

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM



1016

1. NAME OF PROPERTY

HISTORIC NAME: Hoopes-Smith House  
OTHER NAME/SITE NUMBER: Hoopes, James M., House

2. LOCATION

STREET & NUMBER: 417 North Broadway  
CITY OR TOWN: Rockport  
STATE: Texas CODE: TX COUNTY: Aransas code: 007  
NOT FOR PUBLICATION: N/A  
VICINITY: N/A  
ZIP CODE: 78382

3. STATE/FEDERAL AGENCY CERTIFICATION

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this x 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 x meets    does not meet the National Register criteria. I recommend that this property be considered significant    nationally    statewide x locally. (   See continuation sheet for additional comments.)

*[Signature]*  
Signature of certifying official

*12 July 1994*  
Date

State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property    meets    does not meet the National Register criteria.  
(   See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

4. NATIONAL PARK SERVICE CERTIFICATION

I hereby certify that this property is:

- entered in the National Register  
   See continuation sheet.
- determined eligible for the National Register  
   See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain):

*for*  
Signature of the Keeper  
*Edson H. Beall*  
Entered in the  
National Register

Date of Action  
*8-19-94*

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**5. CLASSIFICATION**

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**OWNERSHIP OF PROPERTY:** Private

**CATEGORY OF PROPERTY:** Building

<b>NUMBER OF RESOURCES WITHIN PROPERTY:</b>	<b>CONTRIBUTING</b>	<b>NONCONTRIBUTING</b>
	2	0 BUILDINGS
	0	0 SITES
	0	1 STRUCTURES
	0	0 OBJECTS
	2	1 TOTAL

**NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER:** 0

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** N/A

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** Domestic:Single dwelling, Hotel

**CURRENT FUNCTIONS:** Domestic:Hotel

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** Late Victorian:Queen Anne

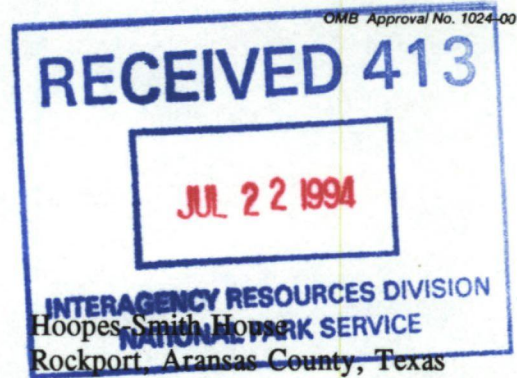
**MATERIALS:** FOUNDATION Brick  
WALLS Wood  
ROOF Wood  
OTHER Wood; Concrete; Brick

**NARRATIVE DESCRIPTION** (see continuation sheets 7-1 through 7-6).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1



### Description:

The Hoopes-Smith House is a 2 1/2-story Queen Anne frame house that faces the Gulf of Mexico in Rockport, Texas. It follows an asymmetrical plan and a steeply pitched complex hipped roof with cross gables; pier and beam construction supports the building. The exterior walls are sheathed with horizontal wood siding, with the exception of the main facade's upper portion, which is sided with fish scale cypress shingles. The roof is covered with cedar shingles. Built between 1890 and 1892, wood ornamentation on this dwelling is exquisitely executed, including the incised molding and barge board, milled spindles, and decorative gable ends. Projecting bays and dormers embellish the Victorian character of the house. The building retains its architectural and historical integrity. The property also has a Contributing garage (1934) and a Noncontributing gazebo (1985).

On the Gulf Coast of Texas, Aransas County is flat with many bays and inlets. Rockport (1990 population 4,753) is in the southwestern part of the county on Aransas Bay. The community serves as county seat and as an economic hub, based on tourism, fishing and shrimping, oil production and refining, and agriculture. The Hoopes-Smith House is approximately three blocks east of the county courthouse and downtown Rockport. While the area around the dwelling has lost its residential feeling, the building remains a local landmark that shares the triangular block with another historic house. The Hoopes-Smith House faces east on Broadway (State Highway 35 Business), with Liberty Street (State Highway 35) to the north and Austin Street to the west. A large vacant lot abuts the south side of the property, and the Greek Revival inspired Fulton-Bruhl House (Recorded Texas Historic Landmark, 1989) anchors the far south corner of the block (see USGS Map).

The main (east) elevation emphasizes the building's asymmetry (see Photograph 1). Four asymmetrically spaced, slender, turned posts support the shed roof of a projecting, partial width concrete porch (originally wood, replaced with concrete sometime before 1935). Just off center, four concrete steps lead to paneled double doors. In the upper portion, these doors each have a large pane of glass surrounded by smaller panes of colored glass. Windows flanking this main entrance are 1/1; the upper portion having a large pane of glass surrounded by smaller panes of colored glass. Unless otherwise noted, all windows on the house are designed with this typical Victorian characteristic. A gable with incised, crenelated cresting punctuates the porch roof, above the north window on this facade. The gable end is embellished with a geometric design and a central "sunburst." The second level has four windows with a series of wood bull's eyes serving as a lintel over each window. Three of these windows face east, while the fourth faces north, tucked within an integral porch. The porch has a diminutive balustrade and is decorated with incised barge board and a bull's eye "lintel."

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National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 2Hoopes-Smith House  
Rockport, Aransas County, Texas

Wide eaves separate the second level from the top half-story. A large, hipped roof dormer dominates the principal roof. The dormer has a single sash window with decorative glass flanked on each side by two smaller, similar windows. Incised, crenelated cresting follows the roof's peak to the west where it meets an internal single chimney with corbeled brick. The upper portion of this chimney was reconstructed, probably after the 1919 hurricane.

The north elevation continues the theme of asymmetry (see Photograph 2). At the center turned columns support the shed roof of a small porch with a single door. To the east is a protruding bay with corner brackets and a window in each of the three sectors. Fish scale shingles decorate the two outside sectors of this bay. The second level, above this bay, is also covered with fish scale shingles; two windows are symmetrically placed. Above rises a gable end embellished with a tripartite window; dentils and a sunburst adorn the triangular peak of the gable end. The remainder of this elevation has windows, most plain 1/1, that correspond to various rooms in the house. Incised, crenelated cresting along the roof's peak is particularly visible from the east.

