

United States Department of the Interior
National Park Service
National Register of Historic Places Registration Form

719



1. Name of Property

Historic Name: Markward Homestead
Other name/site number: Markward Manor
Name of related multiple property listing: NA

2. Location

Street & number: 101 East FM 580
City or town: Lampasas State: Texas County: Lampasas
Not for publication: Vicinity:

1. 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 at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer 8/19/16
Signature of certifying official / Title Date
Texas Historical Commission
State or Federal agency / bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting or other official Date
State or Federal agency / bureau or Tribal Government

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register.
- removed from the National Register
- other, explain: _____

For Edison H. Beall 10-11-16
Signature of the Keeper Date of Action

Markward Homestead, Lampasas, Lampasas County, Texas

5. Classification

Ownership of Property

<input checked="" type="checkbox"/>	Private
<input type="checkbox"/>	Public - Local
<input type="checkbox"/>	Public - State
<input type="checkbox"/>	Public - Federal

Category of Property

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property

Contributing	Noncontributing	
2	1	buildings
0	0	sites
0	2	structures
0	0	objects
2	3	total

Number of contributing resources previously listed in the National Register: 0

6. Function or Use

Historic Functions: DOMESTIC: Single Dwelling, Secondary Structure

Current Functions: DOMESTIC: Single Dwelling, DOMESTIC: Hotel: Inn

7. Description

Architectural Classification: Late Victorian: Folk Victorian

Principal Exterior Materials: Stone/Limestone

Narrative Description (see continuation sheets 7 through 8)

Markward Homestead, Lampasas, Lampasas County, Texas

8. Statement of Significance

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.
x	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 values, 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: NA

Areas of Significance: Architecture

Period of Significance: 1875-1901

Significant Dates: 1875, 1883

Significant Person (only if criterion b is marked): NA

Cultural Affiliation (only if criterion d is marked): NA

Architect/Builder: Theodore "Theo" Bauerfeind, Builder

Narrative Statement of Significance (see continuation sheets 9 through 15)

9. Major Bibliographic References

Bibliography (see continuation sheet 16)

Previous documentation on file (NPS):

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

Historic Resources Survey Number (if assigned): NA

Markward Homestead, Lampasas, Lampasas County, Texas

10. Geographical Data

Acreage of Property: 18.6 acres

Coordinates

Datum if other than WGS84: NA

1. 31.081626° -98.167943°
2. 31.082212° -98.166454°
3. 31.082723° -98.165747°
4. 31.085152° -98.166775°
5. 31.084408° -98.169087°

Verbal Boundary Description: The nominated property consists of three legal parcels recorded by the Lampasas Central Appraisal District: Property ID 13724 (3.776 acres); Property ID 13723 (2 acres); and Property ID 13726 (12.69 acres), Abstract 0755, Martin White Survey. The boundary of the Markward Homestead is shown on the accompanied map entitled "Survey" (page 18).

Boundary Justification: The nomination includes all property historically associated with the Markward Homestead now under single ownership.

11. Form Prepared By

Name/title: Catherine V. Cordeiro (with National Register Coordinator Gregory Smith)
Organization: The University of Texas at Austin
Street & number: 4700 W. Guadalupe Street
City or Town: Austin State: TX Zip Code: 78751
Email: cvcordeiro5@gmail.com
Telephone: 908-244-4849
Date: October 10, 2015

Additional Documentation

Maps (see continuation sheets 17-19)
Additional items (see continuation sheets 20-30)
Photographs (see continuation sheets 5-6, and 31-44)

Markward Homestead, Lampasas, Lampasas County, Texas

Photograph Log

Markward Homestead
101 East FM 580
Lampasas, Lampasas County, Texas
Photographed by Catherine Cordeiro, September 2015

Photo 1
Main house, south elevation
Camera facing north

Photo 2
Main house, west oblique
Camera facing northeast

Photo 3
Main house, north oblique
Camera facing south/southeast

Photo 4
Main house, east elevation
Camera facing west

Photo 5
Main house, northwest corner showing masonry quoining
Camera facing

Photo 6
Main house, south elevation porch detail
Camera facing north

Photo 7
Main house interior, parlor
Camera facing south

Photo 8
Main house interior, west corridor
Camera facing south

Photo 9
Main house interior, bedroom with original bay window and trim
Camera facing southeast

Photo 10
Main house interior, original staircase and decorative wood screen
Camera facing east

Markward Homestead, Lampasas, Lampasas County, Texas

Photo 11

1875 House, south oblique
Camera facing north/northeast

Photo 12

Metal storage barn (noncontributing)
Camera facing north

Photo 13

Open storage shed (noncontributing)
Camera facing west

Photo 14

1883 House, carport (noncontributing), open storage shed (noncontributing)
Camera facing west

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Markward Homestead, Lampasas, Lampasas County, Texas

Description

The Markward Homestead in Lampasas, Texas, is a late-nineteenth-century rural homestead with a primary residence and a smaller guest house, about one mile east of the Lampasas Downtown Historic District and the Lampasas County Courthouse. The property encompasses 18.6 acres of picturesque agrarian land along the old Waco Road (now FM 580). Towering live oak trees, estimated to be over one hundred years old, provide ample shade to the house, which sits on a hill. The Markward property was previously used for goat grazing, but is currently being converted to a wildlife management area with native grasses. The 1883 limestone house features an unusual double hallway plan, and is distinguished by the high quality of its stonework and carved wood details. The property also includes a detached guesthouse (built 1875 as the primary residence) to the north of the main house in the same style. The Markward Homestead is an excellent example of the complicated intermingling of architectural styles and building techniques characteristic of nineteenth-century vernacular architecture in Texas.

The Markward Homestead is on the north side FM 580, approximately one mile east of central Lampasas. Two historic stone dwellings are set within a fenced area on a small hill near the center of the 18-acre parcel, which is accessed by a winding gravel driveway leading from the southwest corner of the property. The residential compound also includes a noncontributing open carport on wooden posts and a smaller noncontributing open shed of similar design. A noncontributing metal storage building stands north of the residential area. The surrounding land is open pasture.

The main 1883 house is a one-and-a-half-story stone cottage on a pier and beam foundation. The limestone masonry, with its carefully hewn ashlar blocks, consistent joints and elegant quoined corners, is a fine example of masonry craftsmanship. The main house follows an unusual, possibly unique plan: it is nearly symmetrical, with a central parlor with a fireplace flanked by two long corridors, which originally terminated at aligned sets of front and back doors. The corridors access 4 bedrooms, 2 on each side a half-story attic space is located on the second floor. A rectangular addition added to the north facade in 1901 functioned as a dining room.

The exterior of the main house is punctuated by twin front doors and matched tall, four-over-four windows. Bay windows on the south and east facades provide additional light and air circulation. The side-gabled metal roof has two gabled dormer windows and a central limestone masonry chimney.¹ The original built-in gutters, which once collected runoff for bathwater, remain. The main house contains 3,050 square feet of living space, with an additional 624 square feet in the guesthouse.

The principal, south-facing facade of the house is defined by a long rectangular massing with a central projecting bay punctuated by three tall wood four-over-four windows. The facade is symmetrical, with twin doors flanking the central bay and topped with transom windows and two additional windows on the sides. The two front doors are accessed via matching flights of three steps, which access the 6-foot deep front porch that stretches generously across the facade. A wood lattice pattern screen obscures the crawl space below. The porch is enclosed by a turned spindle balustrade and evenly spaced square supports with fine chamfered detailing at the corners and square capitals. Intricate lacy cutout spandrel trim pieces adorn either side of each porch support. The porch roof joins that of the house under its eaves. Detailed brackets at each porch support help to support the vertical loads. All of the wood details and trim are painted white. The metal roofline is pyramidal over the projecting bay, then side gabled with a steep pitch. A heavy cornice continues around the building, connecting the roof with the upper height of the exterior walls.

The east and west facades are identical, except for the elegant bay window at the south end of the east facade. Both feature masonry walls with a belt course defining the ground floor and crawl space and decorative stone lintels with keystone details above tall, arched windows.

¹ Frances Markward notes that the original metal roof was red in color. It has since been updated with an unpainted standing seam metal roof.

Markward Homestead, Lampasas, Lampasas County, Texas

The north facade of the main house opens onto an open-air clay tile courtyard. It repeats the same features as the other facades, with two steps ascending to a covered porch at the west end. The porch accesses the main house at two points, with tall, screened doors. A decorative white painted shingle overhang mimics a charming picket fence. At the east end, the added bathroom is clearly distinguishable in its shorter, shed-like appearance, miniscule window and painted white vertical siding.

The interior of the main house is also symmetrical and is considerably grand, particularly for its date of construction. The rooms are all spacious with 12'8" ceilings and large windows that omit a wonderful amount of natural light and ventilation. The interior doors are 7 ft. tall with working transoms. The large parlor dominates the central space at the south-facing main facade, with a large bay window and a fireplace. On either side, leading in from the twin front doors, two long corridors lead toward the back of the house, these would have each connected the two front doors to corresponding back doors, and both would have been left open in the warmer months for cross-ventilation as in a traditional dogtrot house type. Now, they terminate at added powder rooms at the rear of the house. The corridors are narrow, emphasizing their extremely tall ceilings and are adorned with original stained beadboard ceilings, wainscoting and door surrounds. In keeping with the original design scheme, the walls are still painted white. At the end of the west hall, an intricate lacy screen tops the entrance to the kitchen and dining room at the rear.² This dining room would have originally served as a fifth bedroom, with two other one either side of the long hallways, for a total of 5 bedrooms. An elaborately carved and stained wooden staircase leads to an open attic space with steeply pitched ceilings.

