

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



562698

OMB No. 1024-0018

1. Name of Property

Historic Name: Arnold-Rauch-Brandt Homestead  
Other name/site number: NA  
Name of related multiple property listing: NA

2. Location

Street & number: Rural property along State Highway 46 W, Parcel 393224  
City or town: New Braunfels 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Not for publication:  Vicinity: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 6/1/18  
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: \_\_\_\_\_

[Signature]  
Signature of the Keeper

7/23/18  
Date of Action

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal 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 type="checkbox"/>	building(s)
<input checked="" type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

**Number of Resources within Property**

Contributing	Noncontributing	
3	2	buildings
0	0	sites
2	1	structures
3	0	objects
8	3	total

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

**6. Function or Use**

**Historic Functions:** Domestic: single dwelling  
 Agriculture/Subsistence: agricultural outbuilding, animal facility, processing  
 Landscape: fence

**Current Functions:** Domestic: single dwelling  
 Agriculture/Subsistence: agricultural outbuilding, animal facility, processing  
 Landscape: fence

**7. Description**

**Architectural Classification:** Other: Mid-to-Late Nineteenth Century Vernacular

**Principal Exterior Materials:** Stone, Metal

**Narrative Description** (see pages 8 through 12)

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

**8. Statement of Significance**

**Applicable National Register Criteria**

<input checked="" type="checkbox"/>	<b>A</b>	Property is associated with events that have made a significant contribution to the broad patterns of our history.
	<b>B</b>	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	<b>C</b>	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.
	<b>D</b>	Property has yielded, or is likely to yield information important in prehistory or history.

**Criteria Considerations:** NA

**Areas of Significance:** Exploration/Settlement, Agriculture, Architecture

**Period of Significance:** 1854 – 1968

**Significant Dates:** 1854

**Significant Person** (only if criterion B is marked): NA

**Cultural Affiliation** (only if criterion D is marked): NA

**Architect/Builder:** NA

**Narrative Statement of Significance** (see pages 13 through 18)

**9. Major Bibliographic References**

**Bibliography** (see page 19)

**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

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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## 10. Geographical Data

**Acreage of Property:** 10 acres

### Coordinates

#### Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 29.728451° Longitude: -98.214922°
2. Latitude: 29.728932° Longitude: -98.214177°
3. Latitude: 29.728884° Longitude: -98.213610°
4. Latitude: 29.727036° Longitude: -98.212002°
5. Latitude: 29.726332° Longitude: -98.213063°

**Verbal Boundary Description:** The boundaries for the Arnold-Rauch-Brandt Homestead encompass 10 acres and follow the boundaries for parcel 393224.

**Boundary Justification:** The boundaries for the Arnold-Rauch-Brandt Homestead were drawn following current parcel boundaries to include all built resources and land historically owned by the Arnold family and their descendants and that is currently owned by the New Braunfels Conservation Society.

## 11. Form Prepared By

Name/title: Kristina Kupferschmid/Architectural Historian  
Organization: HHM and Associates, Inc.  
Street & number: 3500 Jefferson Street, Suite 330  
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Date: December 1, 2017

## Additional Documentation

**Maps** (see Additional Documentation pages 20 through 24)

**Additional items** (see Additional Documentation pages 25 through 40)

**Photographs** (see Additional Documentation pages 41 through 72)

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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## Photograph Log

Name of Property: Arnold-Rauch-Brandt Homestead  
City or Vicinity: New Braunfels, Comal County  
State: Texas  
Number of Photographs: 32  
Photographer: Kristina Kupferschmid  
Date photographed: June 14, 2017

Photo No. 1 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0001.tif)  
View of topography of homestead, with primitive drive coming in from the north. View facing north.

Photo No. 2 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0002.tif)  
View of fencing separating house (Resource A) from former garden and grazing area to the south. View facing north.

Photo No. 3 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0003.tif)  
View of stone fencing separating house (Resource A) and barn (Resource B). View facing southwest.

Photo No. 4 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0004.tif)  
View of stone and wood post fencing separating house and former pen area. View facing northeast.

Photo No. 5 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0005.tif)  
View of troughs (Resources H and J) along stone fencing. View facing west.

Photo No. 6 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0006.tif)  
View of stone trough (Resource K). View facing north.

Photo No. 7 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0007.tif)  
View of fencing and uncleared land to the south. View facing southeast.

Photo No. 8 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0008.tif)  
View of fencing separating former pen and area by noncontributing house (Resource I). View facing southwest.

Photo No. 9 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0009.tif)  
Oblique view of rear northwest side of house (Resource A). View facing southwest.

Photo No. 10 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0010.tif)  
View of side northeast façade (Resource A). Note joint separating oldest portion of the house from room to the southeast. View facing south.

Photo No. 11 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0011.tif)  
Main southeast façade (Resource A). View facing northwest.

Photo No. 12 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0012.tif)  
View of inset porch (Resource A). View facing northwest.

Photo No. 13 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0013.tif)  
Rear northwest façade (Resource A). View facing southeast.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 14 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0014.tif)  
Side southwest façade (Resource A). View facing north.

Photo No. 15 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0015.tif)  
Interior view of Room 2 (Resource A). Note sink and spigot on wall next to door. View facing north.

Photo No. 16 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0016.tif)  
Interior view of stairway leading to attic in Room 3 (Resource A). Note original telephone and light fixture on wall. View facing north.

Photo No. 17 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0017.tif)  
Interior view from Room 4, looking southeast into Room 5 (Resource A).

Photo No. 18 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0018.tif)  
View of deep window sill in Room 5 (Resource A). View facing southwest.

Photo No. 19 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0019.tif)  
Interior view of ceiling and “summer beam” in Room 2 (Resource A). View facing south.

Photo No. 20 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0020.tif)  
Interior view of Room 3 with stairwell and pantry below (Resource A). View facing west.

Photo No. 21 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0021.tif)  
Interior view of attic (Resource A). View facing southwest.

Photo No. 22 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0022.tif)  
Interior view of crawl space in Room 4 (Resource A). View facing north.

Photo No. 23 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0023.tif)  
Oblique view of main west façade of barn (Resource B). View facing northeast.

Photo No. 24 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0024.tif)  
Oblique view of rear east and side north façades (Resource B). View facing south.

Photo No. 25 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0025.tif)  
View of side south façade (Resource B). View facing north.

Photo No. 26 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0026.tif)  
Interior view of barn (Resource B). View facing southwest.

Photo No. 27 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0027.tif)  
View of interior wall and door (Resource B). View facing west.

Photo No. 28 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0028.tif)  
Façade of smokehouse (Resource C). View facing southwest.

Photo No. 29 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0029.tif)  
View of well and cover (Resource D). View facing west.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 30 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0030.tif)

View of windmill (Resource E). Smokehouse (Resource C) in background. View facing northwest.

Photo No. 31 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0031.tif)

View of well house (Resource F). View facing northwest.

Photo No. 32 (TX\_ComalCounty\_ArnoldRauchBrandtHomestead\_0032.tif)

View of new house (Resource I). View facing northwest.