The west elevation is relatively plain (see Photograph 3). The first level has an enclosed, projecting "mud" room with a shed roof that was added in 1934. This projection has a single, west-facing door, and 12/12 windows on all three sides. Above are two 1/1 windows, asymmetrically placed.

The south elevation has experienced historical alterations (see Photographs 4, 5 and 6). A 1-story, large bay projects near the center of this elevation; each side is punctuated with windows. A balustrade with square posts is atop the flat roof of this bay. East of this bay is a wood side porch with a curved shed roof. The porch provides access to a single door. This bay and porch were not part of the 1890-1892 construction project according to the original floor plans (see Continuation Sheets 7-4 and 7-5). Apparently, they were added in 1894. The windows from the original bay were incorporated into the new addition, which had a front-facing gable end with boxed cornice returns. The 1919 hurricane destroyed the gable roof, which was replaced with the existing flat roof and balustrade.

The remainder of the south elevation is intact. A corner bracket with a window is at the southeast corner. On the second floor above the projecting bay, a tower with a pointed, slightly flared roof, protrudes. Single windows are in each of the three bays, which are sheathed with fish scale shingles. A gable roof dormer punctuates the southernmost sector of the hexagonal roof. Just east of this "tower" are paired windows; this wall is also covered with fish scale shingles.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 3Hoopes-Smith House  
Rockport, Aransas County, Texas

The interior follows an asymmetrical plan. The south side of the first floor has a vestibule that opens into the sitting room. The sitting room and dining room, behind, share a chimney; both fireplaces have wood mantles and decorative tile that frame their grates. A work area, kitchen, and storage area are at the rear. The north side of the first level has a large parlor with pocket doors that lead to the sitting room. A central staircase leads to the second floor, which has several bedrooms, bathrooms and closets. The uppermost half-story serves as an attic and was never completed.

Near the southwest corner of the building is a gazebo (see Continuation Sheet 7-6) that was built in 1985. At the southwest property line is a 1935 garage (see Photograph 7). Plans call for the construction of an in-ground pool that will be at the northwest edge of the property and a car port that will be just west of the pool.

While the house has experienced alterations, many were completed more than 50 years ago and are considered part of the evolution of the property. Neither the replacement of the wood porch, the upper portion of the chimney, nor the 1934 rear addition are visually overwhelming. While alterations to the south elevation's ground level bay (1894 and 1919) and the dormer addition to the second level "tower" (date unknown) are more conspicuous, they appear to be historic alterations. The removal of historic fencing occurred many years ago. Maintenance has required regular painting and the original polychromatic scheme has been obscured.

The owner intends to apply for tax credits under the Economic Recovery Tax Act and plans to follow the Secretary of Interior's Standards for Rehabilitation to guide the restoration effort in consultation with the Texas Historical Commission. Historic photographs will also direct the project.

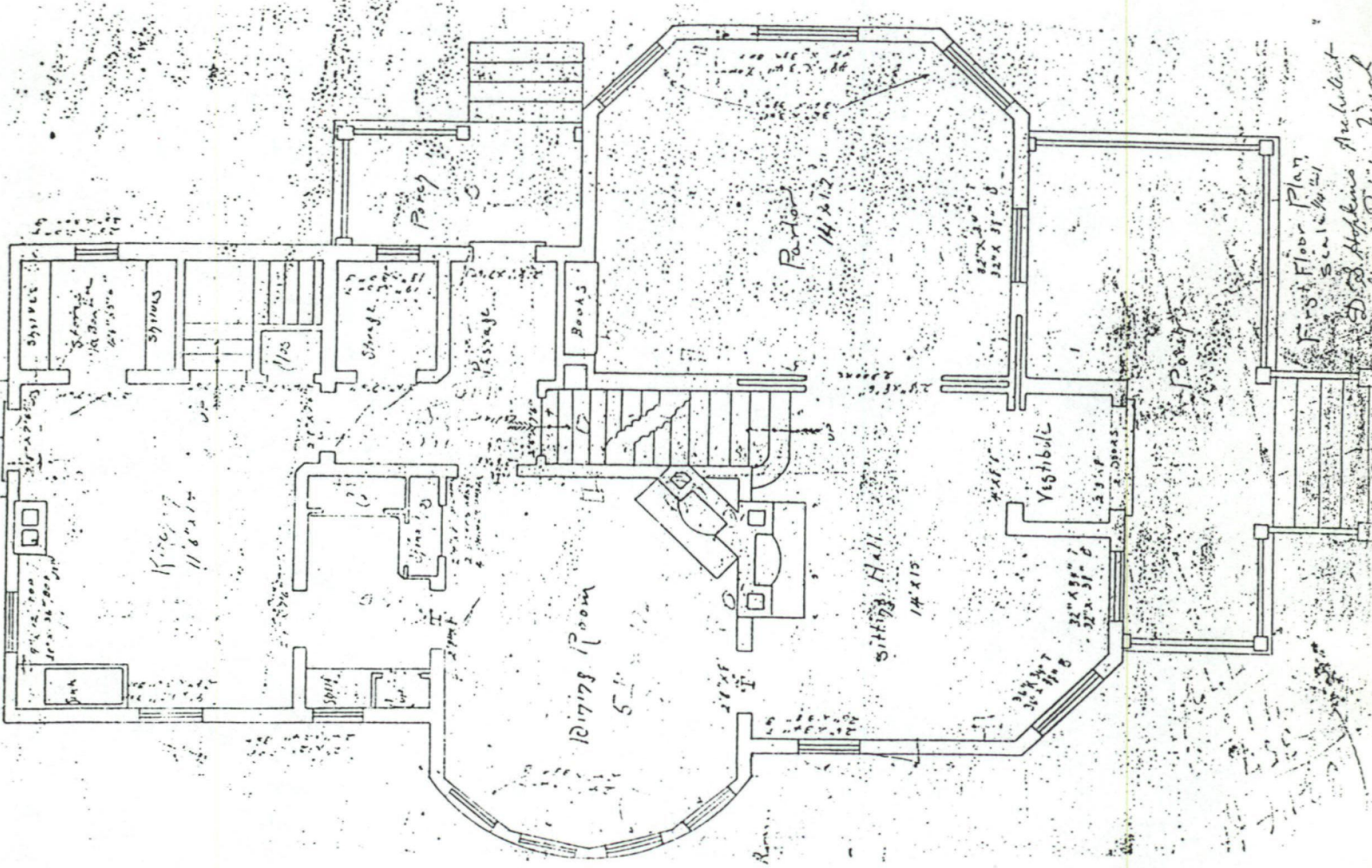
The property retains its integrity of location, materials, design, workmanship, feeling and association.