The three-room 1875 house, just north the primary house, is finished in the same style and is used as guest lodging. Each room is accessed via its own door. The central room features a lovely original limestone masonry fireplace with a carved star detail. The building is fronted by a long porch and has similar fine masonry details to the main house. It is partially raised on a storage cellar. To the rear, bathrooms have been added in the same construction as those at the rear of the main house.

Integrity

Alterations to the Markward Homestead since its construction primarily involved the modernization of the interior of the original nineteenth century structure. These include the addition of plumbing and electrical, including the addition of a small kitchen at the rear of the main house and one and a half baths during the 1970s. These are easily distinguishable from the original fabric of the building due to their shed-like appearance and lower rooflines. A tub and toilet were added to the open attic space in the early 1990s. The roofs of both buildings were also replaced with newer metal sheeting, a common practice due to deterioration over several decades. Fortunately, none of these changes have compromised the overall historic integrity of the Markward homestead. The character defining features of the house, including the original hardwood floors, beadboard ceilings and wainscoting, windows, doors, carved decorative features and elegant stonework have all been retained.

² Frances Markward Hall, "My Remembrances of Growing up in Lampasas, 1956." Transcribed by Annette Markward. Lampasas Keystone Square Museum, 2.

Markward Homestead, Lampasas, Lampasas County, Texas

Statement of Significance

The Markward Homestead, in Lampasas, Texas features two fine examples of 19th century vernacular residential architecture in a rural setting. The 1875 three-room limestone house served as the primary residence until a larger limestone house was completed in 1883 just to the south of the first home. Built by master stonemason Theodore Bauerfeind for John Markward and his family, the buildings are a testament to the skill of the German immigrant builder, and reflect the social status of the owner, a fellow German immigrant who established a successful mercantile business in Lampasas and was also instrumental in bringing the railroad to Lampasas from Galveston. The houses combine traditional German masonry techniques with decorative aspects of the popular American Folk Victorian style, and the primary house is noteworthy for its unusual (and possibly unique) double-hall plan. The Markward Homestead is nominated to the National Register of Historic Places, at the local level of significance, under Criterion C in the area of Architecture, as an excellent example of the pre-railroad confluence of styles and techniques that characterize Central Texas vernacular architecture.

The Establishment of Lampasas

Lampasas is located in Lampasas County, Texas, roughly 70 miles northwest of Austin. The topography of the land features rock-ribbed hills and fertile valleys formed by the springs flowing into the Lampasas and Colorado Rivers. The access to water, sufficient yearly rainfall and variety of wildlife and native plants attracted the Tonkawa Indians to the area for centuries prior to the arrival of European settlers. These populations were greatly affected by the establishment of Spanish missions in Texas in the eighteenth century. A Franciscan mission was erected the San Gabriel River, east of the present city of Lampasas. The sponsoring organization for the Franciscan missions was the College of Santa Cruz de Querétaro in Mexico. The college had a mission at Lampazos, Mexico, in the Mexican state of Nuevo Leon, which had just been secularized. The friars wished to establish a new mission to take its place and suggested the San Gabriel mission. Approximately 100 years later, the name Lampasas was first used to identify this part of Texas.³

In 1838 John Burleson received an entitlement to a Second Class Headright, which consisted of 1,280 acres of land including the present town site of Lampasas. In 1854 he granted this land to a second John Burleson, a first cousin, who in turn left it to his daughters, Elizabeth Scott and Martha Moore.⁴ Around this time, Moses Hughes of Williamson County, Texas, set up a tent in Lampasas with his ailing wife, Hannah. Hughes had heard tell from the Indians of the curative powers of the medicinal springs of Lampasas and hoped that the springs might cure Hannah. According to local legend, Mrs. Hughes had miraculously healed within three weeks. Word spread quickly and in a short time, the Burleson-Lampasas Springs area was promoted as an ideal health-giving place to live. Lampasas Springs was even advertised as “The Saratoga of the South.”

In 1855 George W. Scott and his wife, Elizabeth, laid out the town of Lampasas. Lots sold for \$5.00, \$7.50, \$10.00 and \$12.50. Elizabeth Scott designed the public square to eventually receive a grand courthouse. Lampasas County was officially organized on March 10, 1856 and its first officers were elected.⁵

In these early years, Lampasas was constantly expanding, despite threats from Indian attacks and looming issues of the Civil War. Construction supplies, including lumber and locally quarried limestone were hauled from Round Rock by oxen. In 1860 the first census was taken and a total of 872 residents recorded. The population was young, with 71 boys

³ Lampasas History Book Committee, *Lampasas County Texas: Its History and Its People*. Lampasas County Historical Commission (Marceline: Walsworth Publishing Company, 1991), 1.

⁴ Bill O'Neill, *Lampasas: Biography of a Frontier Texas Town, 1855-1895* (Waco: Eakin Press, 2012), 7.

⁵ Kathleen E. St. Clair, and Clifton R. St. Clair (*Little Towns of Texas*. Jacksonville: Jayroe, 1982), 506-507.

Markward Homestead, Lampasas, Lampasas County, Texas

and 63 girls listed as age 5 to 9. Tennessee led the states as the birthplace of family heads, followed by Kentucky and North Carolina, respectively. Immigrants from the American Southeast were directed to take routing from New Orleans to Galveston, thence by railroad to Austin. From there, they would take the tri-weekly stage to Lampasas or procure other transportation. Supplies were shipped out of Austin via freight teams. Churches, schools and government buildings were erected in town, while several farms, ranches and mills sprang up along the Lampasas River.⁶

The 1870s marked a time of turmoil in Lampasas. The town continued in isolation, as the railroad would not come for another ten years. Power feuds wracked the town, as fires and floods resulted in devastation. The most significant of these disasters was the loss of the county courthouse, which collapsed in flames Christmas Eve 1871; an inestimable archive of records was incinerated inside the building. A second iteration of the building was constructed the next year, only to be swept away in a flood in September 1873. Residential and agricultural development was halted by continuous deadly Indian attacks. Squabbles over leadership ended in 1873, when the City of Lampasas was incorporated by a special act of legislature and a government was organized under the acquired charter.⁷

Lampasas County and city emerged from this era of strife and tension in the 1870s into one of development and prosperity, which would continue through the end of the nineteenth century. The 1880s and 1890s witnessed several major events: the coming of the railroad, the development of the community as a health resort and vacation destination, the subsequent extension of the railroad and finally, the realization that the county was more suited to agricultural and ranching interests than to tourism. The town grew to include a lavish opera house, a saloon, stately Victorian homes, several churches, shops and hotels, a racetrack and an elaborate bathing complex at the springs. Unfortunately, a deadly fire, which spread at a horrifying rate through downtown Lampasas in 1884, destroyed many of these establishments.⁸ At the close of the nineteenth century, development had slowed in Lampasas, as the extension of the railroad westward pushed the “boom” to other communities but locals maintained an optimistic spirit into the next century. An article in *The Lampasas Dispatch* dated December 10, 1890 boasts Lampasas’ “undeveloped advantages”:

*Hidden mineral wealth, the finest health giving mineral waters in the world, good land, the best people that the sun ever shown on, energetic business men, society unexceled [sic], churches and school houses on every hand, one railroad and another in construction, one of the finest opera houses in the state, splendid court house and jail, an able corps of physicians and lawyers, livery stables, street car line, splendid hotels, ice factory, etc.*⁹

John Markward

John Markward was born Johann Gottlieb Marquardt on July 10, 1834 in Gros-Brosland in the Prussian province of Pomerania. At the age of seventeen, he sailed from Bremen aboard the ship *Diana* and landed in Indianola, Texas on November 2, 1852. Markward was one of 150 to 200 immigrants on the ship, but had embarked on his own and made his way to Gonzales, Texas independently upon his arrival. There he found employment in a few days and remained there for several months before departing for De Witt County, where he remained for most of three years. Markward’s time in De Witt County was spent in the employ of a Frenchman named Guichard, who was a merchant and trader on Peach Creek. Young Markward assisted Guichard in peddling, clerking and carpenter work, gaining skills and saving money when possible.¹⁰

⁶ Lampasas History Book Committee, *Lampasas County Texas: Its History and Its People*, 2.

⁷ Jonnie Rose Elzner, *Relighting Lamplights of Lampasas County Texas* (Austin: Firm Fondation, 1974), 21.

⁸ Lampasas History Book Committee, *Lampasas County Texas: Its History and Its People*, 3.

⁹ “Lampasas of Long Ago.” *Lampasas Dispatch*, December 10, 1890, 12.

¹⁰ John Henry Brown, *Indian Wars and Pioneers of Texas* (Austin: L.E. Daniell, 1880), 234.

