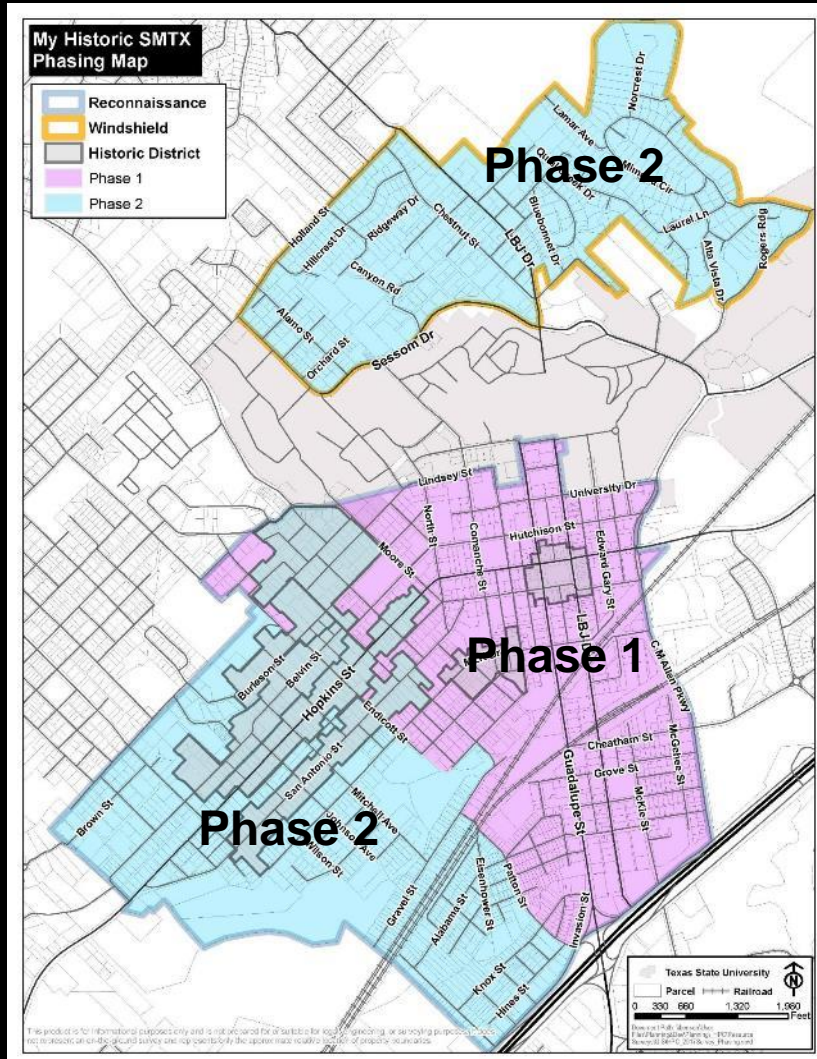


# My Historic SMTX Historic Resources Survey



# My Historic SMTX Historic Resources Survey



**SAN MARCOS**  
Planning and Development Services

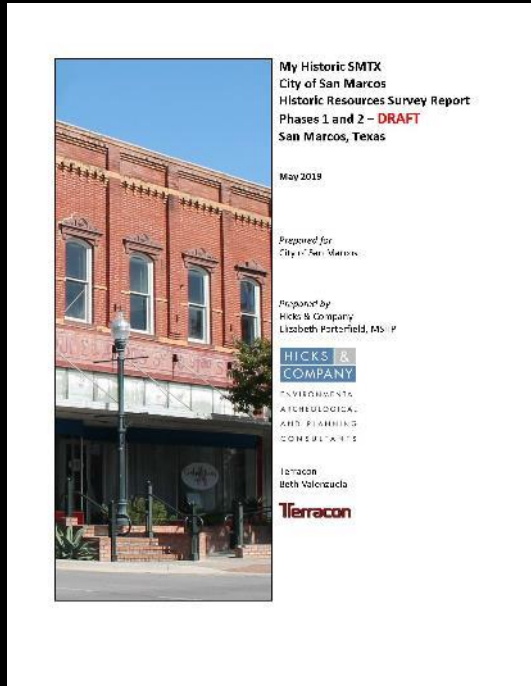


**HICKS & COMPANY**  
ENVIRONMENTAL  
ARCHEOLOGICAL  
AND PLANNING  
CONSULTANTS

**Terracon**

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**SM<sup>TX</sup>**

# My Historic SMTX Survey Deliverables



- Public Outreach Plan
- Research Design
- Phase 1 and 2 Draft and Final Historic Resources Survey Reports
- Digital photographs
- Survey Database
- Survey Forms for all High priority properties
- Survey Inventory Table of all properties
- Figures and GIS mapping/database



