

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED NOV 29 1979

DATE ENTERED

JAN 8 1980

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

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Roper Hotel

AND/OR COMMON

2 LOCATION

STREET & NUMBER

TX
Hwy. 281 and 3rd Street

— NOT FOR PUBLICATION

CITY, TOWN

Marble Falls

— VICINITY OF

11

CONGRESSIONAL DISTRICT

STATE

Texas

CODE
48COUNTY
BurnetCODE
053**3 CLASSIFICATION****CATEGORY**

DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

PUBLIC
 PRIVATE

 BOTH**PUBLIC ACQUISITION**

IN PROCESS
 BEING CONSIDERED

STATUS

OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS

ACCESSIBLE

YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY

MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:

4 OWNER OF PROPERTY

NAME

Donald E and Michelle C. Gunn

STREET & NUMBER

Rt. 2, Box 31

CITY, TOWN

Marble Falls

— VICINITY OF

STATE

Texas

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

Burnet County Courthouse

STREET & NUMBER

Public Square

CITY, TOWN

Burnet

STATE

Texas

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Texas Historic Site Inventory

DATE

March, 1979

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Texas Historical Commission

CITY, TOWN

Austin

STATE

Texas

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located on two city blocks almost flush with the street at the corner of 3rd St. and Ave. H (now Hwy. 281), two blocks from Main St., this two-story hip-roofed brick hotel with full-length double front gallery contained at least one rather unusual detail for a Texas structure in the 1880's. Built of brick made locally, the Roper Hotel's voussoirs, windows sills and trim at the side and rear elevations were covered in a stained mastic to simulate brownstone. The five corbelled brick chimneys appear to have been a darker color than the buff-colored brick used on the walls and corbelled cornice.

Openings on the front (southeast) elevation contain rusticated granite sills and architraves from local quarries. The four-over-four double-hung sash windows are symmetrically placed on all facades, with large central entries front and rear. The front (southwest) gallery, supported by squared and chamfered columns, is surrounded by an openwork jigsaw rail on the second level. Wood trim on the building appears to consist of at least two contrasting colors in old photographs. There was also a one-story shed-roofed central stoop at the rear (northeast) elevation.

The floor plan consists of a central hall with six rooms on the first floor downstairs. The second floor has twelve rooms intersected by a full length hall from end to end and a central hall.

Alterations consist of removal of the five brick chimneys, changing from wood shingle to composition roof, screening the upper front gallery, addition of an exterior stair on the front gallery, painting the brick, enclosing the central rear entry, partially enclosing one rear ground floor window and one side ground floor window, first lengthening and then removing the rear stoop, and the rearrangement of openings, stair direction and partition walls on the interior ground floor, and final removal of the interior stair, as well as changes in wallpaper and paint colors and removal of the weathervane-lightening rods and picket fence. Indoor plumbing was also installed.

The current owners have hired a restoration architect to thoroughly research the changes undergone through the years and are applying for a grant-in-aid in the hope of accurately restoring the structure for commercial use.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1888

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Roper Hotel, built around 1888 by George Calvin and Elizabeth Huckenhull Roper, was built of brick made locally. The Roper was one of the earliest hotels in Marble Falls, a town being developed in the 1870's and 80's as "The Manufacturing Center of the Southwest", and enjoyed a long and successful role in the town as a weekend stopover for Texas governors and politicians, a stage stop, headquarters for "drummers", or traveling salesmen, and as an elegant small hotel known as Francis House during the 1940's, 50's and 60's.

The Ropers came to Texas in the late 1870's from Georgia via Missouri and Kansas, and settled in Burnet before moving to Marble Falls. They were probably drawn to Marble Falls, the source of granite for the state capital building and later the source of granite for construction of jettys and the Galveston Seawall, because of development of the area by Gen. Adam Rankin Johnson of Burnet. The combination of the abundance of water power and construction of a railroad spur for hauling granite to the capital seemed to make this a very reasonable location as a manufacturing center. Their health was another factor in their choice. Both victims of malaria, the Ropers must have been drawn to the healthful climate and terrain of Marble Falls (touted in a 1908 brochure for its positive effect on those suffering from malaria).

During these early years Governor Hogg and his entourage took excursions to Marble Falls on the railroad and held festivities on the steamer (owned by Mr. Roper's brother), frequented the saloons, and stayed at the Roper Hotel. The Roper was also a center for the traveling salesmen, then called drummers, who stayed there and displayed their wares at the hotel and served as a stage stop for several years.