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**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.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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## SECTION 7: Narrative Description

The Arnold-Rauch-Brandt Homestead is a mid-to-late-nineteenth century agricultural property located in an area historically known as Mission Valley in southeastern Comal County, Texas. Approximately six miles northwest of downtown New Braunfels, the historic district consists of an 1850s limestone house and barn, an 1860s limestone smokehouse, as well as several historic small-scale structures and landscape features typical of a nineteenth century agricultural complex found in the county. The homestead is west of State Highway (SH) 46 and encompasses 10 acres. The boundaries of the homestead follow present-day property lines and include both buildings and land relevant to the property's history. The homestead has eight contributing resources, as well as three noncontributing resources added outside the period of significance (1854-1968). The historic character of the property remains intact and its buildings retain exceptional integrity. Despite encroaching large-scale modern residential development nearby to the south and east, the Arnold-Rauch-Brandt Homestead has very little infill and manages to retain a rural and agricultural feel and setting and its ability to convey a sense of the past.

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### General Overview of Property

The Arnold-Rauch-Brandt Homestead is in a historically rural part of Comal County known as Mission Valley, approximately six miles northwest of downtown New Braunfels. The 10-acre historic district is accessed via dirt road on the west side of SH 46. The road runs a little over a mile south through a property historically, but the Arnold family no longer owns it. The current owners of the property through which the road runs and the owners of the Arnold-Rauch-Brandt Homestead—the New Braunfels Conservation Society—have an easement agreement that allows access to the homestead via the road. The homestead is currently surrounded by undeveloped, historically agricultural land, though the owners of the property surrounding the Arnold-Rauch-Brandt homestead to the north, east, and south have developed a master plan for Brandt Ranch, a subdivision with approximately 300 lots. There are currently no development plans for the property west of the homestead, preserving the historically rural and agricultural setting and character in that direction. Despite the planned development, the Arnold-Rauch-Brandt Homestead has a variety of natural buffers, including a rolling topography and large trees and other vegetation surrounding the property that shield and seclude it from the land beyond its borders and allow it to maintain its rural setting and feeling (photo 1).

Located along the Balcones Fault, the Arnold-Rauch-Brandt Homestead's setting is characteristic of the foothills of the Texas Hill Country, with slight elevation changes, native grasses and shrubs, and a variety of trees including oak and mesquite. The historic district consists of 11 resources—the contributing main house (Resource A), contributing barn (Resource B), contributing smokehouse (Resource C), contributing hand-dug well and cover (Resource D), noncontributing windmill (Resource E), noncontributing well house (Resource F), contributing fencing (Resource G), contributing three troughs (Resources H, J, K), and a noncontributing house (Resource I)—that are clustered together on a slight incline in the northern portion of the property (map 5). The historic house (Resource A) is on the high point within the cluster of buildings. The dirt drive comes in from the north before splitting off to provide access to the new house (Resource I) to the east and turning south up to the historic house and barn (Resources A and B). The land is largely cleared around the cluster of resources, with several trees and plantings dotting the yard area. Trees, other native vegetation, and historic stone fencing with wood gates also create distinct separations with the cleared area (photos 2 - 4). This fencing separates the house from the barn to the east, and the house from historic grazing areas and pens to the south and west. Historic stone troughs line the south side of the stone fencing south of the house (photo 5) and the west side of the stone fencing west of the house (photo 6). Historic split-wood and wire fencing with gates separates the stone-fenced cleared area/former grazing area from uncleared land to the south (photo 7). Similar fencing also separates the historic grazing/pen area from Resource I, and can also be found along the property boundaries in the northwest corner (photo 8).



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Native vegetation has largely taken over the southern two-thirds of the 10-acre property, though areas of clearings remain.

## Individual Building Descriptions

### *Arnold-Rauch-Brandt House (Resource A, photos 9 - 22)*

The Arnold-Rauch-Brandt house occupies a high point on the property and has a grass lawn to its west and north and with the dirt drive to the east and south of the house. Historically, a grass lawn characterized the area south of the house. Built in phases between about 1854 and 1883, the Arnold-Rauch-Brandt house likely evolved from a one-room to a five-room house (fig. 1).<sup>1</sup> The northeastern portion of the house (Room 1) is presumed to have been built first, followed by Rooms 2 and 3 in the building's eastern portion sometime between 1854 and 1883. The western half of the building was added in 1883, as noted by a hand-carved date in a circular stone feature in the gable end, completing the phases of construction. One can see on the house's east and north façades distinctions between stone size and pattern, as well as visible separation lines filled with mortar indicating addition locations (photos 9 - 10). Also, the thicknesses of interior walls separating Rooms 1 and 2, Rooms 1 and 3, Rooms 2 and 4, and Room 3 from the enclosed porch suggest they once were exterior walls.

The one-and-a-half-story house is built from hand-chiseled limestone blocks. Harder, more durable limestone serves as the house's foundation, while softer caliche limestone was used along window and door openings and in the upper courses of the building. The rectangular plan building has a side-gabled roof with a 38-degree pitch.<sup>2</sup> The roof is clad in corrugated metal that, according to oral tradition, was installed in the 1920s, replacing original cypress shakes or shingles.<sup>3</sup> Three stone interior chimneys are evenly spaced along the roof ridge, at each end and in the middle of the roof. The origin of the limestone is unknown but likely came from a nearby quarry or neighbor's property. The builder of the house is also unknown, though local stone mason Johann Walzem, who lived less than a mile away, built his own house and barn, as well as the nearby Walzem Chapel, and is said to have built several houses in Mission Valley. Johann Arnold, Gottlieb's brother and a stonemason living in nearby New Braunfels, also possibly could have built the house.<sup>4</sup>

### **Exterior**

The main façade faces southeast (photo 11). A paired set of non-historic, bi-fold, wood doors open onto an inset porch that now is used as storage (fig. 2). The inset porch—presumably created during the building of the 1883 addition—has a partially plastered limestone northeast wall and shiplap northwest and southwest walls. The shiplap was historically painted decoratively in such a way that it resembles marble (photo 12). Each wall has a single wood door opening into the interior of the house. This area has wood board ceiling that is painted white. Northeast of this opening are three wood-frame double-hung windows with six-over-six-light sashes. An identical window is southwest of the opening. The southwestern window with its slightly pedimented architrave has a massive slightly raised limestone lintel. The three northeastern windows have much smaller limestone lintels that are flush with the rest of the wall. The roof has a wood fascia.

The northwest façade has a single wood door accessed via a stone step (photo 13). A smaller wood-frame, double-hung window with four-over-four lights is northeast of the door and three windows with six-over-six lights, are southwest of the door. The two windows on the northeastern half of the façade have stone lintels matching the

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<sup>1</sup> According to a family interview, the house was built in 1852. Gottlieb Arnold did not move onto the property though until 1854, according to land grant and survey records, therefore this nomination is using a construction date of around 1854.

<sup>2</sup> Leanne Cox, Pam Brandt, Martha Rehler, Melinda Poss, Wilfred Schlather, Marlena Schlather, and Karen Boyd. "Narrative History of the Arnold-Rauch-Brandt Homestead," Recorded Texas Historic Landmark application, 2016, 15.

<sup>3</sup> Ibid, 14.

<sup>4</sup> "1860-1940 United States Federal Census." *Ancestry.com* [database online], Accessed November 2017. <http://www.Ancestry.com>.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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lintels on the southeastern side of the building. The two southwestern windows have smaller versions of the massive stone lintel on the southeast façade.

The northeast (side) façade has two wood-frame double-hung windows in the northern half of the first floor (photo 10). These windows have no lintels. Two smaller versions of these windows are in the upper half of the building. The upper windows have stone lintels. With one-over-one-light sashes, these windows are different than those on the other façades and therefore likely replacements, but added within the period of significance.