Markward Homestead, Lampasas, Lampasas County, Texas

In the fall of 1856, Markward decided to go “up country” and went to Coryell County with a companion. However, on account of the drought conditions in the area, he left within a year and relocated to Lampasas in fall of 1857. His first employment in Lampasas was as a miller for George Scott, whose small gristmill, situated on the outskirts of the town, was one of the chief industries of the area. Markward worked for Scott until a short time before the start of the Civil War, when he was forced to pursue other options due to his poor health. Joining two acquaintances, he purchased several hundred pounds of bacon, which he hauled overland via ox-wagon to Alexandria, Louisiana, where he sold it at a sizable profit. Markward reinvested the proceeds in tobacco, which he brought back to Texas and sold at a still better profit.¹¹

In the spring of 1862, Markward joined the Confederate 30th Regiment Texas Cavalry, also known as the First Texas Partisan Rangers. Markward was in active service in Arkansas, The Wallace Prairie of Kansas and the Indian Territory of Oklahoma until the close of the war. Soon after enlistment, Markward was made the apothecary of his regiment; his knowledge of botany and drugs, acquired as part of his education in Prussia, together with his steady habits, qualified him for the discharge of the duties of this responsible position. As John Henry Brown, a biographer and contemporary of Markward, recounts, Markward was “more than a mere ‘pill-mixer.’ In difficult cases he acted as nurse and sometimes in the absence of the physician of the regiment he prescribed in such cases as he felt sure he could apply proper remedies.”¹²

At the close of the war, Markward began a mercantile business on Third Street in Lampasas using the roughly \$600 he had made in the Alexandria venture as an initial investment. Within a few years the establishment was quite successful and Markward came to be known as one of the prominent members of the Lampasas community. According to Brown, Markward’s success can be attributed to his observance of a few simple rules, “Employing strict integrity in all his dealings, living within his means, never leaving to others what he could do himself, treating all courteously, and extending aid where he could without injury to his business, avoiding debts of a speculative nature and shunning the ruinous pastimes of youth and early manhood, which destroy first one’s business, and afterwards his character.”¹³ At the time, he resided at the Star (Keystone) Hotel and stagecoach stop.

According to an old letterhead, Markward was a dealer in dry goods, hats, boots, shoes, readymade clothing, etc. The business was called “The Lampasas Mercantile Company.” Markward’s occupation required that he make several trips to Houston, Galveston and even New York to acquire goods. His daughter, Frances Hall, wrote in 1956 that she remembered he made more than one trip back to Germany. “Once he brought back a very beautiful light blue silk shawl with a wide fringe on it. It was so silky and fine it could be pulled through a wedding ring.”¹⁴

Markward did not marry until late in life, at the age of forty-six. His marriage to Miss Adelpia Florence White, daughter of Major Martin White of Van Buren, TN, took place in Lampasas on October 29, 1880. Adelpia died May 22, 1894, leaving three children: Forrest; Frances, who married J.W. Hall of Dublin, Texas; and Ethel, who married J.E. Hickmann. Two others, Carl and Solan, had not survived past infancy. He later married Mrs. Nettie Copenhavor (1844-1909) of Santa Anna, Texas.¹⁵

From 1866 to 1873, Markward served as postmaster of Lampasas. He was responsible for the negotiations leading to the establishment of the railroad in Lampasas. On multiple occasions he was solicited to run for office but never

¹¹ Ibid, 234.

¹² Ibid, 234.

¹³ Ibid, 235.

¹⁴ Lampasas History Book Committee, *Lampasas County Texas: Its History and Its People*, 255.

¹⁵ Annette Markward, wife of John O. Markward, is the current expert on Markward family genealogy. Her thorough research efforts have greatly contributed to an accurate and interesting recorded history of the family its importance in early Lampasas, particularly the construction and history of the Markward homestead.

Markward Homestead, Lampasas, Lampasas County, Texas

accepted, instead choosing to teach Sunday school at the Methodist Church for a number of years. Markward retired in December 1894 to raise his children and died in 1903. He is buried next to his first wife in the White-Markward Cemetery near his home in Lampasas.¹⁶

Markward Homestead

The houses of the Markward Homestead, home to John Markward and his family, were built between 1875 and 1883. Markward had purchased 80 acres of land on a limestone hill just south of the grand estate belonging to the parents of his intended bride, Adelpia White, a few miles east of downtown Lampasas. In 1873, just prior to his marriage to Adelpia, he commissioned Theodore "Theo" Bauerfeind to build a home there.

Bauerfeind's background narrative, in many ways, recalls that of John Markward. Born in 1829 in Laufen, Germany, Bauerfeind departed from Bremen in 1853 and travelled to Baltimore. He arrived in Van Buren County, Tennessee and began work as a carpenter, becoming a member of the Mason Mountain Lodge #261 at Spencer, Van Buren Co., TN. In 1856 he married Sarah C. Fleming of White County TN and fathered seven children. Bauerfeind was a member of the Spencer Home Guard during the Civil War and saved a large number of library books from destruction at Burritt College. Much of the campus was damaged during the war, but it was rebuilt by Bauerfeind and his new friend and Civil War veteran, Major Martin White, who became Burritt's first post-war president.¹⁷

In the early part of 1871 the Bauerfeinds moved to Lampasas, travelling with Major White and his family. In Lampasas, Bauerfeind likely contributed to the erection of many buildings but the Markward homestead is the only recorded surviving work confidently attributed to him. It can be assumed that Bauerfeind was introduced to Markward by Markward's father-in-law, Martin White.

For Markward, Bauerfeind first built a small, limestone building comprised of three rooms, including a kitchen with a hearth, a root cellar, and a wide covered porch. It was completed in 1875 and the Markward family resided there until Bauerfeind completed a larger home, in the same style, in 1883.¹⁸ From then on, the original building served as the kitchen for the main house. It also housed living quarters for the family's hired cook, and at times various family members resided there. Between the main house and guesthouse buildings was a hand-dug cistern, which collected rainwater from a roof-gutter system.¹⁹ The property also included a smoke house, a coal bin, a flower pit and numerous chicken coops. Frances Markward, daughter of John Markward, also recalled the presence of "lighting rods all over the place."²⁰

The limestone for the original building project was quarried from Markward's land and the excavation created a large water tank for the property. Some of the stonework was done by Adelpia's maternal grandfather, John S. White, when he and his wife moved from Tennessee to Lampasas in the fall of 1880. The Whites had a lime kiln on their land nearby from which the mortar was made.²¹

¹⁶ Frances Markward Hall, "My Remembrances of Growing up in Lampasas, 1956." Transcribed by Annette Markward. Lampasas Keystone Square Museum.

¹⁷ Markward, Annette. "Theodore 'Theo' Bauerfeind," accessed November 14, 2015, <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=35019968>.

¹⁸ This date is not definitively documented but coincides with the birth of the Markwards' first child, John Carl Markward. The Markwards were a traditional family and it is likely that they moved into their main house prior to the arrival of their first child.

¹⁹ Lampasas History Book Committee. *Lampasas County Texas: Its History and Its People*. Vol II. Lampasas County Historical Commission (Marceline: Walsworth Publishing Company, 2014), 269.

²⁰ Hall, "My Remembrances of Growing up in Lampasas, 1956," 2.

²¹ Hall, "My Remembrances of Growing up in Lampasas, 1956," 5.

Markward Homestead, Lampasas, Lampasas County, Texas

Following Adelpia's death in 1894, Adelpia's cousin and a fellow widower, John S. Keathley, resided with John and his children and constructed an additional room to the rear of the main house at the northwest corner, which he completed by 1901. Shortly after, another small addition expanded the northeast corner.²²

Following the death of John Markward in 1903, the property was willed to his only surviving son, Forrest Martin Markward. When Forrest turned 21 on January 23, 1912, he signed over the deed to the house and land, and Attorney Judge Abney handled the transaction with Marshall Wells and his wife Martha "Mattie" (Knight), for the price of \$6,500. By 1940, Wells was a widower and resided at the Markward homestead along with his daughter Ruth and her husband. Upon his death, Ruth inherited the property in 1949 and she and her husband resided there until their deaths in 1964 and 1965.²³

Donald Howard of Lampasas purchased the property in 1965, and remodeled the kitchen and bathrooms. The next owner, Richard Hammett, built the metal storage barn to the north. Terry Dalehite and his mother, Judy Slagle, bought the property as a foreclosure, and performed minor renovations to prepare it for use as a bed and breakfast. Lee and Robin Henry purchased the property in 2014, and plan to retain its historic integrity.

Criterion C: 19th Century Texas Vernacular Architecture

Pre-railroad architecture in Texas is, for the most part, vernacular architecture. By definition, vernacular architecture is a category of architecture based on local needs, construction materials and is typically characterized by the involvement of untrained architects. Few people in Texas were trained in the profession of architecture before 1900, and these were mainly the men responsible for the grander estates and public buildings of larger cities.²⁴ Thus, the character of everyday domestic architecture of this period is the result of the complex intermingling of local traditions and practices with those of immigrant builders and owners.

The architecture of the Markward Homestead combines the strong cultural influence of a German immigrant builder and owner with regional manifestations of the Victorian style of the American Southeast, while employing local Texas building materials and features appropriate to the harsh frontier climate. While it is impossible to firmly untangle these influences in the style and appearance of the Markward Homestead, an examination of each of these provides valuable insight into an important formative time for local Texan identity.

