

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



3922

1. Name of Property

Historic Name: Kabelmacher House
Other name/site number: N/A
Name of related multiple property listing: N/A

2. Location

Street & number: 23968 TX – Highway 46
City or town: Spring Branch State: Texas County: Comal
Not for publication: Vicinity:

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 at the following levels of significance:
 national statewide local

Applicable National Register Criteria: A B C D

Mark Wolfe State Historic Preservation Officer Date 3/25/19
Signature of certifying official / Title
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: _____

Alexis Obermately
Signature of the Keeper

5/8/19
Date of Action

Kabelmacher House, Spring Branch, Comal, Texas

5. Classification

Ownership of Property: Private

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	
1	1	buildings
0	0	sites
0	7	structures
0	0	objects
1	8	total

Number of contributing resources previously listed in the National Register: N/A

6. Function or Use

Historic Functions: Domestic: Single Dwelling

Current Functions: Domestic: Single Dwelling, Secondary Structure
Agriculture/Subsistence: Horticulture Facility
Landscape: Street Furniture/Object
Other: Pump Shed, Well, Windmill, Tree House, Cistern

7. Description

Architectural Classification: OTHER: Mid-to-Late Nineteenth Century Vernacular, German-Texas Rock House

Principal Exterior Materials: Stone, Wood, Metal

Narrative Description (see continuation sheets 7-11)

Kabelmacher House, Spring Branch, Comal, Texas

8. Statement of Significance

Applicable National Register Criteria: C

Criteria Considerations: N/A

Areas of Significance: Architecture

Period of Significance: C. 1860 – C. 1898

Significant Dates: C. 1860, C. 1866, C. 1898

Significant Person (only if criterion b is marked): N/A

Cultural Affiliation (only if criterion d is marked): N/A

Architect/Builder: Unknown

Narrative Statement of Significance (see continuation sheets 12-19)

9. Major Bibliographic References

Bibliography (see continuation sheets 20-21)

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: Comal County

Historic Resources Survey Number (if assigned): NA

Kabelmacher House, Spring Branch, Comal, Texas

10. Geographical Data

Acreage of Property: 9.83 acres

Coordinates: (see page 22)

Verbal Boundary Description: (see page 22)

Boundary Justification: (see page 22)

11. Form Prepared By

Name/title: Lisa Trail Garza, AIA with assistance from Texas Historical Commission Staff

Address: 19911 Terra Canyon

City or Town: San Antonio

State: Texas

Zip Code: 78255

Email: lgarza@satx.rr.com

Telephone: 210-373-2937

Date: October 19, 2018

Name/title: Vincent L. Michael, PhD

Address: 128 Mission Road

City or Town: San Antonio

State: Texas

Zip Code: 78210

Name/title: Sue Ann Pemberton

Main Street Architects

Address: 709 Avenue E

City or Town: San Antonio

State: Texas

Zip Code: 78215

Additional Documentation

Maps (see continuation sheets 23-26)

Additional items (see continuation sheets 27-33)

Photographs (see continuation sheets 5-6, 34-49)

Kabelmacher House, Spring Branch, Comal, Texas

Photographs

Name of Property: Kabelmacher House
City or Vicinity: Spring Branch
County, State: Comal, TX
Photographed by Lisa Trail Garza and Vincent Michael
All Photographs taken in 2018 (as noted below)

Photo 1
View of Kabelmacher House from W TX Hwy 46 looking northwest.
Lisa Trail Garza, June 2018

Photo 2
Front (south) facade looking northeast.
Lisa Trail Garza, June 2018

Photo 3
West and south elevation looking northeast.
Lisa Trail Garza, June 2018

Photo 4
East and south elevation looking northwest.
Lisa Trail Garza, June 2018

Photo 5
Front (south) facade detail looking west.
Vincent Michael, May 2018

Photo 6
West elevation detail.
Lisa Trail Garza, June 2018

Photo 7
East elevation.
Lisa Trail Garza, June 2018

Photo 8
East elevation showing offset of 1970 addition.
Lisa Trail Garza, June 2018

Photo 9
Detail of north facade from inside 1970 addition looking at exposed windows.
Vincent Michael, May 2018

Photo 10
North and east elevation of 1970 addition.
Lisa Trail Garza, June 2018

Photo 11
Interior of first floor western bedroom looking north.
Lisa Trail Garza, June 2018

Photo 12
Interior of first floor western bedroom looking east.
Lisa Trail Garza, June 2018

Photo 13
Interior of first floor eastern bedroom looking south.
Lisa Trail Garza, June 2018

Photo 14
Interior of first floor eastern bedroom looking west.
Lisa Trail Garza, June 2018

Photo 15
Interior corridor with stairs rising to second floor facing east.
Lisa Trail Garza, June 2018

Photo 16
Exterior wall of north façade. Photo taken from inside 1970 addition, looking south.
Vincent Michael, May 2018

Photo 17
Stone foundation at cellar facing south.
Lisa Trail Garza, June 2018

Photo 18
Northwest corner of cellar showing two courses of limestone blocks set on caliche blocks on west side of cellar, and solid stone foundation at north side.
Lisa Trail Garza, June 2018

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Photo 19

West and south elevation of non-contributing garage structure looking northeast.
Lisa Trail Garza, June 2018

Photo 20

South and east facades of non-contributing pump shed.
Lisa Trail Garza, June 2018

Photo 21

Non-contributing community well looking northwest
Lisa Trail Garza, June 2018

Photo 22

Non-contributing windmill opposite community well on Indian Creek looking east.
Lisa Trail Garza, June 2018

Photo 23

View of non-contributing cistern looking east.
Lisa Trail Garza, September 2018

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.

Kabelmacher House, Spring Branch, Comal County, Texas

Narrative Description

The Kabelmacher House, located at 23968 TX - Highway 46, roughly 8 miles southwest of Spring Branch, Comal County, Texas, is a mid to late 19th century limestone farmhouse built for Heinrich Kabelmacher and his family on their prosperous agricultural and ranching complex. The 9.83 acre property is bounded on the east by Indian Creek, on the west and south by Texas Highway 46 and on the north by privately held ranch land. The nominated boundary reflects the historic boundary of the homestead when it was sold out of the Kabelmacher family in 1905. The Kabelmacher House serves as an intact example of a German-Texan Rock House, a house type attributed to German immigrants in the Texas Hill Country between 1845 and 1895. The one and a half-story house is built of solid limestone, has a saltbox floor plan, a full width porch, and wood windows. The limestone house measures approximately 28' x 40' spanning 2,100 square feet and has a side gabled standing seam metal roof. The foundation is limestone and all the walls are limestone bearing masonry featuring large, roughly dressed ashlar blocks 12 to 20 inches in length and 7 to 11 inches in height. Built around 1860, the original one and a half story limestone house had a saltbox floor plan that included a square front room with a rectangular room at the rear. The house was expanded around 1866 through an addition at the east side which included a cellar, a square room, and another rectangular room at the rear mirroring the original plan. The roofline was also modified from a saltbox form to regular side gable around 1898. The builder is unknown, but it seems likely that it was built with the assistance of local stonemason. A c. 1970 one story wood frame addition is attached to the house and preserves the original northern stone wall. The house remains in use as a private residence. Although historic photographs and surveys indicate there were other agricultural outbuildings on the property, the Kabelmacher House is the only extant 19th century resource.¹ Non-contributing resources on the property include a c. 1925 stone well, rock wall along the western property line added at an unknown date, c. 2009 garage, c. 1990 pump shed, c. 2009 greenhouse, c. 1990 windmill, c. 1990 cistern, c. 2009 tree house. Despite the more modern intrusions on the property, the historic farmhouse has high integrity and appears much as it would have during the mid to late 19th century.

Location and Setting

The Kabelmacher House is on a 9.83 acre property located in rural Comal County, Texas, approximately 23 miles west of New Braunfels and about 8 miles southwest of Spring Branch in an area known as Anhalt. Anhalt has no political boundaries but geographically contains the headwater drainage area of Indian creek, a tributary of Cibolo Creek.² Located in the valley between the two highest hills in Anhalt, the house remains in its original location in a scenic rural landscape surrounded by private property. The property is bounded on the east by Indian Creek, on the west and south by Texas Highway 46 and on the north by privately held ranch land. The current legal boundary reflects the historic boundary of the homestead when the house was sold out of the Kabelmacher family in 1905. Currently the Kabelmacher House is part of a privately owned equestrian facility known as Indian Creek Farms. Based on writings from the early explorers, the Anhalt region was an "open land of grass scattered with Live Oaks and areas of brushwood that spread as far as the eye could see."³ Today the Anhalt region and the hills surrounding the Kabelmacher House have maintained their appearance as open ranch land and reflect the historic landscape of the Texas Hill Country. Despite rapid growth in other parts of Comal county, minimal development in the immediate area of the Kabelmacher property has allowed it to retain its rural setting and feeling (Maps 1-5).

The immediate setting of the house, characterized by a large open landscape among heritage oaks and a pecan grove, has remained fairly constant since 1905. Several non-contributing resources including a modern garage/dwelling, pump shed, treehouse, cistern, and greenhouse shell are located to the north and east of the 19th century house. Two other non-

¹ A 1970's Comal County Flood Map indicates a barn to the north of the house.

² Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas* (San Antonio, TX: Omni Publishers, 2001), 1.

³ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 5.

Kabelmacher House, Spring Branch, Comal County, Texas

contributing structures, a community well and a windmill, are located to the southwest of the house, and a rock wall extends along a portion of the property line that borders TX Hwy 46 (Photos 1, 19-23). Another cylindrical cistern is positioned near the east elevation of the house but is not substantial enough in size or scale to be counted separately (Photo 8). Its build date is unknown, and it does not appear to retain integrity. There is a gate and driveway linking the house to Highway 46 although primary access to the site is from the adjacent horse farm across Indian Creek. These more recent additions do not detract from the overall integrity and the property's location and setting currently appears much as it did historically (Map 4).

House, Overall Description (Photos 2-10, 16-18)

The Kabelmacher House is a vernacular mid to late 19th century one and a half-story limestone dwelling with a full-width front porch, best defined as a German-Texan Rock House.⁴ The original c. 1860 house had a saltbox floor plan that included a square front room with a rectangular room at the rear.⁵ The house was expanded around 1866 through an addition at the east side which included a cellar, a square room, and another rectangular room at the rear at the mirroring the original plan. The roofline was also modified from a saltbox form to regular side gable likely around 1898 (Figures 1 & 2). Both the east and west facades show a distinct rebuilding of the roofline in the same rough cut material, with a line running from the peak of the gable to the rear, northern wall. Matching limestone masonry was used to soften the pitch of the rear portion of the gable, which was initially a saltbox shape that would have limited use of the upper story. There is also a distinct masonry line running near the center of the south and north facades which appears to indicate the limits of the initial phase of masonry construction (Figure 5, Photos 3-7).

Large limestone lintels and sills are found on the east side of the house, and these project from the flush facade above and below the five openings on the east elevation. In contrast, the lintels on the west side of the front (southern) elevation are rendered as a flat arch of limestone blocks, and the three openings on the west elevation have wooden sills and lintels. As noted above, this is typical of German construction. The double hung wood windows are intact and were covered by screens added an unknown date. The windows are located at both the stone and wood lintel openings, appear to date from 1890-1910. Overall, the masonry alterations indicate at least three periods of construction between c. 1860 and c. 1898.

Detailed Chronology of Construction

The original c. 1860 building consisted of two rooms and the half story above. This initial dwelling had a saltbox plan with square-like front room with a sloped ceiling created by the gable roof, and a smaller rectangular back room underneath the lower pitched rear roof, that may have served as the kitchen. It had a single door on the front façade. The window and door jambs in this section are heavily beveled as was customary in frontier construction, and original wooden sills and lintels are visible throughout the west facade. The flat arch header stones and absent sills on the western portion of the main southern facade indicate that this portion was first while all lintels and sills on the eastern portion (the second phase of construction) are clearly large, horizontal, load-bearing limestone (Photo 5).