The side west façade has four windows: two on the first floor, and two in the attic (photo 14). All four have wood frames, are double-hung, and have six-over-six lights. The two bottom windows sit close to the ground and are slightly larger than the two attic windows. All four have limestone lintels. A round stone medallion with “1883” carved into it sits in the gable end near the roof. The roof has wood bargeboard and eave returns on this façade.

### **Interior**

The interior of the Arnold-Rauch-Brandt house, although inhabited until 2007, retains excellent integrity, having had very few and very minimal alterations and updates outside of the period of significance. The house has no indoor plumbing, bathroom, or toilet. Only one room—Room 2—has access to water, provided by a spigot that brings water in from outside (photo 15). The house does have electricity and a telephone, though no modern fixtures (photo 16). The house remains furnished similarly to how it was historically and contains original appliances, tools, and an assortment of miscellaneous items belonging to its occupants.

The house has five rooms, an attic, and a crawl space (fig 1). Three rooms (Rooms 1, 2, and 3) make up the oldest, eastern half of the building, and the 1883 western half consists of two rooms (Rooms 4 and 5) and the inset porch. The walls have varying thicknesses between 10 to 20 inches, with interior stone having been plastered. The only non-masonry walls in the house separate the two westernmost rooms (Rooms 4 and 5) in the 1883 addition and the inset porch from these same two rooms. These walls have wood frames and are covered with painted white shiplap (photo 17). The house has original wood floors throughout. The floorboards in the 1883 addition are slightly narrower than those in the eastern half, but all appear to be machine-made and not hand-hewn. The thickness of the load-bearing stone walls create deep windows openings. Whereas the windows on the exterior are flush with the walls, the interior side have angled walls that create a larger opening and allow the light to be more diffused into the interior (photo 18). The interior doors are all original wood-paneled doors. The door separating the two easternmost rooms, originally an exterior door, has its glass panes painted white. Room 2 has built-in niches in the plastered stone walls that provide storage space. Ceilings in Rooms 1, 2, and 3 have hand-hewn cedar beams. Rooms 1 and 2 also have large “summer beams” that span the middle of the room (photo 19). Rooms 4 and 5 have milled longleaf pine beam ceilings. The attic’s rough-sawn wood plank floorboards are exposed in all rooms. The ceilings in all but Rooms 4 and 5 were originally painted white, but most of the paint has chipped and faded away. Original freestanding iron stoves are located in Rooms 1, 2, 3, and 4. Each has flue pipes that vent into the house’s three chimneys. Access to the attic is in northwest corner of Room 3. The wood stairway curves and angles up and east into the attic. A pantry occupies the space beneath the stairs in Room 3 (photo 20). The attic has an open floor plan and its exterior stone walls are left unfinished. The interior chimneys and the roof’s hand-hewn rafters and struts are visible (photo 21). The two end chimneys are stone, and the middle stone chimney has been covered in concrete. A crawl space beneath the house is accessible from Room 4 (photo 22).

### **Integrity**

The Arnold-Rauch-Brandt house has exceptional integrity of location, setting, feeling, association, design, materials, and workmanship. All additions date to the mid-to-late-nineteenth century and most modifications (window replacement and roof material replacement) fall well within the period of significance. The addition of

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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the doors on the southeast façade occurred outside the period of significance, yet it is a historically sensitive addition and has minimal impact to the overall integrity of the house.

***Barn (Resource B, photos 23 - 27)***

Approximately 70 feet east of the house, the barn on the Arnold-Rauch-Brandt Homestead is a large, rectangular limestone building with a corrugated metal-clad side gabled roof. Built around the same time as the house, about 1854, the barn is roughly 20 feet wide and 60 feet long and made of load-bearing hand-chiseled limestone. The builders of the barn used chinking in its construction, though some of it has been replaced by cement mortar. The barn has large openings on its east and west sides that create an off-centered “dog trot” breezeway, a common trait of barns across Comal County. This opening originally had wood doors, which have since been removed and create an open breezeway (fig. 3). The main west façade has three square openings along the barn’s roofline (photo 23). A single door opens below the southernmost opening. All four of the openings have hinged unfinished board-and-batten boards covering them. These boards are not historic. At the northern corner of the west façade is a historic wood post and stone loading chute. This side of the barn also had a lean-to shed, which likely was not original, on its southern half that has been removed (fig. 3). The rear east façade has a lean-to shed with wood post supports. Besides the dog-trot opening, neither the rear east nor the side north façade have any openings (photo 24). The side south façade has two rectangular openings in its lower half. Both the openings have non-historic hinged boards similar to those on the west façade (photo 25). Inside the barn, the section north of the dog trot has no wall separating it from the breezeway (photo 26). There likely was a wall, or a partial wall, here originally. The rough nature of the walls at the openings indicate that some stones have fallen or have been removed. Also, similar barns in the area built of limestone and dating to the same period have walls where this one was likely removed. The interior space south of the dog trot does have a limestone wall separating it from the breezeway. The limestone wall does not rise to the roof and has a historic single wood door that opens into the interior space (photo 27). All floors inside the barn are dirt. Within the barn, its wood-frame roof and corrugated metal cladding are exposed.

Despite the removal of the dogtrot doors and the lean-to on the south façade, as well as several minor alterations—such as the addition of wood boards over the openings—the barn retains sufficient integrity to convey a sense of the past and property’s historic and architectural significance.

***Other Contributing Resources (Resources C, D, G, H, J, and K)***

In addition to the house and barn, the Arnold-Rauch-Brandt Homestead has six additional resources that contribute to the property’s historic character and sense of the past. These include a smokehouse (Resource C), a hand-dug well (Resource D), fencing (Resource G), and three troughs (Resources H, J, and K).

The smokehouse is approximately 43 feet southwest of the house. Built around 1860, the smokehouse is a small (approximately 16 feet by 14 feet) limestone, one-room building with a side-gable roof clad with corrugated metal (photo 28). The interior walls of the smokehouse are plastered. Facing northeast, the main façade has a single wood door with a wood frame. The building has a small opening on its side southeast façade. This opening is enclosed with a two hinged boards that latch in the middle. Both the door and this hinged covering are historic. The smokehouse retains excellent integrity.

The hand-dug well is just west of the house. The well is covered with wood boards and posts and has an iron pulley (photo 29) and appears unchanged from an undated historic photograph (fig. 4). A raised wood cistern historically was near Resource D, but has since been removed (fig. 5). Resource D retains integrity.

As discussed previously, in the overview of the district, the fencing on the Arnold-Rauch-Brandt Homestead includes both stone and wood post and wire fencing and historically was an important landscape feature (figs. 6 - 8). The stone fencing separates the house from the barn, and former grazing areas to its south and west. The wood and wire fencing runs along the property boundaries, and also separates the former grazing area

**Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas**

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south of the house from the land to the south. The fencing, though deteriorating in places and possibly removed in some areas, retains integrity.

The Arnold-Rauch-Brandt Homestead has three historic troughs. Resources J and K are hand-chiseled stone troughs made around 1860 (photos 5-6). Both are located next to stone fencing in historic grazing and pen areas south and west of the house. Resource H (photo 5) is a larger and deeper stone and concrete trough built around 1920. This trough is next to Resource J. All three troughs retain integrity.