The Markward houses generally fit into the rather broad category of Victorian Era Folk Vernacular architecture, with forms and plan introduced to Texas primarily by settlers from the southeastern United States. More ornate and lavish styles of the Victorian Era, including Second Empire, Eastlake, and Romanesque adorn the grand mansions of the larger Texas cities, particularly along the Gulf Coast. On a much more modest scale, Folk Victorian became increasingly popular in vernacular cottage architecture in Texas.²⁵ Folk Victorian refers to a style of American home that is relatively plain in its construction but embellished with decorative trim and moldings. It is in this subcategory that the Markward houses may be accurately placed. The basic rectangular form of the house is embellished with prefabricated, lace-like spandrel trim and brackets around the porch supports and the spindle porch balustrade. The simple interior of the house is made luxurious by the addition of intricate window and door surrounds, a beautifully carved wooden staircase and a lacy screen of scrolls and spindles at the rear of the main hall.

²² Carl V. Daniel, Jr., "The Estate of John Markward." *The Texas Architect* (March 1968): 29.

²³ Annette Markward, e-mail message to the author, September 27, 2015.

²⁴ Drury Blakeley Alexander, *Texas Homes of the Nineteenth Century* (Austin: The University of Texas Press, 1966), 3.

²⁵ Folk Victorian is often confused with Queen Anne style, but consists of the application of ornate details to a plain building type and construction. Folk Victorian homes lack the more intricate features of typical Queen Anne style homes, namely steep pitched roofs, complex roof forms, non-symmetrical floor plans, and turrets.

Markward Homestead, Lampasas, Lampasas County, Texas

Folk Victorian became ubiquitous even in rural Texas during the second half of the nineteenth century due to the expansion of transportation and the rise of mass production. The production of the intricate wood ornamentation so typical of the Victorian era was made possible by the jigsaw, lathe and other sophisticated tools of the time. These embellishments in wood and cast iron were produced in millwork production centers in St. Louis, New Orleans and other towns throughout the Midwest and Southeast and shipped to Texas via the Mississippi River, the Red River or through the ports of Galveston and Beaumont. Then, they were moved overland by wagon and eventually railroad to building sites.²⁶ The intricate Victorian wood floors and details at the Markward homestead arrived via oxcart from New Orleans. At this point in Lampasas, imported building materials were still considered a luxury and the ornate wood details would have stood as a symbol of John Markward's wealth, pride, ambition and importance in Lampasas. Markward's daughter, Frances Markward Hall, remembered hearing her father say "our home in Lampasas was made of the very best material available."²⁷ The rather large size of the house, which John Brown describes as Markward's "estate, one of the largest in the county where he resides," would have drawn attention from surrounding residents and visitors to Lampasas.²⁸

The aspect of the Markward House's appearance that departs most decidedly from the quintessential Folk Victorian style is its solid limestone masonry wall construction, which contrasts with the elegant detailing of the woodcarvings on the porch. The carefully-hewn ashlar blocks and detailing of the coursing reflect the care and pride of German craftsmanship. This type of wall construction appeared around 1850 in the German Hill Country, southwest of Lampasas and within a decade became dominant in German domestic architecture.²⁹ Interestingly, the antecedent of the popular "rock houses" stems from a centuries old technique in far western Germany where Bauerfeind was born.³⁰ The 1883 Markward House is a notably fine example, especially in comparison to many of the less sophisticated "rock house" counterparts in the area, a testament to Bauerfeind's skill and training as a stonemason.

In his structural techniques, Bauerfeind was very traditional. The most prominent of these techniques is the quoining at the corners of the building, which provide square and plumb angles. The large quoin stones were carefully shaped, squared and placed to interlock and give stability to the adjoining front and side masonry walls. The smaller stones, which comprise the 18" thick, load-bearing exterior walls, are similar in size and shape and there is significant effort at coursing. Another impressive German detail is the finely executed arrangement of hewn stones forming jack arches above door and window openings, best observed on the short sides of the guesthouse. The original mortar was finely applied creating uniform thickness in the joints of the masonry exterior, though later amateurish repointing has obscured much of this tidy craftsmanship.

In addition to its beauty and structural integrity, limestone likely chosen as a primary building material out of practicality and its availability in the vicinity of Lampasas. Limestone is a particularly good building material, as it is easily split to any desired size and dressed to a flat surface and pleasing texture. It is also favorable for insulation in the winter and the particularly harsh Texas summers, and is more resistant to fires.

The steep-pitched roof also reveals the German origins of the builder, for in Germany, where the snowfall was heavy, such a roofline was mandatory.³¹ Visually, the form would have been a pleasant reminder of home for Markward and Bauerfeind, with no substantial difference in building performance. The original roof was tin and painted red with built

²⁶ Gordon Echols, *Early Texas Architecture* (Fort Worth: Texas Christian University Press, 2000), 10.

²⁷ Hall, "My Remembrances of Growing up in Lampasas, 1956," 11.

²⁸ Brown, *Indian Wars and Pioneers of Texas*, 235.

²⁹ Terry G. Jordan, "German Folk Houses in the Texas Hill Country," in *German Culture in Texas, A Free Earth: Essays from the 1978 Southwest Symposium*, Glen E. Lich and Dona B. Reeves, ed. (Boston: Twayne, 1980), 114.

³⁰ Echols, *Early Texas Architecture*, 113.

³¹ Jordan, "German Folk Houses in the Texas Hill Country," 119.

Markward Homestead, Lampasas, Lampasas County, Texas

in gutters. The Markward children would often slide down the roof onto the porch for entertainment.³² The central chimney may also have been derived from German sources. Such a chimney in Germany served as a heating unit as well as providing a draft. Its construction in Texas was relatively superfluous but may have provided some heat to the core of the house on the few cold winter nights in Lampasas.³³

Interestingly, the overall plan of the 1883 house is based more on the low horizontality characteristic of Anglo-American examples than the Gothic verticality of traditional German prototypes. These smaller, lower buildings with multiple, large, openings were better suited to the Texas climate. The highly unusual (and possibly unique) plan with its central chimney and double hallways lacks a known precedent. The first impression is one of perfect bilateral symmetry: on either side of the central projecting bay are matched roof dormers and mirrored fenestration, door openings, balustrades, and porch supports. On the interior the central parlor is flanked by two long, narrow corridors connecting twin front doors to back doors. Due to its central location between two hallways, the front room receives direct light only from the windows on the narrow south wall, and its asymmetrically-placed doorways do not quite line up with entrances to adjacent rooms. The plan may be an expanded variation on a “saddlebag house” plan, with a central chimney, two front doors and a side-gabled roof.³⁴ This house type derives from the Southeastern United States, which Bauerfeind likely encountered during his time living in Tennessee. Saddlebag houses, however, are generally double pen frame constructions, while the 1883 Markward House is much larger and is characterized by fine features and finishes. The Markward plan may also be an expanded variation of a “T” plan, which is characterized by a projecting front room flanked by porches, extending from a main block. While examples of T-plan houses built by German immigrants can be found in the Texas Hill Country, there’s no evidence that the Markward House was originally built with a T plan and later expanded. No other example of an American or German house with a double-hall plan similar to that found in the 1883 Markward House has yet been identified; its origins and functional purpose may remain a mystery.

Many of the distinctly American features of the 1883 house address the challenges of local physical environment, in particular the extremely hot, dry climate. Large windows, transoms over doors, the nearly 13-foot- high ceilings and attic space allowed for ventilation, air circulation and heat dissipation. The detached kitchen kept cooking odors and the heat from the wood-burning cookstove out of the main house. German settlers had already begun to adopt this feature in Texas in the previous decades. As Prince Karl von Solms-Braunfels wrote in 1845, “In a hot climate the kitchen is always built outside of the house. It is built in the same manner as the house itself.”³⁵ The long south-facing porch at the main facade is definitely a non-European feature, adapted by settlers for practical reasons. Undoubtedly, Bauerfeind was already familiar with porches from existing examples built by settlers in Tennessee and Texas.

Summary

The Markward Homestead (1873-1883) is a significant intact marker of a formational period in Central Texas. It represents the early booming years of Lampasas as a new city and tourist destination, and the social status of one of its important early citizens. The homestead simultaneously combines a visual expression of traditional German culture, an adaptation of popular style on a modest scale and a harmony with the climate and physical surroundings. It features one of the finest examples of stone masonry construction and the Folk Victorian Style in the area. The Markward Homestead is therefore nominated to the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture.

³² Hall, “My Remembrances of Growing up in Lampasas, 1956,” 11.

³³ Hubert G. H. Wilhelm, “German Settlement and Folk Building Practices in the Hill Country of Texas,” *Pioneer America* 3 (July 1971): 18.

³⁴ John Rutherford Bryant, Jr., “The European-Texan buildings: Indigenous building traditions among the nineteenth century European immigrants to central Texas,” MArch Thesis, University of Texas at Arlington, 1987, 53.

³⁵ Prince Karl von Solms-Braunfels, “Building in Texas, 1844-1845,” in *Built in Texas*, ed. Francis Edward Abernethy (Denton: University of North Texas Press, 2000), 48.