# My Historic SMTX Survey Timeline

- Public Outreach Plan – Sept. 2018
- Research Design – Oct. 2018
- Survey Kick-off Public Meeting – Nov. 2018
- Phase 1 Field Survey – Nov. & Dec. 2018
- Phase 1 Survey Report – Feb. 2019
- Second Public Meeting – Feb. 2019
- Phase 2 Field Survey – Feb. & March 2019
- Phase 2 Survey Report – June 2019
- Final Deliverables – Sept. 2019



# Public Outreach

## Historic Resources Identification Form

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Do you know of a hidden "gem" that lies around the corner?



Please provide any information you have such as historic photographs, stories, and other documentation help capture the social, historic, and cultural significance of San Marcos.



The survey will consider the historic significance of anything dating from around 1975 or earlier.

## How Do I Decide What to Identify?

- Areas that have distinctive characteristics or reflect important aspects of social history. What makes these places important?
- Areas, sites, or buildings that served as gathering places over the years.
- Places associated with important individuals, groups or organizations.
- Important architects, builders, designers, developers, or engineers whose work helped define the character of a place.
- Places that shaped social movements and the cultural evolution of San Marcos.

## Historic Resources Identification Form

Please answer as many of the following questions as you can. Most important are (1) the name, (2) address, and (3) why the resource is important. You may attach additional sheets if necessary.

- 1. Name of Resource** (name of building, place, or neighborhood)
- 2. Address/Location** (be as specific as possible; for neighborhoods, describe boundaries of area)
- 3. Why is this individual resource or neighborhood significant?** (architecture and design, association with important person, event, cultural aspect, historical theme, etc.)
- 4. How would you describe the resource type?** (residential neighborhood, park, house, school, commercial building, street, church, natural feature, etc.)
- 5. If it is a building or structure, when was it constructed?** (provide exact year(s) or an estimate)
- 6. If a neighborhood or district, what is the period of time represented by the resources?** (provide a range of dates)
- 7. If applicable, can you name the architectural style(s) present?**
- 8. Can you recommend a person, organization, or other source with more information or stories about this resource?**
- 9. Do you have photographs?** ☐ YES ☐ NO (Digital or scanned photographs may be emailed to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov))
- 10. Your Contact Information:**

Name:	Phone:	Email:
Address:	City:	State:
		Zip:

Please return this form via mail, email or in person to:  
Planning and Development Services  
630 E. Hopkins St.  
San Marcos, TX 78666  
[planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov)



For more information on My Historic SM<sup>TX</sup>, visit  
[www.sanmarcostx.gov/myhistoricsmtx](http://www.sanmarcostx.gov/myhistoricsmtx)



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# Purpose of a Survey

- Provide comprehensive "snapshot" of the city's historic properties
- Proactively identify historically and culturally significant properties and areas
- Facilitate the City of San Marcos planning efforts to maintain historic properties and prevent demolition
- Help to preserve the cultural and historical character that makes San Marcos unique



# Evaluation: Integrity and Significance

- Integrity – authenticity of a property's historic identity
- Significance – what makes a historic-age property important





# Evaluation: Preservation Priority



- **High** – individually eligible



- **Medium** – contributing to a potential historic district



- **Low** – non-contributing



# Survey Results



- Evaluation of over 2,000 parcels
- Reevaluation of three prior surveys
- 204 resources recommended as High preservation priority
- Six potential historic districts (new districts or extensions of existing districts)
- Areas identified for further study
- Information for the City of San Marcos in their review of future planning initiatives and new development

# Reevaluation of Prior Survey Areas

- *Downtown Historic District (1992)* – many additional contributing resources due to sensitive restorations since time of survey
- *Dunbar and East Guadalupe Neighborhoods (1996)* – both areas have experienced demolitions and infill development; some resources previously identified are no longer extant
- *San Marcos Heritage Neighborhood (1997)* – revaluation of most of existing historic districts with specific emphasis on resources built after 1950



