

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

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**



**1. NAME OF PROPERTY**

**HISTORIC NAME:** Cooper, Jesse and Sara, House  
**OTHER NAME/SITE NUMBER:** Site No. 840

**2. LOCATION**

**STREET & NUMBER:** 1.8 mi. east of Georgetown Hwy 29  
**CITY OR TOWN:** Georgetown  
**STATE:** Texas      **CODE:** TX      **COUNTY:** Williamson

**NOT FOR PUBLICATION:** N/A  
**VICINITY:** X  
**CODE:** 491 **ZIP CODE:** 78627

**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.)

*Curtis J. Russell*  
Signature of certifying official

*25 Jan. 1996*  
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):

*Edson F. Beall*  
Signature of the Keeper

Entered in the  
National Register

Date of Action

*2/16/96*



**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>
	1	1 BUILDINGS
	0	0 SITES
	0	0 STRUCTURES
	0	0 OBJECTS
	1	1 TOTAL

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

**NAME OF RELATED MULTIPLE PROPERTY LISTING:** Historic Resources of Georgetown, Texas (NR 1986)

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**6. FUNCTION OR USE**

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**HISTORIC FUNCTIONS:** DOMESTIC: Single Dwelling

**CURRENT FUNCTIONS:** DOMESTIC: Single Dwelling

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**7. DESCRIPTION**

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**ARCHITECTURAL CLASSIFICATION:** OTHER: American Four Square

**MATERIALS:** FOUNDATION STONE: Limestone  
WALLS WOOD: Weatherboard  
ROOF ASPHALT  
OTHER STONE: Limestone

**NARRATIVE DESCRIPTION** (see continuation sheets 7-5).



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

Section 7 Page 5

Jesse and Sara Cooper House  
vic. Georgetown, Williamson County, Texas

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### Description

The Jesse and Sara Cooper House (1912) is an American Four Square form with Prairie School influences facing south on a high bluff approximately 1.8 miles east of downtown Georgetown on Highway 29. Covered in a hipped roof of asphalt composition shingles, the 2-story wood frame house rests on stone piers. The principal elevation is noted by groupings of three 1/1 windows on both the first and second stories, and a single wooden door with transom in the center of the first floor. A shed roof porch extends from the house and wraps around the south and west elevations. The porch is supported by square stone pillars and stone balustrade. A porte cochere with similar stone supports extends from the southeast corner. The house is surrounded by low scale shrubbery and several large live oak trees. Two 1-story additions extend from the north elevation and appear to be the only compromises to the original building. A detached 1-story building is approximately 30 feet from the northeast corner of the house and is Noncontributing.

The Jesse and Sara Cooper House (1912) faces south on a high bluff approximately 1.8 miles east of downtown Georgetown on Highway 29. Set back from the highway, the house commands a view of the surrounding countryside and of Georgetown. Large live oak trees denote the rear yard and west yard while deciduous trees are aligned on the eastern side of the house.

The 2-story wood frame Cooper House is covered by a large hipped roof of asphalt shingles. A small roof ornament denotes the peak of the hipped roof while an interior brick chimney rises along the east elevation and ends in a corbeled cap. Box eaves enclose the roof making clean transition lines between the roof and weatherboard siding. The house rests on stone piers.

The principal facade (south) is highlighted with 1/1 wooden double-hung windows set in groups of three. These groupings are on both the first and second stories almost directly above each other. A single wooden door with glass transom marks the entry directly in the center of the first floor. The most notable architectural on this facade is the shed roof porch which sweeps down on the south and west elevations to rest on full height stone piers capped in cast concrete. The piers are connected by a solid stone balustrade also capped with a band of cast concrete. A wooden porch floor ties the piers to the house and leads to three wide concrete steps flanked by stone stoops with concrete caps. The porch also continues on the east elevation to form a porte cochere supported by stone piers. Two 1-story additions extend from the north elevation and break up the original four-square form. A gravel driveway comes under the porte cochere and leads to the rear of the house. A 1-story gable roof building lies at the northeast corner of the property and is Noncontributing.

The property is in excellent condition and retains its integrity.



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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:** 1912

**SIGNIFICANT DATES:** 1912

**SIGNIFICANT PERSON:** N/A

**CULTURAL AFFILIATION:** N/A

**ARCHITECT/BUILDER:** Belford Lumber Company

**NARRATIVE STATEMENT OF SIGNIFICANCE** (see continuation sheets 8-6).

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**9. MAJOR BIBLIOGRAPHIC REFERENCES**

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**BIBLIOGRAPHY** (see historic context statement).

**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 8 Page 6

Jesse and Sara Cooper House  
vic. Georgetown, Williamson County, Texas

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### Statement of Significance

The Jesse and Sara Cooper House is one of the few Four Square forms with Prairie School influences in the Georgetown area. Constructed in 1912, the American Four Square and Prairie School were popular influences on domestic architecture in the early decades of the 20th century. A large sweeping front porch and four square interior plan mark the significant architectural features of the house. Its high level of integrity and prominent location make this example particular good and important in Georgetown's architectural development. The Cooper House is eligible under Criterion C in the area of Architecture at the local level of significance. It is associated with the multiple listing: **Historic Resources of Georgetown, Texas.**

Jesse Cooper, a native of Tennessee, came to Williamson County in 1876 settling the following year in Georgetown. Cooper and local businessman Gus Ivey then founded the local newspaper, *Williamson County Sun*. In 1890 he became one of several organizers of the First National Bank of Georgetown. Cooper served as bank president, vice-president, board member, and chairman of the board. In the late 19th century, Cooper also co-founded the Georgetown Oil Mill to provide a local service for area cotton growers. The First National Bank and Georgetown Oil Mill are discussed in the historic context for the multiple listing.

In 1912 Jesse Cooper contracted with Charles S. Belford of Belford Lumber Company to construct a dwelling on property east of town. Originally owned by George and Lucy Wilbarger, the property lay outside the city at the time but provided a commanding view of Georgetown. The Belford Company records indicate that the house costs included \$2,062.09 (merchandise), \$13,440.05 (labor), and \$590.90 (masonry).

Jesse and Sara Cooper (his second wife) lived in the house until their deaths in 1944 and 1935, respectively. Robert W. and Ida Cooper (son and daughter-in-law) then occupied the house until 1947 when it was sold to Gordon and Lois Nave. In recent years the house has served as a bed and breakfast. The house was designated a Recorded Texas Historic Landmark by the Texas Historical Commission in 1988.

The Cooper House is associated with one of Georgetown's leading families of the late 19th and early 20th century. It also is one of the best examples of a Four Square with Prairie School influences in the community and is similar to the Cooper Sansom, Marsh F. Smith, and S. A. Easley houses (all National Register 1985). The house was ranked as a "High Priority" in the comprehensive survey of 1984-85.



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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	629680	3390540	3	##	#####
2	##	#####	#####	4	##	#####

( see continuation sheet 10-#)

**VERBAL BOUNDARY DESCRIPTION** The nominated property includes an area 75 feet from each elevation of the building identified on the accompanying USGS map and referenced above.

**BOUNDARY JUSTIFICATION** The boundaries encompass all known resources associated with the property.

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**11. FORM PREPARED BY**

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**NAME/TITLE:** David Moore

**ORGANIZATION:** Hardy-Heck-Moore    **DATE:** 7/84; 12/87; 12/95

**STREET & NUMBER:** 2112 Rio Grande                      **TELEPHONE:** 512-478-8014

**CITY OR TOWN:** Austin                                      **STATE:** TX    **ZIP CODE:** 78705

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**ADDITIONAL DOCUMENTATION**

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**CONTINUATION SHEETS**

**MAPS** (see USGS Map)

**PHOTOGRAPHS** (see continuation sheet Photo-7)

**ADDITIONAL ITEMS**

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**PROPERTY OWNER**

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**NAME** Patty Thomas/Carol Gafford

**STREET & NUMBER** Rt. 3, Box 1895                                      Telephone N/A

**CITY OR TOWN** Georgetown                                      **STATE** TX    **ZIP CODE** 78627



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section PHOTOS Page 7

Jesse and Sara Cooper House  
vic. Georgetown, Williamson County, Texas

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### Photograph Inventory

Property Name	Cooper, Jesse and Sara, House
Address	1.8 miles east, Hwy. 29
City/County/State	vic. of Georgetown, Williamson County, Texas
Photographer	David Moore
Date of Photograph	1987
Location of Negative	Texas Historical Commission
Camera Facing	North



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Cooper, Jesse and Sara, House  
NAME:

MULTIPLE Georgetown MRA  
NAME:

STATE & COUNTY: TEXAS, Williamson

DATE RECEIVED: 1/16/96 DATE OF PENDING LIST:  
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/01/96  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 96000073

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 2/16/96 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the  
National Register

RECOM./CRITERIA \_\_\_\_\_

REVIEWER \_\_\_\_\_ DISCIPLINE \_\_\_\_\_

TELEPHONE \_\_\_\_\_ DATE \_\_\_\_\_

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







COOPER HOUSE

TX HWY 29

GEORGETOWN, WILLIAMSON COUNTY, TX

PAID DAVID MOORE 1987

NEW TX HIST COMM

VIEW LOOKING NORTH

HISTORIC RESOURCES OF GEORGETOWN, TEXAS  
COOPER, JESSE & SARA, HOUSE  
1.8 MILES EAST, HWY. 29  
GEORGETOWN, WILLIAMSON CO., TEXAS

PHOTOGRAPH 1 of 1



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

Multiple Property Cover Sheet Reference Number: 64000843