

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet

Item number All

Page 66

29. Name: Hofheinz, Walter, House

Location: 819 West Hopkins Street

Classification: Category - building; Ownership - private; Status - occupied;  
Accessible - yes, restricted; Present use - private residence.

Owner of property: Don and Betty Jack Rains  
819 West Hopkins Street  
San Marcos, Texas 78666

Description: Condition - good; Altered; Original site.

Classical details distinguish the Hofheinz House of two-and-a-half-stories at 819 W. Hopkins. Under a standing-seam, metal, hipped roof with cross gables over dentil brackets, the basically rectangular shape is relieved by a porch that curves around the east facade. The one-story porch is supported by seven unfluted Ionic columns and two pilasters. There is no evidence that a rail ever existed. Paint colors are yellow-buff and dark bluish grey.

On the front (northwest) facade, the pediment of the cross gable acts as a frame for a Palladian window arrangement at the attic level. Just below it is an ornate, oval, beveled window (oddly, in a closet). The porch's entrance is also under a pediment. Standing out from the southwest wall is an extension on carved stick brackets that shelters the stair landing. On the northeast side is the endwall chimney and a repeat of the beveled window, this one in a more logical place, on the first floor next to the chimney. The southeast wall is the only one that has been altered; part of the rear kitchen wall and its chimney were removed and a screened porch was enclosed. A modern deck looks out over the spacious yard.

Most of the windows have one-over-one or four-over-four lights, but in the living room and dining room they are fancier, with eight small, square panes over four verticals, an arrangement echoed at the entrance. The northeast door contains 16 small panes over four long, vertical panes. Except for two pairs of windows on the front wall, and a triplet in the dining room, the openings are in singles.

A wealth of polished wood enriches the interior. It frames the fireplaces (two downstairs, one painted upstairs), forms coffered ceilings, creates window seats, outlines papier mache panels, acts as a plate rail in the dining room, separates the public rooms as pocket doors, and caps all windows and doors with unusual, square hood molds. A handsome, almost severe, separation between the exceptionally wide stair and the entry is made of a wainscot wall and square vertical posts above it. The streamlined brass fixtures in the dining room and entry are surprisingly modern in design, but are original.



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Alterations have made the house livable for a young family, but have not adversely affected its integrity. The rear rearrangement is the main change; a second-floor porch was also enclosed. The front door is Victorian, and is certainly not original to this house. A "maid's stair" once came into the kitchen from the common landing, but was removed, as was an opening from the dining room to a small bath.

A board-and-batten wash house behind the main house has been shortened by the removal of rotten boards and resettling on a new foundation. It is under a standing-seam metal roof and sports bullseye molding trim.

Significance: Period - 1900- ; Areas of significance - architecture.  
Specific dates - 1909. Mead and Eastwood, architects and contractors.

The Walter Hofheinz House reflects several of the beautiful features found on the home built for Hofheinz' mother a few blocks away. Also erected by the local Mead and Eastwood Lumber Company, the newer residence displays classical exterior details and a carefully finished interior with touches of the simple lines and honest interpretation of materials representing the Arts and Crafts movement.

Hofheinz was involved in real-estate development to an extent, but is remembered primarily as the owner and proprietor of the confectionary on the east side of the square, near the hotel and bank. More than just candy store, the shop dispensed refreshments of all sorts and served as a classy gathering spot for the town's young people. It is said that the pretty Hofheinz daughters were an added attraction.

Immediately after his mother's house was completed at 1104, Walter turned his attention to his own home at 819 West Hopkins. Rather than the elongated profile of the first house, this one was built along blocky lines softened by classical columns and two exquisite, oval, beveled-glass windows. Among the interior features are ceiling moldings and coffers, a stair rail of square posts, a plate rail with rectangular panels below, window seats, and hood molds that cap all the windows and doors. These features are interpreted in the simplest of lines, devoid of Victorian fancy, and executed in dark, polished wood that contrasts handsomely with the papered and painted surfaces between them. The brass and glass light fixtures in the dining room and entry are particularly interesting because of their geometric lines; they could have been designed 20 years later.

The Hofheinz House remained in the family until its purchase, in recent years, by Don and Betty Jack Rains.



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Page 68

**Bibliography:**

Information supplied by Frances Stovall and Tula Townsend Wyatt.

Geographical data: Acreage - approximately one acre.  
UTM reference - 14 / 601460 / 3305570

Verbal Boundary Description - Ed J.L. Green Addition, Block 3, parts of lots 3, 4, and 5 (southern 36 ft. of lot 3, northern 36.04 feet of lot 4, the western 83.18 ft. of lot 5) and an unnumbered tract west of lot 5 and east of 3 and 4 that measures 72.04 ft. by 12.04 ft. Includes house, wash house, and large front and back yards.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Hofheinz, Walter, House (San Marcos MRA)  
Hays County  
TEXAS

Working No. 7-14-83  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 8/11/83 - 8/28/83  
Action: ACCEPT  
RETURN 8/28/83  
REJECT  
Federal Agency: \_\_\_\_\_

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

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: ☒ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

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

Describe the present and original (if known) physical appearance

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



## 8. Significance

Period \_\_\_\_\_ Areas of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (*in one paragraph*)

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

## 9. Major Bibliographical References

## 10. Geographical Data

Acreage of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

## 11. Form Prepared By

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_ national \_\_\_\_ state \_\_\_\_ local

State Historic Preservation Officer signature

title

date

## 13. Other

- ☒ Maps
- ☐ Photographs
- ☐ Other

*Property location not indicated on USGS map*

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed *Delores Byers* Date *8/26/83* Phone: \_\_\_\_\_

Comments for any item may be continued on an attached sheet



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EVALUATION/RETURN SHEET

Hofheinz, Walter, House (San Marcos MRA)  
Hays County  
TEXAS

Working No. 7.14.83  
Fed. Reg. Date: \_\_\_\_\_  
Date Due: 12/10/83  
Action: ☒ ACCEPT 12/11/83  
☐ RETURN  
☐ REJECT  
Federal Agency: \_\_\_\_\_

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

Entered in the  
National Register

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria \_\_\_\_\_  
Reviewer \_\_\_\_\_  
Discipline \_\_\_\_\_  
Date \_\_\_\_\_  
\_\_\_\_\_ see continuation sheet

Nomination returned for: \_\_\_\_\_ technical corrections cited below  
\_\_\_\_\_ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition

- |                                    |                                       |
|------------------------------------|---------------------------------------|
| <input type="checkbox"/> excellent | <input type="checkbox"/> deteriorated |
| <input type="checkbox"/> good      | <input type="checkbox"/> ruins        |
| <input type="checkbox"/> fair      | <input type="checkbox"/> unexposed    |

Check one

- ☐ unaltered  
☐ altered

Check one

- ☐ original site  
☐ moved date \_\_\_\_\_

Describe the present and original (if known) physical appearance

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



---

## 8. Significance

Period      Areas of Significance—Check and justify below

Specific dates      Builder/Architect

Statement of Significance (*in one paragraph*)

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
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Quadrangle name \_\_\_\_\_

UTM References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

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## 11. Form Prepared By

---

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

\_\_\_\_\_ national      \_\_\_\_\_ state      \_\_\_\_\_ local

State Historic Preservation Officer signature

title      date

---

## 13. Other

- ☐ Maps
- ☐ Photographs
- ☐ Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: \_\_\_\_\_

*Comments for any item may be continued on an attached sheet*







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

#29. Hofheinz, Walter, House

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

West oblique, camera facing east.  
Photo 117 of 150.







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

#29. Hofheinz, Walter, House

Photo by Lissa Anderson, July, 1982.

Negative property of HASM, on file at SMPL.

North oblique, camera facing south.  
Photo 118 of 150.







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

#29. Hofheinz, Walter, House

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

Livingroom interior, camera facing northeast.  
Photo 119 of 150.



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

Multiple Property Cover Sheet Reference Number: 64000853