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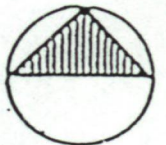
National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

Hoopes-Smith House  
Rockport, Aransas County, Texas



ORIGINAL FIRST FLOOR PLAN

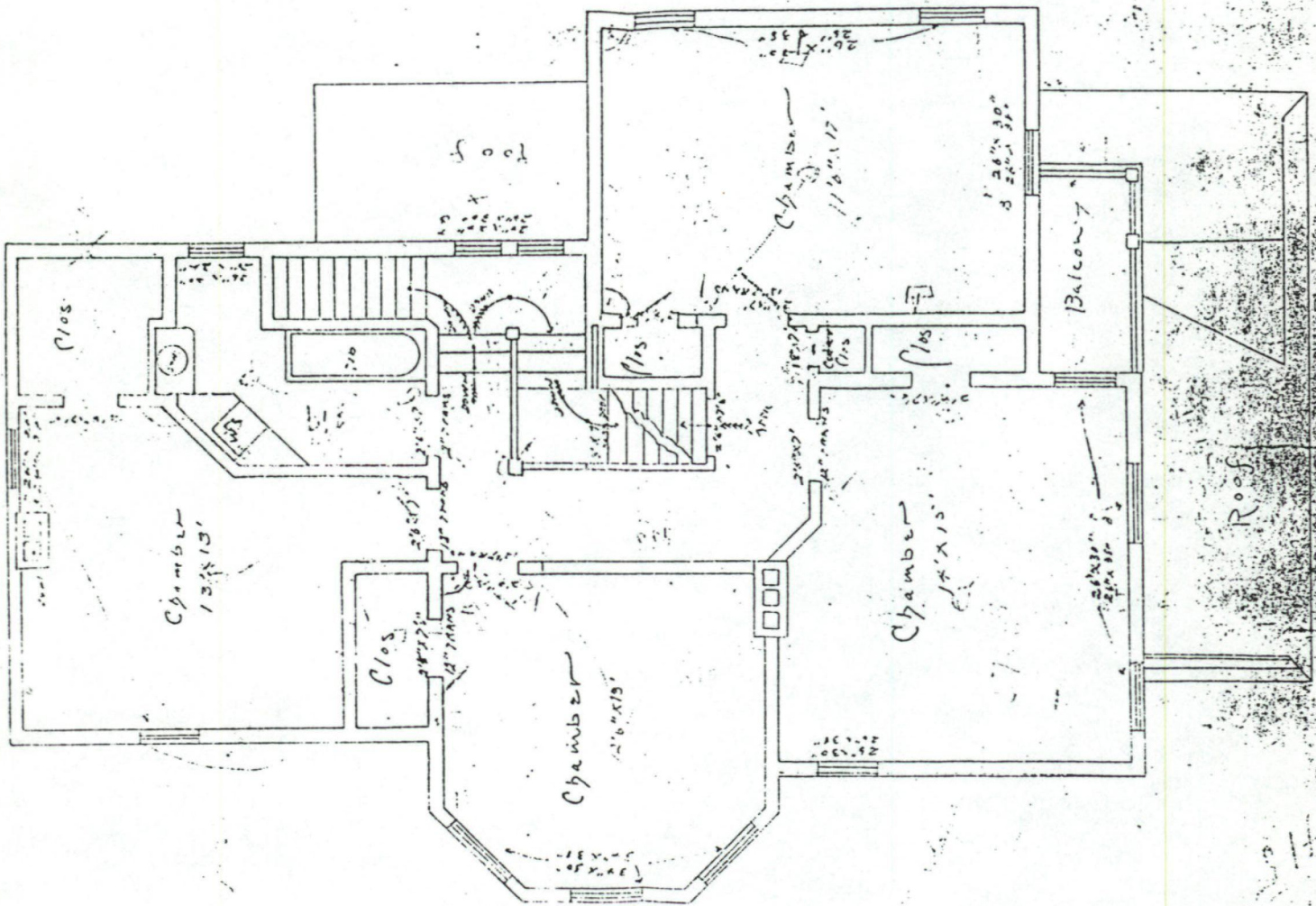


United States Department of the Interior  
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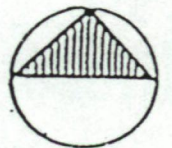
National Register of Historic Places  
Continuation Sheet