The second period of construction occurred around 1866 and doubled the size of the initial dwelling while maintaining the saltbox roofline. This second phase was built on the east and contained a root cellar below the interior space. The addition included a room equal in size to the existing front room and added to the rectangular room along the rear of the house, creating a long narrow room that extended the full length of the house. The cellar, located directly beneath the eastern front room, has a stone foundation on three sides, but the side adjacent to the first phase of construction appears to be two courses of limestone blocks set on caliche blocks. The eastern front room has an exterior door on the south façade, allowing exterior access from each of the two main rooms and creating two front doors (Figures 1 & 2).

⁴ Kenneth Hafertepe, *The Material Culture of German Texans* (College Station: Texas A & M University Press, 2016), 14-19, 111-170.

⁵ This property surveyed in 1975 and again 2014. In 2014 it was identified as a stagecoach stop but given the historic deed research (see Section 8), this seems unlikely. Property ID 74869, HHM 6367 recorded on page 76 of "Appendix A: Inventory of Documented Historic Properties" in *Comal County Historic Resources Survey, Partial Inventory of All Zones, 2014* prepared by Hardy Heck Moore, Inc.

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The third period of construction occurred around 1898 and modified the roofline on both the western and eastern portions of the house. Initially the house had a saltbox roofline which was changed to a regular side gabled roof form. The c. 1898 alteration allowed easier access to the loft on the second floor via an enclosed staircase as opposed to a ladder or exterior stair. Since the second floor window of the west facade and all five windows on the east facade feature six-over-six lights, and since these sliding sash wood windows reflect early construction, it can be assumed that these may have been added at the time the roofline was elevated (Figures 1 & 2).

The original north wall of the house is partially enclosed within a c. 1970 addition that currently serves as a kitchen. The Kabelmacher property has been well maintained and is in excellent condition. The crimped tin roof seen in the 1975 survey photo was replaced with a standing seam metal roof with crimped ridges in 2016 (Figure 5, Photo 2).

Early photographs show an earlier dwelling as a “Saddle Notched” wooden building with a gable roof and wraparound porch. Saddle notching was the dominant corner finish for buildings in the Anhalt area.⁶ No physical evidence of this original structure has been identified.

Front (South) Façade (Photos 2-5)

The front facade is divided into five bays with two doors and three windows. The windows and doors appear to be historic with exception of the wooden screens and screen doors added at an unknown date.⁷ The windows are double-hung sliding sash with six-over-six square lights. The front facade is asymmetrical, with two windows flanking the door on the western side and only one window flanking the door on the eastern portion. The windows and door on the western side of the facade have flat arch lintels of vertical limestone blocks, while the window and door on the eastern side feature long rectangular limestone lintels and sills. Wood framing members adjacent to window and door openings are typical of German construction, and there appears to be evidence of heavy timber framing and limestone patterns set atop the framework, especially on the western portion of this facade. A full length, one story masonry porch features six evenly placed wood columns and clay tile flooring. A typical southern porch, its deck is recessed beneath the extended roofline of the house. The tile flooring and the first row of limestone under the tile appear to be a later addition.

West Elevation (Figure 5, Photos 3, 6)

There is a modern four panel wood door with fan lite in an original opening on northern side of the facade, and two windows, one on the first floor and one on the second floor. The windows are stacked to the right, on the southern end of the elevation and featured double-hung sash with four-over-four lights on the first floor and six-over-six lights on the second floor. These windows are also protected by wooden screens added at an unknown date. A square ventilation opening is beneath the peak of the gable. The doors and windows have wooden lintels and the windows have wooden sills. A clear line in the masonry running roughly parallel to the eave from peak to the northern facade indicates an addition during the late 19th century. The c. 1970 one story addition extends to the north of the west elevation and features a corrugated metal roof, board and batten exterior siding, a small three-over-three window and a modern door.

East Elevation (Photos 4, 7-8)

The east elevation features five six-over-six windows, three on the first floor and two on the second, with projecting limestone lintels and sills. Each window is double hung sash with six-over-six lights, and all date to initial construction. The windows along this elevation are not protected by screens like the front façade and west elevation. A clear line in the masonry running roughly parallel to the eave from the peak to the northern facade indicates the roofline alteration. There is an entry opening to a cellar and small basement windows. A modern cistern is also visible along this elevation but is not

⁶ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 20-23.

⁷ It's unknown exactly when the screens were added, but it seems likely they were included with the restoration and addition around 1970.

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substantial enough in size or scale to be counted separately. It was added at an unknown date and when compared to other historic cisterns in Comal County, it does not appear to retain integrity.

The east elevation of the c. 1970 addition features a limestone chimney that provides continuity with the original house. There is a hyphen between the main part of the addition and the historic building on this elevation, exposing two of the historic windows to the elements. Large glass windows extend from the floor to the sill level, allowing a full view of the eastern section of the north facade from the interior of the addition. Two sets of double multi-light doors on the eastern wall of the addition have molded surrounds, again harmonizing with the original design.

North Elevation (Photos 9, 10, 16)

The north elevation features the same limestone masonry construction as the other facades, divided into five bays. This is clearly visible from the interior of the addition. There are three windows and one door opening on the stone facade, with the two original windows featuring four-over-four lights and remaining exposed to the elements. The window inside the addition has been replaced with an antique stained-glass window and the door opening is simply a rectangular cutout in the limestone wall. Lines in the masonry at about six feet above the foundation indicate a raising of the wall height in the historic period, corresponding with the lines seen in the masonry of the east and west facades that indicated a change in roof pitch and height. A vertical masonry line between the door opening and window corresponds to the vertical line in the masonry on the southern, or front facade. The north elevation of the one story addition has a corrugated roof and board and batten siding. There are five square contemporary windows in this elevation.

House, Interior (Figures 1-2, Photos 11-18)

The first floor of the historic house is divided into two rooms connected by a large doorway and at slightly different floor levels, again suggesting the phases of construction. The window and door jambs in the interior of the western room are beveled, while the jambs in the eastern room are traditional box forms. There is a limestone fireplace with a flat header arch in the western bedroom, mirroring the masonry pattern above the windows of this room on the exterior.

At the rear of the two main rooms is a corridor with a modern stair rising directly to the second floor before turning to the right four steps before the second floor. The corridor's northern half has contemporary cabinets and a bathroom on the eastern end adjacent to the eastern bedroom. The second floor has two rooms corresponding to the two main rooms below. The western room has a single window while the eastern room has two evenly spaced windows. The ceiling is beveled due to its position under the gable.

The interior of the one story addition to the north is one large interconnected room, with a kitchen against the western wall and a living room extending to the east and north. On the north facade, the entire exterior limestone wall remains exposed on the interior of the c. 1970 addition, permitting the historic fabric of the initial dwelling to remain undisturbed. A timber beam spanning the length of the north facade holds the exposed wood rafters of the new roof and the only penetration in the original stone wall is thru an existing opening. Constructed entirely of wood, the addition is clearly differentiated from the historic gabled limestone structure with a low sloping shed roof beginning under the eave of the existing gable roof and extending downward to the north (rear) facade. Although built nearly 50 years ago, if desired, the addition could be completely removed without impacting the historic limestone structure.

Integrity

Overall the Kabelmacher House retains historic integrity. The setting has been somewhat compromised through the removal of 19th century agricultural outbuildings and the intrusion of some non-contributing resources, but it still conveys the sense and association with a historic German farmhouse in the Texas Hill Country. The house remains centrally located on the Kabelmacher property and maintains its historic relationship to key landscape features including the road and the creek. The

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historic house was altered twice in the late 19th century to incorporate additional rooms and to adjust the roofline. These changes to the original house, which are visible in the limestone masonry, occurred during the period of significance and are considered sensitive historic modifications that help to tell the family and property history. The form, exterior building materials and several of the window and door openings are original, displaying the design, materials, and workmanship and helping to convey its significance as a Texas-German Rock House. The roof has replaced at least twice over the years and does not take away from the original design. While the interior was modified likely around 1970 through the addition of a new staircase, flooring, and some wall finishes, these modifications do not diminish the overall integrity of the house. The interior does retain the original floor plan as well as some original finishes and woodwork reinforcing integrity of design and workmanship. As you approach the house from the south, the c. 1970 addition is hidden from view, allowing the homestead to appear much as it would have during its period of significance. The massing and size of the addition are visibly secondary to the gabled rectangular form of the historic house allowing the design and feeling of the original farmhouse to remain intact.

Inventory

Contained within the boundaries of the Kabelmacher property are two buildings and seven structures. The table below presents an inventory of the resources, based on field survey conducted May 2018. Dates of construction are based on research and information provided by the current owner. See Map 4 for location of the following resources.

The historic house is the only contributing building on the site. A non-contributing c. 2009 single story metal/wood garage/dwelling is located approximately 60’ to the north of the house. Additional non-contributing structures on the site include a c. 1990 small wood pump shed north of the house; a c. 2009 greenhouse located in the field northeast of the house; a c. 1925 community well located on Indian Creek; a c. 1990 windmill about 20’ tall located southeast of the house; a c. 1990 cistern, a c. 2009 wooden treehouse located in the field north of the house, and a rock wall at the property line along State Highway 46. The well is located approximately 500 feet east of the house. It is formed of slab limestone in a rough oval approximately 10 feet in length, with a limestone structure above ground that rises between 2 and 4 feet. This was once the site of a windmill for drawing out the water, and a concrete cap on the largest portion of the well structure has a date of 1925 inscribed in it. While the well is more than 50 years old, it was added outside the period of significance and thus does not contribute to the architectural significance of the property. The other non-contributing resources are less than 50 years old, they also do not contribute to the architectural significance of the property (Photos 19-23).⁸

Resource	Type	Date	Status	Photos
House	Building	c. 1860, additions/alterations c. 1866, c. 1898, c. 1970	Contributing	2-18
Garage/Dwelling	Building	c. 2009	Non-contributing	19
Pump Shed	Structure	c. 1990	Non-contributing	20
Greenhouse	Structure	c. 2009	Non-contributing	NA
Community Well	Structure	c. 1925	Non-contributing	21
Windmill	Structure	c. 1990	Non-contributing	22
Cistern	Structure	c. 1990	Non-contributing	23
Treehouse	Structure	c. 2009	Non-contributing	NA
Rock Wall	Structure	Unknown, less than 50 years old	Non-contributing	1

⁸ Clarence Anthony Scheel recalled to Christine Turner. June 10, 2018.

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Statement of Significance

The Kabelmacher House located at 23968 TX - Highway 46, Spring Branch, Comal County, Texas was the main dwelling of the Heinrich Kabelmacher family on their prosperous 19th century agricultural and ranching complex. Built by German immigrants in Western Comal County, the house was one of six initial dwellings that served as home to founders of the German community known as Anhalt, in the vicinity of Spring Branch.⁹ The Kabelmacher House is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance for serving as an intact example of a German-Texan Rock House. Built between c. 1860 and c. 1898, the Kabelmacher House is characterized as a one and a half story vernacular limestone dwelling with a saltbox plan, full width porch, and wood windows.¹⁰ As the only extant resource associated with the Kabelmacher family on the property, the house reflects the mid-19th century German construction techniques and cultural traditions once common in the Texas Hill Country. The c. 1860 house was expanded twice around 1866 and 1898 as economic circumstances improved. The historic evolution and modifications were sensitive and reflected efforts to update and expand the house to accommodate a growing family, and thus contribute its architectural significance as a German-Texan Rock House. For these reasons, the period of significance spans between initial construction c. 1860 and c. 1898 when the last substantial alterations occurred.