**City of San Marcos—Historic Districts**

The map displays the following historic districts and their approximate boundaries:

- LINDSEY-ROGERS**: Located in the northern part of the city, bounded by Midway St, Waco St, Brown St, and Prospect St.
- BURLISON**: Located in the central-northern part, bounded by Brown St, Prospect St, and Quarry St.
- BELVIN STREET**: A narrow district running north-south through the center.
- HOPKINS STREET**: A wide district running east-west through the center.
- SAN ANTONIO STREET**: A wide district running east-west through the center.
- DUNBAR**: Located in the southern part, bounded by S. Main St, S. Central St, and S. Edwards St.
- DOWNTOWN**: Located in the southeastern part, bounded by E. Main St, E. Central St, and E. Edwards St.

Major streets shown include Progress St, Allen St, Brown St, Prospect St, Quarry St, W. Main St, W. Central St, W. Edwards St, S. Main St, S. Central St, S. Edwards St, E. Main St, E. Central St, and E. Edwards St.

A scale bar at the bottom indicates distances from 0 to 2,000 feet. An inset map in the top right corner shows the city's location within Texas. A legend in the bottom left corner explains the map's symbols.



# High Preservation Priority Recommendations



# Potential Historic Districts

- **Harvey Street Historic District**
- **Expansion of San Antonio Street Historic District**
- **Expansion of Downtown Historic District**
- **Expansion of Lindsey-Rogers Historic District**
- **Expansion of Belvin Street Historic District**
- **Expansion of San Antonio or Hopkins Street Historic Districts**