Section number 7 Page 5

Hoopes-Smith House  
Rockport, Aransas County, Texas



ORIGINAL SECOND FLOOR PLAN

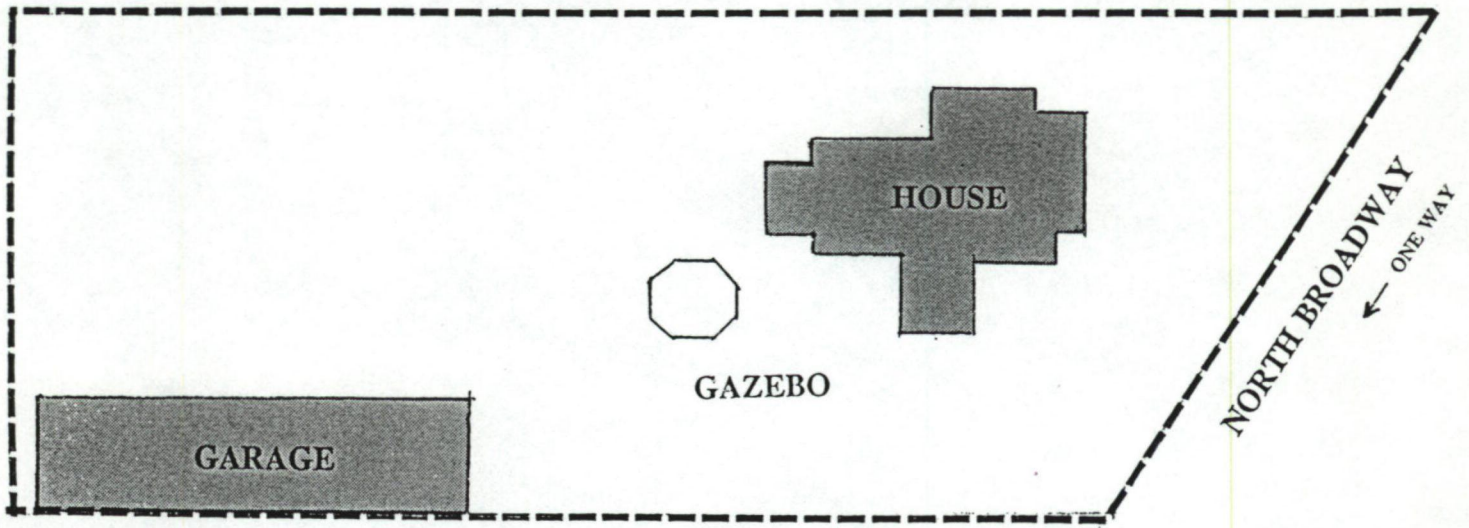


United States Department of the Interior  
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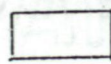

# National Register of Historic Places Continuation Sheet

Section number 7 Page 6

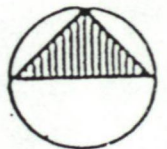
Hoopes-Smith House  
Rockport, Aransas County, Texas



NOT TO SCALE

-  CONTRIBUTING
-  NONCONTRIBUTING
-  PROPERTY LINE

SITE MAP



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**8. STATEMENT OF SIGNIFICANCE**

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**APPLICABLE NATIONAL REGISTER CRITERIA**

- A** PROPERTY IS ASSOCIATED WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY.
- B** PROPERTY IS ASSOCIATED WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST.
- C** PROPERTY EMBODIES THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION OR REPRESENTS THE WORK OF A MASTER, OR POSSESSES HIGH ARTISTIC VALUE, OR REPRESENTS A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENTS LACK INDIVIDUAL DISTINCTION.
- D** PROPERTY HAS YIELDED, OR IS LIKELY TO YIELD, INFORMATION IMPORTANT IN PREHISTORY OR HISTORY.

**CRITERIA CONSIDERATIONS:** N/A

**AREAS OF SIGNIFICANCE:** Architecture

**PERIOD OF SIGNIFICANCE:** 1890-1892, 1894, 1919, 1934

**SIGNIFICANT DATES:** 1890-1892, 1894, 1919, 1934

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Hopkins, D.S.

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-7 through 8-9).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see continuation sheet 9-10).

**PREVIOUS DOCUMENTATION ON FILE (NPS):** N/A

- 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*)
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository:

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Hoopes-Smith House  
Rockport, Aransas County, Texas

## Statement of Significance:

The Hoopes-Smith House is an excellent illustration of Queen Anne architecture in Rockport, constructed between 1890 and 1892 for James M. Hoopes and his family. Architect D.S. Hopkins signed the original plans, which were apparently ordered from a Sears catalog. T. Noah Smith purchased the property in 1934 and it remained in that family until 1990, when Robert Gossett bought the property. Achieving local significance as a distinct interpretation of Queen Anne architecture, the Hoopes-Smith House is eligible for listing under Criterion C.

Rockport was founded in 1867 as a shipping point that primarily serviced the cattle industry. The growing town became county seat of Refugio County in 1871 and, later that same year, became county seat of the newly established Aransas County. The Aransas Pass Land Company's immigration program, launched in 1885, and the construction of the San Antonio and Aransas Pass Railroad (later the Texas and New Orleans) between 1886 and 1889 bolstered the population. By the 1890s fish and oyster shipping were the dominant industries, with tourism beginning to play a strong role in the local economy. Several hotels were built during this period, including the Bayview Hotel, the Monte Christo Hotel, The Aransas (later known as the Del Mar, destroyed by fire in 1919) and La Playa Hotel (obliterated by the 1919 hurricane).

James M. Hoopes and his second wife Carrie moved from Iowa to Texas with their children in December 1888, according to family records. Hoopes had been a lawyer and a banker. They built their house on land owned by James C. and Frances Fulton and obtained the deed on 5 February 1892. Fulton was a prominent local land owner and a member of the influential Coleman-Fulton Pasture Company.

The house is typical of Queen Anne design. The style, applied to domestic buildings, was dominant in the United States from about 1880 and persisted with decreasing popularity through the first decade of the 20th century. Led by Richard Norman Shaw, a group of 19th century English architects popularized the style, drawing from late Medieval designs of the Elizabethan and Jacobean eras. In America, the augmented availability of pre-cut wood, especially architectural details, made possible by expanding railroad networks, helped promote the style. The widespread adoption of balloon framing techniques in the late 19th century facilitated the ability to construct more complicated plans and massing. In addition, increased availability of pattern books and architectural magazines such as American Architect and Building News escalated the popularity of Queen Anne houses. Plans, also available through catalogs, especially Sears, Roebuck and Company (founded in 1886) were

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## National Register of Historic Places Continuation Sheet

Section number 8 Page 8

Hoopes-Smith House  
Rockport, Aransas County, Texas

widely distributed. While this house was constructed prior to the era most associated with Sears and its Modern Homes Department (1908 to 1940), family tradition states that Hoopes purchased the plans from a Sears catalog.