German Immigration to Texas

Economic depression, political revolutions, and crop failure in Germany during the 1830s and 1840s were among some of the main reasons German nationals decided to make their home in the United States.¹¹ Land was also prohibitively expensive and was typically only acquired through family inheritance. Land ownership was complicated by German inheritance traditions in which deceased parents divided land equally among sons. Successive generations inherited smaller and smaller lots making it very difficult to turn these small tracts of land into lucrative enterprises.¹² German families on average would have between 10-12 children, making it eventually impossible to subdivide the land. In this context, twenty one noblemen organized the German Immigration Company (known as the Adelsverein) to escape the land ownership and overpopulation problem in Germany. This group organized a mass migration to Texas to establish a colony. The first immigrants disembarked in December 1844 and settled on two leagues of land bought by Prince Carl of Solms-Braunfels near the Comal and Guadalupe Rivers which he named New Braunfels.¹³ A total of 5,257 German emigrants came to Texas between October 1845 and April 1846. Founding colonists immediately set to work constructing shelters and clearing land for crops on land acquired by the German Immigration Company.¹⁴ Starting in 1836, the Republic of Texas government began to create counties and establish districts, the largest one being the Bexar Land District.¹⁵ As a way to encourage settlement, and establish a tax base, the Republic of Texas instituted a policy of distributing land to incoming settlers. The policy, called the Pre-emption Act enacted in 1845, “gave to persons who had previously settled upon and improved vacant public lands, or who might thereafter settle upon and improve them, the right to purchase (pre-empt) up to 320 acres. Pre-emptors, or

⁹ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 22.

¹⁰ Kenneth Hafertepe, *The Material Culture of German Texans*, 17, 111-170.

¹¹ Amy E. Dase, Summer Chandler, Stephanie Katauskas, and Celine Finney, *National Register of Historic Places Multiple Property Documentation Form, Historic Farms and Ranches of Bexar County, Texas*, 34.

¹² Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 2.

¹³ Louis E. Brister, "Adelsverein" *The Handbook of Texas Online*, June 18, 2013, accessed June 27, 2018, <https://tshaonline.org/handbook/online/articles/ufa01>.

¹⁴ Brenda Anderson-Lindemann, *Spring Branch and Western Comal County, Texas, 1858-1998: Historical and Postal Edition* (San Antonio, TX: Omni Publishers, 1998), 20.

¹⁵ Brenda Anderson-Lindemann, *Spring Branch and Western Comal County, Texas, 1858-1998: Historical and Postal Edition*, 20.

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homesteaders, were required to cover their locations with valid certificates within three years.”¹⁶ In 1846, one year after Germans founded the town of New Braunfels, Comal County was created from land situated in both Bexar and Travis Land Districts.¹⁷ Within two years the new town could not support and maintain all of the people and new arrivals were forced to explore and settle remote unprotected lands. In the mid-1850s, a group of six families sought opportunity on land about 23 miles to the west of New Braunfels, along the Boerne New Braunfels Road, and settled the area now called Anhalt.

German Settlement in Anhalt

Within the first decade of the founding of New Braunfels, pioneer settlers had claimed most of the fertile farmland in the eastern part of Comal County leaving little opportunities for new homesteads. Between 1845 and 1861 16,000 immigrants from Germany arrived in Texas.¹⁸ New arrivals, hoping to acquire unclaimed public land, began to establish homesteads in the western part of Comal County which remained relatively unsettled. For several decades in the mid to late 19th century, German immigrants moved out from the towns with hopes of pre-empting land for themselves and their children. Most immigrants became diversified farmers and ranchers who raised large families and learned to tame the unyielding land. Anhalt began as a small German farming and ranching settlement in western Comal County in the 1850s. The boundaries for the Anhalt district are loosely defined by geologic features. It is situated between the two highest points in Comal County, Devil’s Hill and Schaefer Hill, and contains the headwater drainage area of Indian Creek, a tributary of Cibolo Creek.¹⁹ In 1856 Conrad and Julianne Krause and their six children relocated from New Braunfels onto un-surveyed land establishing ranching and farming activities on what came to be known as the Krause Settlement. They operated a general store out of their house and had a livery stable. The store served as the Anhalt stagecoach station due to its convenient location midway between Boerne and New Braunfels. On November 27, 1879 the Krause settlement adopted the name Anhalt when it obtained a postmark registration and became a post office. Conrad Krause and his three elder sons, Louis, Georg, and Werner were the founders of the community. Other pioneers of the Anhalt area included the families of Heinrich Theis, Franz Schaefer Jr., Rupertus Scheel, Jacob Doeppenschmidt, Simon Laubach, Frederick Ahrens, Casper and Robert Moos and Johann Heinrich Martin Kabelmacher (referred to in the remainder of this document as Heinrich Kabelmacher).²⁰ By 1870, contractors clearly laid out the stagecoach roads and the landowners became the owners of the route. In 1883, Heinrich Kabelmacher served as a member of the 1883 Bulverde Roadmen and helped construct the stagecoach road known as the Boerne Road, Blanco Road, and Cibolo Road Precinct #10.²¹

The German settlers were drawn to the scenic beauty of the Hill Country, but the land was hard scrabble land and furnished just enough for them to exist from raising of crops and livestock. The lush, verdant growth of grass the first settlers observed was soon overgrazed by livestock and replaced by less drought tolerant grass.²² According to the soil survey of Comal and Hays County, the soil is not conducive to farming and therefore many settlers soon took to raising horses and ranching. The only high yield agricultural soil found in Comal County are the greyish brown Bolar series typically located in small patches adjacent to creek and river banks, explaining why most settlements were founded along the spring fed creeks and dry riverbeds. Small creeks like Indian Creek, Ahren’s Creek, and Honey Creek provided access to water and fed larger streams

¹⁶Aldon S. Lang and Christopher Long, "LAND GRANTS," June 15, 2010, accessed June 27, 2018, <https://tshaonline.org/handbook/online/articles/mdl01>.

¹⁷ Brenda Anderson-Lindemann, *Spring Branch and Western Comal County, Texas, 1858-1998: Historical and Postal Edition*, 20.

¹⁸ Clarence Anthony Scheel, *Bernhard Joseph Scheel: His Family in Germany and in Texas, 1605-2005*, (San Antonio: Historical Publishing Network, 2011), 2.4

¹⁹ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 1

²⁰ Ancestry.com. *U.S., Find A Grave Index, 1600s-Current*. Provo, UT, USA: Ancestry.com Operations, Inc., 2012, accessed March 12, 2019, [https://search.ancestry.com/cgi-](https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=104051278&tid=&pid=&usePUB=true&_phsrc=Rbo134&_phstart=successSource)

[bin/sse.dll?indiv=1&dbid=60525&h=104051278&tid=&pid=&usePUB=true&_phsrc=Rbo134&_phstart=successSource](https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=104051278&tid=&pid=&usePUB=true&_phsrc=Rbo134&_phstart=successSource). Many of the German immigrants also went by Americanized names, such as Henry Theis, Robert or Rupert Scheel, and John Henry Kabelmacher.

²¹ Brenda Anderson-Lindemann, *Spring Branch and Western Comal County, Texas, 1858-1998: Historical and Postal Edition*, 199.

²² Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 2.

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such as the Guadalupe River.²³ The access to water favored ranching activities and, despite the difficulties of pioneer life, the community of Anhalt prospered. In 1860, Heinrich Kabelmacher established a farming and ranching venture in the Anhalt area on part of the 20 acre tract that he purchased from the land originally granted to Erastus “Deaf” Smith.²⁴ Heinrich chose to locate the main farmhouse, on a swath of rich soil on the banks of a small intermittent creek called Indian Creek.

Within a decade of the establishment of the Krause Settlement, several similar loosely connected communities of German ranchers and farmers were developing across western Comal County. Honey Creek was founded in the late 1860s just west of the Krause Settlement. Other communities included the Pieper Settlement about five miles east of the Krause Settlement, and the Ufnau Settlement on the south slope of Devils Hill. The Ufnau Settlement established a school in 1872, which today is the only remaining 19th century German schoolhouse in Comal County.²⁵ Built on 4 acres of land donated by Ludwig Mogeelin, the school served the southern and eastern communities of Comal County. According to Comal County Survey No. 656, Abstract No. 537 the property was deeded to School Patrons of the Ufnau Settlement on Dec. 7, 1872.²⁶ Heinrich Kabelmacher was one of twelve community leaders and school patrons included on the deed. German immigrants supported the education of their youth, understanding the necessity of urban skills such as commerce and trade.²⁷ Since there was no government supported education system in Texas during the mid-19th century, leaders of the German settlements took it upon themselves to provide schools.²⁸

Germania Farmers Verein and Anhalt Hall

The Germania Farmer Verein was a social organization formed by German farmers and ranchers in 1875 to unite and protect cattle against cattle rustlers that roamed the area.²⁹ The Germania Farmers Verein meetings in Anhalt became the gathering place for pioneers to meet to share their agricultural expertise and successes and to support social activities thereby upholding the German traditions of language, food, music, dancing, and agriculture. After nearly 140 years, the continued success of the Verein is a testament to the close-knit communities’ continued support of Old World traditions and culture.³⁰

Heinrich Kabelmacher was an adamant participant and leader in the Anhalt community. He was one of 44 charter members of the Germania Farmer Verein and served as vice president within two years of its formation until his death 13 years later in 1890.³¹ The first meeting was held in the Krause store in 1875, with subsequent meetings held at a member’s home on the first Sunday of each month. Heinrich Kabelmacher hosted the second official meeting of the Germania Farmer Verein on March 5, 1876, at the Kabelmacher House, at which members of the standing committee appointed Heinrich Kabelmacher, Franz Schaefer, and C.F. Bergmann as the finance committee.³²

The Verein provided several services and protections for its members. It provided an insurance program for women and children of a member when necessary. Additionally, the members branded their cattle with a “G” to recognize cattle belonging to the club and protect it as their own. This cooperative effort which required all Verein members to brand their cattle on the right shoulder with their ranch brand and with the Verein’s officially registered “G” brand on the left shoulder,

²³ George, William, “Geology and Ground Water Resources of Comal County, Texas,” *Texas Water Development Board Report Feb. 1947*, www.twdb.texas.gov/publications/reports/historic_groundwater_reports/doc/ComalCo1947.pdf. Accessed 27 June 2018.

²⁴ Francis Edward Abernethy, *Built in Texas* (Denton, TX: University of North Texas Press, 2000).

²⁵ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 33.

²⁶ Comal County Property Records, Vol. L, Page 665

²⁷ Oscar Haas, *History of New Braunfels and Comal County, Texas, 1844-1946* (Steck Co., 1996), 111.

²⁸ Oscar Haas, *History of New Braunfels and Comal County, Texas, 1844-1946* (Steck Co., 1996), 110.

²⁹ Ufnau, Spring Branch, Smithson Valley, Vogel’s Valley, Bulverde, Honey Creek and Schiller (now Bergheim) were other participating pioneer communities besides Anhalt. http://www.co.comal.tx.us/Historical/Properties/ANHALT_HALLE.htm

³⁰ David DeKunder, “ANHALT HALL,” *The Handbook of Texas Online*, 9 June 2010, accessed June 26, 2018, tshaonline.org/handbook/online/articles/xda04.