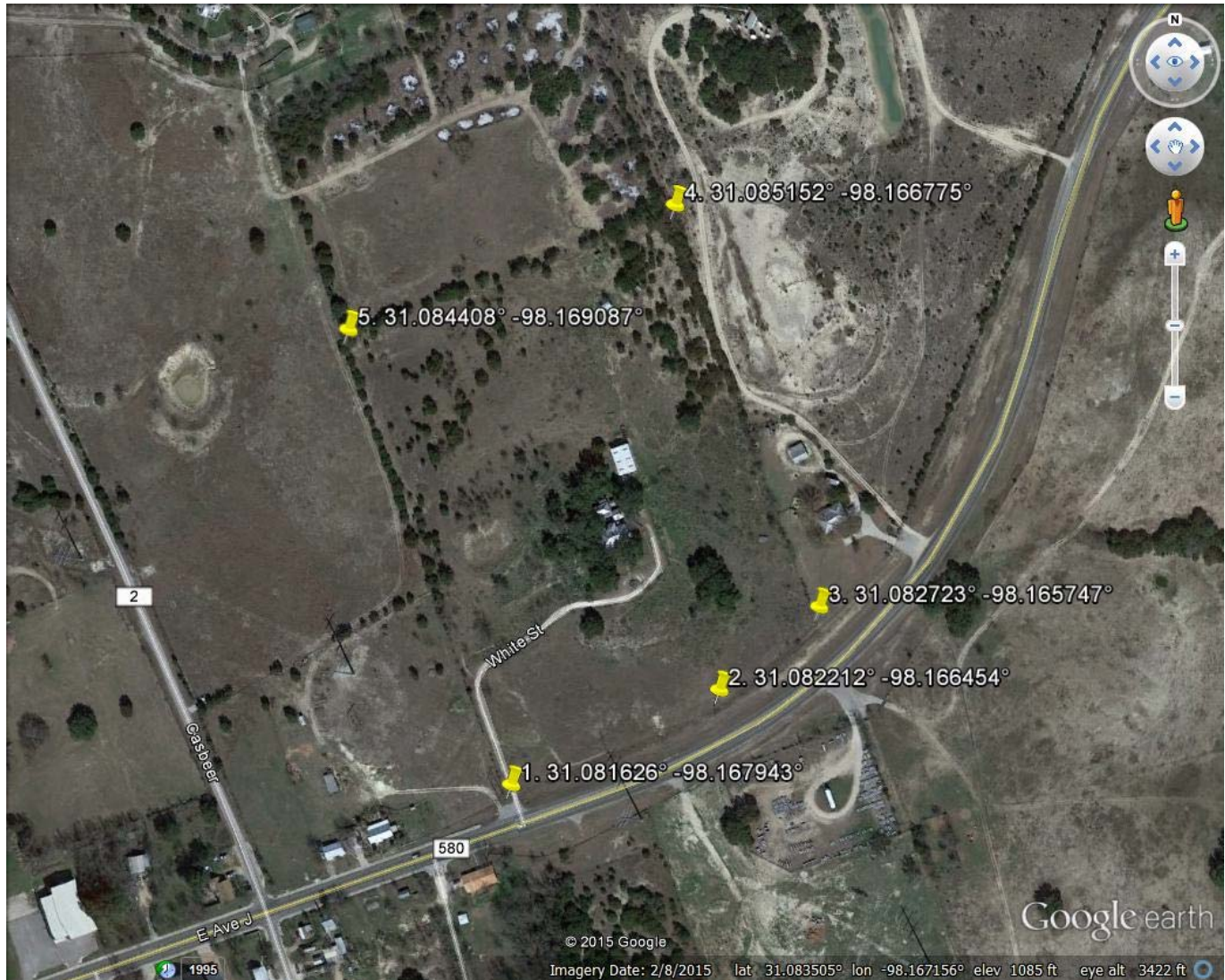
Markward Homestead, Lampasas, Lampasas County, Texas

Bibliography

- Alexander, Drury Blakeley. *Texas Homes of the Nineteenth Century*. Austin: The University of Texas Press, 1966.
- Brown, John Henry. *Indian Wars and Pioneers of Texas*. Austin: L.E. Daniell, 1880.
- Bryant, John Rutherford, Jr. "The European-Texan buildings: Indigenous building traditions among the nineteenth century European immigrants to central Texas." MArch Thesis, University of Texas at Arlington, 1987.
- Daniel, Carl V., Jr. "The Estate of John Markward." *The Texas Architect* (March 1968): 27-30.
- Echols, Gordon. *Early Texas Architecture*. Fort Worth: Texas Christian University Press, 2000.
- Elzner, Jonnie Rose. *Relighting Lamplights of Lampasas County Texas*. Austin: Firm Fondation, 1974.
- Hafertepe, Kenneth. *A Guide to the Historic Buildings of Fredericksburg and Gillespie County*. First edition. TAM Travel Guides. College Station: Texas A&M University Press, 2015.
- Hall, Frances Markward. "My Remembrances of Growing up in Lampasas, 1956." Transcribed by Annette Markward. Lampasas Keystone Square Museum.
- Jordan, Terry G. "German Folk Houses in the Texas Hill Country." In *German Culture in Texas, A Free Earth: Essays from the 1978 Southwest Symposium*, 103-120. Edited by Glen E. Lich and Dona B. Reeves. Boston: Twayne, 1980.
- Lampasas History Book Committee. *Lampasas County Texas: Its History and Its People*. Lampasas County Historical Commission. Marcelline: Walsworth Publishing Company, 1991.
- Lampasas History Book Committee. *Lampasas County Texas: Its History and Its People*. Vol II. Lampasas County Historical Commission. Marcelline: Walsworth Publishing Company, 2014.
- "Lampasas of Long Ago." *Lampasas Dispatch*, December 10, 1890.
- Markward, Annette. "Theodore 'Theo' Bauerfeind." Accessed November 14, 2015. <http://www.findagrave.com/cgi-bin/fg.cgi?page=gr&GRid=35019968>.
- O'Neill, Bill. *Lampasas: Biography of a Frontier Texas Town, 1855-1895*. Waco: Eakin Press, 2012.
- Solms-Braunfels, Prince Karl von. "Building in Texas, 1844-1845." In *Built in Texas*, edited by Francis Edward Abernethy, 47-51. Denton: University of North Texas Press, 2000.
- St. Clair, Kathleen E. and Clifton R. St. Clair. *Little Towns of Texas*. Jacksonville: Jayroe, 1982.
- Wilhelm, Hubert G. H. "German Settlement and Folk Building Practices in the Hill Country of Texas." *Pioneer America* 3 (July 1971): 15-24.

Markward Homestead, Lampasas, Lampasas County, Texas

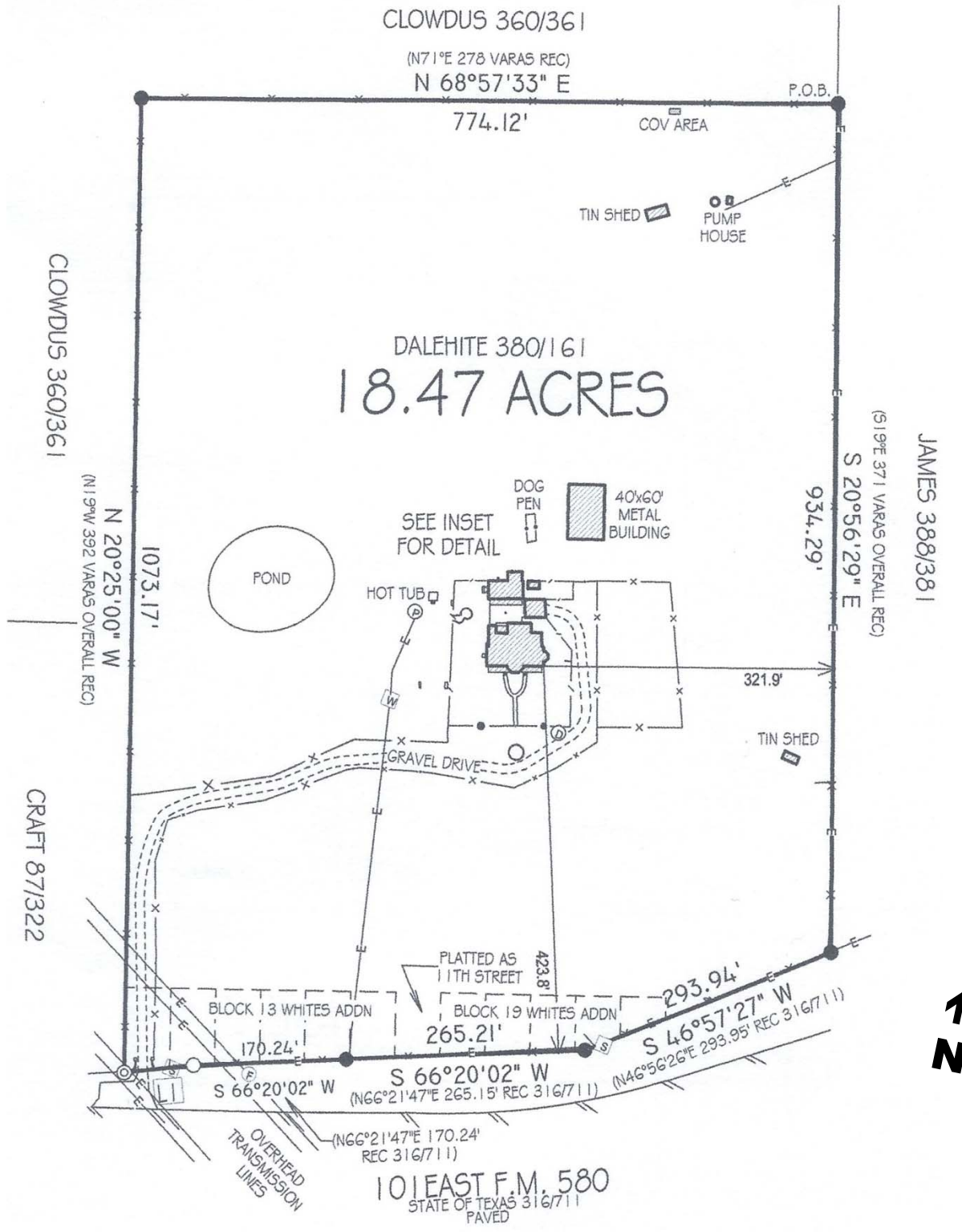
Google Earth, accessed December 10, 2015.