D.S. Hopkins of Grand Rapids signed the plans and like most "catalog architects," little is known about him. No record exists that he was even in Rockport, which would be expected if the plans were ordered through a catalog. Like many Sears houses the plans followed popular existing designs and purchasers could adapt the plans to fit their own needs and desires. Original plans for the Hoopes-Smith House, for example, called for a cellar that was never constructed and that the dining room fireplace be set at an angle.

The Hoopes-Smith House exhibits characteristics common to Queen Anne architecture. Protruding bays, corner brackets, and integral porches, and the "towers," as well as roof gables decorated with fish scale shingles or geometric patterns, typify the irregular massing of the style. A variety of textures, including fish scale shingles and horizontal wood siding, is used to minimize flat surfaces. The incised barge board and roof cresting are typical of Eastlake design, also part of late Victorian era architecture, although not commonly seen in Texas. Exterior and interior doors and window surrounds are only slightly adorned; window sashes are 1/1 with a large single panes of glass in the upper portion bordered with multiple, small panes of colored glass; doors are paneled and have the same decorative colored glass pattern. The complex, steeply pitched roof is also a distinctive Queen Anne characteristic.

Hoopes was one of 33 men to form the First National Bank of Aransas Pass on 29 July 1890; he served as cashier and secretary of the bank. In 1892 he formed the Texas Land Investment Company with A.J. Perler, T.A. Hord, W.R. Baldwin and R.H. Wood, acquiring unsold properties from Rockport's early platting. The company had offices in New York, Chicago, Denver, San Antonio, and Austin. In 1902 Hoopes sold his shares in the bank to devote his career to real estate.

Carrie Hoopes died in 1902 and he married a widow, also named Carrie. Both women were integral to the operation of the house. Between 1894 and 1930, the building was not only the family's home, but also a hotel and boarding house. A guest register lists lodgers and retains receipts from the City of Rockport for boarding house licenses. The practice started, according to First National Bank records, when the Aransas Hotel had more visitors than it could handle and the owner, Colonel Traylor requested that all "nice" homes open rooms to guests. Most were summer or holiday visitors taking advantage of the numerous recreational activities in and near the community. By the 1920s the tourist trade had become a major industry in Rockport, which offered boating, fishing, a July 4 Regatta, and a Tarpon Rodeo.

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

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 9

Hoopes-Smith House  
Rockport, Aransas County, Texas

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Hoopes died in 1931 and T. Noah Smith, Sr., purchased the property in 1934 from the heirs. Smith had been successful in the oil business and, in 1937, he founded the Rockport Yacht and Supply Company [RYSCO]. The company first specialized in the sale of recreational boats and later repaired and constructed commercial and recreational vessels. In 1942, the family's private yacht was commandeered as a submarine patrol boat for the World War II effort. When Smith died in 1955 the company became a subsidiary of Luling Oil and Gas Company, Inc.; RYSCO continues to flourish.

Robert Gossett purchased the property in 1990 from the Smith family with the intent of rehabilitating the building and using it as a bed and breakfast. A local landmark in Rockport, the Hoopes-Smith House is a fine example of Queen Anne design that retains its historical and architectural integrity to a high degree.

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9 Page 10

Hoopes-Smith House  
Rockport, Aransas County, Texas

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BIBLIOGRAPHY

First National Bank of Aransas Pass (Rockport). Official Minutes, Stockholders and Directors Meetings. Rockport, 1890 through 1935. Original at St. Mary's University Library.

"Fulton-Bruhl House." Recorded Texas Historic Landmark Application. Austin: Texas Historical Commission, 1989.

"Hoopes-Smith House." Recorded Texas Historic Landmark Application. Austin: Texas Historical Commission, 1989.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1986.

Stevenson, Katherine Cole and H. Ward Jandl. Houses By Mail; A Guide to Houses from Sears, Roebuck and Company. Washington, D.C.: The Preservation Press, 1986.

Webb, Walter Prescott, ed. The Handbook of Texas. Volumes 1 and 2. Austin: Texas State Historical Association, 1952.

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**10. GEOGRAPHICAL DATA**

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**ACREAGE OF PROPERTY:** less than one acre

UTM REFERENCES	Zone	Easting	Northing	Zone	Easting	Northing
1	14	691740	3101540	3	##	#####
2	##	#####	#####	4	##	#####

**VERBAL BOUNDARY DESCRIPTION** (see continuation sheet 10-11)

**BOUNDARY JUSTIFICATION** (see continuation sheet 10-11)

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**11. FORM PREPARED BY**

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**NAME/TITLE:** Robert Gossett

**DATE:** 24 May 1994

**STREET & NUMBER:** 406 East 85th Street

**Telephone:** 212/751-3515

**CITY OR TOWN:** New York

**STATE:** NY

**ZIP CODE:** 10028

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS**

**PHOTOGRAPHS** (see continuation sheets Photos - 12 and 13)

**ADDITIONAL ITEMS**

---

**PROPERTY OWNER**

---

**NAME** Robert Gossett

**STREET & NUMBER** 406 East 85th Street

**TELEPHONE** 212/751-3515

**CITY OR TOWN** New York **STATE** New York

**ZIP CODE** 10028

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 10 Page 11

Hoopes-Smith House  
Rockport, Aransas County, Texas

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### VERBAL BOUNDARY DESCRIPTION

Smith and Wood Addition, North 1/2 of Reserve B, Rockport, Aransas County

### BOUNDARY JUSTIFICATION

The boundary includes the area historically associated with the property that retains its historic and architectural integrity.