³¹ Germania Farmers Verein Charter member lists 1876, Bernard Joseph Scheel: His family in Germany 1605-2005 p.35; http://www.co.comal.tx.us/Historical/Properties/ANHALT_HALLE.htm

³² Harvey Shaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 37

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put an end to the cattle rustling problem.³³ After the formation of the Germania Farmer Verein, cattle rustlers began to fear prosecution from the organized members of the Verein, and abandoned their practices in the region.³⁴ The Verein took strength in the community and expanded its mission to include agricultural education for farmers. As mentioned earlier the land was hilly and covered in cobbles and stones with rock outcroppings.³⁵ The soil in most areas was shallow, well drained, stony clay soil and was not conducive to farming and many settlers soon took to raising horses.³⁶ Success with agriculture and ranching was possible due to the cooperative knowledge of the community. Seeds from the Department of Agriculture were distributed at Verein meetings and in addition to rules regarding agriculture, men were required to share detailed information about their crop successes, agricultural output and ranching accomplishments. The organization also promoted vaccination of livestock to ward off diseases such as blackleg and Texas cattle fever.³⁷

Additional activities included the organization of the spring and fall festivals for the exhibition of local livestock and garden products. According to early meeting minutes, members representing the Germania Farmers Verein attended agricultural fairs in Gillespie, Fredericksburg, New Braunfels, Center Point, and College Station, and reported back to the Verein urging members to fully participate in their upcoming fair to showcase their accomplishments and share information with the community.³⁸ These festivals also incorporated a German family style meal, Polka music in the afternoon and a dance in the evening. In 1879, a meeting hall, known as Anhalt Hall (NRHP 2018) was built to hold the club meetings. This hall was enlarged several times with the dance hall added in 1908. The dance hall, with its expansive segmented-arched wood trusses and clear span wooden dance floor are significant elements of German influenced architecture.³⁹ The beautifully aged wood dance floor is perhaps one of the largest in Texas and stands as a symbol of the German organization that was the lifeblood of the pioneer community. Due to the strong commitment of founding members like Heinrich Kabelmacher, the traditions of the early German settlers have continued and are on display to anyone who visits Anhalt Hall.

Heinrich Kabelmacher

Heinrich Kabelmacher's story distinctively illustrates the life of a successful and enterprising Texas German settler. Born in 1825 in Germany, Heinrich came to Texas in 1856 following the footsteps of an older relative (possibly older brother or cousin), Johann Kabelmacher.⁴⁰ Heinrich was 31 years old when he arrived in the United States to join Johann in his ranching and farming endeavors in Piepers Settlement.

Johann Kabelmacher was one of the founders of the Pieper Settlement, a community south of Anhalt in the area now known as Bulverde. Johann befriended August Pieper and Heinrich Voges while they were working together hauling freight and settlers between Fredericksburg and New Braunfels. In 1850 the three friends decided to survey and settle on unclaimed land near the low water crossing on Cibolo Creek; south of the intersection with Indian Creek.⁴¹ Since Johann was a surveyor, they were able to mark out 160 acre tracts each and began making improvements to the property. They quarried stone from Cibolo creek and built stone fences, a rock barn and a stone lined well.⁴² Pieper Settlement was begun in April

³³ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 34

³⁴ "Anhalt Halle and the Germania Farmer Verein II. Overview," *Comal County, Texas*, accessed March 12, 2019, http://www.co.comal.tx.us/Historical/Properties/ANHALT_HALLE.htm

³⁵ Carson, Dec. "Soils of the Freeman Ranch, Hays County, Texas July 2000, Freeman Ranch Publication Series No. 4-2000, - *Texas State University*, gato-docs.its.txstate.edu. Accessed 26 June 2018. p.3.

³⁶ Schaefer, Harvey. *Germania Farmer Verein: 1875-2000, Anhalt, Texas*. Omni Publishers, 2001.p.3

³⁷ Kristina Kupferschmid, "Anhalt Hall, Spring Branch, Comal County, Texas," National Register of Historic Places Nomination Form, 2018, 16.

³⁸ Schaefer, Harvey. *Germania Farmer Verein: 1875-2000, Anhalt, Texas*. Omni Publishers, 2001.p. 42.

³⁹ Kristina Kupferschmid, "Anhalt Hall, Spring Branch, Comal County, Texas," National Register of Historic Places Nomination Form, 2018, 14-19, 26.

⁴⁰ "Johann Heinrich Martin Kabelmacher," Ancestry.com. *U.S., Find A Grave Index, 1600s-Current*. Provo, UT, USA: Ancestry.com Operations, Inc., 2012, accessed March 12, 2019, https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=60525&h=104051278&tid=&pid=&usePUB=true&_phsrc=Rb0132&_phstart=successSource.

⁴¹ Brenda Anderson-Lindemann, *Spring Branch and Western Comal County, Texas, 1858-1998: Historical and Postal Edition*, 193.

⁴² Ibid. This rock barn is still standing today.

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1851, when August Pieper married Johann Kabelmacher's step-daughter, Johanna, and settled on the property, now known as Bulverde.

In 1856, when Heinrich arrived in Texas from Germany, he had likely already planned to work on Johann's farm. A year later, in 1857, Heinrich Kabelmacher married Dorothea Voges, daughter of Heinrich Voges, Johann's friend and co-founder of Pieper settlement.⁴³ Heinrich and Dorothea had 7 children, Heinrich Jr., August, Emma, Minna, Karl, Alwine, and Ida. Heinrich and Dorothea lived with her parents for the first three years of their marriage. Heinrich, needing to establish a home for his growing family, earnestly began to purchase land north of Pieper's settlement on Indian Creek. On February 23, 1859, he purchased his first parcel of land, 254 1/2 acres (Survey No. 412 – Figure 6) which became part of the larger Kabelmacher estate that eventually grew to over 1000 acres (Map 3).⁴⁴ Ten months later, on December 6, 1859, he added to his farm when he purchased 20 acres of adjoining land on the banks of Indian Creek (Survey No. 413, Simona Fisk), and began construction on the initial dwelling for the Kabelmacher family around 1860. This 20 acre plot was the ideal location for the primary residence because it was located near a water source and was fertile land that was not prone to flooding. In 1862, Heinrich was drafted and served in the infantry for three years as part of the Comal County Militia, Company F.⁴⁵

In November 1865, after returning from the Civil War, Heinrich again increased his land holdings when he purchased 260 adjoining acres (Survey No 413, Simona Fisk) located north and west of the 20 acre parcel containing the Kabelmacher farmhouse. He also began enlarging his farmhouse around 1866 to accommodate his growing family.⁴⁶ Heinrich was an ambitious businessman and over the next several years he continued to enlarge his farming and ranching practices west and south onto adjacent land. Like most German homesteaders in Comal County in the 1800s, Heinrich received 160 acres of free land from the State of Texas in 1871 (Figure 7). On June 5, 1871, the State officially granted him the patent to the 160 acres under the "Act to Regulate the Disposal of Public Lands of the State of Texas."⁴⁷

He increased his land holdings with the purchase of 320 nearby acres from Survey No. 430 and 193 acres from Survey No. 411, and by 1884, Heinrich and Dorothea Kabelmacher had established an estate comprised of 1009 acres of land in the Anhalt and Honey Creek areas of Comal County, two wagons, \$50 dollars of agricultural implements, six head of horses, ninety head of cattle, and 600 head of sheep (Figure 8).⁴⁸

⁴³ Comal County Genealogy Society Family Histories, "Kabelmacher Family."

⁴⁴ Ancestry.com. *Texas, County Marriage Records, 1817-1965*. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016, accessed March 12, 2019, https://search.ancestry.com/cgi-bin/sse.dll?indiv=1&dbid=61383&h=594114&tid=&pid=&usePUB=true&_phsrc=Rbo133&_phstart=successSource; Comal County Probate Minutes, Vol. G, pages 501-503. Comal County property records, Vol. E, page 279; Survey No. 413, Simona Fisk Vol. F, page 130 & 517-518; Vol. H page 163; Vol. L, page 68; To the best of our understanding, based on these records, we have concluded the size of Heinrich Kabelmacher's estate in the Anhalt region was 1009 acres at its height.

⁴⁵ Wilfred Schlather, *War Between the States, Participants from Comal County, Texas* (San Antonio, TX: Accurate Litho and Printing, 2009); "Map of Comal County 1862," *The Texas General Land Office*, accessed October 19, 2018, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/3429>.

⁴⁶ Civil war records, ancestry.com; Comal County property records, Survey No 413, Simona Fisk, Deed Record H, page 163. The Simona Fisk Survey was a large tract of land originally granted to Erastus "Deaf" Smith by the State of Texas, as payment for his military services during the Texas Revolution. However, Deaf died on November 30, 1837, before claiming the stipend. On March 7, 1854, the land was patented to Deaf Smith's daughter Simona (Smith) Fisk on behalf of her deceased father. Simona Fisk immediately transferred the property rights to assignee Conrad Seabaugh. For more info see: Thomas W. Cutrer, "Smith, Erastus [Deaf]," *The Handbook of Texas Online*, 15 June 2010, accessed June 27, 2018, www.tshaonline.org/handbook/online/articles/ufa01.

⁴⁷ Under this piece of legislation, settlers that could prove occupation and show improvements to unclaimed land (160 acres max) could become owners. "Heinrich Kabelmacher," Patents, Archives, and Records Program, No. 595, Vol. 38, Survey No. 660, *Texas General Land Office*, Austin, TX, accessed October 26, 2018, http://www.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/landgrants/PDFs/1/6/9/169789.pdf. The Texas General Land Office 1897 Map of Comal County, shows a land grant for 86.3 acres to Heinrich Kabelmacher, Jr. on nearby Honey Creek, most likely this was Heinrich's son (June 27, 1884, Vol. R., page 587); "Map Comal County 1871," *The Texas General Land Office*, accessed October 26, 2018, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/3430>; "Map Comal County 1897," *The Texas General Land Office*, accessed October 26, 2018, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/4917>; Comal County property records, Vol. L, pages 68.

⁴⁸ Comal County Probate Minutes, Vol. G, pages 501-503. Vol. P, page 581; Vol. R, page 570. Vol.; "Map of Comal County 1897," *The Texas General Land Office*, accessed October 26, 2018, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/4917>.

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Dorothea Kabelmacher passed away at the age of 46, and was buried in the family cemetery located south of the Kabelmacher House on Shepard's Ranch Rd. This land was the first land parcel Heinrich Kabelmacher purchased after he married Dorothea. Heinrich continued to maintain his farming and ranching operation until his death in 1890.

After Heinrich Kabelmacher's death in 1890, the Kabelmacher House became the property of his son, Karl Kabelmacher, who married Erna Hofheinz.⁴⁹ Karl passed away on January 21, 1898, leaving his wife Erna as the sole owner of the property. She then sold the property to her sister-in-law Ida Kabelmacher Bartels and her husband Otto Bartels in February 1898.⁵⁰ Ida was the youngest daughter of Heinrich and Dorothea.

Picture captions found in the history of the Farmers Verein suggest that Erna had asked Otto Bartels to perform work to the house prior to the sale around 1898. It is likely that this was the third and final phase of construction on the original house to change the roofline. The Bartels owned the farmhouse property for seven years before selling it to Henry Scheel in 1905.⁵¹ Unfortunately, when the New Braunfels-Boerne Road (now TX Hwy 46) was constructed in the late 1880's, the Kabelmacher Farmhouse became separated from the remaining Kabelmacher farmland to the south. The historic boundaries of the 9.83 acre Kabelmacher property is land sandwiched between Indian Creek and TX Hwy 46. Heinrich sold 86 acres to Fritz Scheel (Henry Scheel's brother) in 1888.⁵² The Scheel family owned the property, and their son married Heinrich Kabelmachers daughter, Alwine.

Henry Scheel did not hold on to the historic property for long and sold it to Johann Pazdernik, a locally famous landscape painter, about a month after he had purchased it. Pazdernik purchased an estate of approximately 13 acres of land from multiple sale transactions.⁵³ He kept the property until his death in 1951 when he left his estate to the Saints Pete and Joseph Orphans home in San Antonio which Archbishop of San Antonio Robert Lucey administered.⁵⁴ Two years later Archbishop Lucey gave the property for a symbolic amount of \$10 dollars to Robert A. Schmidt and his wife Annie Ruth who kept the property for fourteen years until they sold it to Jackson and Betty Claire Penn. Subsequent owners were Philip Cebren and Kathryn Musgrave, Joseph and Annette Segrato, Joseph and Donna Ciri, Joseph Ciri, Myrlie and Reed Moore, Joseph Segrato. Today it's owned by Thomas and Christine Turner who plan to continue using the house as a residence.

