

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Bracht House
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 902 East Cornwall Street
City or town: Rockport State: Texas County: Aransas
Not for publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

☐ national ☐ statewide ☒ local

Applicable National Register Criteria: ☐ A ☐ B ☒ C ☐ D


Signature of certifying official / Title

State Historic Preservation Officer

8/30/23
Date

Texas Historical Commission

State or Federal agency / bureau or Tribal Government

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria.

Signature of commenting or other official

Date

State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register.
☐ removed from the National Register
☐ other, explain: _____

Signature of the Keeper

Date of Action

Bracht House, Rockport, Aransas County, Texas

5. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property

Contributing	Noncontributing	
2	1	buildings
0	0	sites
0	0	structures
0	0	objects
2	1	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions:

DOMESTIC: single dwelling, secondary structure

Current Functions:

DOMESTIC: single dwelling, secondary structure

7. Description

Architectural Classification: LATE VICTORIAN: Queen Anne

Principal Exterior Materials: WOOD, CONCRETE

Narrative Description (see pages 7 through 11)

Bracht House, Rockport, Aransas County, Texas

8. Statement of Significance

Applicable National Register Criteria: C

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1900-1920

Significant Dates: 1900 (Remodel after relocation); 1920 (Garage construction)

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Unknown

Narrative Statement of Significance (see pages 12-19)

9. Major Bibliographic References

Bibliography (see pages 20-22)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey #
- ☐ recorded by Historic American Engineering Record #

Primary location of additional data:

- ☒ State historic preservation office (*Texas Historical Commission, Austin*)
- ☐ Other state agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other -- Specify Repository:

Historic Resources Survey Number (if assigned): NA

Bracht House, Rockport, Aransas County, Texas

10. Geographical Data

Acreage of Property: 0.4

Coordinates

Datum if other than WGS84: NA

1. Latitude: 28.024824° Longitude: -97.052175°

Verbal Boundary Description: The Bracht House boundaries follow the parcel boundaries of Aransas CAD Parcel No. 32485, within the Smith and Wood Addition, Block 13, Lots 13–16.

Boundary Justification: The boundary contains the area historically associated with the nominated property.

11. Form Prepared By

Name/title: Erin Tyson, Architectural Historian/GIS Specialist
Organization: HHM & Associates, Inc.
Street & number: P.O. Box 9648
City or Town: Austin State: TX Zip Code: 78766
Email: etyson@hhminc.com
Telephone: 512/478-8014
Date: October 28, 2022

Additional Documentation

Maps (see pages 23-24)

Additional items (see pages 25-41)

Photographs (see pages 42-65)

This project was funded in part through a grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Bracht House, Rockport, Aransas County, Texas

Photograph Log

Bracht House

Rockport, Aransas County, Texas

Photographs 1-9 by James Day, August 2023 (showing recent rehabilitation)

Photographs 10-24 by Erin Tyson, August 2022 (unchanged through rehabilitation project)

All photos reflect the current appearance of the nominated property.

Photo 1. Primary façade, camera facing north.

Photo 2. Southeast oblique, camera facing north-northwest.

Photo 3. Southeast oblique, camera facing northwest.

Photo 4. Detail of the turret at the southwest corner of the Bracht House. Camera facing north.

Photo 5. West façade, camera facing east.

Photo 6. Southwest oblique, camera facing east-northeast.

Photo 7. Contextual view of the Bracht House on Cornwall Street, camera facing east-northeast.

Photo 8. Southwest oblique, camera facing northeast.

Photo 9. Turret, dormers, and veranda; camera facing northeast.

Photo 10. Garage and northwest oblique view of the Bracht House, camera facing southeast.

Photo 11. Bracht House garage, camera facing east.

Photo 12. Rear of the Bracht House, camera facing southeast.

Photo 13. Rear, north-facing façade of the Bracht House, camera facing south.

Photo 14. Bracht House backyard, camera facing east.

Photo 15. Bracht House backyard, camera facing west.

Photo 16. Front foyer, camera facing west-northwest.

Photo 17. Bracht House front parlor, camera facing west-northwest.

Photo 18. Hexagonal turret at the southwest corner, camera facing southwest.

Bracht House, Rockport, Aransas County, Texas

Photo 19. Bracht House dining room, camera facing east.

Photo 20. Bracht House kitchen, camera facing northeast.

Photo 21. Bracht House sunroom, camera facing northeast.

Photo 22. Bracht House sunroom, camera facing south.

Photo 23. Common area on the second floor, camera facing north-northwest.

Photo 24. Master bedroom on the first floor, camera facing east.

Bracht House, Rockport, Aransas County, Texas

This project was funded through an Emergency Supplemental Historic Preservation Fund grant from the National Park Service that addresses damage inflicted by Hurricane Harvey. In January 2020, NPS staff concurred that property is eligible for listing in the National Register of Historic Places.

Narrative Description

The Bracht House, at 902 East Cornwall Street, is in a residential area near downtown Rockport, the seat of Aransas County, Texas. F. C. Finney, a developer from Oklahoma, built the 1879 dwelling in a short-lived subdivision about 1 mile south of Rockport. Leopold and Clara Bracht, second generation immigrants to Rockport and prominent merchants instrumental to the town's early commercial development, purchased the house in 1887 and moved the building to the northeast corner of North Live Oak and East Cornwall Streets around 1899. The house was originally a modest-sized, two-story French Second Empire-style dwelling (fig. 1). In 1900, the Bracht family enlarged and remodeled the residence dramatically, transforming it into an expansive Queen Anne-style home (photo 1). The two-and-a-half-story, wood-frame house took on an L-plan form with irregular massing and a hipped roof. The following character-defining features distinguish the residence as an excellent example of the Queen Anne style: an asymmetrical wraparound porch, a prominent polygonal corner turret, gabled dormers adorned with a bargeboard and wood fish-scale shingles, and incorporation of classical elements such as Doric columns and gable returns. The Bracht House has undergone several alterations since its 1900 remodel. The loss of the second-story porch roof and supports was the result of hurricane damage, but these features have been recently restored.

Setting, Geography and Topography

The Bracht House is in Rockport, the Aransas County seat, on the Texas Gulf Coast (fig. 2). Within the southwestern portion of the county, Rockport nestles the eastern edge of Live Oak Peninsula, which divides Copano Bay to the west and Aransas Bay to the east. San José Island provides a barrier between Rockport and the Gulf of Mexico. At sea level, Rockport features sandy beaches and marshes with cordgrasses, sedges, rushes, saltgrass, march millet, and maiden cane.¹ Further inland, the native flora include Gulf prairie tall grasses and hardwoods such as elms and oaks. Rockport has a humid subtropic climate.

Layout and Circulation Patterns

The Bracht House occupies a residential area between the city's governmental and commercial zones. The residence is roughly three blocks northwest of Rockport's main commercial corridor, Austin Street, and one block southeast of where Aransas County Courthouse once stood (map 2).² The Aransas County Detention Center, a large, non-historic jail complex, fills the entire block west of the Bracht House. The parcel containing the 1868 Greek Revival Richard Henry Wood House, the former home of one of Rockport's founders, abuts the Bracht House property to the east. Smaller-scale houses constructed during the mid-twentieth century are on the south side of Cornwall Street. A vacant lot the City of Rockport owns adjoins the property to the north. The dwelling sits approximately 800 feet inland from Rockport Harbor (photo 7). The streets of Rockport form a grid pattern, laid out when the town was founded and platted in 1867-1868 (fig. 3).

¹ Christopher Long, "Aransas County," *Handbook of Texas Online*, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/aransas-county>.

² The Aransas County courthouse, a modern edifice designed by Lynn A. Evans in 1956, was severely damaged by Hurricane Harvey in 2017 and demolished in March 2018.

Bracht House, Rockport, Aransas County, Texas

The Bracht House is about one mile south along the coastline from Rockport's city center. Prominent ranchers platted this area in 1868, a year after they founded Rockport. A developer attempted to transform this area into a residential subdivision in the 1880s. Due to arduous daily commutes via mule-drawn trolley to downtown Rockport, the Bracht family decided to move closer to town. They relocated their house in several pieces and reassembled it c.1899 at current site in the southwest quadrant of Block 13 in the Smith and Wood Addition (fig. 4). Initially, the Bracht property encompassed three lots—Lots 14, 15, and 16—purchased in 1893 (fig. 5).³ Five years later, they acquired the lot to the rear (Lot 13) which now includes the backyard, garage, and well.⁴

Relationships of Main House to Garage and Landscape Features

In addition to the Victorian-era dwelling, two auxiliary buildings occupy the property. The house stands in the central portion of Lots 14, 15, and 16, facing south (fig. 5). A ca. 1920 hipped-roof garage (photos 10–11) with clapboard siding and exposed rafter tails marks the northwest corner of the parcel, fronting Live Oak Street. A concrete slab to accommodate two parked cars is northwest of the house, between the residence and the garage. Vehicles access this parking zone from Live Oak Street. A non-historic gable-roof pump shed (photos 14–15) in the backyard is approximately 40 feet northeast of the rear entrance to the house. A ca. 1910 photograph of the Bracht House indicates a windmill and cistern, both no longer extant, were once east of the edifice (fig. 6). A white picket fence partially encloses the backyard, extending from the rear portion of the house outward to the western and eastern property edges. Based on the ca. 1910 photograph, the current fence differs slightly from the wood picket fence mounted onto the concrete retaining wall that originally demarcated the perimeter of the property. A wood privacy fence topped with lattice delineates the northern boundary of the Bracht House parcel (photo 15). Sidewalks hug the south and west edges of the property and encircle the dwelling along its south and east façades. A manicured lawn surrounds the entire house. Flower beds with subtropical shrubs, crinum, ivy, and small palms articulate beds surrounding the porch. Two stubby palm trees flank the entry sidewalk beds and two larger palms are also part of the front landscaping.

Construction Chronology

Developer F. C. Finney built the Victorian residence in 1879 as a speculative house in the Oklahoma Addition, roughly one mile south of central Rockport.⁵ When Leopold and Clara Bracht bought the house in 1887, it was a small, two-story French Second Empire-style dwelling with a shingle-clad mansard roof, a double-gallery porch with a decorative balustrade and turned posts, elaborate pedimented window surrounds, and brackets at the eaves (fig. 1), sharing similarities with the Oakhurst Mansion constructed in nearby Fulton by Colonel George Ware Fulton and Harriet Gillette Smith in 1877. A historic-period photograph of the original edifice (fig. 7) reveals the house had a rear-protruding ell, likely containing the kitchen as indicated by the chimney rising from the ell. Around 1900, after moving the residence to its permanent location, the Brachts expanded the house to accommodate their large family. The expansion altered the size, form, and overall appearance of the dwelling dramatically, transforming it into a 4,000-square-foot Queen Anne home. Bracht had the footprint enlarged by incorporating a front-facing ell and adding rooms at corners, changing the building from its original T-plan to an L-plan. This resulted in some exterior walls becoming interior walls. The roofline was elevated, increasing the house's height by a half-story, and a hipped roof—clad with wood shingles—with four gabled dormers replaced the mansard roof. Disrupting the symmetry of the Second Empire iteration, Bracht removed and replaced the porches with wraparound porches supported by Doric columns on the first and second floors. He also had a prominent hexagonal turret topped with a pyramidal roof built at the southwest corner

³ Aransas County Clerk, R.H. Wood to Clara Bracht, December 12, 1893.

⁴ Aransas County Clerk, R.H. Wood to L.M. Bracht, May 19, 1898.

⁵ William Allen, Sue Hastings Taylor, *Aransas, The Life of a Texas Coastal County*, (Austin, Texas: Eakin Press, 1997), 186–187.

Bracht House, Rockport, Aransas County, Texas

(photo 4). Because the original house formed the core of the new construction around which new rooms were added, the 1900 renovation took on a new fenestration pattern, with mostly single and paired wood double-hung sash windows with one-over-one lights. Distinct Queen Anne elements were applied to the gable ends as decorative motifs: wood fish-scale shingles and bargeboards articulate the front gable end, and the ca. 1910 photograph of the Bracht House shows wood stickwork once filled the west-facing gable end (fig. 6). Presumably, the east- and north-facing gable ends also originally featured decorative elements, but they lack them now. The Bracht family may have added the asbestos siding to the house's north and west façades (photos 5 and 12) during the 1920s or 1930s, repairing damage it endured from the 1919 hurricane that destroyed much of Rockport. The 1943 Sanborn Fire Insurance Company map depicts the residence without a rear porch (fig. 4). The Hinton family purchased the property from the Brachts in 1946 and lived there for more than 30 years, and likely constructed the rear porch that was later enclosed (photo 13).⁶

When Clouis and Marilyn Fisher purchased the house in 1979, it needed extensive repairs and restoration. Over the next two decades, the Fishers rehabilitated the property. Their improvements included rewiring the electrical system, enclosing the back porch addition to create a sunroom (photos 22–23), adding a back deck (photo 13), and refinishing the original long-leaf pine wood floors, doors, and jig-saw detailing.⁷ They renovated the kitchen, replacing the cabinet doors with glazed panels. They added beadboard to the sunroom's interior walls and ceiling to match the original beadboard along the rear stairwell from the kitchen to the upper story.⁸ It remains unclear when the porch balustrades and eastern portion of the roof of the second-story porch were removed. By 2008, the house lacked these elements according to Google Earth street-view imagery (fig. 8).

When Hurricane Harvey struck Rockport in 2017, it destroyed the roof of the second-story porch and damaged the turret and hipped roof. The current owners Rusty and Jennifer Day, who bought the property in 2008, repaired most of the damage. The Days removed the second-story veranda roof and plan to replace it. The current rehabilitation project funded by a grant from the National Park Service is near completion, and the porch has been restored.

Use, Property Type, and Building Form

The Bracht House is a 2.5-story residential single-family dwelling. It has an L-plan building form with irregular massing. From its original construction date until 2001, the house was used as a single-family residence, except for the period between 1920 and 1946, when the Brachts rented rooms to boarders and travelers.⁹ Clouis and Marilyn Fisher began operating a bed-and-breakfast out of the house in 2001, and Rusty and Jennifer Day continued running it as a lodging establishment when they took over ownership in 2008.¹⁰

⁶ Aransas County Clerk, L.M. Bracht and Clara Bracht to Genevieve Bract and Mabel Bracht, July 29, 1946, Deed No. 5007, Book U2, page 263; Aransas County Clerk, Genevieve Bract and Mabel Bracht to Roy Hinton and Bonnie Jean Hinton, July 29, 1946, Deed No. 9841, Book A-3, page 210.

⁷ "Wrong Turn Leads to Right House," *Corpus Christi Caller-Times*, January 27, 2008, Newspapers.com.

⁸ "Wrong Turn Leads to Right House."

⁹ William Allen, Sue Hastings Taylor, 262.

¹⁰ "Wrong Turn Leads to Right House."

Bracht House, Rockport, Aransas County, Texas

Interior

The Brachts' expansion of the house resulted in an easy flow and interconnection between the ample interior spaces, a typical attribute of Queen Anne homes (figs. 18-19). The dwelling's front foyer consists of a narrow stair hall, featuring the original oak stairwell (photo 17). Except for the master bedroom suite, the rooms on the first story serve the public, common uses for living, dining, and cooking. The first-floor rooms that branch off from the central stair hall to the west include the polygonal-shaped front parlor (photo 18), used as a sitting room, and the hexagonal turret (photo 19). The parlor leads to another sitting room to the north. To the east of the first-floor central stair hall is a small room possibly used as a nursery by the Brachts, leading to the master bedroom (photo 25). The central stair hall leads north to the dining room (photo 20), also accessible via the sitting room from the west and the kitchen to the east. The dining room features a fireplace at the northeast corner, suggesting the room was originally used as the kitchen given the chimney placement in a photograph of the original dwelling (fig. 7). The kitchen (photo 21), sunroom resulting from the enclosure of the back porch (photo 23), and the private stairwell extend east from the dining room. On the second story, both stairways lead to a central common area (photo 24), perhaps used as a playroom or game room by the Bracht children. Four large bedrooms extend from this area at each corner of the house. A single-door entrance leads to the second-story front porch. The interior spaces within the upper-story dormers are not accessible.

Functional and decorative interior elements accentuate the Queen Anne style. Large rectangular openings or long-leaf pine doors separate interior spaces. Jig-sawn spindle friezes and classical Tuscan columns define some connections between common spaces on the first floor, such as between the front and rear parlors and the entry to the tower (photo 18). Molding with carved bullseye patterns surrounds all the interior wall openings, including doors and windows.

Construction Materials

The Bracht House is of wood-frame construction and clad in clapboard, except for the asbestos shingles that cover the west and south façades. Rusticated blocks conceal the dwelling's pier-and-beam foundation. Asphalt shingles cover the various roof forms. The house has two brick chimneys. The garage is also of wood-frame construction with clapboard exterior walls and an asphalt-clad roof. It has a double wood door. The pump shed has plywood panels as exterior walls and asphalt shingle roof cladding.

Character-Defining Architectural Features

This list defines the architectural features that distinguish the Bracht House as exemplary of the Queen Anne style:

- An L-plan form with irregular massing
- Asymmetrical wraparound first-story porch and second-story balcony
- A prominent hexagonal corner turret surmounted by a pyramidal roof
- Gabled dormers adorned with a bargeboard and wood fish-scale shingles at the gable ends
- Classical elements such as Doric columns and gable returns
- Applied ornamentation on the exterior and interior such as shingles, jig-sawn spindle friezes, and brackets

Integrity

Overall, the Bracht House possesses good integrity. The most extreme modifications took place immediately before and during the period of significance, 1900-c.1920: relocation of the residence, enlargement of the dwelling, transformation into Queen Anne-style design, and construction of the garage. Thus, these historic-period changes do not compromise the property's physical integrity.

Bracht House, Rockport, Aransas County, Texas

Most changes that have occurred since the period of significance are a byproduct of weather damage. Presumably, the owners applied asbestos siding and constructed the back porch between the 1919 hurricane and 1979. Newspaper articles reported that the residence had fallen into severe disrepair after 1946. The Fisher family prioritized preserving the original appearance in their exhaustive restoration, beginning in 1979. The Fishers enclosed the back porch for a sunroom in 1988 and added a deck; these alterations are undetectable from many viewsheds of the building.

The Bracht House remains in a historic-period location and setting. Because its form and features robustly express integrity of design, materials, and workmanship, the house exudes integrity of feeling and associative qualities with the Queen Anne style.

Contributing Resources

The Bracht House and garage contribute to the historic character of the property at 902 East Cornwall Street.

Table 7.1. Inventory of Bracht House resources

Resource	Construction Date	Contributing Status
House	1879 (remodeled in 1900)	Contributing
Garage	Ca. 1920	Contributing
Pump shed	2012	Noncontributing

Bracht House, Rockport, Aransas County, Texas

Statement of Significance

Developer F. C. Finney built the Bracht House in 1879 as a “spec house” in the French Second Empire style about one mile south of Rockport, on the Texas gulf coast. Its construction coincided with the early years of Rockport’s development. Leopold Bracht, owner of some of Rockport’s earliest mercantile businesses, and his wife Clara purchased the home from Finney in 1887 and moved it to its current location at 902 East Cornwall Street c.1899. In 1900, the Brachts expanded and remodeled their home, transforming it into a large Queen Anne Style residence for their large family. The scale, character-defining features, and strong physical and historical integrity make the Bracht House one of the most prominent Queen Anne houses in Rockport. The Bracht House is nominated for the National Register of Historic Places under Criterion C in the area of Architecture, at the local level of significance. Its period of significance begins in 1900 when the house was enlarged and took on its Queen Anne appearance, and ends ca. 1920, when the garage was built.

Rockport, the county seat of Aransas County, was founded shortly after the Civil War on Live Oak Peninsula, between Copano and Aransas Bays, in the southern portion of the county (fig. 2). Originating as a livestock holding and slaughtering point, Rockport became a key meatpacking and shipping port by 1867, when prominent ranchers in the area platted the southern half of the town.¹¹ Within a year, the northern half was platted and Rockport’s first wharf was built for shipping packaged meat products to New Orleans via Morgan Lines, the first steamship line in Texas. Incorporated as a town in 1870 and as a city in 1871—the same year Aransas County was formed from Refugio County—Rockport continued to attract affluent cattle-raising families. The Mathis, Fulton, and Coleman families formed the partnership Coleman-Fulton Pasture Company, one of the largest cattle companies in Texas.¹² At this time, there were various plans for developing a major deep-water port in the area, and Rockport was a serious contender. These plans, along with urging from the Coleman-Fulton Pasture Company, led to the construction of the San Antonio and Aransas Pass Railway (later the Texas and New Orleans), completed in 1888, cementing Rockport’s status as an important shipping center. The railway connected San Antonio with Corpus Christi and Waco with a central hub at Rockport. The population of Rockport climbed from 600 in 1888 to 2,500 in 1890.¹³

During these early years, Rockport consisted of two subdivisions: the Smith and Wood Addition north of North Street, and the Doughty and Mathis subdivision south of North Street (fig. 3). In 1888, the Aransas Pass Land Company—set on the vision of developing Rockport into a deep-water harbor—acquired all the unsold land in the Smith and Wood Addition.¹⁴ From this area, the Aransas Pass Land Company gave away 100 lots, each measuring 50 feet by 150 feet in size, to those who agreed to build a house costing at least \$300.¹⁵ The lure of economic prosperity drew immigrants from the southeastern United States and Europe to Aransas County.

During the 1880s, Austin Street, one block inland from Aransas Bay, emerged as the main commercial corridor in Rockport (fig. 9). Newcomers settling in the area opened businesses along the thoroughfare, offering groceries,

¹¹ Alice M. Shukalo, “Rockport, TX,” *Handbook of Texas Online*, from the Texas State Historical Association, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/rockport-tx>.

¹² Keith Guthrie, “Coleman-Fulton Pasture Company,” *Handbook of Texas Online*, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/coleman-fulton-pasture-company>.

¹³ Texas Historical Commission. The San Antonio and Aransas Pass Railroad in Rockport Historical Marker 4522, 1994.

¹⁴ Christopher Long, “Aransas County.”

¹⁵ “Aransas Pass, The Towns and Cities about the Pass and Their Relative Positions,” *Fort Worth Daily Gazette*, December 26, 1890, Newspapers.com.

Bracht House, Rockport, Aransas County, Texas

furniture, and equipment for ships, among other mercantile goods.¹⁶ By the 1890s, shipbuilding and commercial fishing had become important industries in Rockport, and tourism bolstered the local economy following the arrival of the railroad.¹⁷ To promote the city as a tourist destination and dispel its reputation as a dusty cattle town, the San Antonio and Aransas Pass Railway began a campaign to publicize Rockport as an attractive seaside vacationing place. The railroad encouraged the construction of resort hotels in Rockport; thus, this period saw the emergence of elegant establishments, such as Bayview Hotel, the Monte Christo Hotel, The Aransas (later known as the Del Mar), and La Playa Hotel.¹⁸ The Aransas County Courthouse, designed by renowned Texas architect James Riely Gordon, was completed in 1889. Other important improvements were buildings like the Sacred Heart Church and the First National Bank, and infrastructure like electric lights, telephone service, and streetcars by the turn of the twentieth century.¹⁹ Several lumber yards supported the spiking demand for building supplies. These include Kohler Lumber Company, Charles A. Johnson's Lumber Yard, and James Fulton's Planing Mill and Cistern Factory.

The Bracht Family's Mercantile Businesses

The original owners of the Bracht House were Leopold M. and Clara Bracht (fig. 10). Leopold Bracht was the fourth-born child of Viktor Friedrich Bracht, a businessman, explorer, and railroad agent born in Düsseldorf, Germany in 1819.²⁰ Sent by the German government to represent the interests of German colonists in Texas, he worked as a merchant in New Braunfels and San Antonio and spent time working in New York and Mexico as well. He wrote the book *Texas im Jahre 1848*, translated from German to English as *Texas in the Year 1848*. Viktor Bracht moved to Rockport in 1869 to take employment as a bookkeeper for ranchers J. M. Mathis and his cousin Thomas H. Mathis, co-founders of Rockport who built the first wharf there.²¹ Bracht was Rockport's first Morgan steamship line agent.²² Indicative of his influence, Bracht was named an alderman when Rockport incorporated in 1870. In 1871, he became the deputy collector of customs at Rockport and served as the first postmaster. He married fellow German Ann Maria Sibilla Schaefer, known as Sibbie, in Comal County in 1849.²³ They had eleven children, seven of which survived beyond toddler age.

Leopold Bracht initiated the family legacy of operating a mercantile business in downtown Rockport when he established a small store in the rear of the post office in 1885.²⁴ At age 18, the Bracht's eldest son Leopold, born in San Antonio in 1857, founded the Bracht Brothers Mercantile Company with younger sibling Roland.²⁵ Their store (fig. 11) was opened on the west side of Austin Street at the intersection of North Street in 1877.²⁶ Roland started a

¹⁶ "41 Years Ago City of Rockport Razed," *Austin-American Statesman*, September 14, 1960, Newspapers.com.

¹⁷ Alice M. Shukalo, "Rockport, TX."

¹⁸ Robert Gossett, "Hoopes-Smith House, Rockport, Texas, Aransas County," National Register of Historic Places Nomination, Texas Historical Commission, March 16, 1998.

¹⁹ Alpha Kennedy Wood, *Texas Coastal Bend: People and Places* (San Antonio, Texas: Naylor Company, 1979), 122.

²⁰ Anonymous, "Bracht, Viktor Friedrich," *Handbook of Texas Online*, accessed August 22, 2022, <https://www.tshaonline.org/handbook/entries/bracht-viktor-friedrich>.

²¹ Anonymous, "Bracht, Viktor Friedrich."

²² Alpha Kennedy Wood, *Texas Coastal Bend: People and Places*, 151-152.

²³ Ancestry.com. *Texas, U.S., County Marriage Records, 1817-1965* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016.

²⁴ "Rockport Firm Founded in 1885 Sold," *Corpus Christi Caller-Times*, October 3, 1952, Newspapers.com.

²⁵ "L.M. Bracht," *Corpus Christi Caller-Times*, July 3, 1942, Newspapers.com.

²⁶ *Find a Grave*, database and images (<https://www.findagrave.com/memorial/101537269/leopold-bracht>; accessed 08 September 2022), memorial page for Leopold Bracht (7 Mar 1857–2 Jul 1942), Find a Grave Memorial ID [101537269](https://www.findagrave.com/memorial/101537269/leopold-bracht), citing Rockport Cemetery, Rockport, Aransas County, Texas, USA; Maintained by Toby (contributor [47708070](https://www.findagrave.com/memorial/101537269/leopold-bracht)).

Bracht House, Rockport, Aransas County, Texas

furniture store in the same building in 1907, and Leopold established his own grocery business, Rockport Mercantile Company, in a new building nearby.²⁷ Eventually, the Bracht brothers opened the second story of the furniture store as a public venue for special events such as meetings and dances, naming it Bracht Hall.²⁸ Leopold ran the Rockport Mercantile Company until 1941, when his health declined and his son Fred A. Bracht, who had been managing the store, became the owner. Fred modernized the establishment and renamed it Model Cash Grocery.²⁹ In 1946, four years after the death of Leopold Bracht, Fred A. Bracht Jr., his grandson, got involved in the business. After four generations of running mercantile operations in Rockport, the Brachts sold the business to Grady West in 1952.³⁰ Only a decade passed before Fred Bracht Jr., his brother James, and father Fred Bracht Sr. (Leopold's son) opened Bracht Lumber and Feed Company, later changed to Bracht Lumber Company, which they ran until 2005.³¹

The Bracht family and their businesses were instrumental in the commercial development of Rockport. Leopold's youngest brother Adolph L. Bracht started his career at Rockport's first lumber yard, the Kohler Lumber Company, in 1890 and worked for his brothers at Bracht Brothers Mercantile Company before starting his own ventures.³² In 1899, Adolph opened a wholesale and retail business in Rockport. Up to the 1920s, the business focused on shipping groceries and hardware by boat to Port Aransas, Bayside, and Lamar. Afterward, Adolph's business expanded to other markets, shipping vegetables grown in and around Rockport to other parts of the country.³³ Adolph was a leading figure in the development of the Intracoastal Canal, named as a charter member of the canal association upon its formation in Victoria in 1905.³⁴ His house, built ca. 1898-1902 in the Prairie style, is at 409 North Magnolia Street, two blocks north of his oldest brother's home.³⁵

Original Owners/Occupants

Leopold and Clara Bracht raised their seven surviving children in the Bracht House, at the southwest corner of Cornwall and Live Oak Streets. Clara Josephine Fryday Bracht was born in Rockport in 1870 to a pioneer cattle family. Her parents Michael and Veronica Fryday were immigrants, coming from Germany and Poland, respectively.³⁶ Clara and Leopold married in 1890, and they had one son and six daughters: Frederick, Mabel, Louisa, Genevieve, Lola, Emma, and Kate Lee (fig. 12).³⁷

Original Construction and Relocation

In response to the boom following the town's founding, F. C. Finney, purchased acreage about one mile south of Rockport from the Aransas Pass Land Company and laid out the Finney Addition.³⁸ He and others built houses there at

²⁷ "41 Years Ago City of Rockport Razed."

²⁸ William Allen, Sue Hastings Taylor, 270-271.

²⁹ "Rockport Firm Founded in 1885 Sold."

³⁰ "Rockport Firm Founded in 1885 Sold."

³¹ "Bracht Lumber Sold to Parker Lumber," *Rockport Pilot*, November 25, 2005, http://www.rockportpilot.com/news/article_1a3221ec-ab1f-51a4-b311-67f87f43f01a.html.

³² "Adolph L. Bracht," *Corpus Christi Times*, July 31, 1961, Newspapers.com.

³³ "Adolph L. Bracht."

³⁴ "Adolph L. Bracht."

³⁵ Texas Historical Commission. Bracht House Historical Marker 16457, 2010.

³⁶ "Mrs. Bracht, Pioneer Texas Daughter, Dies," *Special to the Light*, January 31, 1955, Ancestry.com

³⁷ Ancestry.com. *Texas, U.S., Select County Marriage Index, 1837-1965* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

³⁸ William Allen, Sue Hastings Taylor, 186-187.

Bracht House, Rockport, Aransas County, Texas

such a rapid pace that they “sprung up like mushrooms.”³⁹ Finney named this community the Finney Addition, but locals referred to it as the Oklahoma Addition. When transportation from this area proved challenging, a Rockport committee secured two mule-drawn trolleys from San Antonio and had tracks laid on Magnolia Street for commuters.⁴⁰ Even with the trolleys, the Oklahoma Addition failed, and a number of families moved their homes from this area to Rockport’s city center.⁴¹

Leopold and Clara’s home was originally in the Oklahoma Addition, having been built by F.C. Finney as a speculative venture in 1879, with no intent to occupy the building. It stood empty for several years before Leopold purchased it in 1887. At the time, the small, two-story French Second Empire–style dwelling featured a wood-shingle-clad mansard roof, a double-gallery porch with a decorative balustrade and turned posts, elaborate pedimented window surrounds, and brackets at the eaves (fig. 1). Anecdotal accounts and tax records suggest the Brachts resided in the house for several years before deciding to relocate it to Rockport around 1899.⁴² Leopold’s daily commute to his Austin Street business justified their decision to move. A few years after he purchased the house, the couple had it moved in three pieces via a mule-drawn trolley from the Oklahoma Addition to Cornwall Street, several blocks away from the Bracht Brothers Mercantile Company, and reassembled there.⁴³

At its permanent location, the Bracht property encompasses Lots 13-16 of Block 13 (fig. 5) within the Smith and Wood Addition (fig. 3). Clara Bracht purchased Lots 14-16 from Richard H. Wood in 1893.⁴⁴ Five years later Wood conveyed Lot 13—presently containing the backyard, garage, and pump shed—to Leopold Bracht.⁴⁵ Wood, from a Refugio County ranching family, was one of the original partners in the purchase of the 640 acres of Live Oak Peninsula and, along with Joseph F. Smith, developed the area to drive cattle directly from pastures onto ships.⁴⁶ Like the Bracht men, Wood was a civic leader, appointed as an alderman when Rockport was originally incorporated, and later elected as Mayor of Rockport.⁴⁷ Wood’s home was east of the Bracht property on Block 13, fronting Magnolia Street (photo 7).

Bracht Family Ownership and Occupancy (1887–1946)

By 1900, Leopold and Clara’s four young children, her mother, and a boarder resided with the family.⁴⁸ After owning the French Second Empire dwelling for 13 years, the Brachts remodeled the house to accommodate their growing family. The expanded footprint extended toward the front and added rooms at corners. The roofline was raised and changed to a hipped form with four gabled dormers, aligned with the cardinal directions. The Brachts added wraparound porches on the first and second floors and a prominent turret topped with a pyramidal roof at the southwest corner. These alterations transformed the Bracht House into a 4,000 square-foot Queen Anne Style dwelling.

³⁹ “The Crow’s Nest: High Hopes,” *Corpus Christi Caller-Times*, February 18, 1957, Newspapers.com.

⁴⁰ William Allen, Sue Hastings Taylor, 186-187.

⁴¹ William Allen, Sue Hastings Taylor, 187.

⁴² Rusty Day, “Angel Rose Bed and Breakfast History/About Us,” video, July 15, 2011, <http://angelrosebb.com/history-about-us>; “Texas, County Tax Rolls, 1837-1910”, database with images, *FamilySearch* (<https://familysearch.org/ark:/61903/1:1:VBMQ-8SN> : 20 February 2021), L M Bracht, 1899.

⁴³ Docia Schultz Williams, *Ghosts Along the Texas Coast*, (Lanham, Maryland: Taylor Trade Publishing, 1998), 22.

⁴⁴ Aransas County Clerk, R.H. Wood to Clara Bracht, December 12, 1893.

⁴⁵ Aransas County Clerk, R.H. Wood to L.M. Bracht, May 19, 1898.

⁴⁶ Pam Stranahan, “Who Was Richard H. Wood?” *The History Center for Aransas County*, accessed September 6, 2022, <https://www.theachistorycenter.com/history-mystery-1/who-was-richard-h-wood%3F>.

⁴⁷ Texas Historical Commission. Richard Henry Wood House Historical Marker 19965, 2018.

⁴⁸ 1900 United States Federal Census, Rockport, Aransas County, Texas, digital image s.v. “Leopold Bracht,” *Ancestry.com*.

Bracht House, Rockport, Aransas County, Texas

Roland Bracht, one of Leopold's younger brothers and co-owner of Bracht Brothers Mercantile Company, may have played a role in the remodel. Just one block north of the Bracht House, Roland owned the entirety of Block 16, bounded by Live Oak, Mimosa, Magnolia, and Concho Streets.⁴⁹ There, he and his family resided at 301 North Magnolia Street, in the "Sugar Loaf House," designed by Roland Bracht (fig. 13). By 1910, Roland worked as a carpenter, contractor, and builder in San Antonio.⁵⁰ Leopold and Clara's children they had three more after the remodel, for a total of seven children who matured to adulthood) grew up in their expansive Queen Anne home. Except for a short period following the 1919 hurricane that devastated Rockport, members of the Bracht family occupied the residence until the 1940s.

A Place of Refuge During the Hurricane of 1919

On September 14, 1919, a Category 4 hurricane with a 16-foot storm surge struck Rockport, along with Fulton, Copano, Lamar, and other towns and cities along Aransas County's Coastal Bend. The storm's tidal waves devastated downtown Rockport, including most of the landmark buildings, obliterating the cattle and shipping industries (figs. 14-15). The Bracht family chose to ride out the hurricane in their large Victorian house. During the havoc, Clara put a lit candle beacon in an upstairs window for those seeking refuge. The substantial house was haven for many people, some of whom were rescued from the second-story porch.⁵¹ The damage caused the family to temporarily move into the upper story of the Bracht's mercantile store.⁵² Several months later, the family returned to their Cornwall Street home. Clara remained nervous about the damage and permanently moved to a one-story beach cottage in 1920.⁵³ Leopold and his daughters remained in the Victorian dwelling, operating it as a lodging establishment for visitors and boarders.⁵⁴

Later Ownership and Occupancy

In 1946, Mabel and Genevieve Bracht, who took over ownership from their parents in 1939, conveyed the property to Roy and Bonnie Jean Hinton.⁵⁵ Born in Austin in 1907, Roy Hinton worked as an electrician, wildcat oil driller, and deputy sheriff in Nueces County before moving to Rockport. He was a bait and seafood dealer in Rockport and served two terms as a justice of the peace in the 1970s.⁵⁶ Bonnie Hinton, a native of Corpus Christi, assisted her husband in his political campaigns and was a lifelong member of the Rockport Women's Club.⁵⁷

⁴⁹ Janie Collier White, "Two Historic Houses in Rockport Heritage District Get New Attention," Aransas County Historical Society Newsletter Vol. 6, Issue 3, September 2009, http://achs1985.org/wp-content/uploads/2013/05/2009_Fall_Newsletter.pdf.

⁵⁰ "Sugar Loaf House," *Corpus Christi Caller-Times*, August 8, 1941, Newspapers.com.

⁵¹ Gregory Smith, Bracht House, Rockport, Aransas County, Texas, Determination of Eligibility submitted to the National Park Service, January 27, 2020.

⁵² Aransas County Clerk, Marilyn Fisher to Jennifer R. Day, January 25, 1979, Deed No. 302119; Gregory Smith.

⁵³ William Allen, Sue Hastings Taylor, 249.

⁵⁴ William Allen, Sue Hastings Taylor, 261-26

⁵⁵ Aransas County Clerk, L.M. Bracht and Clara Bracht to Genevieve Bracht and Mabel Bracht, July 29, 1946, Deed No. 5007, Book U2, page 263; Aransas County Clerk, Genevieve Bracht and Mabel Bracht to Roy Hinton and Bonnie Jean Hinton, July 29, 1946, Deed No. 9841, Book A-3, page 210.

⁵⁶ "Rockport Man Recalls Taste for Politics," *Corpus Christi Caller-Times*, March 3, 1989, Newspapers.com.

⁵⁷ "Hinton," *Corpus Christi Caller-Times*, February 23, 1989, Newspapers.com.

Bracht House, Rockport, Aransas County, Texas

The property passed through the next two owners within a span of three years, presumably due to its poor condition and state of disrepair. The Hintons sold the property to George Earnest Strauch Jr., (a descendant of the Refugio builder George Strauch, who constructed numerous high-style homes for prominent local families), and his wife Joyce Lynette Strauch in 1976. That same year, San Antonio-born Curtis Lee Dotson and Rockport-native Deana M. Dotson bought the dwelling from the Strauchs.⁵⁸

In 1979, Clouis Fisher and his wife Marilyn purchased the Bracht House.⁵⁹ Clouis and Marilyn Fisher had lived in Corpus Christi for about 30 years where they operated a hair salon and moved to Rockport with their three children for early retirement.⁶⁰ When they purchased the nearly century-old Cornwall Street home, the dwelling needed extensive repairs and restoration. The Fishers spent the next two decades carefully renovating the property. Their improvements included rewiring the electrical system, enclosing the back porch to create a sunroom, adding a new back porch, and refinishing the original wood floors, doors, and jig-sawn detailing.⁶¹ In 2001, the Fishers opened their home as Angel Rose Bed and Breakfast to travelers.⁶² After her husband's 2006 death, Marilyn operated the bed and breakfast for a few more years.

The current owners, James R. "Rusty" Day Jr. and Jennifer Day, purchased the residence in 2008 as an investment property.⁶³ The Days, both born in Houston, raised their children in Dallas and discovered the Bracht House while vacationing in Rockport. They have continued the Angel Rose Bed and Breakfast operation.

A Place of Refuge after Hurricane Harvey in 2017

When Hurricane Harvey roared through Texas on August 25, 2017, it struck Rockport particularly hard. The Category 4 storm brought 130 mile-per-hour winds that ruined buildings, displaced hundreds of residents, and halted the tourist local industry. The Bracht House, by this time known locally as the Angel Rose Bed and Breakfast, remained one of few places that could accommodate Rockport visitors in the storm's wake, despite damage (fig. 16). Once again, the Bracht House became a place of refuge for the numerous government workers, assessors, and contractors who visited Rockport as part of the recovery effort.

Criterion C: Architecture

The Bracht House is nominated under Criterion C in the Area of Architecture. It is an outstanding local example of Queen Anne residential design, reflecting prevailing trends in Texas around the turn of the twentieth century. Its age, scale, and features stand out among houses in Rockport, making it one of the most prominent late-Victorian-era dwellings in town.

⁵⁸ Aransas County Clerk, Roy Hinton and Bonnie Jean Hinton to Curtis Lee Dotson and Deanna M. Dotson, June 8, 1976, Deed No. 87074, Book 213, page 220.

⁵⁹ Aransas County Clerk, Curtis Lee Dotson and Deanna M. Dotson to Clouis Fisher and Marilyn Fisher, January 25, 1979, Deed No. 103371, Book 250, page 41.

⁶⁰ "Wrong Turn Leads to Right House."

⁶¹ "Wrong Turn Leads to Right House."

⁶² Gregory Smith, Bracht House, Rockport, Aransas County, Texas, Determination of Eligibility submitted to the National Park Service, January 27, 2020.

⁶³ Aransas County Clerk, Marilyn Fisher to Jennifer R. Day, January 25, 1979, Deed No. 302119; Gregory Smith.

Bracht House, Rockport, Aransas County, Texas

High Victorian architecture was popular in Texas between 1880 and 1910. The rise in popularity coincides with the period when railroad construction occurred throughout the state. The improvements in transportation and infrastructure led to intensive economic development and stability. With the influx of people, supplies, and business opportunities the railroad brought, locals were exposed to ideas and technologies born elsewhere. In Rockport, the 1888 arrival of the San Antonio and Aransas Pass Railway launched the city's tourist era. Four trains came from San Antonio daily, bringing wealthy travelers, elite sportsmen looking for hunting and fishing experiences, and opportunists seeking gainful employment.⁶⁴ With Rockport's concurrent building boom and growing economy, Rockportians absorbed the information newcomers brought readily.

Furthermore, American architectural publishing took hold during the latter half of the 1800s, and the abundance of pattern and plan books disseminated throughout the United States meant professional architects and contractor-builders alike had access to a wealth of information.⁶⁵ Given the Bracht family's prosperity from their mercantile businesses and Roland Bracht's expertise in building, they likely took advantage of the plethora of available architectural publishing materials to remodel the home in 1900.

Technological advancements further popularized Victorian architectural styles in Texas coastal cities. Balloon frame construction—the use of machine-cut lumber of standard sizes secured by wire nails—made erecting large-scale buildings feasible. Stock forms of ornamentation, such as Victorian stick work or “gingerbread” could be procured from catalogs and simply nailed onto buildings by skilled workers. The advent of the railroad made the transport of these mass-produced materials both economical and expeditious.⁶⁶ Leopold Bracht may have enjoyed easy access to building materials through his brother Adolph's employment at Kohler Lumber Company, where he began working in 1890. So many people wanted to build in Rockport during this period that Adolph checked lumber directly from rail cars to the purchasers, skipping the lumber yard.⁶⁷

The Queen Anne style in the United States evolved from the Shingle style, originating in England with Richard Norman Shaw's country houses in the 1860s which embodied picturesque designs.⁶⁸ American builders who began translating the English style in the United States during the early 1870s swapped wood shingles for the tiles used on upper stories as an exterior envelope. As the style developed, the use of wood shingles as an exterior wall treatment became a dominant trend. Professional architects building summer villas for wealthy clients on the East Coast first employed the style, and builders in Texas had embraced it by the 1880s.⁶⁹

The Bracht family's choice to remodel their home into a Queen Anne Style residence in 1900 proved consistent with the shift away from the French-derived Second Empire style popular in earlier years. Queen Anne stylistic treatments, as exemplified by the Bracht House, exploited interconnections of interior spaces, use of modified classical elements on the exterior, and an emphasis on asymmetry through the inclusion of wraparound porches and corner polygonal towers.⁷⁰

⁶⁴ William Allen, Sue Hastings Taylor, 189.

⁶⁵ Leland M. Roth, *A History of American Architecture* (Boulder, Colorado: Westview Press, 2001), 235-236.

⁶⁶ Jay C. Henry, *Architecture in Texas: 1895-1945* (Austin, Texas: University of Texas Press, 1993), 30.

⁶⁷ William Allen, Sue Hastings Taylor, 183.

⁶⁸ Jay C. Henry, 30.

⁶⁹ Jay C. Henry, 31.

⁷⁰ Leland M. Roth, 242.

Bracht House, Rockport, Aransas County, Texas

Comparable examples of Queen Anne houses are rare in Rockport. Only the Hoopes-Smith House (fig. 17), at 417 Broadway Street, offers another excellent example of a residence constructed in the Queen Anne style in Rockport. Built in 1890–1892 for James M. Hoopes (founder of First National Bank of Rockport) and his family, the dwelling shares similar characteristics with the Bracht House that distinguish the style: protruding bays, roof gables decorated with wood fish-scale shingles, irregular massing, and a prominent corner turret. Unlike the Bracht House, the Hoopes-Smith House was designed by a known architect. James Hoopes purchased house plans that D. S. Hopkins designed from a Sears, Roebuck and Company catalog.⁷¹ The Hoopes-Smith House has more-varied exterior surfaces and more-extensive detailing than the Bracht House.

Conclusion

The Bracht House, originally built in 1879 in the French Second Empire style and transformed to a Queen Anne–style residence in downtown Rockport in 1900, reflects the architectural trends prevalent in the region, state, and nation at the time. The dwelling’s Queen Anne style is a tangible link to Rockport’s contemporaneous prosperity and developmental growth resulting from its status as an important meatpacking and shipping center. Its occupants and their relatives, the Bracht family, were among the town’s first merchants and were instrumental in influencing local business and commerce.

⁷¹ Robert Gossett, “Hoopes-Smith House,” National Register of Historic Places Nomination, Texas Historical Commission, May 24, 1994.

Bracht House, Rockport, Aransas County, Texas

Bibliography

Allen, William and Sue Hastings Taylor. *Aransas, The Life of a Texas Coastal County* (Austin, Texas: Eakin Press, 1997).

Ancestry.com. *1900 United States Federal Census, Rockport, Aransas County, Texas*. Digital image s.v. "Leopold Bracht."

_____. *Texas, U.S., Select County Marriage Index, 1837-1965* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2014.

Anonymous. "Bracht, Viktor Friedrich." *Handbook of Texas Online*. From the Texas State Historical Association, accessed August 22, 2022, <https://www.tshaonline.org/handbook/entries/bracht-viktor-friedrich>.

Aransas County Clerk Records. [Various dates.] From <https://www.texasfile.com/search/texas/aransas-county/county-clerk-records/>.

_____. Curtis Lee Dotson and Deanna M. Dotson to Clouis Fisher and Marilynn Fisher. January 25, 1979. Deed No. 103371, Book 250, page 41.

_____. Genevieve Bract and Mabel Bracht to Roy Hinton and Bonnie Jean Hinton. July 29, 1946. Deed No. 9841, Book A-3, page 210.

_____. L.M. Bracht and Clara Bracht to Genevieve Bract and Mabel Bracht. July 29, 1946. Deed No. 5007, Book U2, page 263.

_____. Marilynn Fisher to Jennifer R. Day. January 25, 1979. Deed No. 302119.

_____. R.H. Wood to Clara Bracht. December 12, 1893.

_____. R.H. Wood to L.M. Bracht. May 19, 1898.

_____. Roy Hinton and Bonnie Jean Hinton to Curtis Lee Dotson and Deanna M. Dotson. June 8, 1976. Deed No. 87074, Book 213, page 220.

"Aransas Pass, The Towns and Cities about the Pass and Their Relative Positions." *Fort Worth Daily Gazette*. December 26, 1890. Newspapers.com.

"Bracht Lumber Sold to Parker Lumber." *Rockport Pilot*. November 25, 2005.

Corpus Christi Caller-Times. [Various dates.] From Newspapers.com.

_____. "Adolph L. Bracht." *Corpus Christi Caller-Times*. July 31, 1961.

_____. "Hinton." *Corpus Christi Caller-Times*. February 23, 1989.

_____. "L.M. Bracht." *Corpus Christi Caller-Times*. July 3, 1942.

Bracht House, Rockport, Aransas County, Texas

_____. "Rockport Firm Founded in 1885 Sold." *Corpus Christi Caller-Times*. October 3, 1952.

_____. "Rockport Man Recalls Taste for Politics." *Corpus Christi Caller-Times*. March 3, 1989.

_____. "Sugar Loaf House." *Corpus Christi Caller-Times*. August 8, 1941.

_____. "The Crow's Nest: High Hopes." *Corpus Christi Caller-Times*. February 18, 1957.

_____. "Wrong Turn Leads to Right House." *Corpus Christi Caller-Times*. January 27, 2008.

FamilySearch. "Texas, County Tax Rolls, 1837-1910", database with images.
(<https://familysearch.org/ark:/61903/1:1:VBMQ-8SN>: 20 February 2021), L M Bracht, 1899.

Find A Grave. Memorial page for Leopold Bracht (7 Mar 1857–2 Jul 1942). Find a Grave Memorial ID [101537269](https://www.findagrave.com/memorial/101537269), citing Rockport Cemetery, Rockport, Aransas County, Texas, accessed 08 September 2022, <https://www.findagrave.com/memorial/101537269/leopold-bracht>.

"41 Years Ago City of Rockport Razed." *Austin-American Statesman*. September 14, 1960. [Newspapers.com](https://www.newspapers.com).

Gossett, Robert. "Hoopes-Smith House, Rockport, Texas, Aransas County." National Register of Historic Places Nomination. Texas Historical Commission. March 16, 1998.

Guthrie, Keith. "Coleman-Fulton Pasture Company." *Handbook of Texas Online*. From the Texas State Historical Association, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/coleman-fulton-pasture-company>.

Henry, Jay C. *Architecture in Texas: 1895-1945* (Austin, Texas: University of Texas Press, 1993).

Long, Christopher. "Aransas County." *Handbook of Texas Online*. From the Texas State Historical Association, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/aransas-county>.

"Mrs. Bracht, Pioneer Texas Daughter, Dies." *Special to the Light*. January 31, 1955. [Newspapers.com](https://www.newspapers.com).

Roth, Leland M. *A History of American Architecture* (Boulder, Colorado: Westview Press, 2001).

Shukalo, Alice M. "Rockport, TX." *Handbook of Texas Online*. From the Texas State Historical Association, accessed August 19, 2022, <https://www.tshaonline.org/handbook/entries/rockport-tx>.

Smith, Gregory. *Bracht House, Rockport, Aransas County, Texas, Determination of Eligibility*, submitted to the National Park Service, January 27, 2020.

Stranahan, Pam. "Who Was Richard H. Wood?" *The History Center for Aransas County*, accessed September 6, 2022, <https://www.theachistorycenter.com/history-mystery-1/who-was-richard-h.-wood%3F>.

Texas Historical Commission. "Bracht House." RTHL Marker 16457 text. Texas Historical Commission Atlas, 2010.

_____. "Richard Henry Wood House." RTHL Marker 19965 text. Texas Historical Commission Atlas, 2018.

Bracht House, Rockport, Aransas County, Texas

_____. "The San Antonio and Aransas Pass Railroad in Rockport." RTHL Marker 4522 text. Texas Historical Commission Atlas, 1994.

White, Janie Collier. "Two Historic Houses in Rockport Heritage District Get New Attention." *Aransas County Historical Society Newsletter* Vol. 6, Issue 3, September 2009, accessed September 6, 2022, http://achs1985.org/wp-content/uploads/2013/05/2009_Fall_Newsletter.pdf.

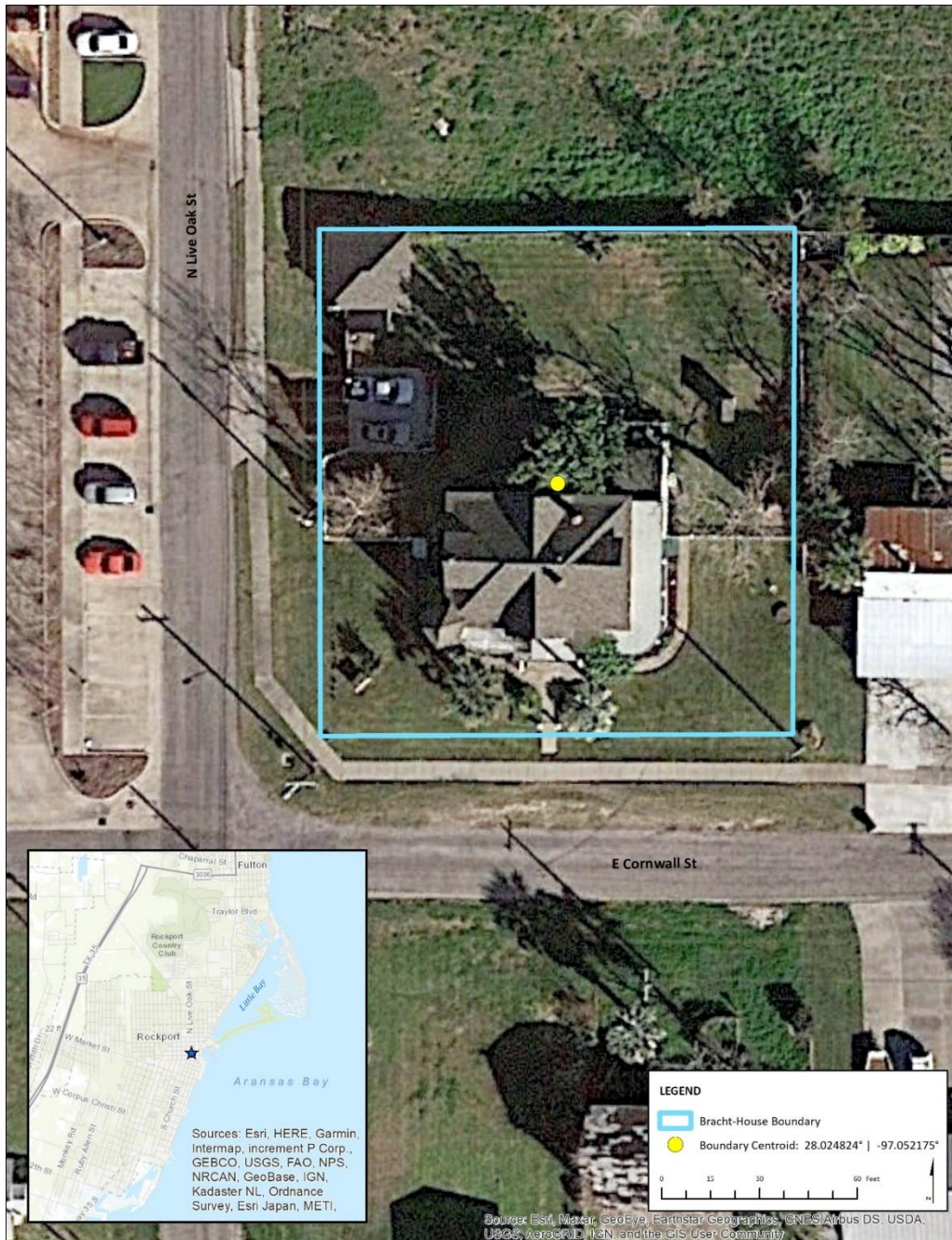
Williams, Docia Schultz. *Ghosts Along the Texas Coast* (Lanham, Maryland: Taylor Trade Publishing, 1998).

Wood, Alpha Kennedy. *Texas Coastal Bend: People and Places* (San Antonio, Texas: Naylor Company, 1979).

Bracht House, Rockport, Aransas County, Texas

Maps

Map 1. Aerial view of the Bracht House showing the boundary and coordinates of the central point.
Source: HHM & Associates, Inc., 2022, based on AransasCAD property data.



[illegible]

Bracht House, Rockport, Aransas County, Texas

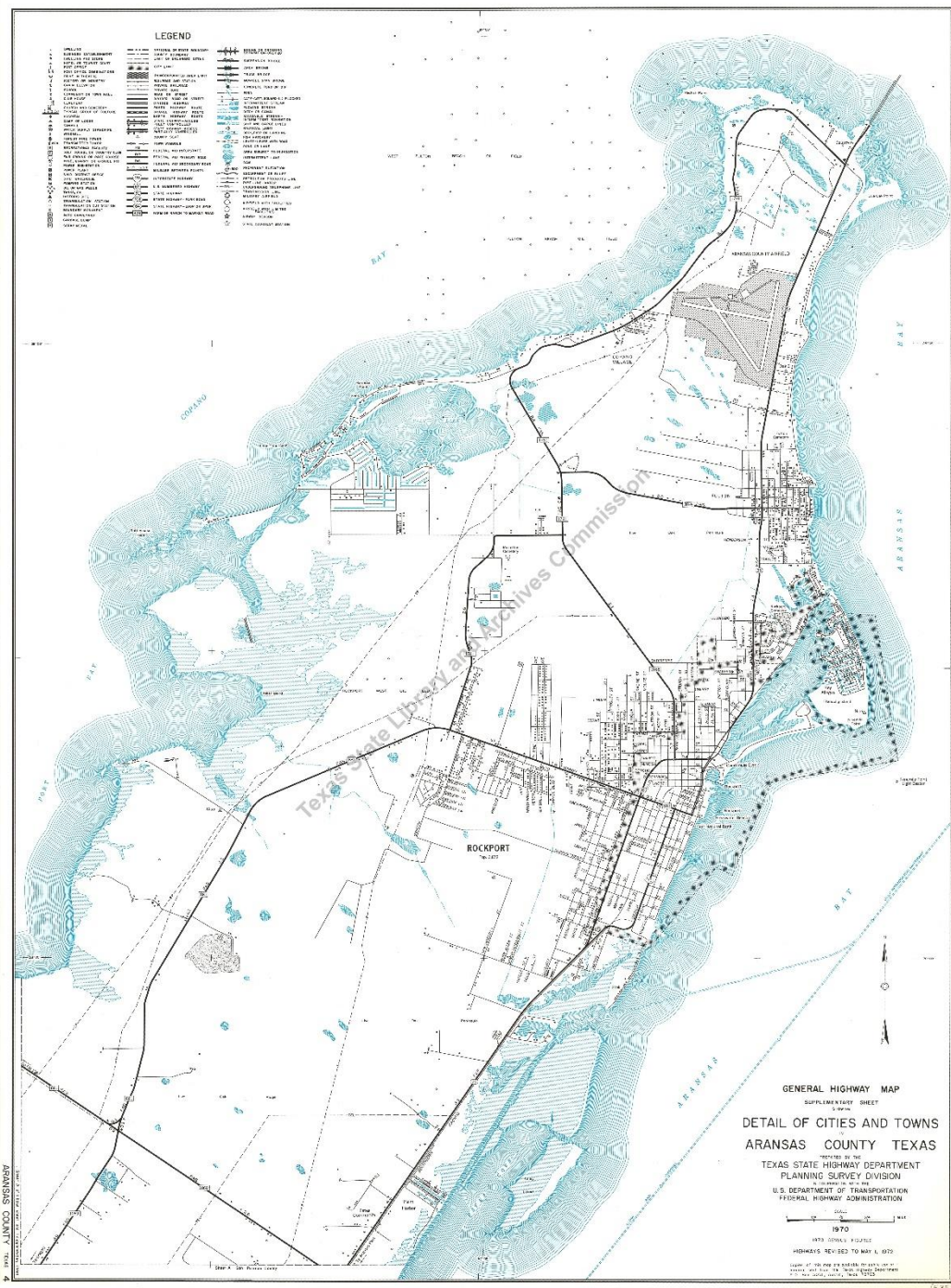
Figures

Figure 1. View of the Bracht House as built in the Oklahoma Addition in 1879. Source: Bracht House Determination of Eligibility Request.



Bracht House, Rockport, Aransas County, Texas

Figure 2. General Highway Map Supplementary Sheet Showing Detail of Cities and Towns in Aransas County, Texas, prepared by the Texas State Highway Department Planning Survey Division in 1970 (revised in 1972). Source: Texas State Library and Archives Commission.



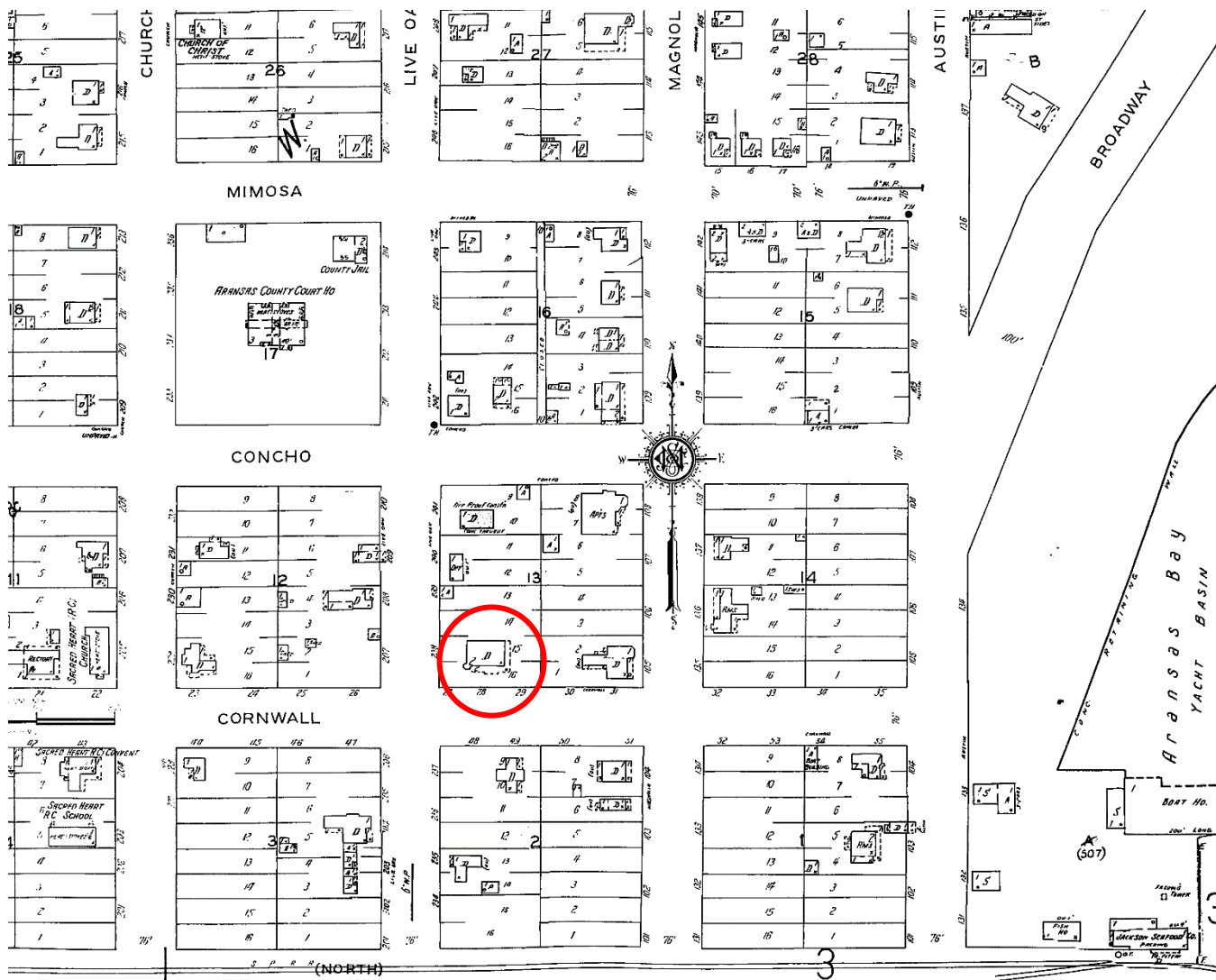
Bracht House, Rockport, Aransas County, Texas

Figure 3. Rockport, Texas, Aransas County, created in 1888 by the Aransas Pass Land Company to promote the town. Source: Texas General Land Office.



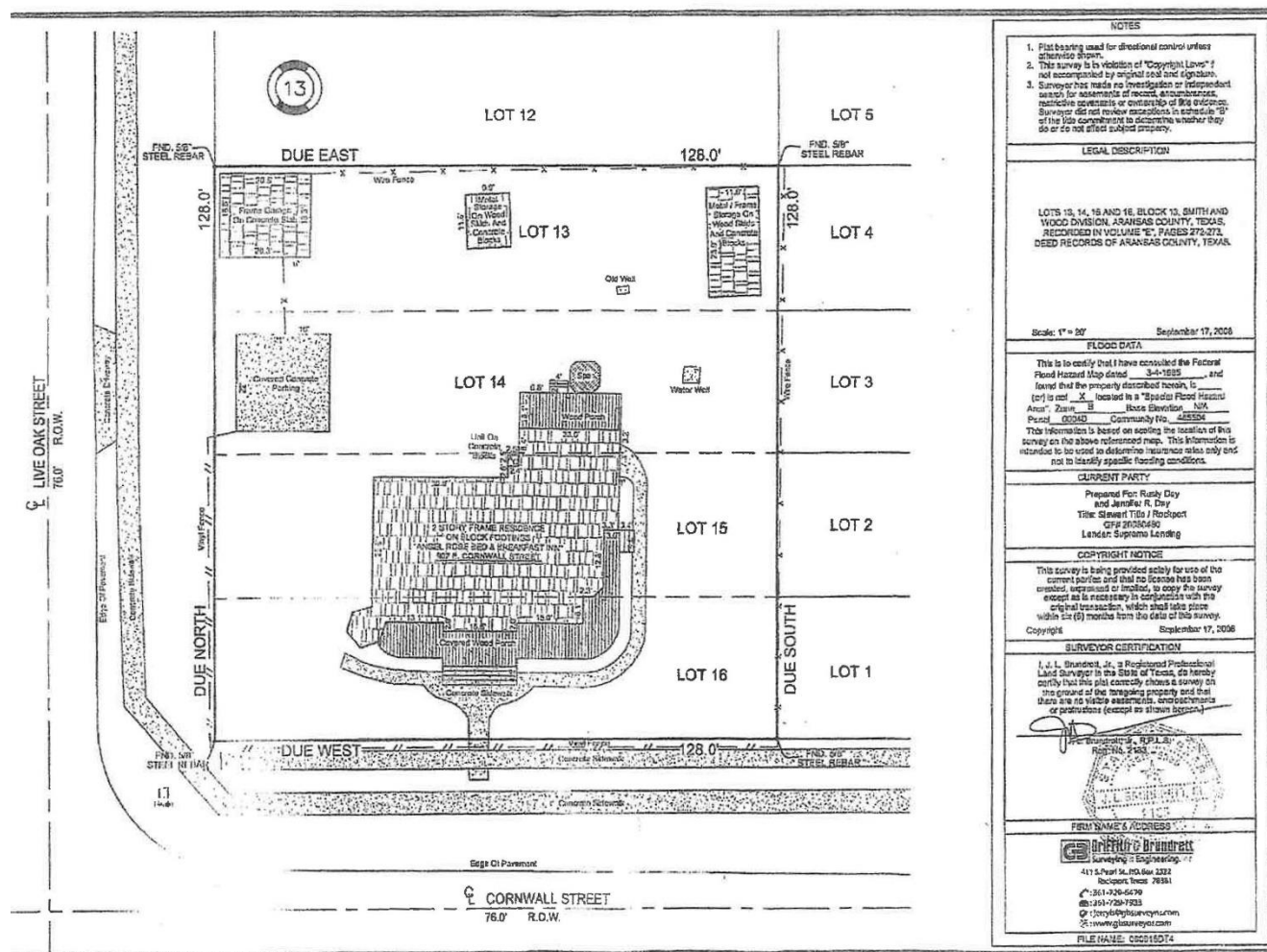
Bracht House, Rockport, Aransas County, Texas

Figure 4. Sanborn Fire Insurance Company Map of Rockport, Texas, Sheet 4, 1931 (revised in 1943). Source: Proquest.com.



Bracht House, Rockport, Aransas County, Texas

Figure 5. Site plan of the Bracht House showing property boundaries and lot lines, created September 2008.
Source: Jennifer and Rusty Day.



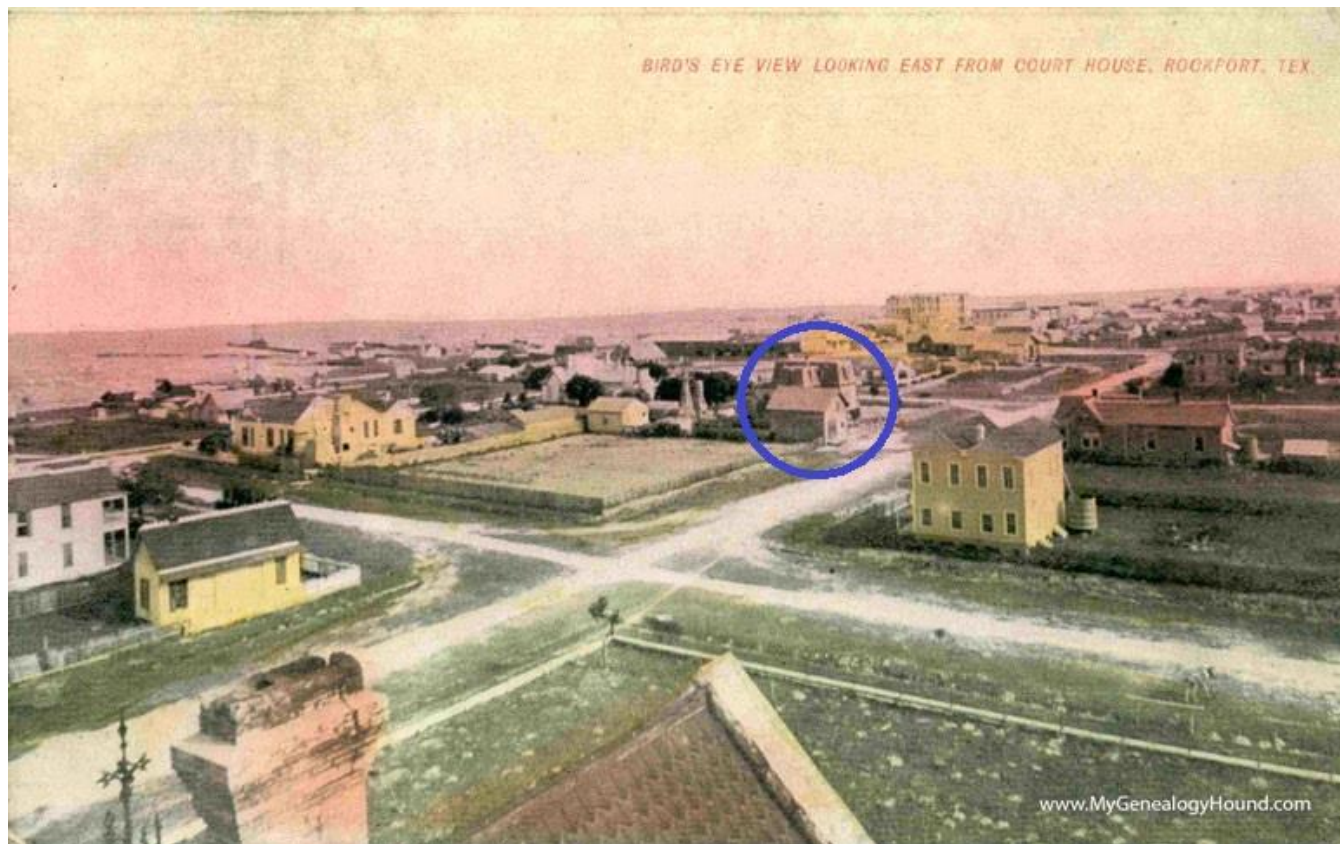
Bracht House, Rockport, Aransas County, Texas

Figure 6. The Bracht house in about 1910. Source: Bracht House Determination of Eligibility Request.



Bracht House, Rockport, Aransas County, Texas

Figure 7. An early postcard of Rockport, dating to approximately 1899, as seen from Aransas County Courthouse looking east toward Rockport Harbor. The bird's-eye view captures the Bracht House in its original French Second Empire style after it was moved from the Oklahoma Addition to this location on Cornwall Street, and before its Queen Anne-inspired transformation. Source: MyGenealogyHound.com.



Bracht House, Rockport, Aransas County, Texas

Figure 8. The Bracht House in 2008. Source: Google Earth Street-view Imagery.



Bracht House, Rockport, Aransas County, Texas

Figure 9. Early view of Austin Street, Rockport's commercial corridor, looking north. Source: *A Glimpse at Our Past: Aransas County 1871-1971 and Rockport 1870-1970, 100 Years*, presented by the Aransas County-Centennial, Inc.



Bracht House, Rockport, Aransas County, Texas

Figure 10. Leopold and Clara Bracht. Date unknown. Source: Ancestry.com.



Figure 11. Early view of the Bracht Brothers Mercantile Company store on Austin Street. Source: *A Glimpse at Our Past: Aransas County 1871-1971 and Rockport 1870-1970, 100 Years*, presented by the Aransas County-Centennial, Inc.