***Noncontributing Resources (Resources E, F, and I)***

There are three noncontributing resources on the Arnold-Rauch-Brandt Homestead; a windmill (Resource E), a well house (Resource F), and a single-family house (Resource I). All three were built after 2000, outside the period of significance. The windmill and well house are clustered together west of the house and are both small additions that minimally detract from the property’s overall historic character and integrity (photos 30-31). The single-family house (photo 32), built in 2015, is approximately 132 feet southwest of the historic house. A buffer of trees, vegetation, and fencing partially hides the house from the cluster of historic resources to its east. The addition of these three resources has very little impact to the overall integrity of the property.

**Overall Integrity of Property**

Overall, the Arnold-Rauch-Brandt Homestead retains excellent integrity. The property’s setting and feeling largely remain rural and agrarian in character, unchanged from the period of significance despite that currently no one raises livestock or cultivates crops. Additionally, the presence of nearly all its historic buildings—minus the round cistern and some additional fencing—and historic landscape features contribute to the property’s sense of the past. The noncontributing small-scale resources and new single-family house do not diminish the property’s overall historic character. As a whole, the Arnold-Rauch-Brandt Homestead has excellent integrity and easily conveys its history and significance as a mid-to-late nineteenth century homestead.

**Inventory**

The Arnold-Rauch-Brandt Homestead has 11 resources: eight contributing and three noncontributing. The table below presents an inventory of resources within the boundaries of the property, based on field survey conducted June 2017. Dates of construction are based on research and information provided by the current owner.

RIDN	Address	Property Type	Year Built	Contributing Status	Photo No(s).
A	4451 SH 46 W	Building – Single-family dwelling	ca. 1854	Contributing	9 - 22
B	4451 SH 46 W	Building – Barn	ca. 1854	Contributing	23 - 27
C	4451 SH 46 W	Building – Smokehouse	ca. 1860	Contributing	28
D	4451 SH 46 W	Structure – Well and cover	ca. 1920	Contributing	29
E	4451 SH 46 W	Structure – Windmill	ca. 2010	Noncontributing	30
F	4451 SH 46 W	Building – Well house	ca. 2010	Noncontributing	31
G	4451 SH 46 W	Structure –Fencing	ca. 1860	Contributing	2, 3, 4, 7, 8
H	4451 SH 46 W	Object – Trough	ca. 1920	Contributing	5
I	4451 SH 46 W	Building – Single-family dwelling	2015	Noncontributing	32
J	4451 SH 46 W	Object – Trough	ca. 1860	Contributing	5
K	4451 SH 46 W	Object – Trough	ca. 1860	Contributing	6

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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## SECTION 8: Statement of Significance

The Arnold-Rauch-Brandt Homestead is an excellent representation of a mid-to-late-nineteenth century German homestead that reflects important settlement patterns, agricultural trends, and early building styles in Comal County. Established in 1854 by Gottlieb and Maria Arnold, the historic district reflects the county's settlement patterns—where Germans immigrated to Texas as part of the Adelsverein in the mid-nineteenth century and later claimed land across the county via the state's generous land grant program. These immigrants, including the Arnolds, established agricultural properties across the county, building houses, barns, and a variety of smaller outbuildings, structures, and objects to support themselves and their endeavors. The Arnold-Rauch-Brandt property was owned and occupied by descendants of the Arnold family until 2007 and has experienced minimal changes since the nineteenth century. The Arnold-Rauch-Brandt Homestead retains its character-defining features to an exceptional degree and its ability to convey a strong sense of the county's settlement and agricultural heritage. As modern residential subdivisions develop on historically rural agricultural land adjacent to and near the property, the Arnold-Rauch-Brandt Homestead represents an important piece of disappearing Comal County history. The district's buildings are also excellent examples of the masonry construction commonly used by early German settlers in Comal County in the mid-nineteenth century. Additionally, the house has several distinct architectural features that distinguish it from other houses of early settlers. For these reasons, the Arnold-Rauch-Brandt Homestead is significant under Criteria A and C in the areas of Exploration/Settlement, Agriculture, and Architecture at the local level. The property's period of significance spans from 1854, when the Arnold family moved onto the land, to 1968, when it was still used for agricultural activity and residency. The 50-year cutoff is also in accordance with National Park Service guidelines.

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## CRITERION A – Exploration/Settlement and Agriculture

Declaring independence from Mexico and becoming its own nation in 1836, the Republic of Texas encouraged settlement by offering land grants to incoming immigrants. From 1836 to 1842, the Republic of Texas offered a series of headright grants—legal grants of land to settlers—to those willing to meet certain requirements. Through these headright grants, over 36 million acres of land was given to new settlers in Texas. The Republic also made contracts with individuals and organizations promising to establish colonies in Texas. The organizations would receive a large land grant and settlers in the colony would each receive 640 or 320 acres, depending on their marital status. Colony land grants in Texas totaled nearly 4.5 million acres.<sup>5</sup> In Comal County, German immigrants arrived as part of Prince Carl of Solms-Braunfels' Adelsverein, a German society that purchased an interest in one of the colony land grants. The Adelsverein, formally named *Verein zum Schutze deutscher Einwanderer in Texas* (translated to Society for the Protection of German Immigrants in Texas) purchased the Fisher-Miller Land Grant near present-day Fredericksburg in 1844. In Germany, men and women signed contracts with the Adelsverein prior to their cross-Atlantic departure. The first German colonists associated with the Adelsverein arrived in Texas in December 1844. Colonists typically followed established routes inward from the port cities on the Gulf Coast, such as Galveston and Indianola. Stations along these routes, where some colonists chose to stay rather than continue inward, included Victoria in Victoria County, Gonzales in Gonzales County, and Seguin in Guadalupe County.<sup>6</sup> Colonists also made camp on the waters of Comal Creek. In March 1845, Solms-Braunfels purchased 1,265 acres along the Comal and Guadalupe Rivers from Juan Martin Veramendi, who had received a Mexican land grant in 1825, and began the permanent settlement of New Braunfels. By the end of 1845, nearly 500 settlers, predominantly German immigrants, were living in the newly established community.

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<sup>5</sup> Aldon S. Lang and Christopher Long, Handbook of Texas Online, "Land Grants," accessed March 14, 2017, <https://tshaonline.org/handbook/online/articles/impl01>.

<sup>6</sup> "Genealogy Spotlight: German Immigration Contracts at the GLO." Save Texas History. Accessed November 2017, <https://medium.com/save-texas-history/genealogy-spotlight-german-immigration-contracts-at-the-glo-7b8f2b44052>.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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As part of this first wave of settlers, brothers Peter, Johann, and Gottlieb Arnold arrived in Texas between 1844 and 1846. Both Johann and Peter arrived in Texas in 1844 as colonists with the Adelsverein.<sup>7</sup> By 1850, both are listed as living in New Braunfels; Johann working as a stonemason and Peter as a farmer. Gottlieb Arnold, born in Utersleben, Schwarzburg-Rudolstadt in Germany, signed a contract with the Adelsverein on August 25, 1846 a day before departing Bremen on the *Eliza & Charlotte* (fig. 9).<sup>8</sup> Gottlieb, 38 and a widower, traveled with his three children to Texas. Sisters Marie—21 years old—and Sophie Koch—15 years old—from Frankenhausen, Germany were also passengers on the ship.<sup>9</sup> Arriving in Galveston in October 1846, both Gottlieb Arnold and Marie Koch were living in Guadalupe County by 1848, when they married in October.<sup>10</sup> In 1848, Arnold surveyed, and immediately sold two 320-acre tracts in the Fischer-Miller Colony in Mason County. The land, which he was entitled to as part of his contract with the Adelsverein, sold for \$68.<sup>11</sup> Neither Gottlieb nor Marie are found in the 1850 federal census, but family history accounts have them living with brothers Peter and Johann between 1852 and 1854 in New Braunfels.<sup>12</sup>

By this time, Texas had already established programs encouraging settlement on its vast amounts of unpopulated territory. In 1845, it passed its first Preemption Act allowing pioneers who previously settled on, or who promised to settle on and improve vacant public land, the right to purchase up to 320 acres. In February 1854, the Homestead Act reduced the amount of land granted to settlers from 320 acres to 160 acres and required residence of three years before the land could be purchased.<sup>13</sup> It was through these preemption grants, that hundreds of German immigrants, including Gottlieb Arnold and his family, settled and became land owners across Comal County from 1845 to 1898.<sup>14</sup> With readily available open land across Comal County, many who had settled in or were living in New Braunfels decided to take advantage of Texas' generous land grants and claim acreage in more remote locations away from the growing community. Mission Valley, where the Arnold family laid roots, was one of a number of small communities that emerged in Comal County in the mid-to-late-nineteenth century due to its expanding and migrating population. Other communities included Danville, Sattler, Smithson Valley, and Spring Branch.

German immigrants laid out the first homesteads in Mission Valley beginning around 1846. Near present-day SH 46 and Loop 337, Mission Valley was given its name after Nuestra Senora de Guadalupe Mission, established in 1757 by Spanish missionaries on the Guadalupe River.<sup>15</sup> A 1862 General Land Office map shows similarly sized parcels—around 160 acres—in and around Mission Valley, with larger parcels further from New Braunfels, near the county borders (fig. 10). In addition to the Arnold family, other early settlers in Mission Valley and nearby Hueco Springs include the Walzems, Kesslers, Brechers, Dietzs, Bremers, Kappmeyers, Foersters, Boehms, Muellers, Startzs, and Kendalls. Late-nineteenth century census records reveal Mission Valley as having been a largely homogenous community made up of neighboring farmers, of whom most had emigrated, or were the descendants of those who had emigrated from Germany. Sprinkled within the community were farmers from Mississippi, Tennessee, and Ireland, an Evangelical Lutheran clergyman from Switzerland, as well as a cartwright, wagoner, and stonemason.<sup>16</sup> These settlers cleared land and constructed the first permanent buildings

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<sup>7</sup> Texas General Land Office, Land Grant Database, File No. 000363.

<sup>8</sup> Texas General Land Office, Land Grant Database, File No. 000322.

<sup>9</sup> "Galveston Immigration Database." *Galveston Historical Foundation*. Accessed November 2017, <http://www.galvestonhistory.org/attractions/maritime-heritage/galveston-immigration-database>.

<sup>10</sup> "Texas Marriage Collection 1814-1909 and 1966-2011." *Ancestry.com*. Accessed November 2017.

<sup>11</sup> Texas General Land Office, Land Grant Database, File No. 003456, Abstract No. 1825.

<sup>12</sup> Leanne Cox, Pam Brandt, Martha Rehler, Melinda Poss, Wilfred Schlather, Marlena Schlather, and Karen Boyd. "Narrative History of the Arnold-Rauch-Brandt Homestead," Recorded Texas Historic Landmark application, 2016, 4.

<sup>13</sup> *Ibid.*

<sup>14</sup> Preemption land grants operated from 1845 until 1898, but the program was cancelled during this time for a ten-year period from 1856 to 1866.

<sup>15</sup> The exact location of the mission is not known, as no archeological evidence has been located.

<sup>16</sup> 1860-1940 United States Federal Census." *Ancestry.com* [database online], Accessed November 2017. <http://www.Ancestry.com>.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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in Mission Valley. They built houses, barns, ancillary buildings, fences, a chapel, and a school to support themselves and their agricultural efforts. Because of the abundance of limestone available from the land, most of the settlers in Mission Valley used it in constructing these buildings. Johann Walzem, who lived less than a mile from the Arnold homestead, is said to have built many of the houses and buildings in Mission Valley. The builder of the Arnolds' house, barn, and smokehouse is not known, but Walzem, or possibly Johann Arnold may have had a hand in their construction. Arnold and the rest of the early settlers in Mission Valley, and across Comal County, helped create the built environment and mold the landscape of the county during the nineteenth century.

The Arnold family arrived in Mission Valley in 1854. On May 5 of that year Gottlieb Arnold had a 160-acre tract of land under the Homestead Act (Survey No. 436) surveyed (fig. 11).<sup>17</sup> That same year, Arnold, his wife Marie, and their four children: Valentine, Edward, Johann, and Herman, relocated to 160-acre parcel, approximately six miles northwest of New Braunfels. In 1857, three years after filing the preemption claim, the Chief Justice of Comal County, Theodore Koester, declared that Arnold had, "bona fide settled upon vacant land, that he was a resident of the State of Texas at the date of the act of February 1854...and has resided upon and cultivated the tract of land."<sup>18</sup> It was not until 1860 though when Arnold officially acquired the land from Texas. By then, Gottlieb had become a US citizen, and he and Marie had three more children; Gustav, Albert, and Carl, bringing the total number of children to seven.

Like many of their neighbors, the Arnolds were farmers. Not just in Mission Valley, but across Comal County—outside New Braunfels—most of the population participated in agricultural endeavors. Between 1850 and 1860, the county's population increased over eight percent to over 4,000 people, and the number of farms rose from 55 to 472.<sup>19</sup> Throughout the nineteenth century, as farming became more profitable and the population of the county rose, the number of farms and ranches increased before leveling off in the early twentieth century, and peaking in the 1930s, when the number of farms nearly reached 1,000.<sup>20</sup> Small family farms and ranches, on which the entire family worked, played a major role in this history, as subsistence and general farms outnumbered large-scale cash operations in the nineteenth century. From 1870 to 1900, the average size farm in Comal County had 335 acres.<sup>21</sup> During this period farmers typically grew subsistence crops and had small numbers of a variety of livestock and working animals to feed themselves and work the land. Sometimes farmers also raised sheep for wool products, cattle for beef, and cows for dairy products; both for their families and for sale. Farmers also grew cash crops, including cotton, corn, wheat, and oats.

The history of the Arnold-Rauch-Brandt Homestead reflects this significant agricultural heritage and the important role small family farms had in the development of Comal County in the nineteenth and early twentieth centuries. In 1860, the Arnold family farm was one of the smaller farms in terms of cash value and number of livestock and crops grown compared to neighboring farms. Worth \$1,500, the 160-acre property supported eight milk cows, six oxen, 10 cattle, and 18 pigs, while producing 90 bushels of Indian corn.<sup>22</sup> By 1870, the Arnolds had added three more children to the family; Anselmus, Emilie, and Friedrich, presumably prompting the expansion of their house. Though their household grew, their farm remained relatively small with only eight horses, 13 milk cows, 16 oxen, 20 cattle, two sheep, and six pigs, and 200 bushels of Indian corn produced.<sup>23</sup> In 1875, Gottlieb doubled the size of his farm when he purchased another 160 acres (Survey No. 486), abutting his original 160-acre tract to the northwest.<sup>24</sup> Gottlieb died in 1879, leaving the homestead to his wife. In 1880, Marie

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<sup>17</sup> Texas General Land Office, Land Grant Database, File No. 006143, Abstract No. 13.

<sup>18</sup> Ibid.

<sup>19</sup> HHM Inc. *Final Report: Comal County Historic Resources Survey Partial Inventory of Zones 1, 2, and 4*. June 2013, 18.

<sup>20</sup> "Census of Agriculture Historical Archive," *United States Department of Agriculture*, Accessed November 2017,

<https://www.agcensus.usda.gov/Publications/>.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

<sup>24</sup> Deed of Sale from J. J. Groos to Gottlieb Arnold, March 19, 1875, Comal County, Texas, Book M, p. 414-415, Comal County Clerks Office.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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farmed the property along with four of her sons and her one daughter. Even with the addition of 160 more acres, the Arnold farm remained one of the smaller farms in Mission Valley, though at 320 acres it was still above the 1870 county average of 235 acres.<sup>25</sup> In 1888, Marie purchased an additional 50.9 acres (from Survey No. 653) to the northwest and in 1892 added 10 more acres (from Survey No. 423) to the north (fig. 12).<sup>26</sup> This increased the size of the farm to 380.9 acres, just slightly higher than the 1890 county average of 371 acres.<sup>27</sup> When Marie died in 1900, she left the property to her children. By this time, most of the children had married and moved away from the homestead and only Carl and Friedrich remained on the farm. In 1903, Carl and Friedrich purchased the farm from their siblings for \$2,500.<sup>28</sup> Carl married in 1901 and in 1907, he and his wife sold their shares of the farm to Friedrich for \$1,800, who became sole owner of the property.<sup>29</sup>

Friedrich lived and worked on the farm alone until the 1920s (fig. 13). In 1925, Hulda Rauch, Friedrich's niece, was left widowed with five children.<sup>30</sup> Friedrich invited Hulda and her children to move from their farm on nearby Cranes Mill Road to the family homestead. By 1940, Friedrich was 74 and only Hulda and two of her children, Almon and Agnes, remained on the farm. The census also shows the area still occupied mostly by farmers with German last names. In 1942, Almon enlisted in the U.S. Army, leaving the family farm. Agnes married Arno Brandt in 1944 and the two stayed on the farm, helping Friedrich and Hulda. Friedrich died in 1953 at the age of 87 and both Hulda and Arno died in 1979. Agnes remained on the farm until 2007. During much of this time during the twentieth century, the family continued operating the farm much the same way Gottlieb and Marie had in the nineteenth century. The family maintained the farm's size and did not buy or sell any acreage, nor did they add larger and more modern buildings to the property, keeping the homestead nearly indistinguishable from its nineteenth century appearance. Gardens were large and tended to near the house (fig. 6). Agnes claimed she successfully grew such large vegetables because she moved her garden to where the cows last grazed (fig. 14).<sup>31</sup> She would pack sandwiches for her and her mother and they would spend the day in the gardens, tending to the vegetables, or clearing the land of rocks (fig. 15). The farm continued to support a small number of cows and cattle, and other animals throughout the twentieth century (fig. 16).

Agnes lived on the farm until 2007 and passed away in 2010. In 2015, 10 acres of the original homestead came under ownership, via donation, of the New Braunfels Conservation Society. The rest of the original homestead was sold off and is currently under development. In 2016, the Texas Historical Commission designated the property as a Recorded Texas Historical Landmark. The Conservation Society's ownership ensures that the property will retain integrity into the future, allowing it to serve as a glimpse into the lives of some of the county's earliest settlers and how their activities shaped the landscape of Comal County.

## CRITERION C – Architecture

During the mid-to-late nineteenth century, Comal County's early settlers typically constructed buildings using what was available: limestone, and unmilled wood. Prior to the railroad reaching Comal County in the 1880s and travel relegated to primitive roads, milled and standard materials were largely inaccessible and cost prohibitive to these pioneers who instead relied on traditional building techniques and forms. Many early settlers, Germans in particular, readily used stone in their construction. Often, Germans built *fachwerk* houses using a traditional half-timbering building technique utilizing rough-hewn timbers as structural components and rubble masonry or clay

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<sup>25</sup> "Census of Agriculture," <https://www.agcensus.usda.gov/Publications/>.

<sup>26</sup> Deed of Sale from Henry and Theodor Dietz to Marie Arnold, September 8, 1888, Book T, p. 426-427, Comal County Clerks Office. Deed of Sale from Margarethe Preiss to Marie Arnold, September 3, 1892, Book 26, p. 439, Comal County Clerks Office.

<sup>27</sup> "Census of Agriculture," <https://www.agcensus.usda.gov/Publications/>.

<sup>28</sup> Warranty deed from Valentine Arnold, Hermann Arnold, Wm. Arnold, Lina Arnold, Emilie and Moritz Ludwig, and Albert Arnold to Friedrich and Carl Arnold, March 11, 1903, New Braunfels Conservation Society.

<sup>29</sup> Warranty deed from Carl and Katie Arnold to Fred Arnold, June 28, 1907, New Braunfels Conservation Society.

<sup>30</sup> Hulda was the daughter of Albert Arnold and had married Albert Rauch in 1913.

<sup>31</sup> Cox, et. al, 10.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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as infill. In areas with more abundant supplies and accessible limestone, such as Mission Valley, and with local men skilled in stone masonry, German immigrants constructed houses and ancillary buildings and structures, such as barns, smokehouses, cisterns, and fences out mostly limestone. Some argue that Germans incorporated stone into their building in part because it provided them, as immigrants, a sense of permanence in their new country.<sup>32</sup> Settlers used stone from their property, as well as from nearby quarries. In Mission Valley, farmer Conrad Kappmeyer presumably had a quarry on his property, as did Wilhelm Hillert.<sup>33</sup> Both Kappmeyer and Hillert also had lime kilns on their properties. From the hardest limestone, they made a lime-based mortar for building construction. Germans also commonly built stone fences on their properties. These fences, made with stone from clearing the land, typically separated domestic areas from work and agricultural areas and fields. One estimate suggests that by 1860, Germans had built several hundred miles of rock fences in Comal County.<sup>34</sup>

The early houses of the settlers shared many of the same physical attributes; small, one- or two-room buildings with rectangular footprints. Oftentimes, these houses were one-and-a-half story buildings with side-gabled roofs. Interiors typically had plastered walls and exposed timber ceiling rafters. Settlers often constructed additions in stages over time and very few of the mid-nineteenth century houses that began as one or two rooms remained as originally configured. When enlarging the residences, sometimes breezeways were incorporated into the design—an influence of Southern settlers. At a later date, families might again altered their houses, enclosing breezeways and creating a hallway or an additional room. The barns German settlers built in Comal County were also similar, typically having a rectangular footprint with a center breezeway and a side-gable roof.