The Kabelmacher House is significant because it represents the success of German homesteaders on the frontier of the Texas Hill Country. With the creation of the Germania Farmers Verein, the close-knit German community gave support to individual immigrant pioneers like Heinrich Kabelmacher, allowing them to overcome difficult challenges and succeed in establishing a thriving homestead.

CRITERION C – Architecture

The Kabelmacher House embodies the distinctive characteristics of a German-Texan Rock House, a housing type appearing in the Texas Hill Country between 1845 and 1895.⁵⁵ The one and a half story house was designed with structural limestone walls—with back walls shortened by the extended gable roof (saltbox roof form) which created a sloped ceiling on the interior—a full width porch, and wood windows. Constructed of roughly cut ashlar blocks, the exterior of the farmhouse exhibits two distinct construction methods for door and window openings (lintels and sills), illustrating different phases of construction. The house has a saltbox floor plan containing two front rooms with two front doors, a long narrow back room,

⁴⁹ Comal County Genealogy Society Family Histories. Kabelmacher Family

⁵⁰ Comal County property records, Vol. Y, pages 273-275

⁵¹ Comal County property records, Vol. 27, page 583-584.

⁵² Comal County property records, Vol. T, page 499-500; Scheel, Clarence Anthony. *Bernhard Joseph Scheel: His Family in Germany and in Texas, 1605-2005*. San Antonio: Historical Publishing Network, 2011. page 7.5.

⁵³ Marjorie Cook, "Old Kabelmacher Home Preserved by Jacksons" *New Braunfels Herald*; Deed Record 27, page 584.

⁵⁴ Comal County property records, Vol. 98, pages 482-484

⁵⁵ Kenneth Hafertepe, *The Material Culture of German Texans*, 111.

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and no central passageway.⁵⁶ Typical of German-Texan Rock Houses, the original c. 1860 house was altered through two additional phases of construction, once around 1866 which expanded the footprint with additional rooms along the east elevation and another time around 1898 which modified the saltbox roof form to a regular side gable. The historic modifications were sensitive and reflected efforts to update and expand the house to accommodate a growing family, and thus contribute its architectural significance as a German-Texan Rock House. The feeling and association of the farmhouse is preserved, and the building materials and method of construction remain indicative of German vernacular dwellings in central Texas during the mid to late 19th century.

Rural Architecture in Texas Hill Country

Many of the ranches and homesteads in rural Comal County during the mid to late 19th century generally vernacular and were constructed using traditional German building technologies. Dwellings were typically constructed by the owner occupant, and likely were made of materials found on the property. Most common construction materials were trees, stone, and mud. The construction techniques which are represented in the Kabelmacher House reflect the background of the builder and the limitations of the frontier environment.⁵⁷ Many of the German settlers were stonemasons in Germany and brought their knowledge with them when they settled in Texas. Since there were few professionally trained architects and most architecture was completed by local builders.⁵⁸ The most common construction technique in early 1850s German settlement was *fachwerk*. Commonly used in houses, barns, and other early buildings, traditional German *fachwerk* was a “heavy frame carefully fitted together with mortise and tenon joinery and infilled with stone, brick, or—in Texas adobe.”⁵⁹ Transitioning from *fachwerk*, Germans later began using stone as the primary building material.⁶⁰ The availability of limestone and lime needed for the mortar, along with the lack of access to lumber, made ‘rock houses’ a popular choice for German settlers in the Texas Hill Country in the mid to late 19th century. The earliest structural masonry German rock houses built in 1850s were a single story and contained one or two rooms.⁶¹ The majority of German influenced dwellings constructed before the Civil War did not have a central passage.⁶² The typical house floor plan based on German precedents had either two front rooms and two doors, two front rooms and one door, or one front room, and one back lean-to roof.⁶³

Typically, farms were comprised of a freestanding main dwelling with related agricultural outbuildings including a corn crib, smokehouse, barn, and related landscape features such as pastures, orchards, vegetable gardens, and fences. Initial dwellings were one or two room buildings with the size being limited by the resources readily available and the time it took to create the initial shelter.⁶⁴ The siting of the farmhouse in proximity to agricultural outbuildings was a thoughtful decision, with solar orientation and nearby access to water being the primary concerns. Typically, oriented north or south, ideally the house would be situated on a site containing arable soil necessary to support high yield crops, usually near a watercourse, and placed on land high enough to avoid being flooded.⁶⁵ The Germans adapted their building type to the southern climate by adding porches which provided shade while allowing the maximum exposure to breezes during the hot Texas summer.⁶⁶

⁵⁶ Kenneth Hafertepe, *The Material Culture of German Texans*, 17, 111-170.

⁵⁷ Drury Blakeley Alexander and Todd Webb, *Texas Homes of the Nineteenth Century*, Austin, TX: University of Texas Press, 1966.

⁵⁸ Drury Blakeley Alexander and Todd Webb, *Texas Homes of the Nineteenth Century*, Austin, TX: University of Texas Press, 1966.

⁵⁹ Kenneth Hafertepe, *The Material Culture of German Texans*, 74.

⁶⁰ *Ibid*, 74-75, 118.

⁶¹ *Ibid*, 118.

⁶² *Ibid*, 17.

⁶³ *Ibid*, 19.

⁶⁴ Amy E. Dase, Summer Chandler, Stephanie Katauskas, and Celine Finney, *National Register of Historic Places Multiple Property Documentation From, Historic Farms and Ranches of Bexar County, Texas*, 48-54.

⁶⁵ Francis Edward Abernethy, *Built in Texas* (Denton, TX: University of North Texas Press, 2000); Amy E. Dase, Summer Chandler, Stephanie Katauskas, and Celine Finney, *National Register of Historic Places Multiple Property Documentation From, Historic Farms and Ranches of Bexar County, Texas*, 26.

⁶⁶ Amy E. Dase, Summer Chandler, Stephanie Katauskas, and Celine Finney, *National Register of Historic Places Multiple Property Documentation From, Historic Farms and Ranches of Bexar County, Texas*, 26.

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Kabelmacher House

According to an old photograph, the initial Kabelmacher dwelling was constructed of logs and had a wraparound porch.⁶⁷ No visible evidence of this initial log cabin remains at the Kabelmacher property. The existing German-Texan Rock House, provides visible evidence of three stages of construction. It is likely these additions occurred within a short time of each other prior to c. 1898, as the family grew, and the economic conditions of the homesteaders improved. The initial dwelling shared many of the physical features of a saltbox plan, containing a square-like front room, presumably used as a parlor and a smaller rear room, which may have served as a kitchen. The back room had a shortened rear wall and a lower sloped roof. The front room likely had a loft which would have been accessed with a ladder or an exterior stair. The c. 1866 masonry addition on the east end of the initial dwelling demonstrates the logical expansion of the farmhouse by adding a second front room, essentially doubling its size while maintaining the roof pitch of the initial building. The second room contained its own front door making the plan a typical two front room-two door German-Texan Rock House plan.⁶⁸ The larger size and more delicately worked masonry blocks on the south and east facade and especially the monolithic stone lintels and sills, indicate an increased sophistication in quarrying the material and reflect an improvement in the financial capacity of the owner to provide for this construction.

The final c. 1898 alteration changed the roofline to its current form, a common modification to German-Texas Rock Houses. The increased gable height allowed for a ½ story to provide additional sleeping and storage space for the growing family. The full height and full width front porch is a common adaptation to house forms in southern climates and the siting of the house facing south in a field near a creek is significant because it represents the ideal siting and orientation for a farmhouse. Based on traditional German house types and incorporating a front porch spanning the entire structure, the architecture is a result of the functional layout of the interior spaces, and the limitations of the materials that were used to construct the house, namely limestone walls and wooden beams and roof rafters. Overall, the design of the house is architecturally significant because it illustrates, through its phases of construction, the development of an early German dwelling, referred to as the German-Texas Rock House.

Conclusion

The Kabelmacher House is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance for serving as an intact example of a German-Texan Rock House. Built around 1860, the Kabelmacher House is characterized as a one and a half story vernacular limestone dwelling with a saltbox plan. Constructed of local materials, the well-maintained limestone dwelling, with its intact rectangular form and simple masonry detailing remain largely unchanged and stands as a testament to the determination of the Kabelmacher family. Overall, the house exhibits the 19th century German construction methods and cultural traditions seen throughout the Texas Hill Country. The period of significance spans from c. 1860 to c. 1898.

⁶⁷ Harvey Schaefer, *Germania Farmer Verein: 1875-2000, Anhalt, Texas*, 24.

⁶⁸ Kenneth Hafertepe, *The Material Culture of German Texans*, 167-169.

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10. Geographical Data

Acreage of Property: 9.83 acres

Coordinates

Latitude/Longitude Coordinates (use decimal degree format)

Datum if other than WGS84: N/A

1. Latitude: 29.796685 Longitude: -98.477398
2. Latitude: 29.796588 Longitude: -98.475999
3. Latitude: 29.794775 Longitude: -98.474502
4. Latitude: 29.793721 Longitude: -98.474161
5. Latitude: 29.793255 Longitude: -98.474563
6. Latitude: 29.794521 Longitude: -98.475706

Verbal Boundary Description: The Kabelmacher House and surrounding property consists of 9.83 acres. The 9.83 acres is made up of 8.721 acres (part of the Simona Fisk Survey number 413, Abstract 157, Property ID 74869), 0.207 acres (part of Levi Dikes number 412, Abstract 131, Property ID 74562), and 0.908 acres (part of Edward Ryan Survey No. 411, Abstract 506, Comal Property ID 79529) (See map 3).

Boundary Justification: The boundary includes 9.83 acres and represent the core of the larger Heinrich Kabelmacher estate (See Map 3, Figure 8). The nominated boundary includes the extant land and resource associated with the Kabelmachers and reflects the historic boundary from when the property was sold out of the family by Otto Bartels and Ida Kabelmacher Bartels to Henry Scheel on October 17th, 1905 (being the same property described as Warranty Deed #521 in volume 27 on page 583, deed record of Comal County, Texas).