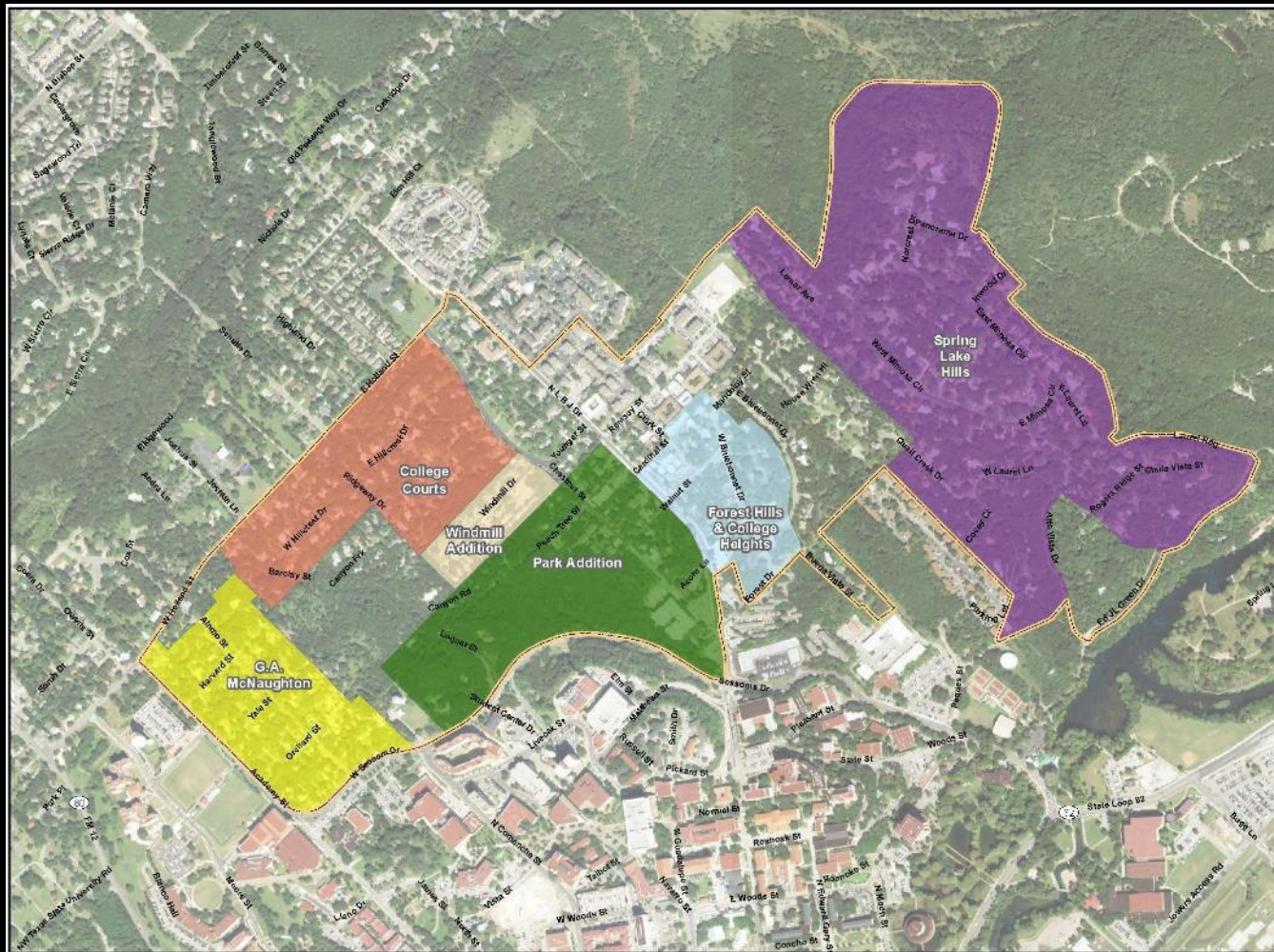


# Areas Identified for Further Study





## Windshield Survey Area Recommendations



# Windshield Survey Area Recommendations

- Spring Lake Hills – high priority
- G.A. McNaughton's First Addition (ca. 1980) – medium priority
- College Court (1948) – medium priority
- Forest Hills/College Heights (1948) – medium priority
- Park Addition (1907) – low priority
- Windmill Addition (1973) – low priority





## Additional Recommendations – 1<sup>st</sup> Phase

- Demolition review period
- Reevaluation of landmark/district designation criteria
- Thematic landmark designations
- Communication process with governmental entities disposing of surplus property





## Additional Recommendations – 2<sup>nd</sup> Phase

- Tax credits and incentives for designation
- Alternative designations



## Additional Recommendations – 3<sup>rd</sup> Phase

- Resources meriting further study
- Continuation of survey



# THC Survey Database

969

# TEXAS HISTORICAL COMMISSION

**Project #**

**County**

**Address No.**


## Historic Resources Survey Form

**Local Id**

**City**

**Block**

**Street Name**

Basic Inventory	Image	Architectural Description	Structural Details	Historical Information
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>Starting Photo Id:</b> <input type="text" value="TX-HY-SanMarcos-Hopkins-St-W-326-01"/></p> <p><b>Ending Photo Id:</b> <input type="text" value="TX-HY-SanMarcos-Hopkins-St-W-326-07"/></p> <p><b>Primary Image Id:</b> <input type="text" value="TX-HY-SanMarcos-Hopkins-St-W-326-01.JPG"/></p> </div> <div style="width: 5%; text-align: center;"> </div> </div>				
				