The Roper was sold to W. F. Smith in 1926 and continued in operation under the name (at least by 1934) of Central Hotel. By the time Smith sold to Birdie Smith in 1937, the name had been changed to "Francis House". Smith's partner, Alpha Slining, kept her 1/2 share of the hotel until 1951. Birdie Smith turned over her managing 1/2 interest in the hotel to her brother, R. O. Smith, in 1939. Active in the civic and commercial activities of the post-war era, R. O. was elected mayor of Marble Falls for two consecutive terms in 1945 and 1947.

Francis House stayed in the Smith family until 1963, run as a small family-operated venture in conjunction with the local movie house, the Uptown Theatre, which was several blocks away. Local news articles of the day describe the elegant interior and antique furnishings of Francis House, but the name quickly reverted to Roper Hotel with the townspeople as soon as it ceased operations as Francis House.

The property changed hands several times after 1963 until it was purchased recently by the Gunns, who have hired a restoration architect to prepare a historic structures report and have applied for grant funds in order to restore the building to active commercial use in the community.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Debo, Darrell, Burnet County History, Vol. 1, Burnet: Eakin Press, 1979.
Frontier Times, V.33, #3, 1959, Hunter Press: Bandera, Texas
Gulf Messenger, V.7, #6, June, 1894. Galveston, Texas.
Texas Almanac, 1947/48.

UTM NOT VERIFIED

(see continuation sheet)

10 GEOGRAPHICAL DATA

ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY less than one acre

QUADRANGLE NAME Marble Falls

QUADRANGLE SCALE 1:24,000

UTM REFERENCES

A 14 569500 3382115

B

C

D

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

Lots 19 and 20 of Block 10, city of Marble Falls, the original property boundaries of the hotel building less that removed from the western boundary by construction of Hwy. 281.

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

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Binnie Hoffman, Historian

ORGANIZATION Bell, Klein & Hoffman

DATE

Architects & Restoration Consultants Inc.

November 19, 1979

STREET & NUMBER

920 B Congress Avenue

TELEPHONE

(512) 476-3033

CITY OR TOWN

Austin

STATE

Texas 78701

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

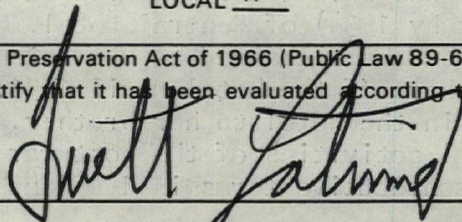
NATIONAL

STATE

LOCAL X

As the designated State Historic Preservation 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.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE



TITLE State Historic Preservation Officer

DATE November 21, 1979

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Attest: Sally G. Olden
 KEEPER OF THE NATIONAL REGISTER
Kristin O'Connell
 CHIEF OF REGISTRATION

DATE 1/8/80

DATE 1/2/80

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

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JAN 8 1980

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Texas Parade, V. 30, #5, Marble Falls, Texas. Unpublished historical monograph by Michelle Gunn, Marble Falls, 1979.

INTERVIEWS:

Marguerite L. Hester
P.O. Box 1004
Kingsland, Texas 78639

(elderly relative of original owners who grew up in hotel)

Hazel Smith Ingram
1105 Church Street
Georgetown, Texas 78626

(elderly friend of Roper family who played at the hotel in childhood and owned and ran the hotel with her husband, R.O. Smith, from 1939 to 1963.)

Property Roper Hotel

State Tx - Burnet

Working Number 11-29-79 2842

80004083

TECHNICAL

Photos 5

Maps 1

CONTROL

HISTORIAN

Hotel in continuous use from 1888 to at least 1963, playing an active role in commercial life of community. Now being considered for restoration by owners wishing to return bldg to active commercial use. Grant application pending.

ARCHITECTURAL HISTORIAN

Accept
O'Connell
1/2/80

ARCHEOLOGIST

OTHER

HAER

Inventory _____

Review _____

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up _____

Send-back _____

Entered JAN 8 1980

Federal Register Entry 2-3-81

Re-submit _____



ROPER HOTEL MARBLE FALLS TEX.

MICHEL'S VIEWS

3.

Roper Hotel
Hwy 281 and 3rd St.
Marble Falls, Burnet County, Texas

Photographer not known; photo courtesy of owner
c. 1900

Location of negative not known.

West oblique
Photo #1 of 5

NOV 29 1979

JAN 8 1980



CENTRAL
HOTEL

CENTRAL
HOTEL

Roper Hotel
Hwy 281 and 3rd St.
Marble Falls, Burnet County, Texas

Photographer unknown; photo courtesy of owner.
C. 1934
Location of negative not known.