1. 31.081626° -98.167943°
2. 31.082212° -98.166454°
3. 31.082723° -98.165747°
4. 31.085152° -98.166775°
5. 31.084408° -98.169087°

Markward Homestead, Lampasas, Lampasas County, Texas

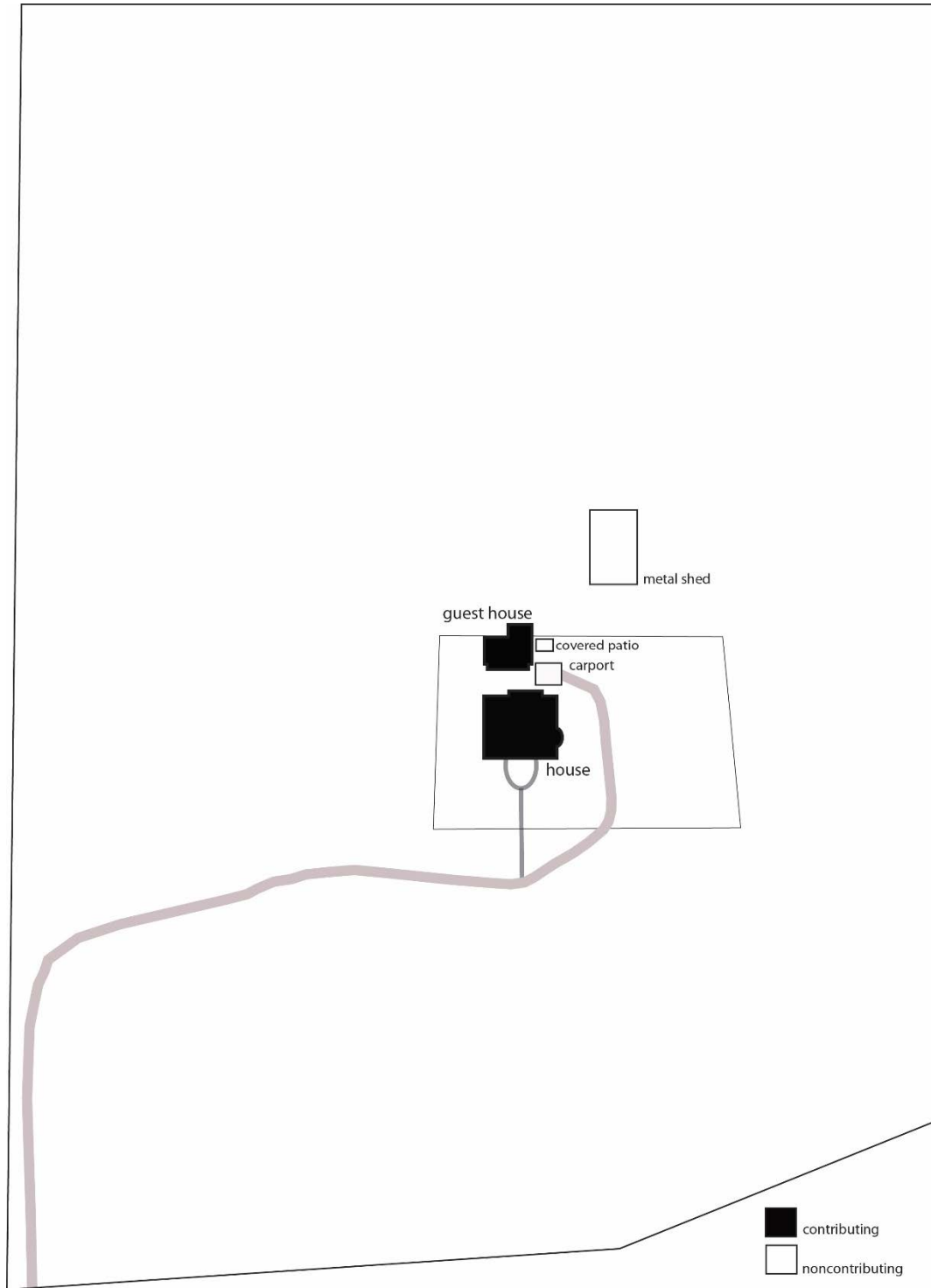
Survey Map 2014. No scale.



Markward Homestead, Lampasas, Lampasas County, Texas

Site plan based on Survey Map 2014.

Minor structures and site features not indicated. No scale.



Markward Homestead, Lampasas, Lampasas County, Texas

Wedding Portrait of John and Adelpia Markward, dated October 29, 1880

In the collection of John O. Markward, Jr.

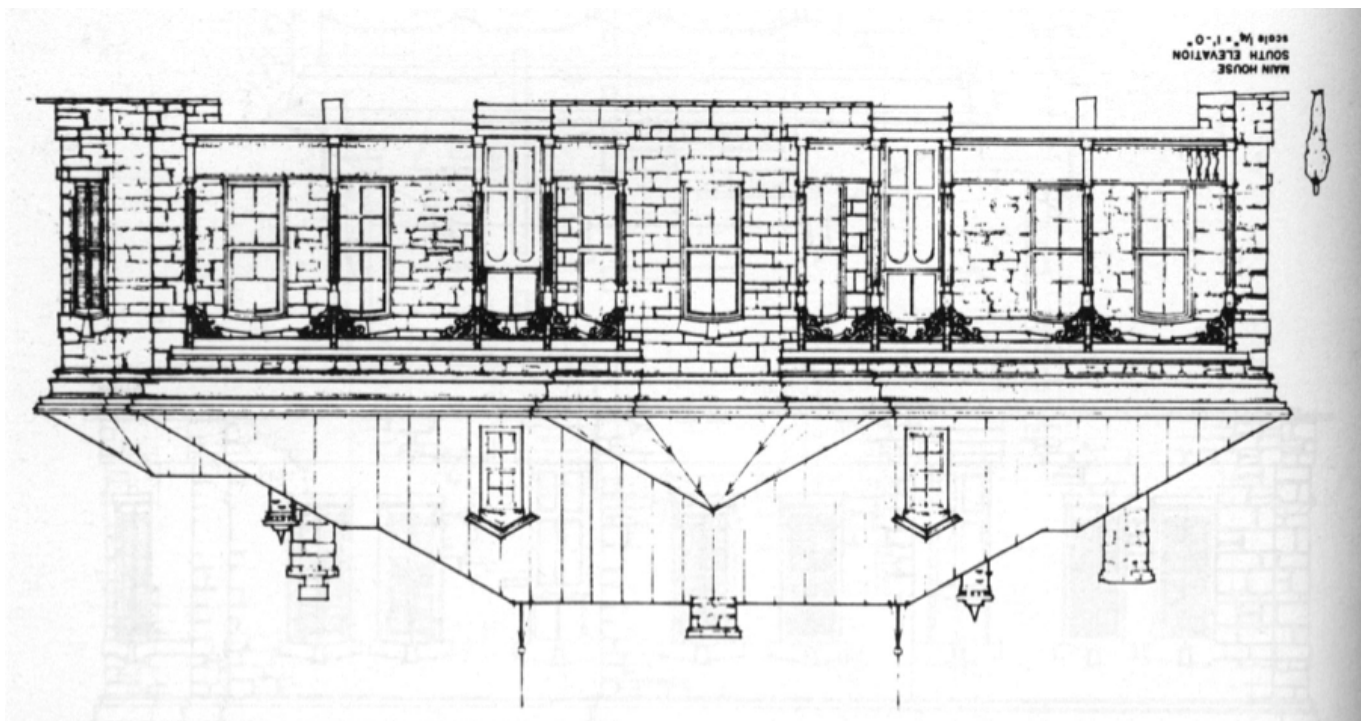


Markward Homestead, Lampasas, Lampasas County, Texas

Portrait of John Markward, c. 1895-1890

In the collection of John O. Markward, Jr.





South Elevation of Main House at Markward Homestead, 1968
 Drawn by Carl V. Daniel, Jr.
 Source: *The Texas Architect*, March 1968, page 27.