**Save Record**

**Find Record**

**Add Record**

**Close Form**

**Print Report**

**Quit App**

**Delete Record**

TEXAS HISTORICAL COMMISSION					969
Project # 00046	<h2 style="margin: 0;">Historic Resources Survey Form</h2>			Local Id R32200	
County Hays	City SAN MARCOS				
Address No. 326	Street Name W HOPKINS ST			Block	1
Basic Inventory	Image	Architectural Description	Structural Details	Historical Information	
<b>Associated Historical Context:</b> <div style="display: flex; align-items: center;"> <div style="flex: 1;"> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 1; border: 1px solid black; padding: 2px;">Architecture</div> <div style="flex: 0 0 50px; text-align: center;"> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="flex: 0 0 50px; text-align: center;"> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> <div style="border: 1px solid black; height: 20px; width: 100%;"></div> </div> <div style="border: 1px solid black; padding: 2px; text-align: center;">Clear</div> </div>					
<b>Applicable National Register (NR) Criteria:</b> <div style="margin-top: 10px;"> <input type="checkbox"/> A Associated with events that have made a significant contribution to the broad pattern of our history  <input type="checkbox"/> B Associated with the lives of persons significant in our past  <input checked="" type="checkbox"/> C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions  <input type="checkbox"/> D Has yielded, or is likely to yield, information important in prehistory of history         </div>					
<b>Areas of Significance:</b> Architecture as significant and intact example of early 20th century Classical Revival-style residence					
<b>Periods of Significance:</b> ca. 1900-1975					
<b>Levels of Significance:</b> <input type="checkbox"/> National <input type="checkbox"/> State <input checked="" type="checkbox"/> Local					
<b>Integrity:</b> <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship <input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association					
<b>Integrity Notes:</b>					
<b>Individually Eligible?:</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>Within Potential NR District?:</b> Undetermined <input type="checkbox"/> <b>Is Property Contributing?:</b> <input type="checkbox"/>					
<b>Potential NR District Name:</b>					
<b>Priority:</b> High <input type="checkbox"/> Medium <input type="checkbox"/> Low <input type="checkbox"/> <b>Explain:</b>					
<b>Other Information</b> <b>Is prior documentation available for this resource?</b> Not Known <input type="checkbox"/> <b>Type:</b> <input type="checkbox"/> HABS <input type="checkbox"/> Survey <input type="checkbox"/> Other					
<b>Documentation Details:</b>					
<div style="display: flex; justify-content: space-between; font-size: small;"> <span>Save Record</span> <span>Find Record</span> <span>Add Record</span> <span>Close Form</span> <span>Print Report</span> <span>Quit App</span> </div> <div style="text-align: right; font-size: small;">Delete Record</div>					

## Historic Resources Survey

- Open Server Database
- Search by Address
- Search by City
- Search by State
- Search by Owner Name
- Inventory by Subst
- Inventory by Local ID
- Inventory by District
- Inventory by Potential District
- Potential District Database
- Surveyor Forms by State
- Surveyor Forms by Local ID
- Surveyor Forms by District
- Dist Acknowledges



Texas Historical Commission 2016

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# THC Survey Forms

TEXAS HISTORICAL COMMISSION		1562
Project #: 00046	Historic Resources Survey Form	Local Id: R27373
County: Hays		City: SAN MARCOS
Address No: 122	Street Name: SCOTT ST	Block: 1
<b>SECTION 1</b>		
Basic Inventory Information		
Current Name:		
Historic Name:		
<b>Owner Information</b> Name: SHALLENBERGER STEPHEN & CATHY Address: 2121 BRIDLEWOOD RANCH City: SAN MARCOS State: TX Zip: 78666		
<b>Geographic Location</b> Latitude: 29.879566 Longitude: -97.947701 Parcel Id:		
Legal Description (Lot/Block): FARM LOT 12-104 PT OF BLK 15 GEO#33357074 0.1433 AC Addition/Subdivision: Year: 1922		
<b>Property Type:</b> Building <b>Listed NR District Name:</b>		
Current Designations: <input type="checkbox"/> NR District <input type="checkbox"/> NHL <input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input type="checkbox"/> Local <input type="checkbox"/> Other Is property contributing? <input type="checkbox"/>		
<b>Architect:</b> <b>Builder:</b> Construction Date: ca. 1900-1910 Source: Field survey; 1997 Heritage Neighborhood survey Recorded By: Elizabeth Porterfield/Hicks & Company Date Recorded: 12/11/2018		
<b>Function</b>		
Current: Domestic		
Historic: Domestic		








<b>SECTION 2</b>	
<b>Architectural Description</b>	
National Folk-style residence; high level of integrity with original wood siding, 4/4-light wood windows, and transom at front door; identified as high priority in the 1997 San Marcos Heritage Neighborhood survey; potential contributing resource to adjacent San Antonio or Hopkins Street local historic districts	
<input checked="" type="checkbox"/> Additions, modifications	<b>Explain:</b> rear addition of historic age
<input type="checkbox"/> Relocated	<b>Explain:</b>