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

**National Register of Historic Places  
Continuation Sheet**

Section number \_\_\_\_\_ PHOTOS \_\_\_\_\_ Page \_\_\_\_\_ 12

Hoopes-Smith House  
Rockport, Aransas County, Texas

**PHOTOGRAPH LOG**

Hoopes-Smith House  
417 North Broadway  
Rockport, Aransas County, Texas  
Photographed by Patrick Keough (unless otherwise noted)  
October 1993 (unless otherwise noted)  
Negative with Robert Gossett

East elevation, camera facing west  
Photograph 1 of 7

North elevation, camera facing south  
Photograph 2 of 7

West elevation, camera facing east  
Photograph 3 of 7

South elevation, camera facing northeast  
Photograph 4 of 7

South elevation, camera facing northwest  
Photograph 5 of 7

Photographer unknown  
Circa 1900  
East elevation, camera facing northwest  
Photograph 6 of 7

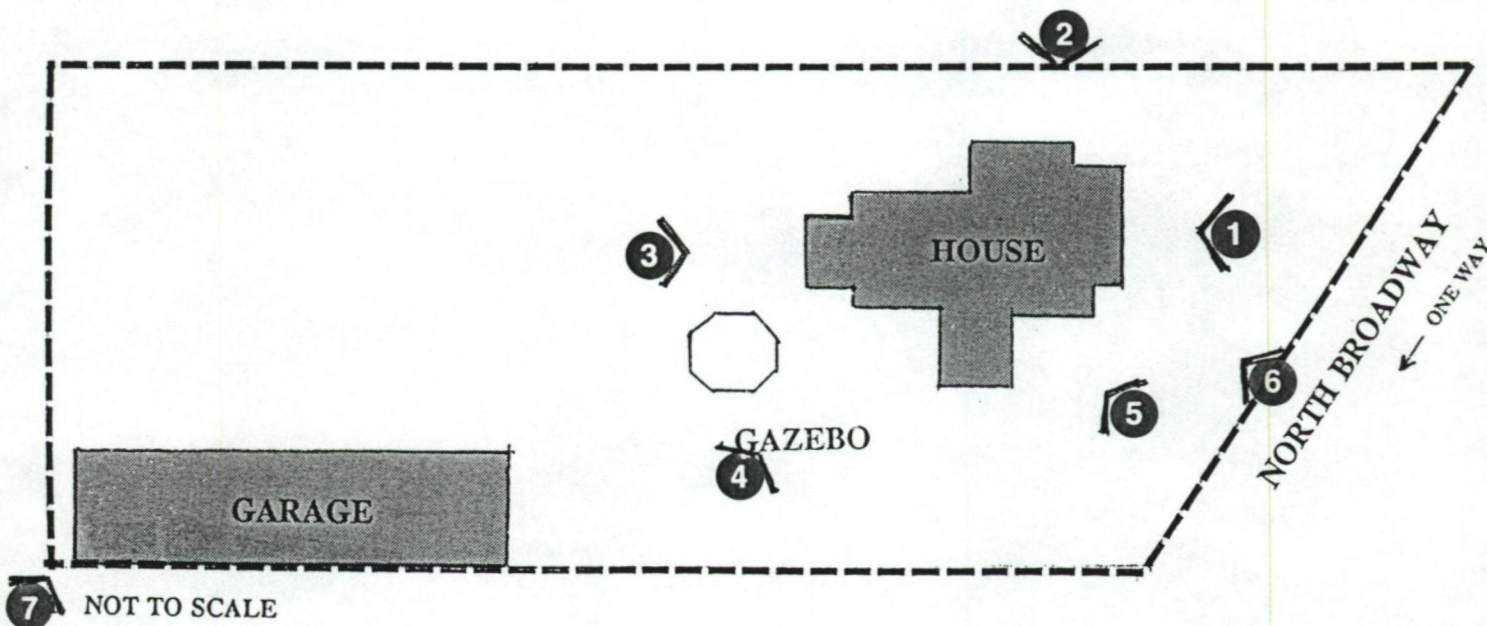
Southwest oblique of garage, camera facing northeast  
Photograph 7 of 7


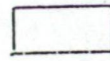

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

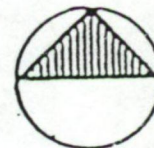
Section number PHOTOS Page 13

Hoopes-Smith House  
Rockport, Arkansas County, Texas



-  CONTRIBUTING
-  NONCONTRIBUTING
-  PROPERTY LINE

PHOTOGRAPHIC INVENTORY/  
CAMERA ANGLE MAP



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Hoopes--Smith House

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Aransas

DATE RECEIVED: 7/22/94      DATE OF PENDING LIST: 8/02/94  
DATE OF 16TH DAY: 8/18/94      DATE OF 45TH DAY: 9/05/94  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 94001016

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N    DATA PROBLEM: N    LANDSCAPE: N    LESS THAN 50 YEARS: N  
OTHER: N    PDIL: N    PERIOD: N    PROGRAM UNAPPROVED: N  
REQUEST: N    SAMPLE: N    SLR DRAFT: N    NATIONAL: N

COMMENT WAIVER: N

ACCEPT     RETURN     REJECT    8-19-94 DATE    Entered in the National Register

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA \_\_\_\_\_  
REVIEWER \_\_\_\_\_  
DISCIPLINE \_\_\_\_\_  
DATE \_\_\_\_\_

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

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CLASSIFICATION

count       resource type

---

STATE/FEDERAL AGENCY CERTIFICATION

---

FUNCTION

historic       current

---

DESCRIPTION

architectural classification  
 materials  
 descriptive text

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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

---

BIBLIOGRAPHY

---

GEOGRAPHICAL DATA

acreage       verbal boundary description  
 UTM's       boundary justification

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ACCOMPANYING DOCUMENTATION/PRESENTATION

sketch maps       USGS maps       photographs       presentation

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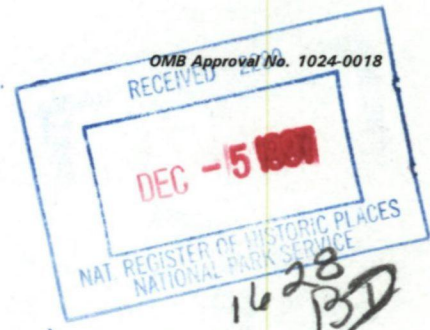
OTHER COMMENTS

Questions concerning this nomination may be directed to

\_\_\_\_\_ Phone \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_

United States Department of the Interior  
National Park Service



# National Register of Historic Places Continuation Sheet

94-1016

Hoopes-Smith House  
Rockport, Aransas County, Texas

Section AMEND Page 1

### 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  nationally  statewide  locally. (  See continuation sheet for additional comments.)