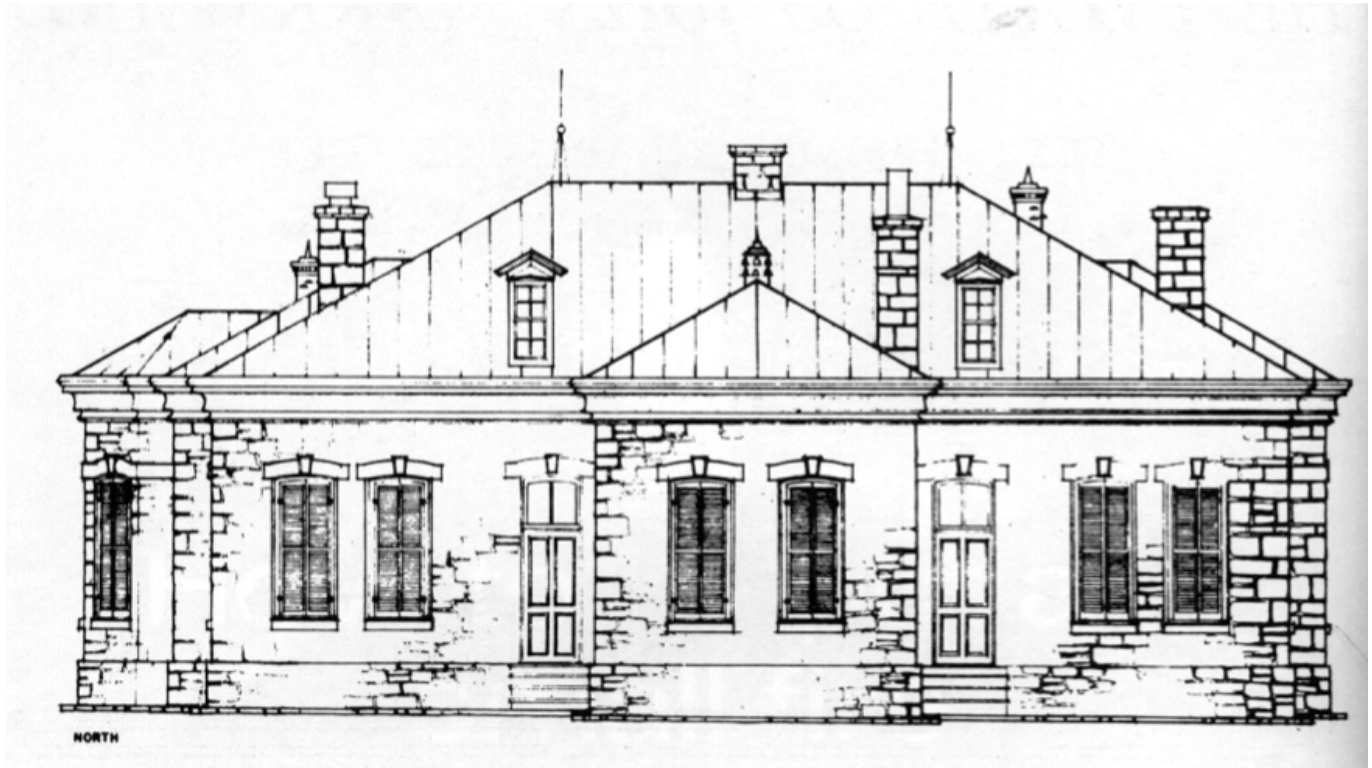
Markward Homestead, Lampasas, Lampasas County, Texas

Markward Homestead, Lampasas, Lampasas County, Texas

North Elevation of Main House at Markward Homestead, 1968

Drawn by Carl V. Daniel, Jr.

Source: *The Texas Architect*, March 1968, page 28.



Markward Homestead, Lampasas, Lampasas County, Texas

East Elevation of Main House and Guesthouse at Markward Homestead, 1968

Drawn by Carl V. Daniel, Jr.

Source: *The Texas Architect*, March 1968, page 30.



Markward Homestead, Lampasas, Lampasas County, Texas

West Elevation of Main House and Guesthouse at Markward Homestead, 1968

Drawn by Carl V. Daniel, Jr.

Source: *The Texas Architect*, March 1968, page 30.

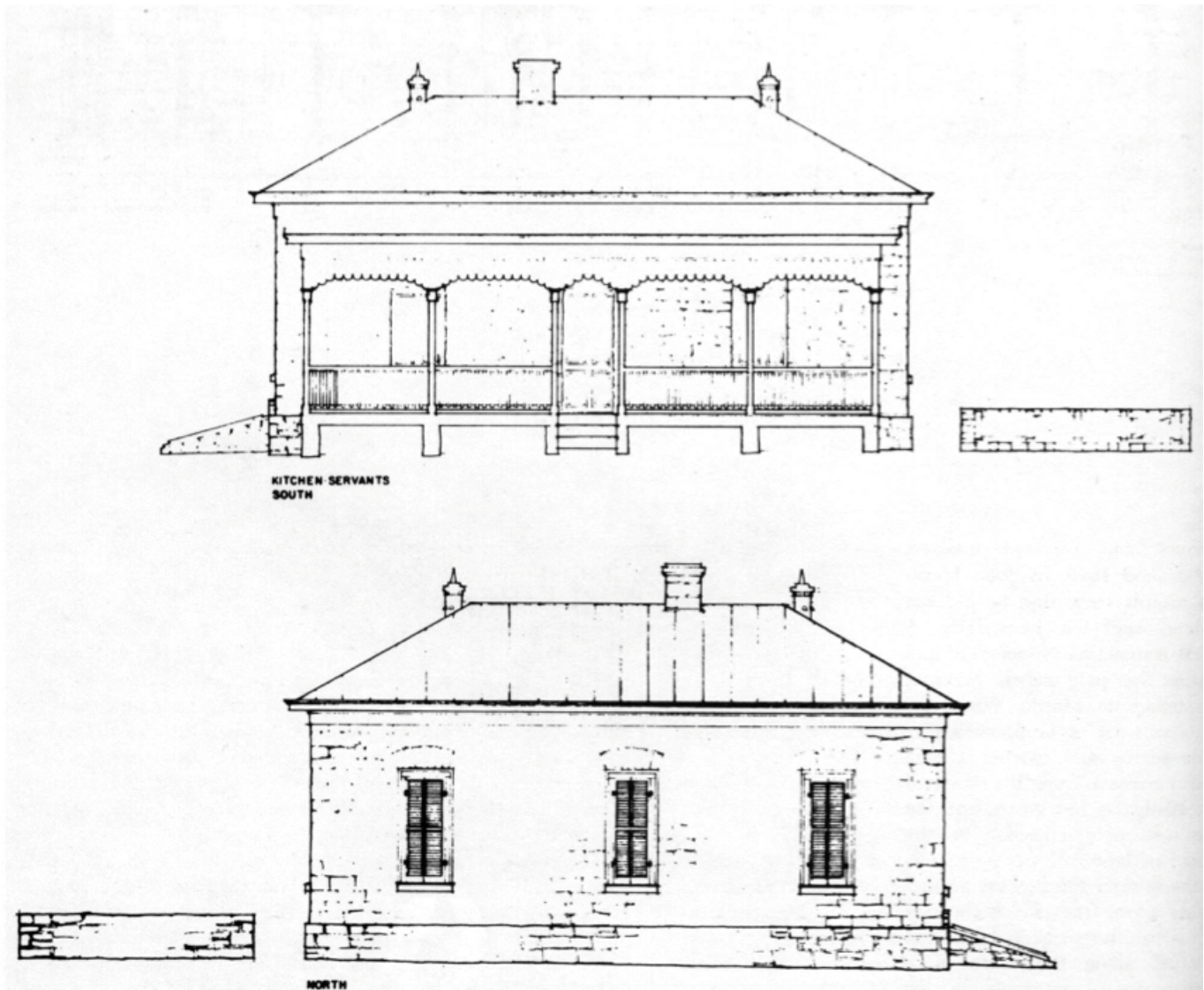


Markward Homestead, Lampasas, Lampasas County, Texas

North and South Elevations of Guesthouse at Markward Homestead, 1968

Drawn by Carl V. Daniel, Jr.

Source: *The Texas Architect*, March 1968, page 28.