Kabelmacher House, Spring Branch, Comal County, Texas

Maps

Map 1

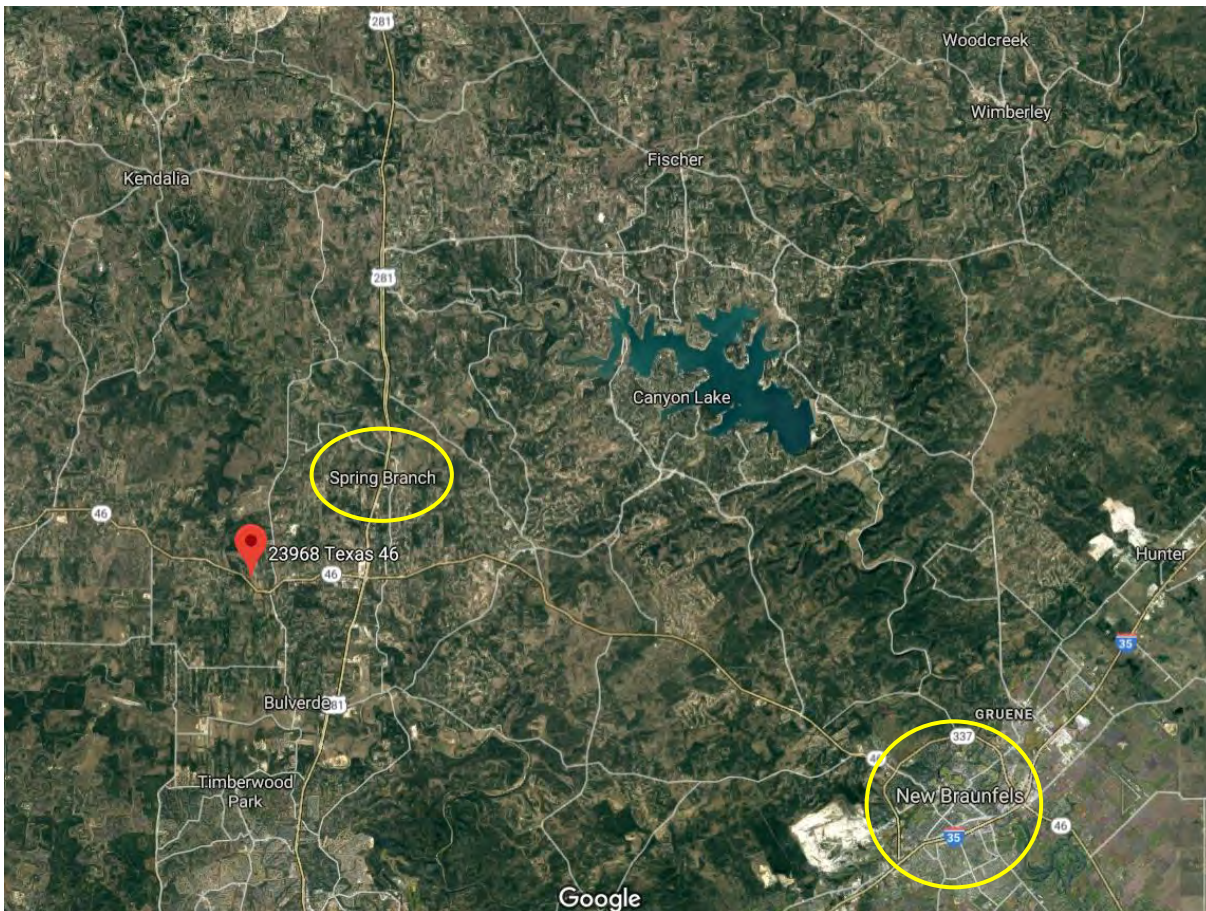
Comal County, Texas



Map 2

Kabelmacher House is 23 miles west of New Braunfels and 8 miles southwest of Spring Branch shown in yellow.

Source: Google Maps, accessed March 12, 2019



Kabelmacher House, Spring Branch, Comal County, Texas

Map 3
Nominated Boundary and Historic Deed Parcels of Kabelmacher House.
Source: Comal Appraisal District, accessed September 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Map 4

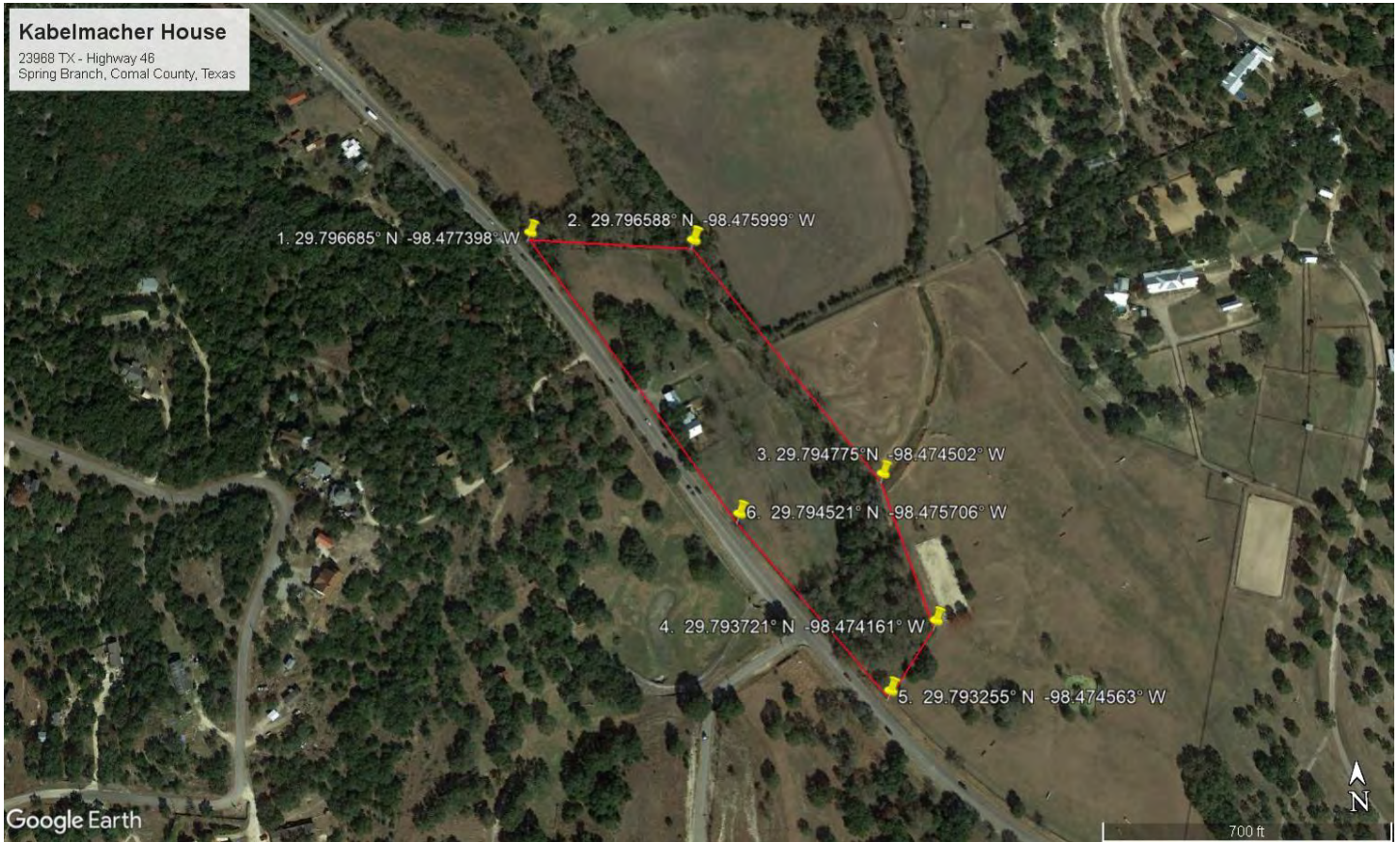
Aerial view indicating contributing (red font) and non-contributing (blue font) resources within historic boundary (red line). Source: Google Earth, accessed September 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Map 5

Kabelmacher historic property boundary in red and latitude and longitude coordinates in white.
Source: Google Earth, accessed September 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Figures

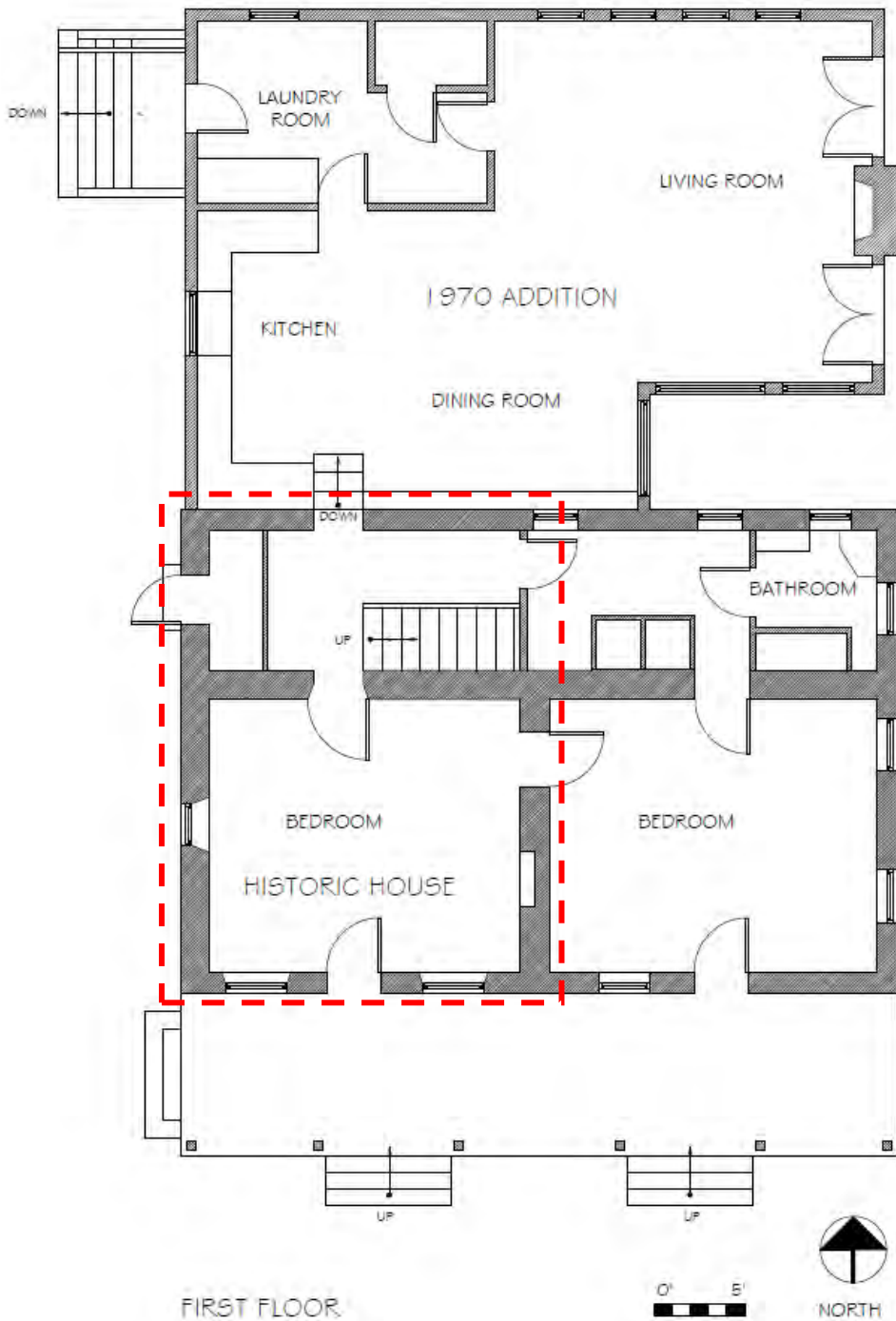


Figure 1
Kabelmacher House Existing First Floor Plan
C. 1860 Historic footprint (red); C. 1866 historic addition and C. 1970 addition (gray)

Kabelmacher House, Spring Branch, Comal County, Texas

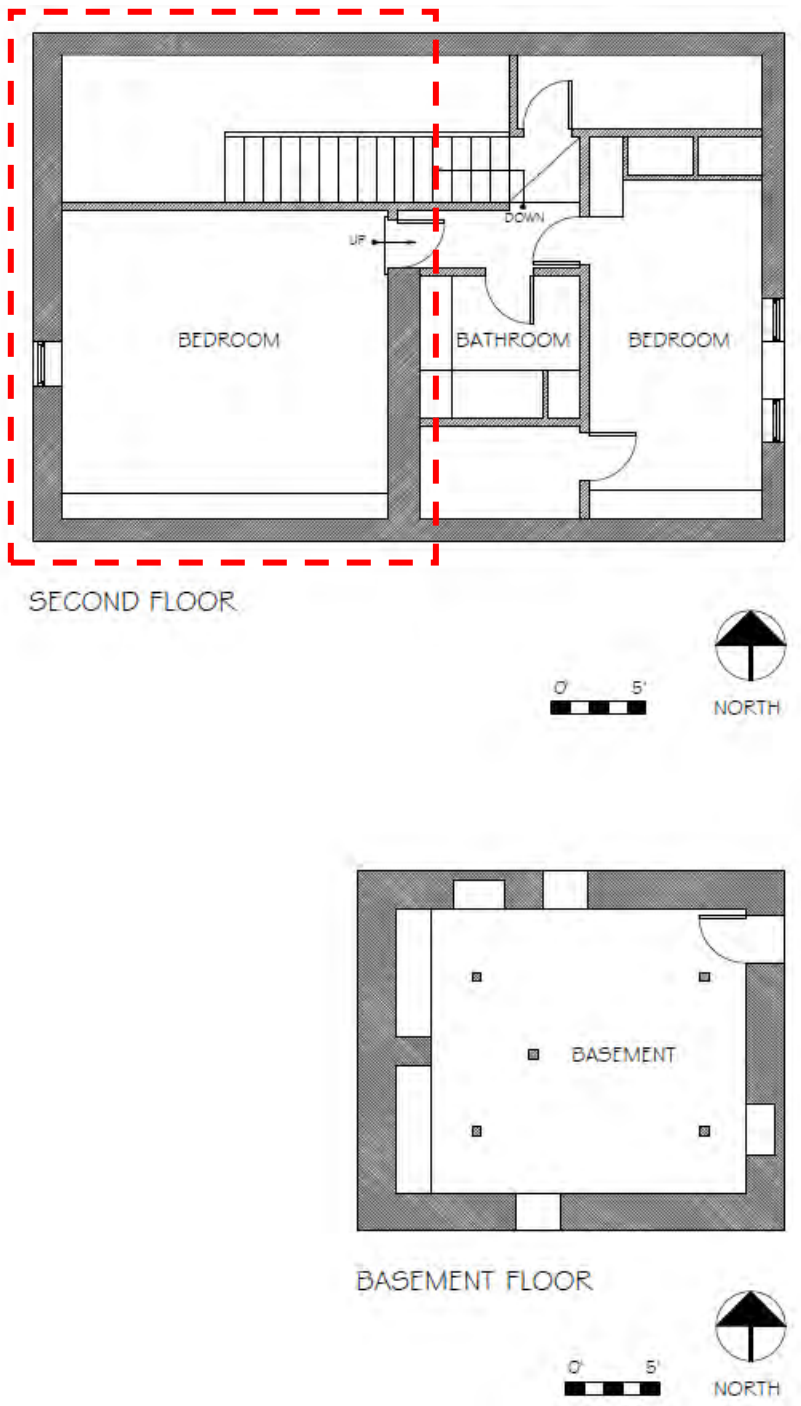


Figure 2
Kabelmacher House Existing Second Floor Plan and Basement Plan
C. 1860 Historic footprint (red); C. 1866 historic addition (gray)

Kabelmacher House, Spring Branch, Comal County, Texas

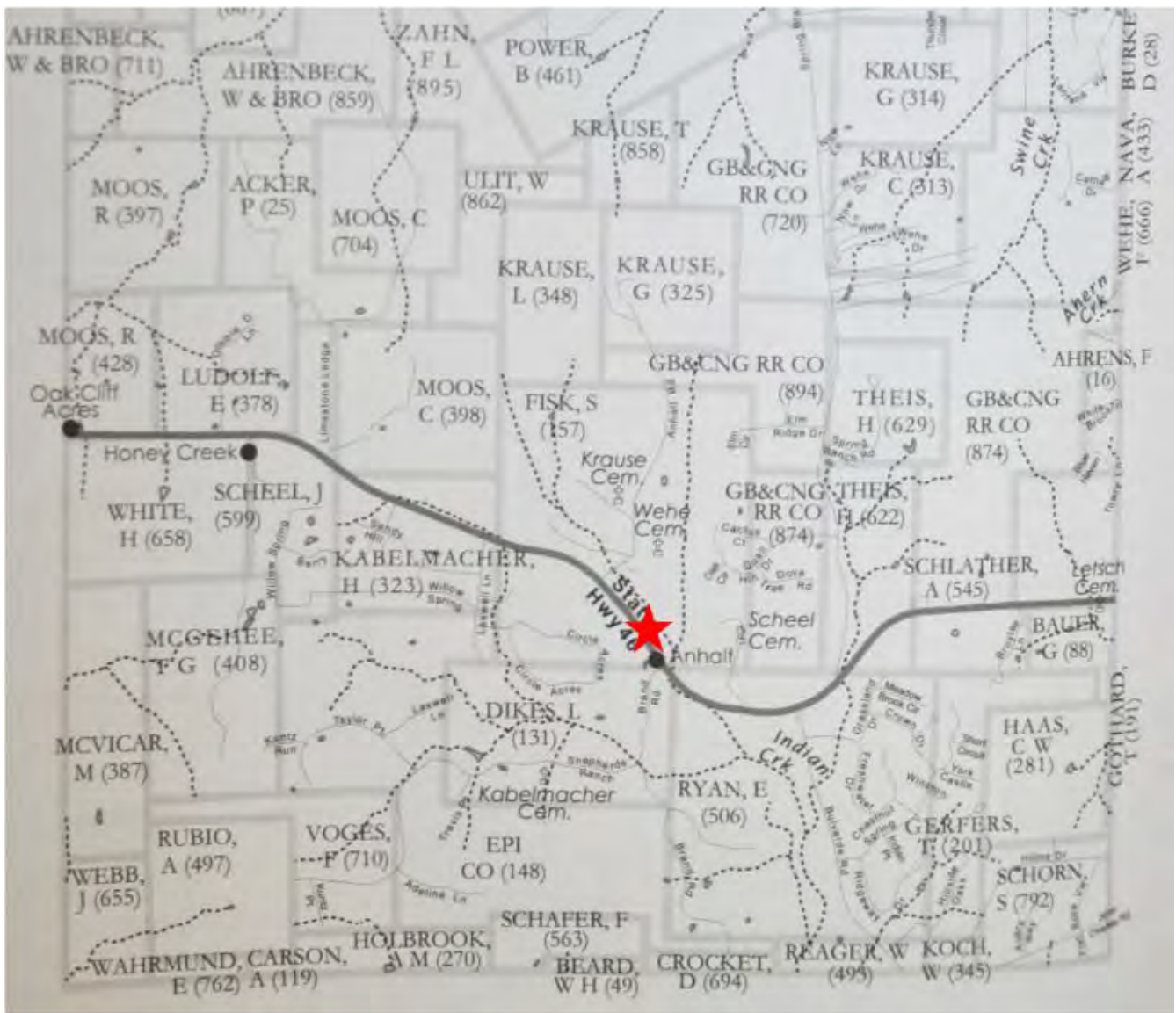


Figure 3. Texas land Survey Map for Anhalt Area, date unknown. The red star represents the approximate location of the Kabelmacher House. Source: Boyd, Gregory A. *Texas Land Survey Map for Comal County: With Roads, Railways, Waterways, Towns, Cemeteries & Cross-referenced Indexes from the Texas Railroad Commission & General Land Office*. Norman, OK: Arphax Pub., 2009. pg. 108-109.

Kabelmacher House, Spring Branch, Comal County, Texas

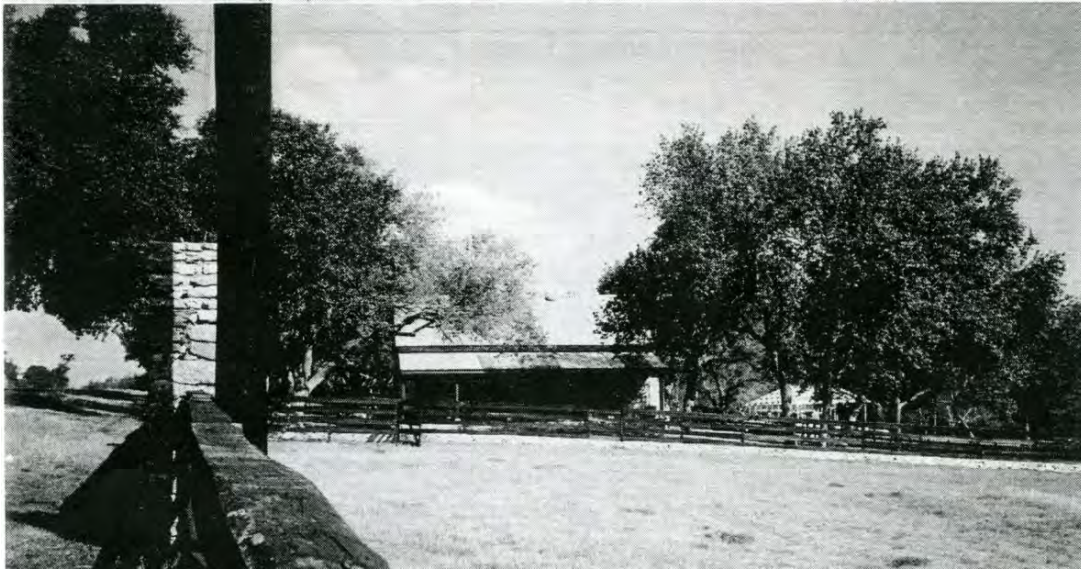


Figure 4. South (Front) Façade – Photo date unknown. According to the Harvey Schaefer this is what the house looked like when it was remodeled by Otto Bartels. Source: Schaefer, Harvey. *Germania Farmer Verein: 1875-2000, Anhalt, Texas*. San Antonio, TX : Omni Publishers, c2001. p.20-23.



Figure 5. Survey Photo: August 18, 1975. Note historic changes to limestone visible on west elevation to accommodate alterations to roof form. On file at Texas Historical Commission.

Kabelmacher House, Spring Branch, Comal County, Texas

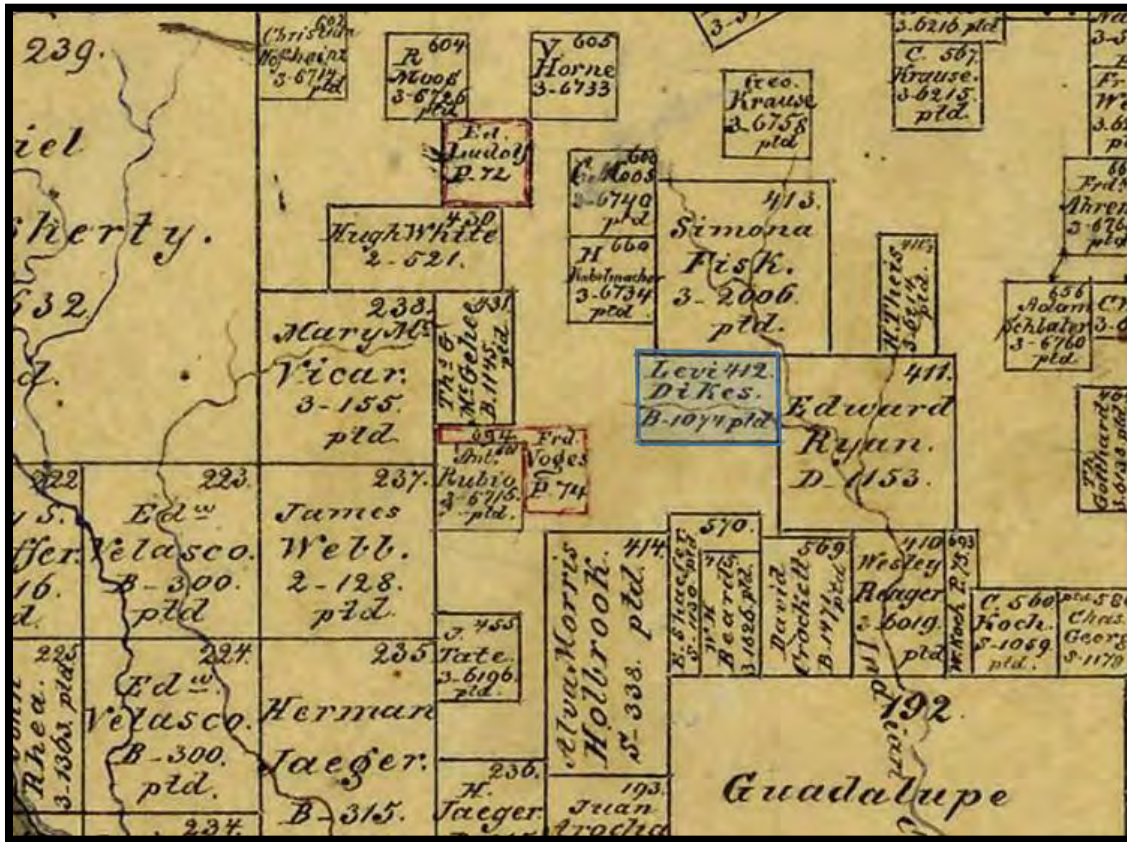


Figure 6. 1862 Texas General Land Office Map of Comal County indicating with blue highlighting the initial 254.5 acres purchased by Heinrich Kabelmacher from the Levi Dikes Survey No. 412.