*Curtis J. J. J. J.*  
Signature of certifying official

11-24-97  
Date

### State Historic Preservation Officer, Texas Historical Commission

State or Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria.  
(  See continuation sheet for additional comments.)

Signature of commenting or other official

Date

State or Federal agency and bureau

### 5. CLASSIFICATION

NUMBER OF RESOURCES WITHIN PROPERTY: CONTRIBUTING		NONCONTRIBUTING	
1	0	0	BUILDINGS
0	0	0	SITES
0	1	1	STRUCTURES
0	0	0	OBJECTS
1	1	1	TOTAL

NUMBER OF CONTRIBUTING RESOURCES PREVIOUSLY LISTED IN THE NATIONAL REGISTER: 0

NAME OF RELATED MULTIPLE PROPERTY LISTING: N/A

United States Department of the Interior  
National Park Service



# National Register of Historic Places Continuation Sheet

Hoopes-Smith House  
Rockport, Aransas County, Texas

Section AMEND Page 2

## 7/8. DESCRIPTION AND SIGNIFICANCE

The proposed boundary revisions for this listed property now exclude the rear portion of the property. This amendment would leave the 1890-92 Queen Anne style residence (Contributing) and the 1985 gazebo (Noncontributing) on a generous portion of the original site sufficient to convey its architectural significance as a historic residential property.

Inadequacies in the original documentation and changes to the property necessitate this amendment. The original nomination incompletely described the rear portion of the property, failing to note the full range of changes to a 1934 garage (originally classified as Contributing) and the existence of a gas station. Alterations and additions to the garage outside the periods of significance changed its historic appearance, thereby compromising its ability to contribute to the architectural significance of the property under Criterion C. Its recent demolition precludes its classification as anything more than an untested archeological site. Construction and subsequent demolition of the gas station also affected the architectural integrity of this portion of the property by changing its setting, character, feeling and association with the residential nature of the house's environs. Recent development of a complex of residential units on this portion of the property further compromises its historic qualities.

## 10. GEOGRAPHICAL DATA

### VERBAL BOUNDARY DESCRIPTION

A .280-acre tract of land out of the northeasterly portion of Block B, Smith and Wood Addition, City of Rockport, Aransas County, Texas, as shown by plat of record in Volume E, pages 272-73 in the *Deed Records* of said county, as surveyed on 29 October 1997 by J.L. Brundrett Jr., RPLS.

### BOUNDARY JUSTIFICATION

The boundary incorporates the portion of the property historically associated with the house that continues to retain its integrity from the periods of significance.

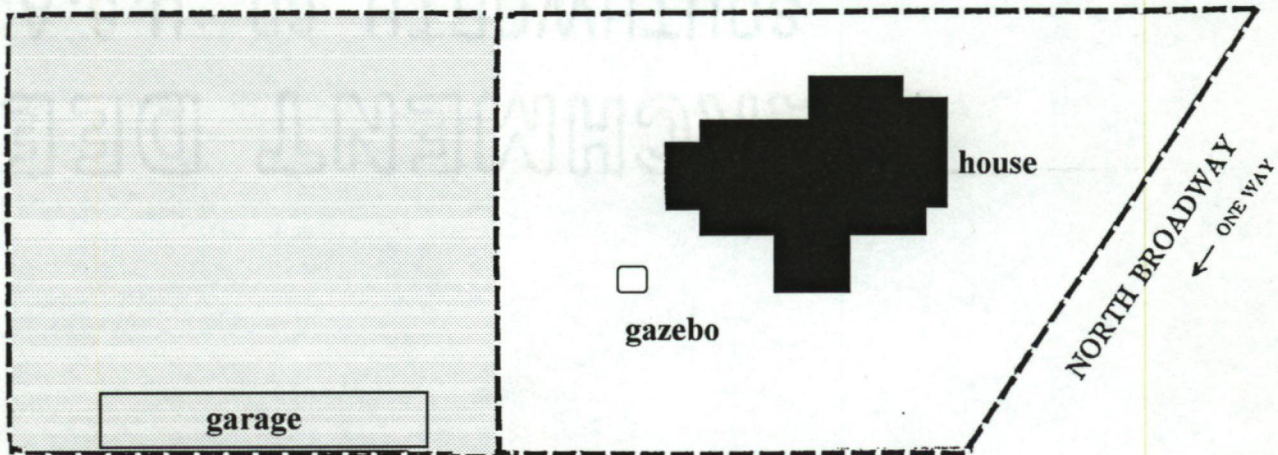
United States Department of the Interior  
National Park Service





# National Register of Historic Places Continuation Sheet

Section AMEND Page 3

Hoopes-Smith House  
Rockport, Aransas County, Texas

## REVISED SITE MAP



-  **Contributing**
-  **Noncontributing**
-  **Boundaries**
-  **Excluded portion**



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: BOUNDARY DECREASE

PROPERTY NAME: Hoopes--Smith House (Boundary Decrease)

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Aransas

DATE RECEIVED: 12/05/97 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 1/19/98  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 97001628

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N  
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N  
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

\_\_\_ ACCEPT \_\_\_ RETURN \_\_\_ REJECT \_\_\_\_\_ DATE

ABSTRACT/SUMMARY COMMENTS:

*Need revision of condition of  
property. Apparently outbuilding (garage)  
has been demolished & is  
in ruins.*

RECOM./CRITERIA Return

REVIEWER L. McClelland

DISCIPLINE History

TELEPHONE 343-9544

DATE 1/19/98

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

# LETTER OF TRANSMITTAL

TEXAS HISTORICAL COMMISSION  
NATIONAL REGISTER PROGRAMS  
PO BOX 12276  
AUSTIN, TX 78711  
(512) 463-6006 (512) 475-3122 FAX

TO  
CAROL SHULL, KEEPER  
NATIONAL REGISTER OF HISTORIC PLACES  
NATIONAL PARK SERVICE  
1849 C STREET, NW  
WASHINGTON, DC 20240

Date 25 November 1997  
From Bruce Jensen  
Re: boundary revision for  
Hoopes-Smith House, Rockport,  
Aransas County, Texas

COPIES	DESCRIPTION
1	amended National Register nomination for above-referenced property

## REMARKS

The enclosed nomination revision amends the boundaries of the Hoopes-Smith House, Rockport, Aransas County, Texas, as listed on 08-19-94. This revision is submitted at the request of the property owner to address deficiencies in the original nomination.

Copy \_\_\_\_\_  
\_\_\_\_\_

Signed Bruce Jensen  
Title Architectural Historian

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: RESUBMISSION

PROPERTY NAME: Hoopes--Smith House (Boundary Decrease)

MULTIPLE NAME:

STATE & COUNTY: TEXAS, Aransas

DATE RECEIVED: 1/30/98  
DATE OF 16TH DAY:  
DATE OF WEEKLY LIST:

DATE OF PENDING LIST:  
DATE OF 45TH DAY: 3/16/98

REFERENCE NUMBER: ~~97001628~~  
94061016

NOMINATOR: STATE

DETAILED EVALUATION: Y

ACCEPT  RETURN  REJECT  DATE

ABSTRACT/SUMMARY COMMENTS:

Rear outbuilding has been removed  
and land area has no significant  
standing features and is not  
believed to have archeological value.  
Boundary decrease is justified.

RECOM./CRITERIA Boundary revision approved  
REVIEWER J McClelland DISCIPLINE History  
TELEPHONE 343-9549 DATE 2/26/98

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

# LETTER OF TRANSMITTAL

TEXAS HISTORICAL COMMISSION  
NATIONAL REGISTER PROGRAMS

PO BOX 12276

AUSTIN, TX 78711

(512) 463-6006 (512) 475-3122 FAX

TO

LINDA MCCLELLAND

NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

MAIL STOP 2280. SUITE 400

1849 C STREET, NW

WASHINGTON, DC 20240

Date 20 January 1998

From Bruce Jensen

Re: Hoopes-Smith amendment

COPIES	DESCRIPTION
1	newly revised page 2 of amendment

## REMARKS

Hope this does the trick. Thanks for facilitating the change.

Copy \_\_\_\_\_  
\_\_\_\_\_

Signed Bruce Jensen  
Title Architectural Historian



SPEED  
LIMIT  
30

# 3

HOOPEs - SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 1 of 7



# 14

HOOPES-SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 2 of 7



HOOPES-SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 3 of 7



HOOPES - SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 4 of 7



HOOPES - SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 5 of 7



HOOPES - SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 6 of 7



HOOPES-SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS

PHOTOGRAPH 7 of 7



Mapped, edited, and published by the Geological Survey  
Control by USGS and NOS/NOAA

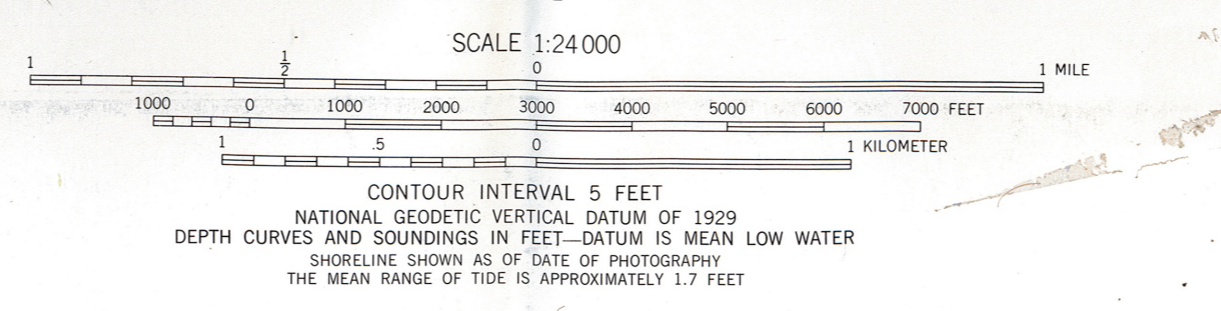
Topography by photogrammetric methods from aerial photographs taken 1972. Orthophotomosaic from aerial photograph taken 1972. Field checked 1974. Map edited 1979

Selected hydrographic data compiled from NOS/NOAA chart 8925C (1970) This information is not intended for navigational purposes

Projection and 10,000-foot grid ticks: Texas coordinate system, south central zone (Lambert conformal conic) 1000-meter Universal Transverse Mercator grid ticks, zone 14, shown in blue. 1927 North American datum

Water stages in this area vary with meteorological conditions. Approximate limits of occasional inundation shown by dashed blue lines

To place on the predicted North American Datum 1983 move the projection lines 26 meters south and 26 meters east as shown by dashed corner ticks



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2897-111

There may be private inholdings within the boundaries of the National or State reservations shown on this map

ROCKPORT, TEX.  
SE/4 ROCKPORT 15' QUADRANGLE  
N2800—W9700/7.5  
1979  
DMA 6540 II SE-SERIES V882

HOOPES-SMITH HOUSE  
417 NORTH BROADWAY  
ROCKPORT, ARANSAS CO., TEXAS  
UTM REFERENCE: 14T/691740/3101540