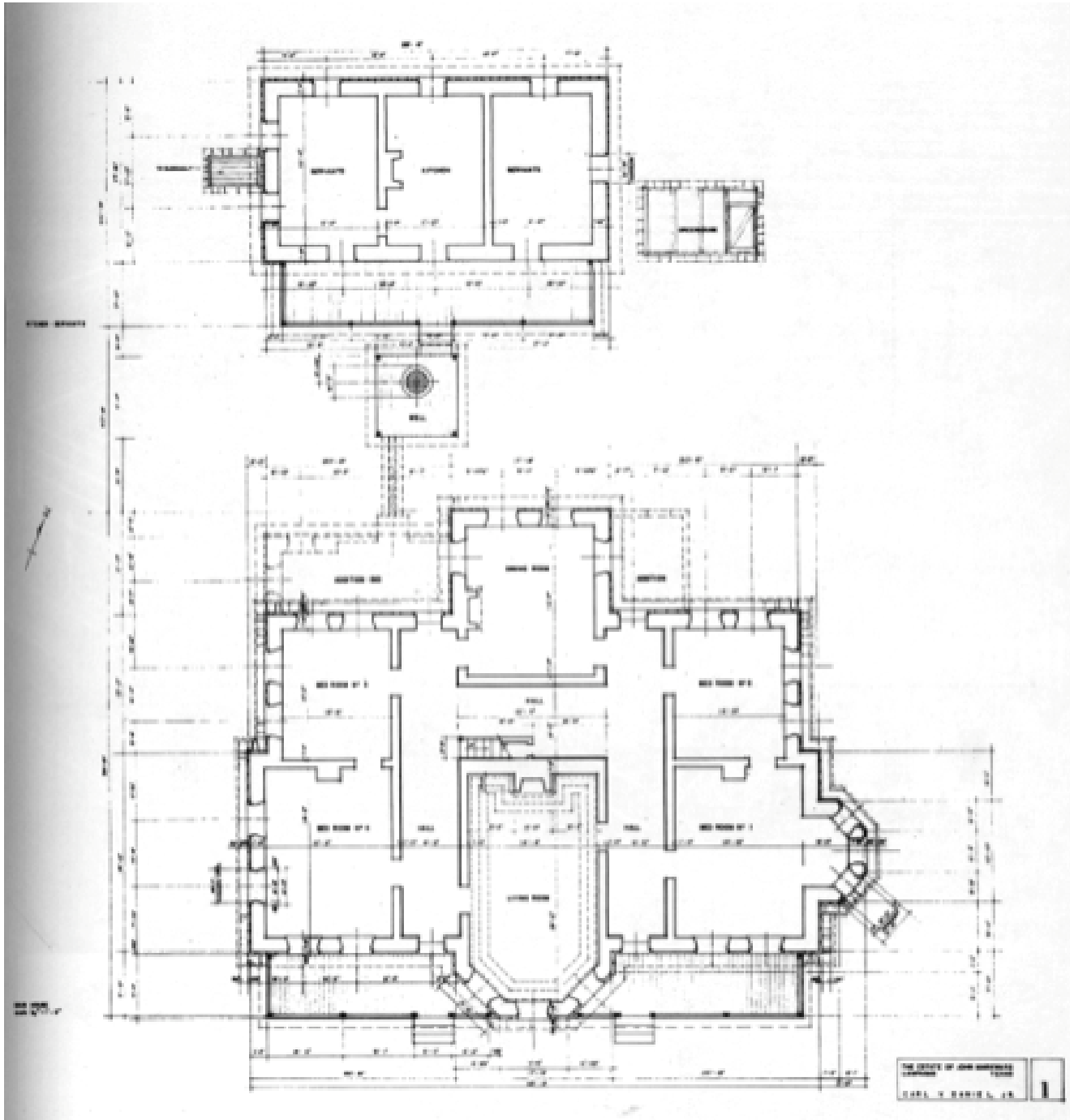


Markward Homestead, Lampasas, Lampasas County, Texas

Plans of Main House and Guesthouse at Markward Homestead, 1968

Drawn by Carl V. Daniel, Jr.

Source: *The Texas Architect*, March 1968, page 29.



Markward Homestead, Lampasas, Lampasas County, Texas

Markward Homestead (south façade of 1883 house). No Date.
Collection of John O. Markward, Jr.



Markward Homestead, Lampasas, Lampasas County, Texas

Markward Homestead (east elevation), c. 1890

Collection of John O. Markward, Jr.



Markward Homestead, Lampasas, Lampasas County, Texas

1883 Markward House (south elevation), c. 1900.

Source: *Images of America: Lampasas County* (Charleston: Arcadia, 2009), 73.



Markward Homestead, Lampasas, Lampasas County, Texas

Photograph Log

Markward Homestead
101 East FM 580
Lampasas, Lampasas County, Texas
Photographed by Catherine Cordeiro, September 2015

Photo 1
Main house, south elevation
Camera facing north



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 2
Main house, west oblique
Camera facing northeast



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 3
Main house, north oblique
Camera facing south/southeast



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 4
Main house, east elevation
Camera facing west



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 5
Main house, northwest corner showing masonry quoining
Camera facing



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 6
Main house, south elevation porch detail
Camera facing north



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 7
Main house interior, parlor
Camera facing south



Markward Homestead, Lampasas, Lampasas County, Texas

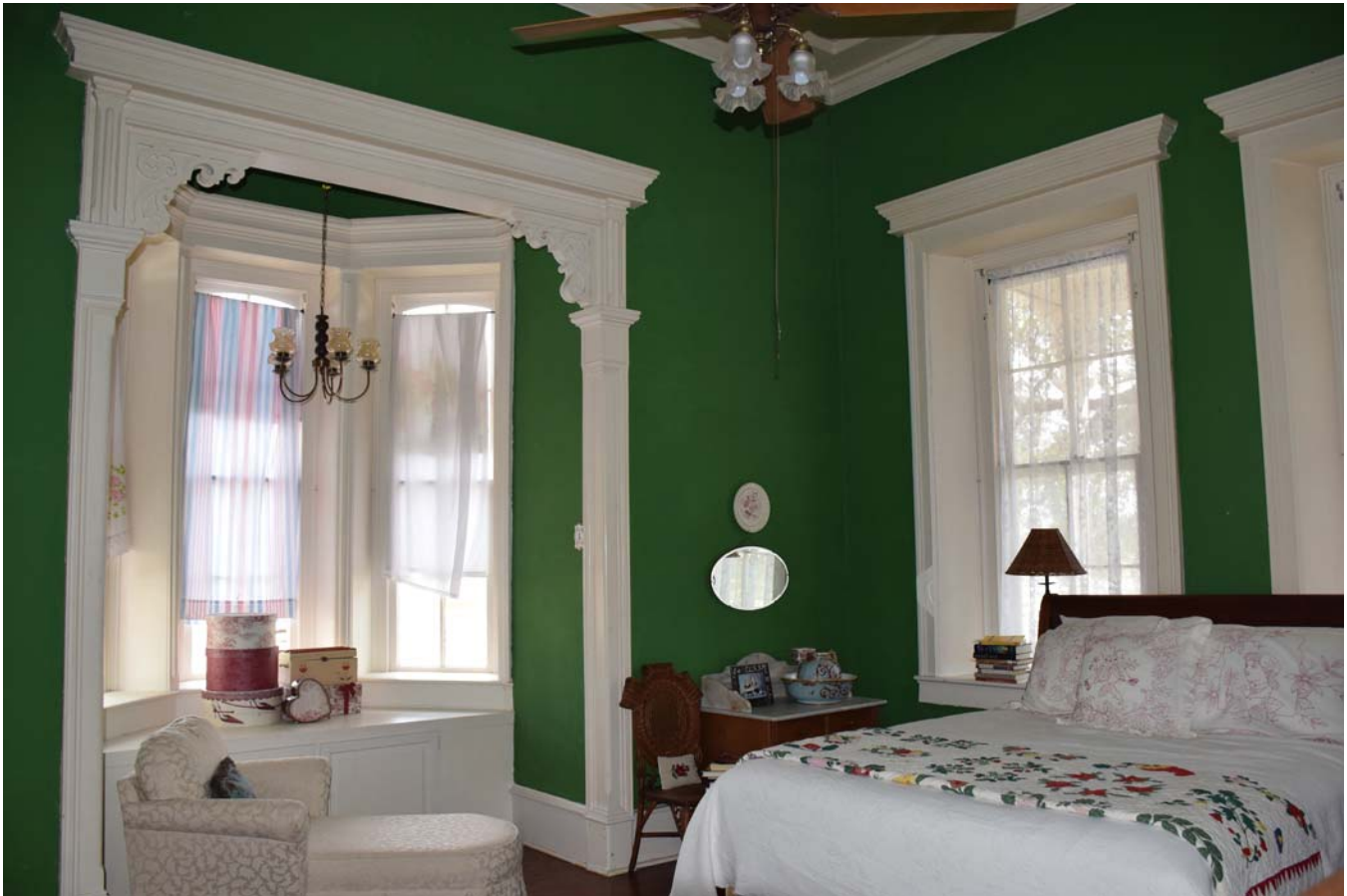
Photo 8
Main house interior, west corridor
Camera facing south



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 9

Main house interior, bedroom with original bay window and trim
Camera facing southeast



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 10
Main house interior, original staircase and decorative wood screen
Camera facing east



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 11
1875 House, south oblique
Camera facing north/northeast



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 12
Metal storage barn (noncontributing)
Camera facing north



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 13
Open storage shed (noncontributing)
Camera facing west



Markward Homestead, Lampasas, Lampasas County, Texas

Photo 14

1883 House, carport (noncontributing), open storage shed (noncontributing)

Camera facing west



-fin-





























UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Markward Homestead
NAME:

MULTIPLE
NAME:

STATE & COUNTY: TEXAS, Lampasas

DATE RECEIVED: 8/26/16 DATE OF PENDING LIST: 9/23/16
DATE OF 16TH DAY: 10/11/16 DATE OF 45TH DAY: 10/11/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000719

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 10-11-16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

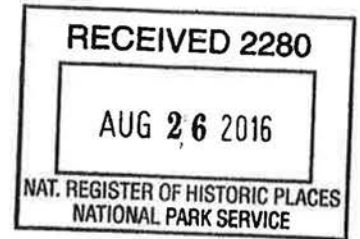
REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

TEXAS HISTORICAL COMMISSION
real places telling real stories



TO: Edson Beall
National Register of Historic Places
National Park Service
1201 Eye Street, NW (2280)
Washington, DC 20005

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Markward Homestead, Lampasas, Lampasas County, Texas

DATE: August 17, 2016

The following materials are submitted:

X	Original National Register of Historic Places form on disk. The enclosed disk contains the true and correct copy of the National Register of Historic Places nomination for Markward Homestead, Lampasas, Lampasas County, Texas
	Resubmitted nomination.
	Original NRHP signature page signed by the Texas SHPO.
	Multiple Property Documentation form on disk.
	Resubmitted form.
	Original MPDF signature page signed by the Texas SHPO.
X	CD with TIFF photograph files, KMZ files, and nomination PDF
	Correspondence

COMMENTS:

- SHPO requests substantive review (cover letter from SHPO attached)
- The enclosed owner objections (do___) (do not___) constitute a majority of property owners
- Other:

