

Landmark Designation	219 West MLK Drive
ZC-18-19	



Summary

Request:	Designate 219 West MLK Drive, the Old African American Baptist Church, as a local historic landmark.		
Applicant:	Konrad & Katherine Waldhauser 1103 Earle Street San Marcos, TX 78666	Property Owner:	Waldhauser, LLC 1103 Earle Street San Marcos, TX 78666

Notification

Application:	September 7, 2018	Neighborhood Meeting:	N/A
Published:	September 23, 2018	# of Participants	N/A
Posted:	September 21, 2018	Personal:	September 21, 2018
Response:	None as of the date of this report.		

Property Description

Legal Description:	Farm Lot, Part of Lot 3, Block 5		
Location:	Corner of West MLK Drive and South Comanche Street		
Acreage:	0.15 acres	PDD/DA/Other:	Dunbar Historic District
Existing Zoning:	P	Proposed Zoning:	Same
Existing Use:	Vacant Church	Proposed Use:	Community Center
Preferred Scenario:	Downtown Intensity Zone	Proposed Designation:	Same
CONA Neighborhood:	Dunbar	Sector:	1
Utility Capacity:	Adequate	Floodplain:	No

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	CD-5D	Single family	Downtown Intensity Zone
South of Property:	CD-4	Single family and vacant	Downtown Intensity Zone
East of Property:	P	Cephas House/ Eddie Durham Park	Downtown Intensity Zone
West of Property:	CD-4	Restaurant	Downtown Intensity Zone

Staff Recommendation

☒	Approval as Submitted	☐	Approval with Conditions / Alternate	☐	Denial
Staff: Alison Brake, CNU-A					
Title : Historic Preservation Officer & Planner			Date: September 26, 2018		

Landmark Designation	219 West MLK Drive
ZC-18-19	



Historic Preservation Commission & Planning and Zoning Commission Recommendation

X	Approval as Submitted	Approval with Conditions / Alternate	Denial
	- At their September 6, 2018 Historic Preservation Commission Meeting, the Commission recommended approval of the request to designate the property as a local historic landmark with a vote of 6-0. - At their October 9, 2018 Planning and Zoning Commission Meeting, the Commission recommended approval of the request with a vote of 8-0.		

History

The building is historically known as the Old First Baptist Church and is listed in the Historic Resources Survey of the Dunbar and East Guadalupe Neighborhoods (1996) with a High priority. The survey inventory form states that the church served as both a religious and social center for the community. In addition, it was utilized for commencement exercises for the San Marcos Colored School until area schools integrated. The form of the building is typical of African American churches characterized by a cruciform plan raised on a tall basement with a steeply pitched roof. The church's gabled porch is flanked by two bell towers which relays its importance to the street. A mural, located behind the baptistery which depicts the Jordan River, still exists inside. It was commissioned by a committee of women from the church and executed by Mrs. Henry Kyle. The survey states that the roof of the church was lowered in 1936 and additional alterations which included the application of siding and new concrete steps occurred in 1953. The church was vacated in 1986 after a new structure was built.

According to the survey, the area around Dunbar Neighborhood was first settled by Anglo farmers which likely employed African Americans after the Civil War as hired hands or tenant farmers. The neighborhood grew in response to its proximity to the more affluent neighborhoods along San Antonio, Hopkins, and Belvin Streets; many of the early residents of Dunbar worked as domestic servants, cooks, and groundskeepers. Schools, churches and fraternal lodges provided a focal point for the social history of the neighborhood. The building that houses the Calaboose Museum and the subject property are the only surviving structures that represent these building types. The survey explains that initially, the property was rated with a Medium priority due to the alterations from 1953. After consultation with the Texas Historical Commission the priority designation was changed to High due to the church's significance to the community. The recommendation of the survey is for the subject property to be considered for local designation as an individual landmark.

Additional Analysis

The subject property lies within the boundary of this historic district and is subject to the Certificate of Appropriateness regulations of Chapter 2, Article 5, Division 5 of the San Marcos Development Code. Local historic landmarks are subject to the same regulations.

Comments from Other Departments

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

Landmark Designation	219 West MLK Drive
ZC-18-19	



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>Schools, churches and fraternal lodges provided a focal point for the social history of the neighborhood. The building that houses the Calaboose Museum and the subject property are the only surviving structures that represent these building types.</i>
<u>X</u>			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. Designating the subject property as a local historic landmark demonstrates the City's dedication to preservation by applying the same guidelines to public property as we do to privately owned property in historic districts or other locally designated landmarks.</i>
<u>X</u>			Educational value; <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.</i>
<u>X</u>			Satisfaction of criteria established for inclusion of site(s) and/or district in the National Register of Historic Places. <i>The building may be eligible for its association with the neighborhood or larger African American community. As a part of the Dunbar Historic District, it is considered a contributing building.</i>