Kabelmacher House, Spring Branch, Comal County, Texas

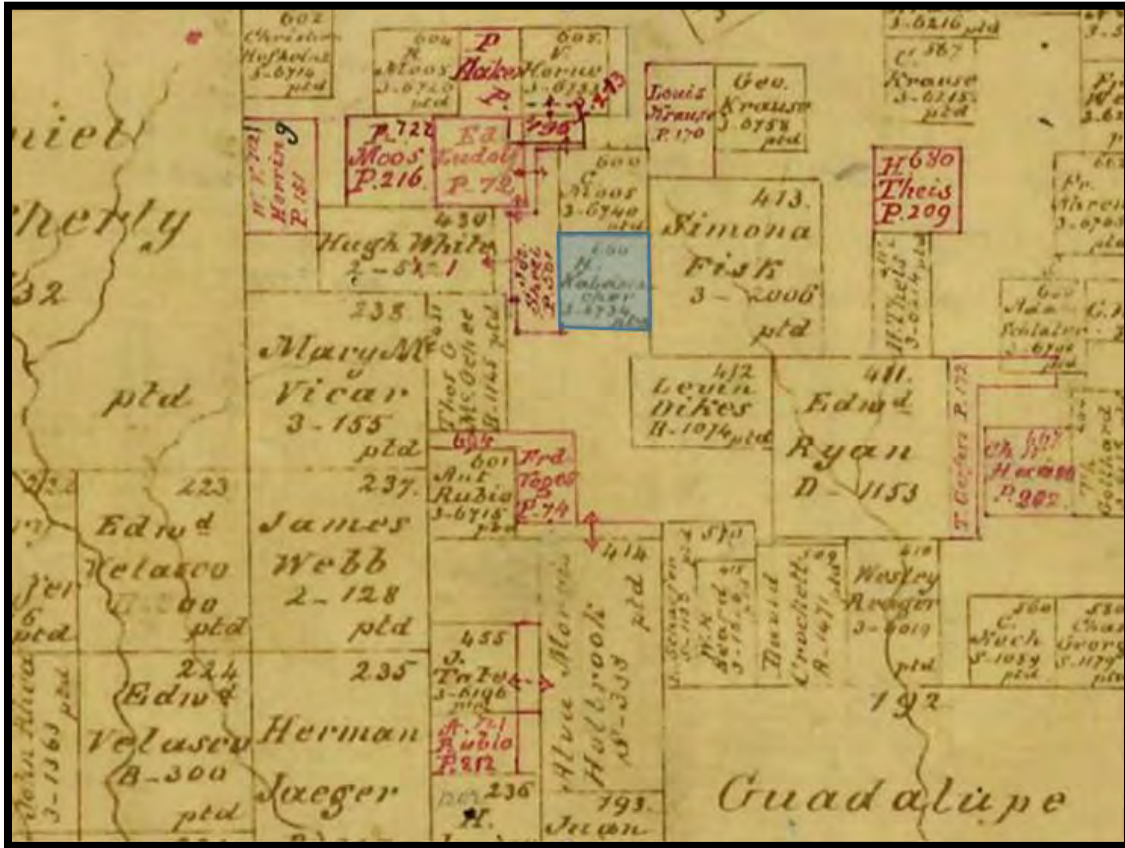


Figure 7. 1871 Texas General Land Office Map of Comal County (Survey No. 660) indicating with blue highlighting the 160 acres Heinrich Kabelmacher received for free from the State of Texas.

Kabelmacher House, Spring Branch, Comal County, Texas

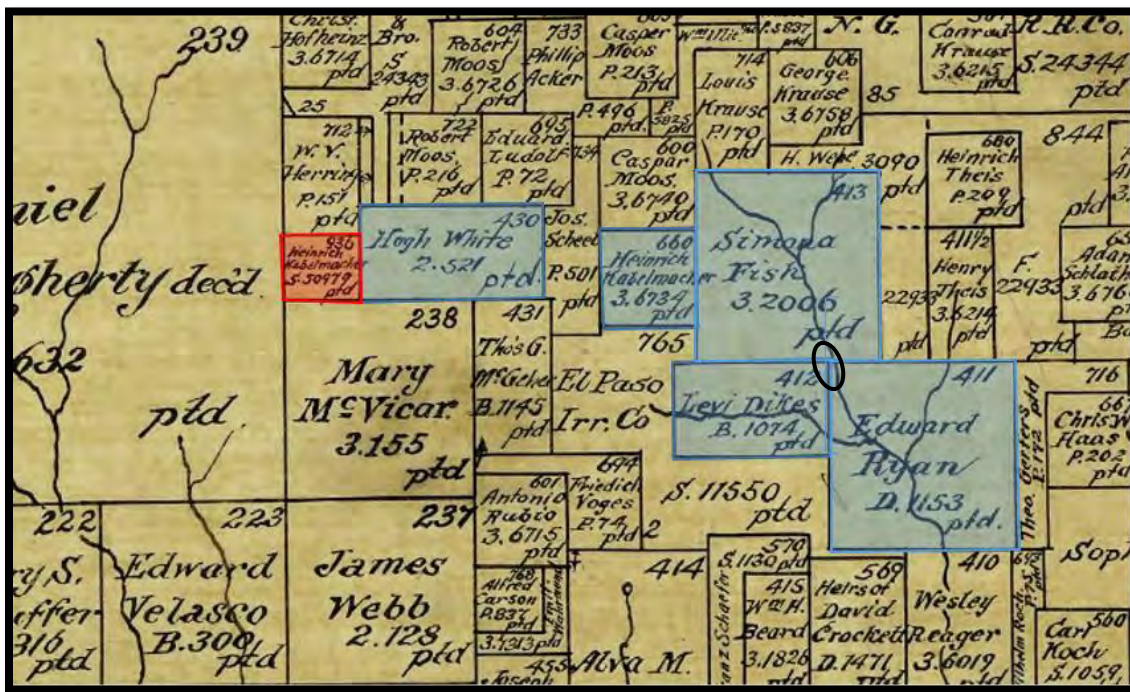


Figure 8. 1897 Texas General Land Office Map of Comal County. The blue highlighting shows land entirely or partially owned by Heinrich Kabelmacher with nominated property in black at the heart of the estate. The red highlights the 86 acre parcel granted by the State of Texas to Heinrich Kabelmacher's son, also named Heinrich Kabelmacher July 31, 1884.

Kabelmacher House, Spring Branch, Comal County, Texas

Photos

Photo 1

View of Kabelmacher House from TX Hwy 46 looking northwest. Wall adjacent to Kabelmacher House visible.

Photo by Lisa Trail Garza, June 2018.



Photo 2

Front (south) facade looking northeast. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 3

West and south elevation looking northeast. Photo by Lisa Trail Garza, June 2018.



Photo 4

East and south elevation looking northwest. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 5

Front (south) facade detail looking west. Photo by Vincent Michael, May 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 6

West elevation detail. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 7

East elevation. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

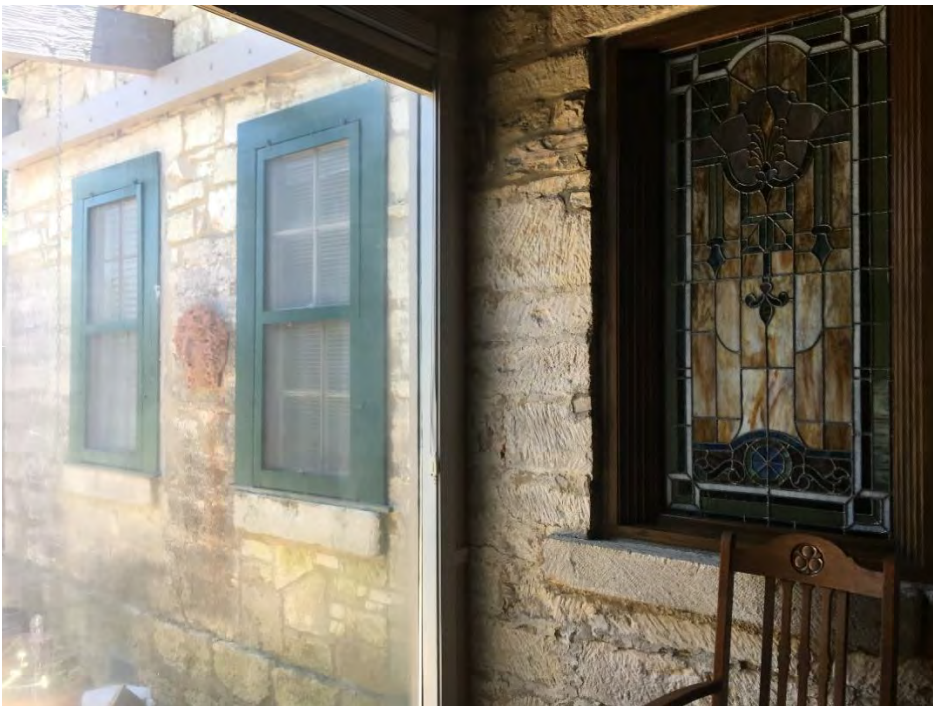
Photo 8

East elevation showing offset of 1970 addition. Photo by Lisa Trail Garza, June 2018.



Photo 9

Detail of north facade from inside 1970 addition looking at exposed windows. Photo by Vincent Michael, May 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 10

North and east elevation of 1970 addition. Photo by Lisa Trail Garza, June 2018.



Photo 11

Interior of first floor western bedroom looking north. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 12

Interior of first floor western bedroom looking east. Photo by Lisa Trail Garza, June 2018.



Photo 13

Interior of first floor eastern bedroom looking south. By Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 14

Interior of first floor eastern bedroom looking west. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 15

Interior corridor with stairs rising to second floor facing east. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 16

Exterior wall of north façade. Photo taken from inside 1970 addition, looking south. Photo by Vincent Michael, May 2018.



Photo 17

Stone foundation in cellar facing south. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 18

Northwest corner of cellar showing two courses of limestone blocks set on caliche blocks on west side of cellar, and solid stone foundation at north side. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 19

West and south elevation of non-contributing garage structure looking northeast. Photo by Lisa Trail Garza, June 2018.



Photo 20

South and east facades of non-contributing pump shed. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 21

Non-contributing community well looking northwest. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 22

Non-contributing windmill opposite community well on Indian Creek looking east. Photo by Lisa Trail Garza, June 2018.



Kabelmacher House, Spring Branch, Comal County, Texas

Photo 23

View of non-contributing cistern facing east. Photo by Lisa Trail Garza, September 2018.

















































UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 3/29/2019 Date of Pending List: 4/22/2019 Date of 16th Day: 5/7/2019 Date of 45th Day: 5/13/2019 Date of Weekly List: 5/15/2019

Reference number:

Nominator:

Reason For Review:

Accept Return Reject 5/8/2019 Date

Abstract/Summary
Comments:

Recommendation/
Criteria

Reviewer Control Unit Discipline _____

Telephone _____ Date _____

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

TEXAS HISTORICAL COMMISSION

real places telling real stories



TO: Paul Lusignan
National Register of Historic Places
Mail Stop 7228
1849 C St, NW
Washington, D.C. 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Kabelmacher House, Spring Branch, Comal County, Texas

DATE: March 20, 2019

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 of the Kabelmacher House, Spring Branch, Comal County, Texas
	Resubmitted nomination.
X	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:

