

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

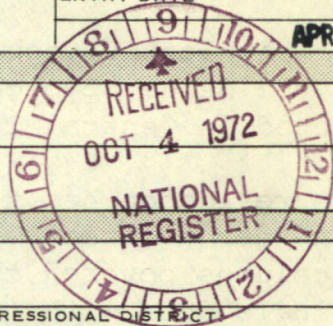
STATE:	TEXAS
COUNTY:	Hays
FOR NPS USE ONLY	
ENTRY DATE	APR 2 1973

HUD Grant Pending

**1. NAME**

COMMON: Cock House

AND/OR HISTORIC:



**2. LOCATION**

STREET AND NUMBER: 402 E. Hopkins Street

CITY OR TOWN: San Marcos

CONGRESSIONAL DISTRICT: #10 J. J. Pickle

STATE: TEXAS

CODE: 048

COUNTY: Hays

CODE: 209

**3. CLASSIFICATION**

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered <input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	_____
<input type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious	_____	_____
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific	_____	_____

**4. OWNER OF PROPERTY**

OWNER'S NAME: City of San Marcos

STREET AND NUMBER: P. O. Box 725

CITY OR TOWN: San Marcos

STATE: TEXAS

CODE: 78666

CODE: 048

**5. LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Hays County Courthouse

STREET AND NUMBER:

CITY OR TOWN: San Marcos

STATE: TEXAS

CODE: 048

**6. REPRESENTATION IN EXISTING SURVEYS**

TITLE OF SURVEY:

DATE OF SURVEY:  Federal  State  County  Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN: STATE: CODE:

STATE: \_\_\_\_\_

COUNTY: \_\_\_\_\_

FOR NPS USE ONLY

ENTRY NUMBER: APR 2 1973

DATE: \_\_\_\_\_

SEE INSTRUCTIONS

62-5-73

7 DESCRIPTION

CONDITION	(Check One)							
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins			
	(Check One)				(Check One)			
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered			<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Charles S. Cock House is a vernacular, late Greek Revival residence, typical of the modest limestone buildings constructed in Central Texas in the decade following the Civil War.

The residence has two main rooms with a central hall and a wooden rear addition. A pedimented portico supported by square columns covered the central doorway. The main entrance has a single door with transom and sidelights. Small flanking galleries were added sometime before 1886. These galleries, with square posts, intricate wooden brackets and decorative ballustrade, will be restored to their appearance in the attached 1886 photograph.

Both principle chambers had a fireplace in their end wall. The west chamber's fireplace has remained intact; the one in the east chamber had been removed and will be restored. The limestone house has six-over-six light, double-hung, sash windows. Window and door molding throughout the house is very simple.

After restoration of the house, which will be accomplished with a matching grant-in-aid from the Office of Housing and Urban Development, the limestone, main portion of the Cock House will be open to the public as a house museum with period furnishings. The rear, wooden addition, which post dates the main house, will be restored to serve as an administrative office for the Plaza.



SEE INSTRUCTIONS

8. SIGNIFICANCE

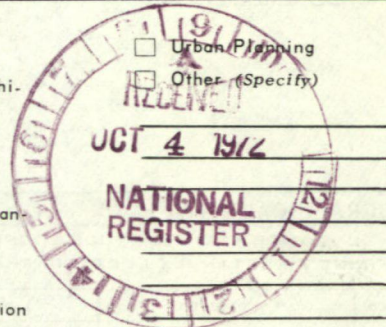
PERIOD (Check One or More as Appropriate)

- Pre-Columbian |  16th Century |  18th Century |  20th Century  
 15th Century |  17th Century |  19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1867

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal              | <input type="checkbox"/> Education              | <input type="checkbox"/> Political           | <input type="checkbox"/> Urban/Planning  |
| <input type="checkbox"/> Prehistoric             | <input type="checkbox"/> Engineering            | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic                | <input type="checkbox"/> Industry               | <input type="checkbox"/> Science             |  |
| <input type="checkbox"/> Agriculture             | <input type="checkbox"/> Invention              | <input type="checkbox"/> Sculpture           |  |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian |  |
| <input type="checkbox"/> Art                     | <input type="checkbox"/> Literature             | <input type="checkbox"/> Theater             |  |
| <input type="checkbox"/> Commerce                | <input type="checkbox"/> Military               | <input type="checkbox"/> Transportation      |  |
| <input type="checkbox"/> Communications          | <input type="checkbox"/> Music                  |  |  |
| <input type="checkbox"/> Conservation            |   |  |  |



STATEMENT OF SIGNIFICANCE

The Charles S. Cock House, erected in 1867, is a modest, vernacular Greek Revival structure and the oldest remaining residential building in San Marcos. The Town of San Marcos, located within the 1832 Spanish grant given to Juan Veramendi, was established in 1851, by General Edward Burleson, William Lindsay and Dr. Eli. T. Merriman.

In the same year as the founding of the town, Charles S. Cock and his wife, Susanna Walker Cock left Water Valley, Mississippi, to come to Texas. After a year in Bastrop, the Cock family, which then included twin daughters, moved to San Marcos. After living for some years in the city, Cock purchased the property on Fort Street (Later Hopkins Street) and in 1867 built his rock house. Cock lived in the house until 1871, when he gave the property to his daughter, Cecilia, the wife of James A. Montgomery. He re-acquired the house on January 14, 1884, and lived there until his death in 1897. As well as being a farmer, Cock served as mayor of San Marcos from 1881 to 1883. The Cock family continued to occupy the residence the residence until 1906.

After a succession of owners, the Cock House was purchased on June 22, 1970, by the City of San Marcos. The Cock House, a typical example of stone residential architecture in Central Texas in the decade following the Civil War is an important local landmark to San Marcos. This structure which is one of the last remaining historic buildings in San Marcos, has now received additional emphasis through its location in the Veramendi Plaza project. The Plaza, which is an Urban Renewal program, is the first state of a Green Belt recreation area to be developed along the San Marcos river. The house, located on the corner of the triangular shaped Veramendi Plaza, occupies a pivotal position between the green belt development of the river and the downtown area of San Marcos.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

1. Texas State Historical Survey Committee file.
2. Unpublished material prepared by Urban Renewal Agency of City of San Marcos and The Hays County Historical Survey Committee.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
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NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

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APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE: Gary L. Hume, Director, National Register Programs for Texas.

ORGANIZATION: Texas State Historical Survey Committee      DATE: 9-28-72

STREET AND NUMBER: 108 West 15th Street

CITY OR TOWN: Austin      STATE: TEXAS      CODE: 048

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National  State  Local

Name: [Signature]

Title: State Liaison Officer

Date: SEP 29 1972

I hereby certify that this property is included in the National Register.

[Signature]  
Director, Office of Archeology and Historic Preservation

Date: 4/2/73

ATTEST: [Signature]  
Keeper of The National Register

Date: 3.26.73

PROPERTY	COCK HOUSE STATE TEXAS	73061964
Working number	10.4.72, 1501	
6-15-73 ARCH REVIEW	Photos <u>3</u> Maps <u>1</u>	Hays
REVIEW	No date after SLO's signature & title	AJ 12-12-72
HISTORIAN	<del>No average</del> - HUD grant to restore in Urban Renewal program (to be saved) Talked to Gary Gume - 5 a.	Accept AMH 3/7/73
ARCHAEOLOGIST		
ARCHITECT	Seems to have local significance	ACCEPT KH 3/9/73
BRANCH CHIEF	Is this the same as the Chicken Ranch?	OK [initials] 3/22/73
EDITORIAL REVIEW		
KEEPER		W 3/26/73
National Register write-up	_____	Acknowledge <u>10/5/72</u>
Federal Register entry <u>6-5-73</u>	_____	Send-back _____
	_____	Re-submit _____
	_____	Register no. APR 2 1973



A6)

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NT

ORS

SAN MARCOS & HAYS CO.  
COMMODITY  
DISTRIBUTION  
CENTER

NPS Number 4/2/73

Title: Cook House

Loc. Hays, Texas

NORTH FACADE

①

**PROPERTY OF THE NATIONAL REGISTER**

**Texas State Historical Survey Committee**  
Restoration & Research Department  
Box 12276, Capital Station,  
Austin, Texas 78711

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE TEXAS	
COUNTY Hays	
FOR NPS USE ONLY	
ENTRY NUMBER APR 2	DATE 1972

SEE INSTRUCTIONS

1. NAME

COMMON: Cock House  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
402 E. Hopkins Street

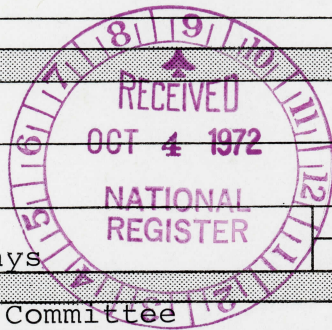
CITY OR TOWN:  
San Marcos

STATE:  
TEXAS

CODE  
048

COUNTY:  
Hays

CODE  
209



3. PHOTO REFERENCE

PHOTO CREDIT: Texas State Historical Survey Committee

DATE OF PHOTO: 1972

NEGATIVE FILED AT: Texas State Historical Survey Committee  
108 West 15th Street - Austin, Texas 78711

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Photograph of the North Facade of the Cock House before restoration.



NPS Number 4/2/73

Title: Cook House

Loc. Hays House, Texas

1886 Photograph

(2)

**PROPERTY OF THE NATIONAL REGISTER**

**Texas State Historical Survey Committee**  
Restoration & Research Department  
Box 12276, Capitol Station,  
Austin, Texas 78711

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

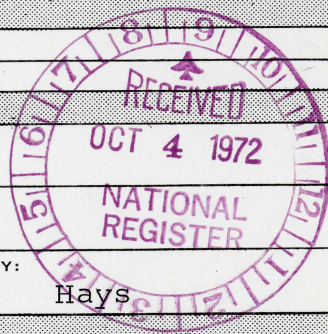
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE TEXAS	
COUNTY Hays	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 2 1972

SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Cock House			
AND/OR HISTORIC:			
<b>2. LOCATION</b>			
STREET AND NUMBER: 402 E. Hopkins Street			
CITY OR TOWN: San Marcos			
STATE: TEXAS	CODE 048	COUNTY: Hays	CODE 209
<b>3. PHOTO REFERENCE</b>			
PHOTO CREDIT: Hays County Historical Survey Committee			
DATE OF PHOTO: 1886			
NEGATIVE FILED AT: Texas State Historical Survey Committee 108 West 15th - Austin, Texas 78711			
<b>4. IDENTIFICATION</b>			
DESCRIBE VIEW, DIRECTION, ETC.  1886 Photograph of principle or North facade of the Cock House showing the pedimented late Greek Revival Portico and the Victorial gallery additions.			





NPS Number 4/2/73

Title: Cock House

Loc. Hays, Texas

detail of west facade

③

**PROPERTY OF THE NATIONAL REGISTER**

**Texas State Historical Survey Committee**  
Restoration & Research Department  
Box 12276, Capitol Station,  
Austin, Texas 78711

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE TEXAS	
COUNTY Hays	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE APR 2 1972

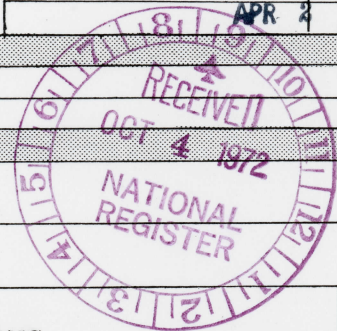
SEE INSTRUCTIONS

1. NAME

COMMON: Cock House  
AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:  
402 E. Hopkins  
CITY OR TOWN:  
San Marcos  
STATE: TEXAS CODE: 048 COUNTY: Hays CODE: 209



3. PHOTO REFERENCE

PHOTO CREDIT: Texas State Historical Survey Committee  
DATE OF PHOTO: 1972  
NEGATIVE FILED AT: Texas State Historical Survey Committee  
108 West 15th - Austin, Texas 78711

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.  
Detail of the West Facade showing Limestone Chimney.



TX

CNTY

COCK HSE, HATS

PROPERTY OF THE NATIONAL REGISTER

NPS Number 4/2/73

Title: Cock House

Hayes County, Texas

Loc. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE TEXAS	
COUNTY Hays	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	APR 4 1972

SEE INSTRUCTIONS

1. NAME

COMMON: Cock House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:

402 E. Hopkins

CITY OR TOWN:

San Marcos

STATE:

TEXAS

CODE

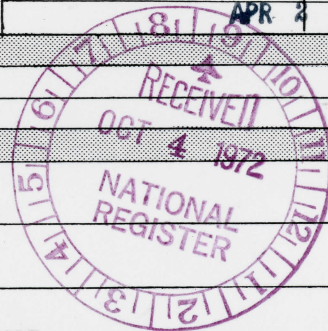
048

COUNTY:

Hays

CODE

209



3. PHOTO REFERENCE

PHOTO CREDIT: Texas State Historical Survey Committee

DATE OF PHOTO: 1972

NEGATIVE FILED AT: Texas State Historical Survey Committee  
108 West 15th - Austin, Texas 78711

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

Detail of the West Facade showing Limestone Chimney.



COCK HSE. HAYS CO. TX

PROPERTY OF THE NATIONAL REGISTER

NPS Number 5/25/73

Title: Compuerian Shilo

Jefferson County, Texas

Loc. Wall is stuccoed brick.

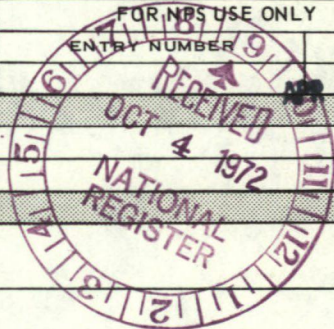
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**NATIONAL REGISTER OF HISTORIC PLACES  
PROPERTY MAP FORM**

*(Type all entries - attach to or enclose with map)*

STATE	
TEXAS	
COUNTY	
Hays	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	10 2 1972



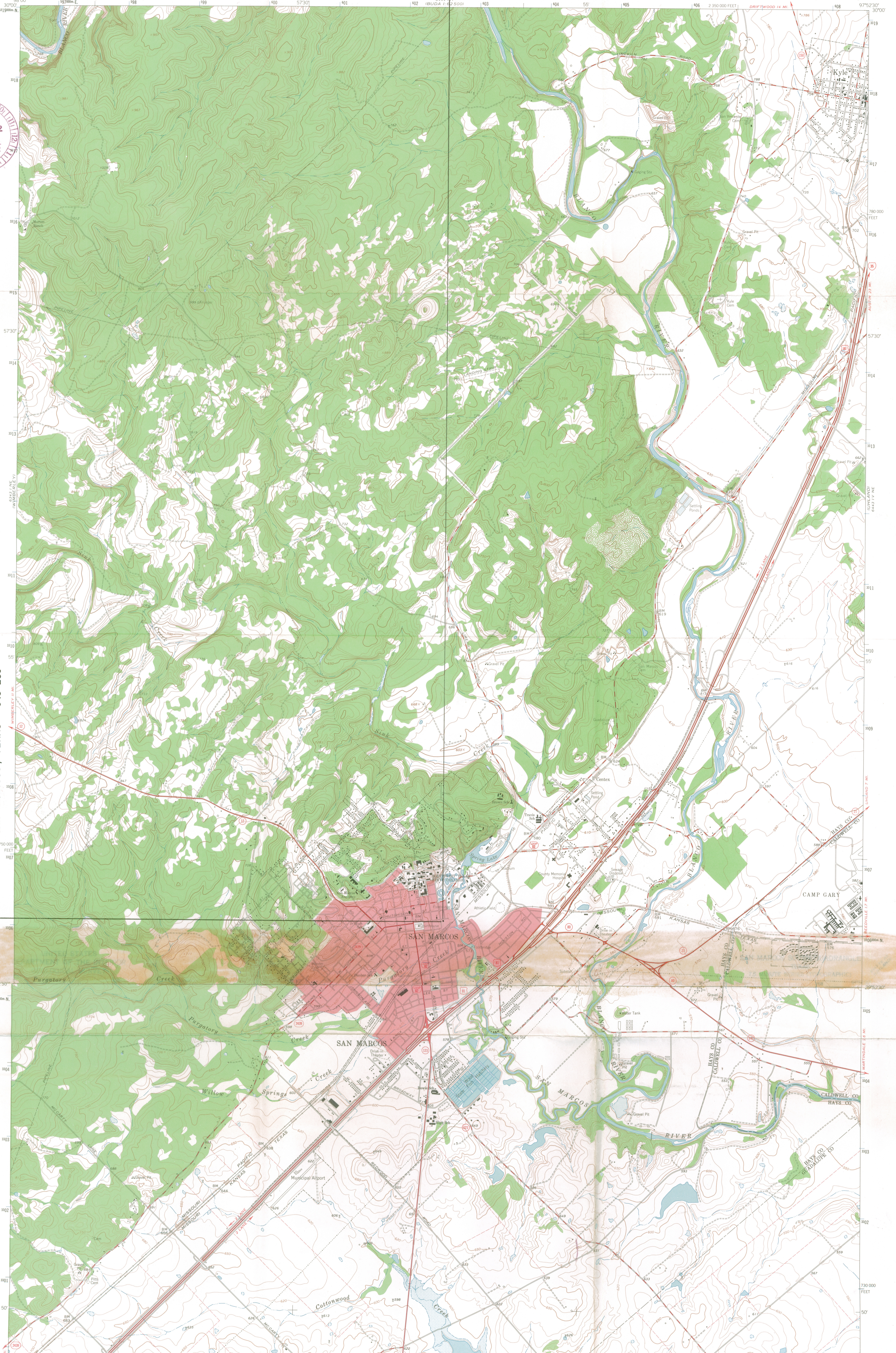
SEE INSTRUCTIONS

<b>1. NAME</b>			
COMMON: Cock House			
AND/OR HISTORIC:			
<b>2. LOCATION</b>			
STREET AND NUMBER:			
420 E. Hopkins Street			
CITY OR TOWN:			
San Marcos			
STATE:	CODE	COUNTY:	CODE
TEXAS	048	Hays	209
<b>3. MAP REFERENCE</b>			
SOURCE: USGS - 2998-333			
(San Marcos North)			
SCALE: 1:24000			
DATE: 1964			
<b>4. REQUIREMENTS</b>			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



COCK HOUSE  
402 E. HOPKINS STREET  
SAN MARCOS, TEXAS 048-209

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FEET

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered APR 2 1973

<u>Name</u>	<u>Location</u>
Cock House	San Marcos Hays County
St. Mary's Cathedral	Austin Travis County
Fort Stockton Historic District	Fort Stockton Pecos County
Fort Chadbourne (41 CK 129)	Bronte vicinity Coke County

Also Notified

Hon. John G. Tower  
 Hon. Lloyd M. Bentsen, Jr.  
 Hon. J.J. (Jake) Pickle  
 Hon. Richard C. White  
 Hon. Omar Burleson  
 Director, Southwest Region

State Historic Preservation Officer  
 Mr. Truett Latimer, Executive  
 Director  
 Texas State Historical Survey  
 Committee  
 Post Office Box 12276  
 Capitol Station  
 Austin, Texas 78711

TEXAS

1. Cock House, Hays County - The present use is a house museum in conjunction with the Chamber of Commerce for a meeting place. The restoration has recently begun but little has been done at present. Intended restoration is to its nineteenth century appearance. The chimney, porch and galleries have not been restored at present. The photos included were taken in March 1975.

# NOTIFICATION OF GRANT-IN-AID ACTION

Do Not Use This Space

1. STATE APPLICATION IDENTIFIER

2. (Reserved for use by State central information reception agency)

3. GRANTOR: a. Federal agency

Department of the Interior

b. Organizational unit

National Park Service

c. Administering office—(1) Name

Division of Grants

(2) Address—Street or P.O. Box

18th and C Streets NW.

City

Washington

State

D.C.

Zip Code

20240

4. FEDERAL AGENCY GRANT IDENTIFIER:

a. Code

b. Title

48-75-00123-00

Cock House Dev., Ph. I

c. Purpose

Project work will involve removal of the non-original front porch, rebuilding the wall and fireplace, laying foundations to the porch, and reconstruction of the porch to its 1880's configuration, roofing; and interior painting.

5. GRANTEE: a. Name

Texas, Mr. Truett Latimer, Executive Director, Texas State Historical Survey /

Committee

b. Address—Street or P.O. Box

P.O. 12276, Capitol Station

City

Austin

State

Texas

Zip Code

78711

6. GRANTEE TYPE (Check only the single most applicable box)

a. State

b. Inter-state

c. County

d. City

e. School district

f. Special unit

g. Community action

h. Sponsored organization

i. Other

7. APPLICATION RECEIPT DATE

Year Month Day

75 09 25

8. ACTION DATE

Year Month Day

75 10 03

9. EFFECTIVE STARTING DATE

Year Month Day

75 10 03

10. ENDING DATE

Year Month Day

78 10 02

11. TYPE OF ACTION (Check as many boxes as apply to this action)

a. New grant

b. Continuation grant

c. Supplemental grant

d. Change in existing grant

(1) Increase in duration

(2) Decrease in duration

(3) Cancellation

(4) Increase(\$)

(5) Decrease(\$)

12. AMOUNT OF CONTRIBUTION

a. Federal—(1) basic

\$ 15,000

(2) Supplemental

\$

b. State

\$ 25,000\*

c. Local

\$

d. Other

\$

13. CATALOG OF FEDERAL DOMESTIC ASSISTANCE PROGRAM (if none, clarify in item 16)

a. Program Number

15.904

b. Supplemental Program Number

14. AUTHORIZATION

a. Federal Budget Accounts

10-58-1040-0-1-405

b. Public Laws

PL Title Sec.  
89 665

c. U.S. Code

16 U.S.C. 470

15. FACILITY LOCATION: (For facility grant actions only)

a. City 402 East Hopkins Street  
San Marcos

b. County

Hays

16. REMARKS

\*City of San Marcos