, architectural, and cultural significance of the site(s); <i>The building is an important element to local African American history, both as a jail and as a gathering place within the community. The building is considered a contributing structure to the Dunbar Historic District.</i>
			Suitability for preservation or restoration; <i>The local historic landmark designation places a structure or site under review authority of the Historic Preservation Commission which means any changes to the building’s/structure’s exterior (other than color), which includes restoration, must be approved by the Commission and issued a Certificate of Appropriateness. That said, the property is already located within the Dunbar Historic District and therefore, no new review authority is placed upon it with the local landmark designation.</i>

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Evaluation			Criteria for Approval (Sec.2.5.4.5)
Consistent	Inconsistent	Neutral	
<u>X</u>			<p>Educational value; and <i>The designation will also draw public attention to our diverse collection of buildings and sites and help educate citizens in the history of San Marcos. The use of the building as a museum will aide in continuing to educate the public on local African American history.</i></p>
<u>X</u>			<p>Satisfaction of criteria established for inclusion of site(s) and/or district in the National Register of Historic Places <i>To be considered eligible for listing on the National Register of Historic Places, the property's age, significance, and integrity must be examined. The property is old enough to be considered historic (i.e. generally at least 50 years old) and it retains integrity (i.e. it still looks much the way it did in the past). The property is also associated with events, activities, or developments that were important to local history. It is both architecturally and culturally important to San Marcos.</i></p>