TEXAS HISTORICAL COMMISSION		1562
Project #: 00046	Historic Resources Survey Form	Local Id: R27373
County: Hays		City: SAN MARCOS
Address No: 122	Street Name: SCOTT ST	Block: 1
<b>Stylistic Influence</b>		
National Folk		
<b>Structural Details</b>		
<b>Roof Form</b> Cross-Gabled	<b>Plan</b> L-Plan	
<b>Roof Materials</b> Composition Shingles	<b>Chimneys</b>	
<b>Wall Materials</b> Wood Siding	<b>Porches/Canopies</b>	
<b>Windows</b> Double hung, Wood	<b>FORM</b> Shed Roof	
<b>Doors (Primary Entrance)</b> Single, With sidelights	<b>SUPPORT</b> Wood posts (plan)	
	<b>MATERIAL</b>	
	<b>Landscape Features</b>	
<b>ANCILLARY BUILDINGS:</b>		
Garage:	Barn:	Shed: Other:
<b>SECTION 3 Historical Information</b>		
<b>Associated Historical Context</b>		
Architecture		
<b>Applicable National Register (NR) Criteria:</b>		
<input type="checkbox"/> A Associated with events that have made a significant contribution to the broad pattern of our history <input type="checkbox"/> B Associated with the lives of persons significant in our past <input checked="" type="checkbox"/> C Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions <input type="checkbox"/> D Has yielded, or is likely to yield, information important in prehistory or history		
<b>Areas of Significance:</b>		
Architecture as significant and intact example of early 20th-century National Folk-style residence		
<b>Periods of Significance:</b>		
ca. 1900-1975		
<b>Levels of Significance:</b>	<input type="checkbox"/> National	<input type="checkbox"/> State <input checked="" type="checkbox"/> Local
<b>Integrity:</b>	<input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Design <input checked="" type="checkbox"/> Materials <input checked="" type="checkbox"/> Workmanship	<input checked="" type="checkbox"/> Setting <input checked="" type="checkbox"/> Feeling <input type="checkbox"/> Association
<b>Integrity Notes:</b>		
<b>Individually Eligible?</b> Yes <b>Within Potential NR District?</b> Undetermined <b>Is Property Contributing?</b> <input type="checkbox"/>		
<b>Potential NR District Name:</b> May be considered contributing to adjacent San Antonio Street or Hopkins Street Local Historic Dist. <b>Priority:</b> High <b>Explain:</b>		
<b>Other Information</b>		
<b>Is prior documentation available for this resource?</b> Yes <b>Type:</b> <input type="checkbox"/> HABS <input checked="" type="checkbox"/> Survey <input type="checkbox"/> Other		
<b>Documentation Details:</b>		
San Marcos Heritage Neighborhood Historic Resources Survey, Keystone Architects, 1997		



# Survey Inventory Table

Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R35241 	501 BLANCO ST SAN MARCOS		Domestic	No style	ca. 1980	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC  <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Non-contributing <input type="checkbox"/> Contributing	Individually: No  In District?: Yes	Low (not historic)
			N/A					
		Lindsey-Rogers Local Historic District						
R40350 	602 BLANCO ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1945	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Non-contributing <input type="checkbox"/> Contributing	Individually: No  In District?: Yes	Low
			Domestic					
		Lindsey-Rogers Local Historic District						
R40362 	603 BLANCO ST SAN MARCOS		Domestic	National Folk; Neoclassical (influence)	ca. 1910	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> Contributing	Individually: Undetermined In District?: Yes	High
			Domestic	Architecture, Community Development			Contributing	
		Lindsey-Rogers Local Historic District						
R40351 	606 BLANCO ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Non-contributing <input type="checkbox"/> Contributing	Individually: No  In District?: Yes	Low
			Domestic					
		Lindsey-Rogers Local Historic District						
R40352 	610 BLANCO ST SAN MARCOS		Domestic	Minimal Traditional	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> RTHL <input type="checkbox"/> OTHM <input type="checkbox"/> HTC <input type="checkbox"/> SAL <input checked="" type="checkbox"/> Local <input type="checkbox"/> In District <input type="checkbox"/> Non-contributing <input checked="" type="checkbox"/> Contributing	Individually: No  In District?: Yes	Medium
			Domestic				Contributing	
		Lindsey-Rogers Local Historic District						

# How will the survey benefit the City of San Marcos?

- New and expanded historic districts
- New local landmarks
- Tax incentives
- Design guidelines
- Heritage/cultural districts
- Interpretive materials
- Planning tools to integrate new development with historic preservation
- Protection of the historic, cultural, and architectural legacy of San Marcos for future generations







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