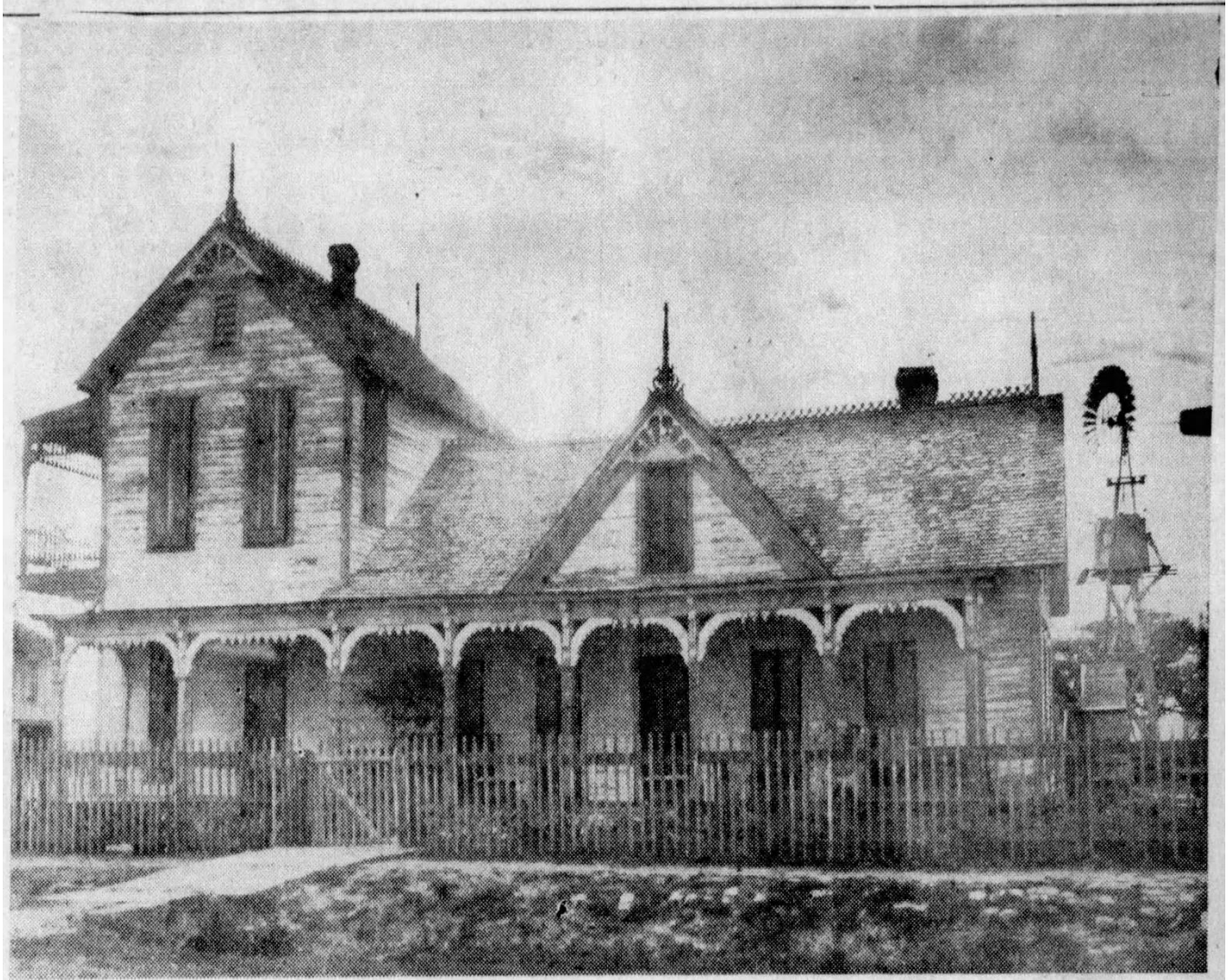
Bracht House, Rockport, Aransas County, Texas

Figure 12. Leopold and Clara Bracht and their seven children. The photo was taken on Leopold and Clara's wedding anniversary. The date and setting are unknown. Source: Ancestry.com.



Bracht House, Rockport, Aransas County, Texas

Figure 13. The “Sugar Loaf House,” the residence designed and constructed by Roland Bracht, the younger brother of Leopold Bracht, at 301 North Magnolia Street. Source: *Corpus Christi Caller-Times*.



Bracht House, Rockport, Aransas County, Texas

Figure 14. Austin Street after the 1919 hurricane that devastated Rockport and the surrounding area. Source: *A Glimpse at Our Past: Aransas County 1871-1971 and Rockport 1870-1970, 100 Years*, presented by the Aransas County-Centennial, Inc.



Figure 15. Photograph taken from Austin Street toward Aransas County Courthouse after the 1919 hurricane that devastated Rockport and the surrounding area. Source: *A Glimpse at Our Past: Aransas County 1871-1971 and Rockport 1870-1970, 100 Years*, presented by the Aransas County-Centennial, Inc.



Bracht House, Rockport, Aransas County, Texas

Figure 16. The Bracht House damage from Hurricane Harvey in 2017. Source: Bracht House Determination of Eligibility Request.



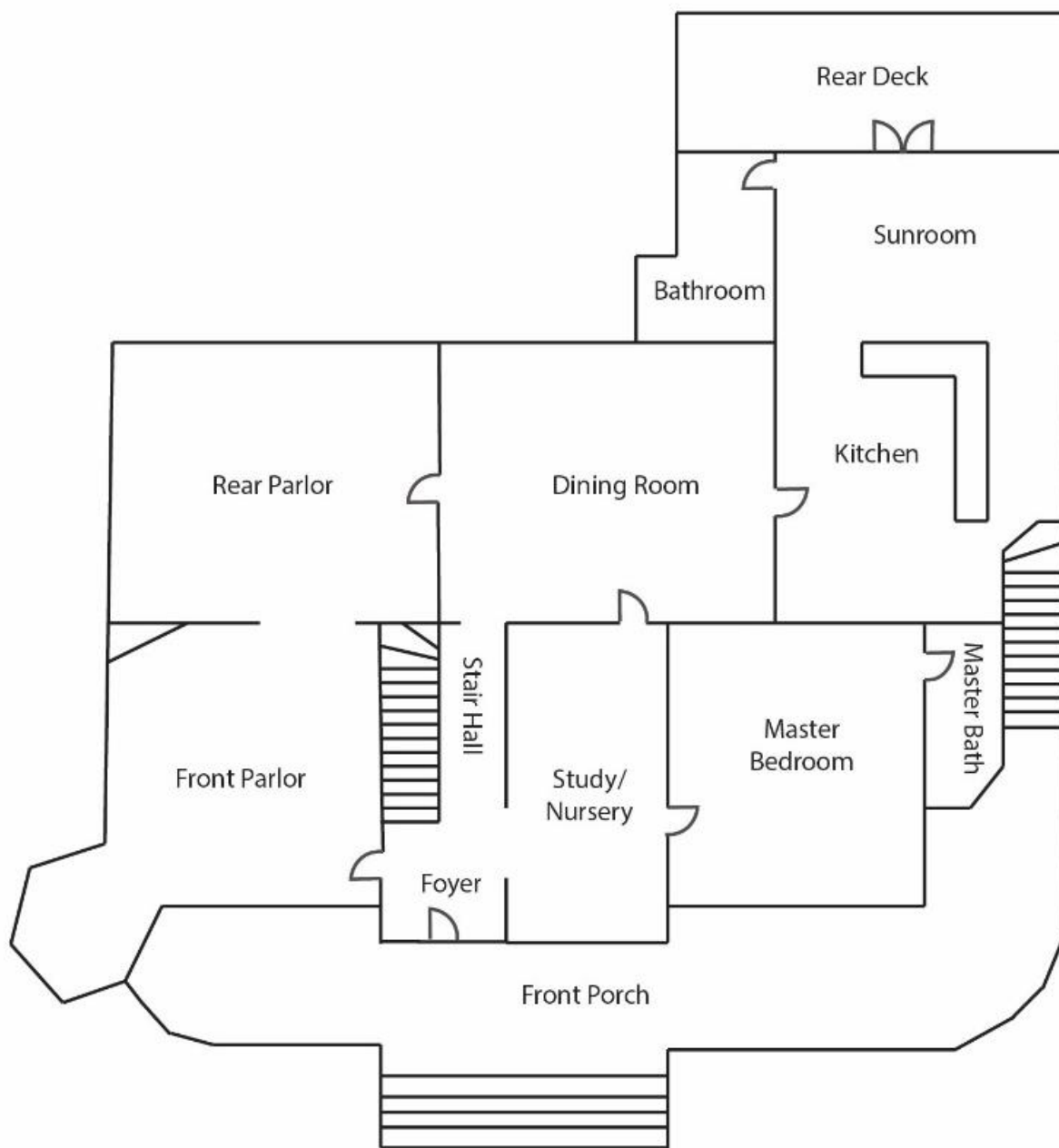
Bracht House, Rockport, Aransas County, Texas

Figure 17. The Hoopes-Smith House in Rockport, as it appeared in 1989. *The Portal to Texas History*.



Bracht House, Rockport, Aransas County, Texas

Figure 18. Rough plan of the first floor of the Bracht House. Not to scale. Source: HHM & Associates, Inc., 2022.



Bracht House, Rockport, Aransas County, Texas

Figure 19. Rough plan of the second floor of the Bracht House. Not to scale. Source: HHM & Associates, Inc., 2022.



Bracht House, Rockport, Aransas County, Texas

Photos

Photo 1. Primary façade, camera facing north. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 2. Southeast oblique, camera facing north-northwest. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 3. Southeast oblique, camera facing northwest. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 4. Detail of the turret at the southwest corner of the Bracht House. Camera facing north. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 5. West façade, camera facing east.



Bracht House, Rockport, Aransas County, Texas

Photo 6. Southwest oblique, camera facing east-northeast.



Bracht House, Rockport, Aransas County, Texas

Photo 7. Contextual view of the Bracht House on Cornwall Street, camera facing east-northeast. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 8. Southwest oblique, camera facing northeast.



Bracht House, Rockport, Aransas County, Texas

Photo 9. Turret, dormers, and veranda. Camera facing northeast. August 2023.



Bracht House, Rockport, Aransas County, Texas

Photo 10. Garage and northwest oblique view of the Bracht House. Camera facing southeast.



Bracht House, Rockport, Aransas County, Texas

Photo 11. Bracht House garage, camera facing east.



Bracht House, Rockport, Aransas County, Texas

Photo 12. Rear of the Bracht House, camera facing southeast.



Bracht House, Rockport, Aransas County, Texas

Photo 13. Rear, north-facing façade of the Bracht House, camera facing south.



Bracht House, Rockport, Aransas County, Texas

Photo 14. Bracht House backyard. The pump house appears at the center of the photo, while the back deck of the residence is to the right. Camera facing east.



Bracht House, Rockport, Aransas County, Texas

Photo 15. Bracht House backyard. The pump house appears in the left foreground of the photo, and the residence is in the midground behind it. The garage is in the background, to the right. Camera facing west.



Bracht House, Rockport, Aransas County, Texas

Photo 16. Front foyer. The doorway to the left leads to the front parlor; entry to the hexagonal turret is visible. The oak stairwell leads to the second-story common area, and the narrow hallway extends to the dining room. Camera facing west-northwest.



Bracht House, Rockport, Aransas County, Texas

Photo 17. Bracht House front parlor. The doorway to the left opens to the hexagonal turret. The expansive opening on the right leads to another sitting room. Note the Tuscan columns, molding, and jig-sawn spindle friezes and brackets adorning the interior spaces. Camera facing west-northwest.



Bracht House, Rockport, Aransas County, Texas

Photo 18. Hexagonal turret at the southwest corner of the Bracht House. Camera facing southwest.



Bracht House, Rockport, Aransas County, Texas

Photo 19. Bracht House dining room. Camera facing east.



Bracht House, Rockport, Aransas County, Texas

Photo 20. Bracht House kitchen, camera facing northeast.



Bracht House, Rockport, Aransas County, Texas

Photo 21. Bracht House sunroom, camera facing northeast.



Bracht House, Rockport, Aransas County, Texas

Photo 22. Bracht House sunroom, camera facing south.



Bracht House, Rockport, Aransas County, Texas

Photo 23. Common area on the second floor of the Bracht House, camera facing north-northwest.



Bracht House, Rockport, Aransas County, Texas

Photo 24. Master bedroom on the first floor of the Bracht House, camera facing east.



- end -