

United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form

For NPS use only

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date entered

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Item number All

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21. Name: Hutchison House

Location: ~~Northeast corner of~~ LBJ Drive and University Street.

Classification: Category - building; Ownership - public; Status - occupied;
Accessible - yes, unrestricted; Present use - educational, offices.

Owner of property: Southwest Texas State University
Mr. Robert Hardesty, President
J.C. Kellam Hall, SWTSU
San Marcos, Texas 78666

Description: Condition - good; Altered, Moved 1967.

A myriad of angles and surfaces characterize the two-story frame Hutchison House. Under a hipped roof topped by four pointed finials, gables, some with their own dormers and bays, protrude in all four main directions and the northwest. A hexagonal oriel at the southwest corner under a pyramidal roof completes the general layout.

The front facade on LBJ Drive includes a one-story, low-pitched porch with pediment and turned posts. An unusual, cut-out medallion design, spaced between small spindles, forms the under-eave trim. The second-floor triplet of sash windows with one-over-one lights is set below a spindle bargeboard in the gable end, and above a course of decorative square-sawn shingles. The diagonal bay carries a two-story square bay with curved brackets and a small gable over a small porch on the first floor. Each little roof shelters a window with one-over-one lights. A similar squared bay is found on the south wall, where there are two window triplets,

Similar articulation continues around the house. There is another small porch, on the south wall of the kitchen wing, that is decorated like the front porch.

Beneath the eaves runs an interesting band of board-and-batten blocks that become brackets as they fill the roof angle. The general motif is repeated in the dentils below the oriel's window sills. A simple board course connects window sills on the second floor.

Wood shingles cover the roof. No chimneys appear in the photo taken immediately before the house was moved, so presumably they had been removed before that date.

The building was rehabilitated immediately after it was moved from the lot immediately to the north. The only noticeable intrusion was the use of a poured concrete porch floor. The house is now painted white with dark brown trim. Reportedly, former residents were consulted on the proper paint colors.

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The interior was converted for office space, but its major features are preserved. Upon entering, a carved walnut stair on one's right leads first to the oriel, which is lit by colored glass windows, and then to the second floor. The stair's bottom newel extends to the ceiling to form a pillar. Moldings surrounding doors and windows consist of nine rounded ridges between flat edges and are slightly convex. Ball and dowel fretwork decorates the ornate fireplace in what was the dining room and the transom area of the oriel entrance. There is another fine fireplace in the living room. The front door appears to be original.

Significance: Period 1800-1899, 1900- : Areas of significance - architecture, ~~Politics/government.~~ Specific dates - 1896. Charles S. Sinz, architect and contractor.

Note: No. 1012

Standards of Victorian taste are well expressed in the many gables, bays, and carved details of the Hutchison House. Intricacy of line is repeated inside in the walnut stair, mantel, and fretwork.

Charles S. Sinz, a German craftsman who also built some of the houses on Belvin Street, designed the house for Beverly Hutchison, son of Major W.O. Hutchison, one of the town's early developers. The Hutchison family lived here from 1896, when the house was built, until 1913, when they moved to Kyle.

During the Hutchison residence, the home was the epitome of late Victorian elegance. The floorplan is irregular, reflecting the faceted exterior appearance. A tiny room within an oriel at the stair landing is a feature unique to the town. Other items are comparable: the walnut panelling on the stair spandrel, deeply incised newels, bullseye moldings, pocket doors, and walnut mantels embellished with ball and dowel trim that is echoed on the fretwork at the oriel.

The house changed owners several times, but was regularly operated as a boarding house. Among the student boarders was president-to-be Johnson, who took his meals here from March, 1927 to September, 1928 and during the summer of 1929. Other accounts report that Johnson lived here. The exact nature of his association is still debated, but that he spent a great deal of time in this house is undisputed. Johnson revisited the house in 1964.

Three years later the house had to be moved to an adjacent lot in order to save it from demolition by the Urban Renewal Agency. Because it was moved only a short distance, approximately 60 feet, changes were minimal. The subsequent rehabilitation was basically sensitive, and the house can be considered to have retained its architectural and historical integrity.

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Bibliography:

Fances Stovall, "Hutchison House, the LBJ Alumni House," unpublished monograph, April 16, 1980. On file at the San Marcos Public Library.

Real estate appraisal file of A.N. Moon, SRA, C.M.B., 116½ W. Hopkins.

Historical Markers of Hays County 1907-1976, p. 81.

Geographical data: Acreage - less than one acre.

UTM reference - 14 / 602350 / 3306400

Verbal Boundary Description - The nominated property is a rectangle 90 ft. deep, measured from the northeast corner of University and LBJ and extending along University, and 75 ft. wide, measured from the same corner and running along LBJ. The eastern and southern lines are coincident with ornamental brick walls.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Hutchison House (San Marcos MRA)
Hays County
TEXAS

Working No. 7-1483
Fed. Reg. Date: 2.7.84
Date Due: 8/11/83 - 8/28/83
Action: ACCEPT 8/26/83
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name _____

2. Location _____

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	
_____	_____	_____	_____

4. Owner of Property _____

5. Location of Legal Description _____

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition	Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	
	<input type="checkbox"/> unaltered	
	<input type="checkbox"/> altered	

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

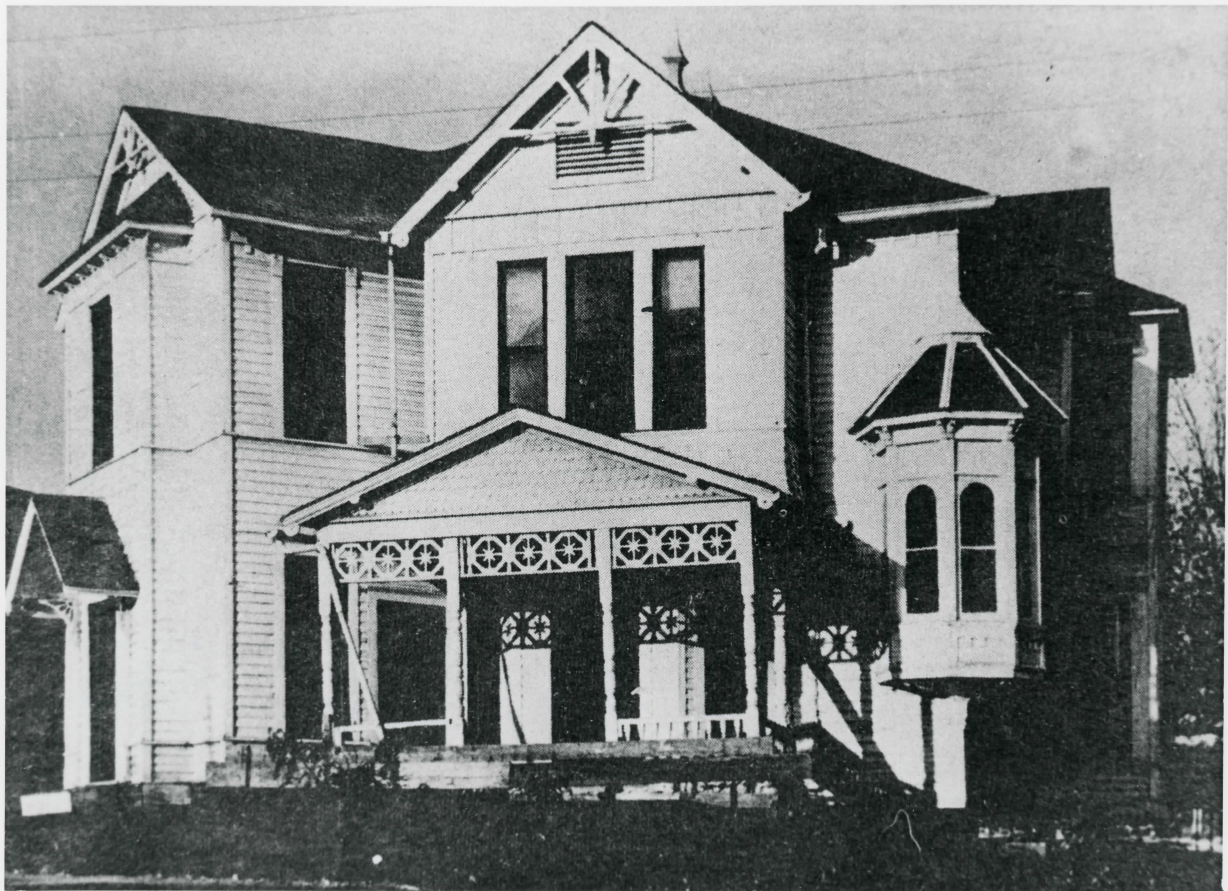
13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

Comments for any item may be continued on an attached sheet



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#21. Hutchison House

Photo courtesy of San Marcos Daily Record and
San Marcos Public Library, taken 1967, at
time of move. Copy photo by Sally S. Victor,
negative property of HASM, on file at SMPL.
West facade, camera facing east.
Photo 85 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#21. Hutchison House

Photo by Lissa Anderson, July, 1982.
Negative property of HASM, on file at SMPL.

West facade, camera facing east.
Photo 86 of 150.



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UNIVERSITY

Historic Resources of San Marcos
San Marcos, Hays County, Texas

#21. Hutchison House

Photo by Lissa Anderson, July, 1982.

Negative property of HASM, on file at SMPL.

Southwest oblique, camera facing northeast.
Photo 87 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#21. Hutchison House

Photo by Lissa Anderson, July, 1982.
Negative property of HASM, on file at SMPL.

Northeast oblique, camera facing southwest.
Photo 88 of 150.



Historic Resources of San Marcos
San Marcos, Hays County, Texas

#21. Hutchison House

Photo by Lissa Anderson, July, 1982.

Negative property of HASM, on file at SMPL.

Interior, showing stair and oriel.
Photo 89 of 150.

Please refer to the map in the
Multiple Property Cover Sheet
for this property

Multiple Property Cover Sheet Reference Number: 64000853