West oblique
Photo #2 of 5

Roper Hotel
Hwy 281 & 3rd
Marble Falls, Burnet County, TX
Historic Photo
Provided by owner
Call 1934

NOV 29 1979

JAN 8 1980



Roper Hotel
Hwy. 281 and 3rd St.
Marble Falls, Burnet County, Texas

Photo by Don Lehning of Bell, Klein & Hoffman,
Architects and Restoration Consultants,
1979 Marble Falls, Burnet Co., TX

Negative on file at Bell, Klein & Hoffman.

North oblique
Photo #3 of 5

NOV 29 1979

JAN 8 1980

ROPER HOTEL JAN 1979



Roper Hotel
Hwy. 281 and 3rd St.
Marble Falls, Burnet County, Texas

Photo by John Volz of Bell, Klein & Hoffman,
Architects and Restoration Consultants, Inc.
1979

Negative on file at Bell, Klein & Hoffman

Southeast elevation
Photo #4 of 5

NOV 29 1979

JAN 8 1980



Roper Hotel
Hwy. 281 and 3rd St.
Marble Falls, Burnet County, Texas

Photo by Danny Hardy, Texas Historical
Commission.

1979

Negative on file at Texas Historical Commission

Southwest (front) elevation.

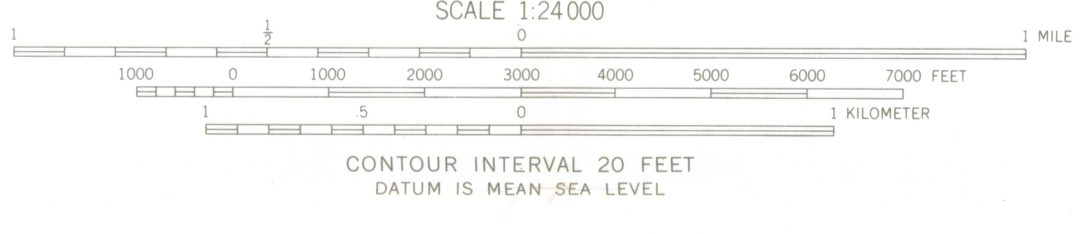
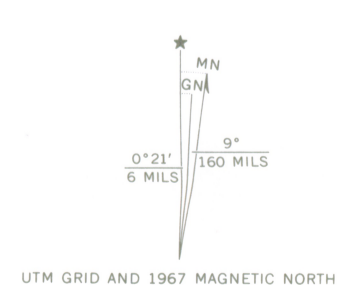
Photo #5 of 5

NOV 29 1979 JAN 8 1980



ROPER HOTEL
Hwy 281 and 3rd Street
MARBLE FALLS, BURNET COUNTY,
TEXAS
UTM Ref: 14/569500/3382115

Mapped, edited, and published by the Geological Survey
Control by USGS and USC&GS
Topography by photogrammetric methods from aerial
photographs taken 1966. Field checked 1967
Polyconic projection, 1927 North American datum
10,000-foot grid based on Texas coordinate system,
central zone
1000-meter Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Fine red dashed lines indicate selected fence lines
Areas covered by dashed light-blue pattern are subject
to controlled inundation



CONTOUR INTERVAL 20 FEET
DATUM IS MEAN SEA LEVEL



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
U.S. Route	State Route



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

3098-421

MARBLE FALLS, TEX.
SE/4 MARBLE FALLS 15' QUADRANGLE
N3030--W9815/7.5
1967
AMS 6345 III SE--SERIES V82
JAN 8 1980

ENTRIES IN THE NATIONAL REGISTER

STATE TEXAS

Date Entered JAN 8 1980

<u>Name</u>	<u>Location</u>
White-Pool House	Odessa Ector County
San Antonio Casino Club Building	San Antonio Bexar County
Haden House	Ladonia Fannin County
Roper Hotel	Marble Falls Burnet County
Boardman-Webb-Bugg House	Austin Travis County

Also Notified

Honorable Lloyd M. Bentsen

Honorable John G. Tower
Honorable Richard C. White
Honorable Henry B. Gonzalez
Honorable Sam B. Hall, Jr.
Honorable James M. Leath
Honorable J. J. (Jake) Pickle

State Historic Preservation Officer
Mr. Truett Latimer
Executive Director
Texas State Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NR Byers/bjr 1/15/80

For further information, please call the National Register at (202) 343-6-