The house and barn, as well as the smokehouse and rock fences, on the Arnold-Rauch-Brandt Homestead are excellent examples of this German-Texas building tradition so common in Comal County in the mid-nineteenth century. The buildings, both of limestone construction, reflect the early German influence on Comal County's built environment and are indicative of this important early settlement and architectural and construction trend. The residence also reflects the common house-enlargement trend, showing the progression of construction methods and additions to what likely began as a small one-room house, to a multi-room dwelling. The house also is significant because it displays unique features that distinguish it from other houses in Mission Valley and Comal County. Unique physical attributes of the house include the slightly pedimented architrave and massive stone lintel on its southeast façade window and its wood fascia and eave returns; both features not typically seen on the houses of early settlers. The three chimneys are also uncharacteristic of houses in the region. Commonly in Texas, houses had exterior chimneys, allowing heat to radiate outward rather than inward. Lastly, the decorative painting in the inset porch is a decorative element that distinguishes the house from many other nineteenth century residences.

In Comal and nearby counties, a finite number of stone houses and barns remain as tangible links to the mid-nineteenth century, but with rapidly growing population and development, many are threatened and are disappearing. The Arnold-Rauch-Brandt Homestead buildings and fences are not only a testament to the quality of workmanship involved in this early type of construction, but they also convey a significant piece of Comal County history threatened by modern-day development. Due in large part to the architecture of the buildings on the Arnold-Rauch-Brandt Homestead, their salient physical features, and their high degree of integrity, a sense of the German influence on the early settlement of Comal County remains easily identifiable.

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<sup>32</sup> David W. Moore, Jr., Martha Freeman, and Maryellen Russo. *Agricultural Theme Study for Central Texas*. August 2013, p.4-23. For more on German folk architecture, see Kenneth Hafertepe, *The Material Culture of German Texans*, (College Station: Texas A&M University, 2016).

<sup>33</sup> Alton Rahe, *History of Mission Valley Community: Now Part of New Braunfels, Texas* (San Antonio: Alton J. Rahe and Historical Publishing Network, 2010), 34-35.

<sup>34</sup> Rahe, 14.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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## Summary

The Arnold-Rauch-Brandt Homestead is representative of the early settlement patterns of Comal County in the mid-to-late nineteenth century and the important role Germans played in the development of the area. Emigrating to Texas as part of the Adelsverein and claiming land through preemption grants, Gottlieb and Marie Arnold were some of the first settlers in Mission Valley. Their lives and homestead are representative of those early German immigrants supporting themselves through small-scale agricultural endeavors. The Arnold-Rauch-Brandt homestead exemplifies a common mid-to-late nineteenth century Comal County homestead and reflects significant settlement and agricultural trends. For these reasons, the Arnold-Rauch-Brandt Homestead meets Criterion A in the area of Exploration/Settlement and Agriculture at the local level. The district also is significant under Criterion C in the area of Architecture at the local level for having buildings that are distinguished examples of the traditional German-Texas building vernacular common in Comal County in the mid-to-late nineteenth century.

## Period of Significance

The Arnold-Rauch-Brandt Homestead has a period of significance that begins in 1854 and ends in 1968. The year 1854 represents when the Arnold family first occupied the land on which they built their homestead. The year 1968 represents the 50-year cutoff. The period of significance extends to the 50-year mark because in 1968, the family was still living and working on the farm.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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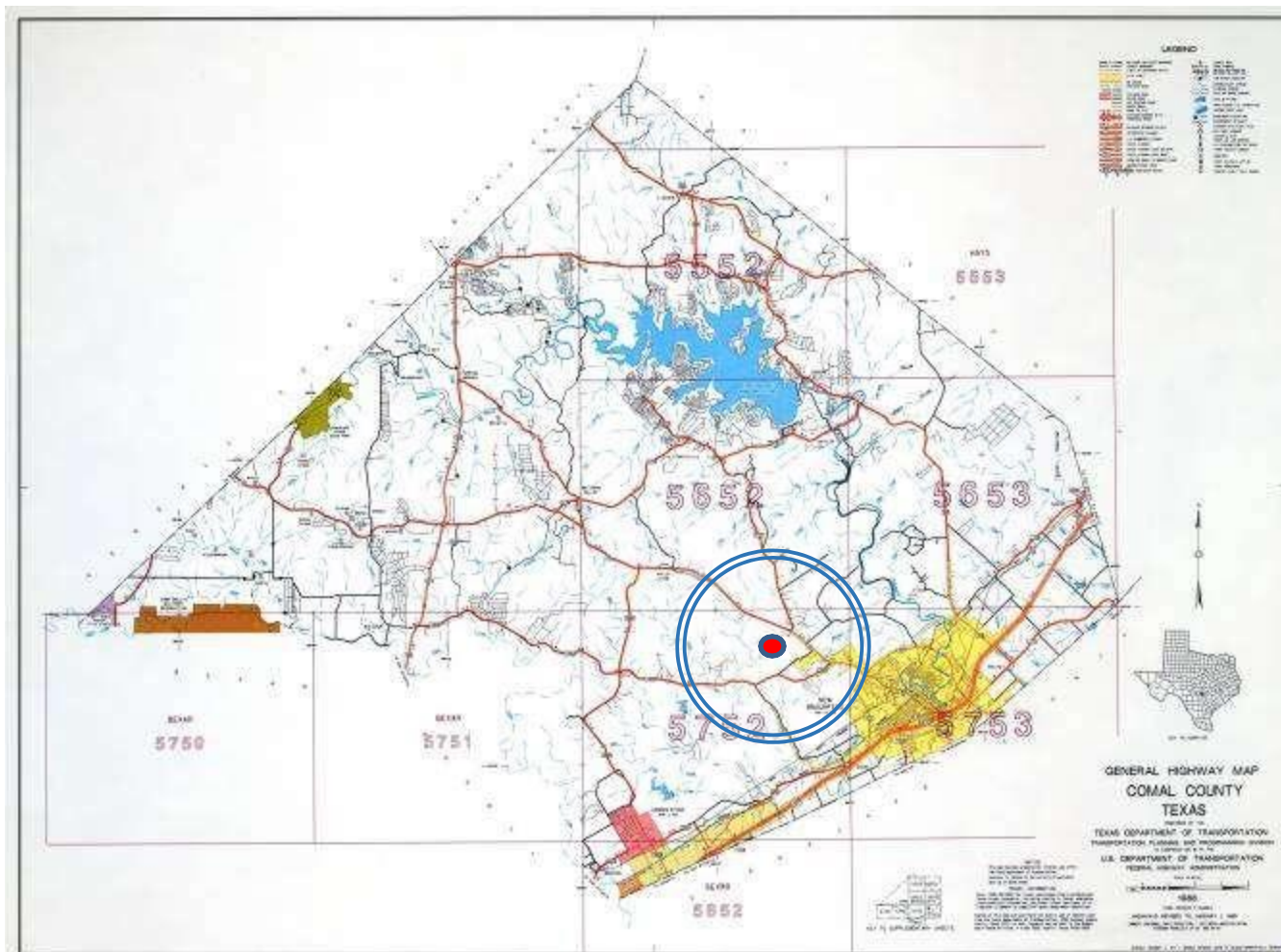
## ADDITIONAL DOCUMENTATION

### Maps



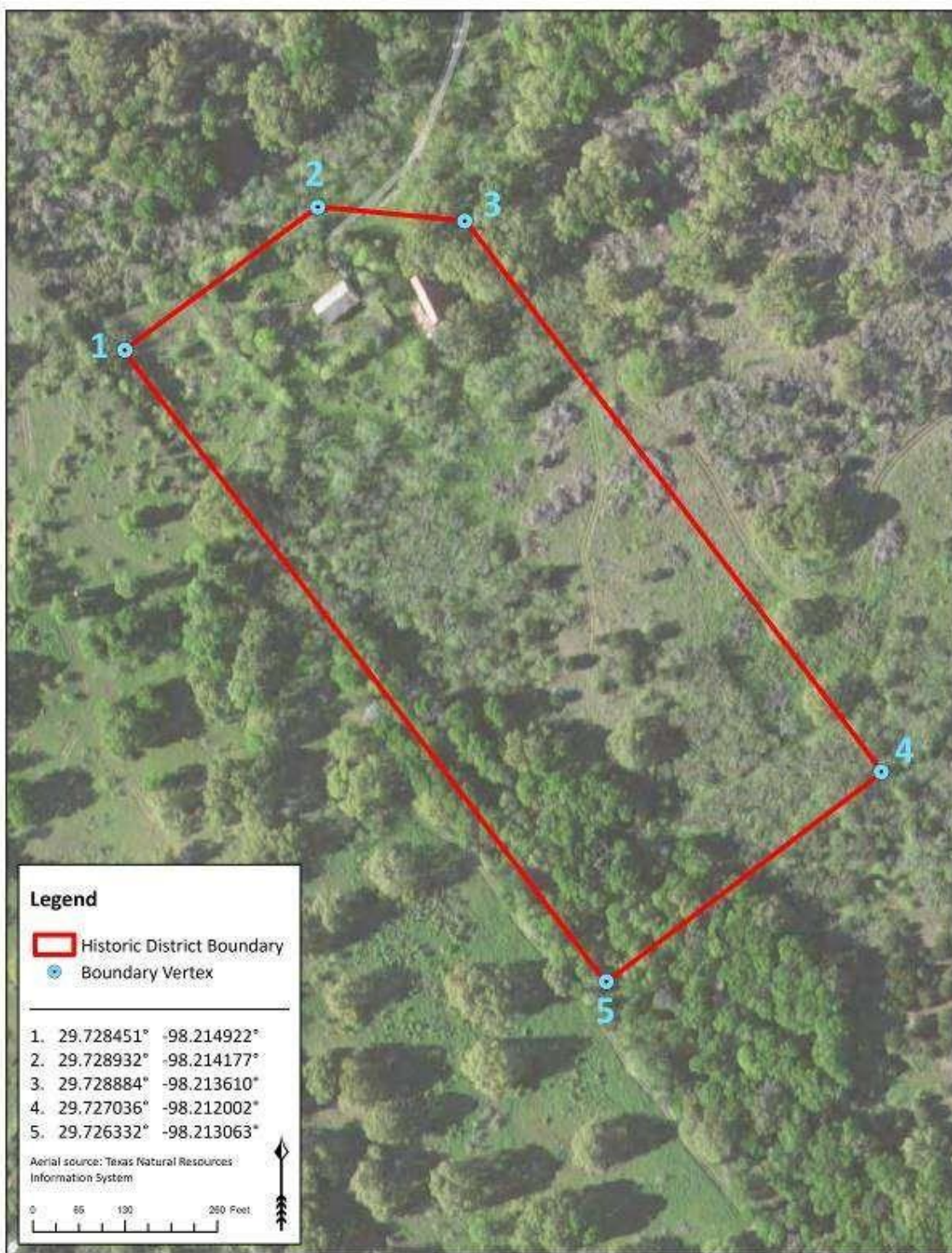
Map 1. Comal County, Texas – highlighted in red.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas



Map 2. Comal County Highway Map. The red dot represents the approximate location of the Arnold-Rauch-Brandt Homestead. Source: <http://www.lib.utexas.edu/maps/txdot/tccoma01.jpg>

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas



Map 3. Arnold-Rauch-Brandt Homestead with boundaries in red and latitude and longitude coordinates in blue.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas



Map 4. Arnold-Rauch-Brandt Homestead with boundaries in red.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas



Map 5. Arnold-Rauch-Brandt Homestead with boundaries in red, contributing resources in blue, and noncontributing resources in yellow.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

Figures

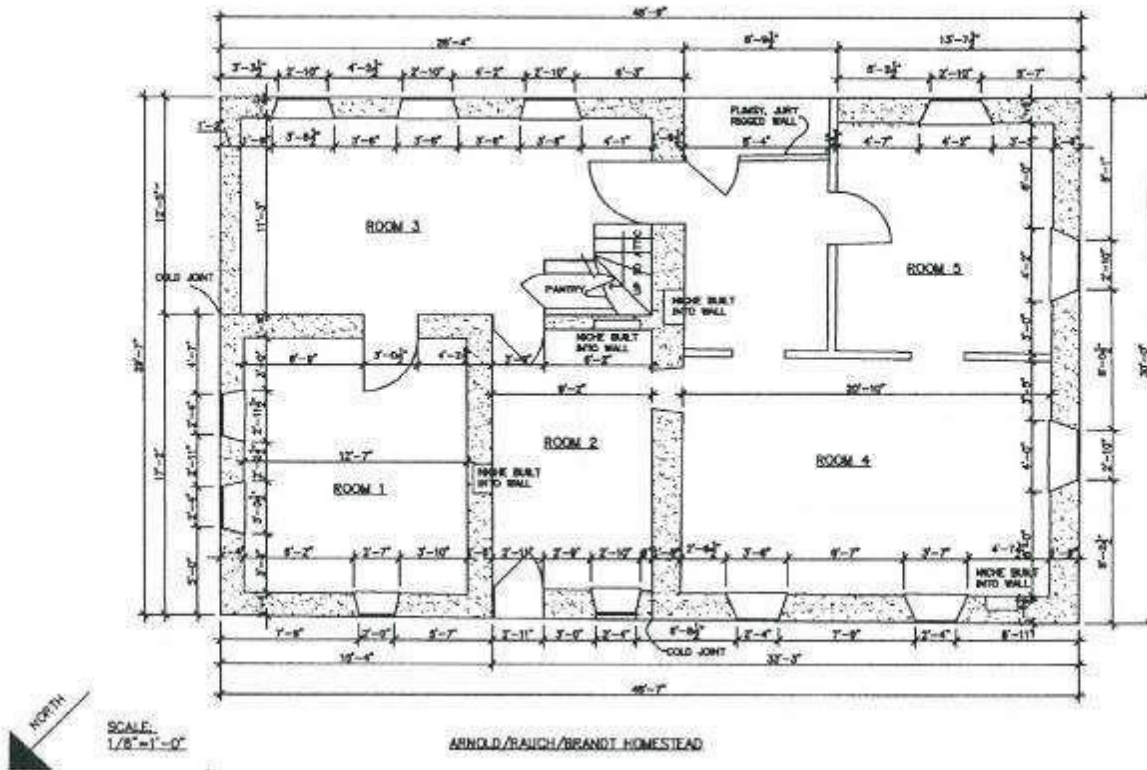


Figure 1. Floor plan of the Arnold-Rauch-Brandt house (Resource A). Source: Floor plan drawn by Melinda Poss.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 2. Historic photograph (undated) of Arnold-Rauch-Brandt house (Resource A) before inset porch was enclosed. Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 3. Historic photograph, (ca. 1955), with barn (Resource B) in background, showing original doors enclosing the breezeway. Photo also shows lean-to shed that has since been removed. Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 4. Historic photograph, (undated), with well (Resource D) in background. Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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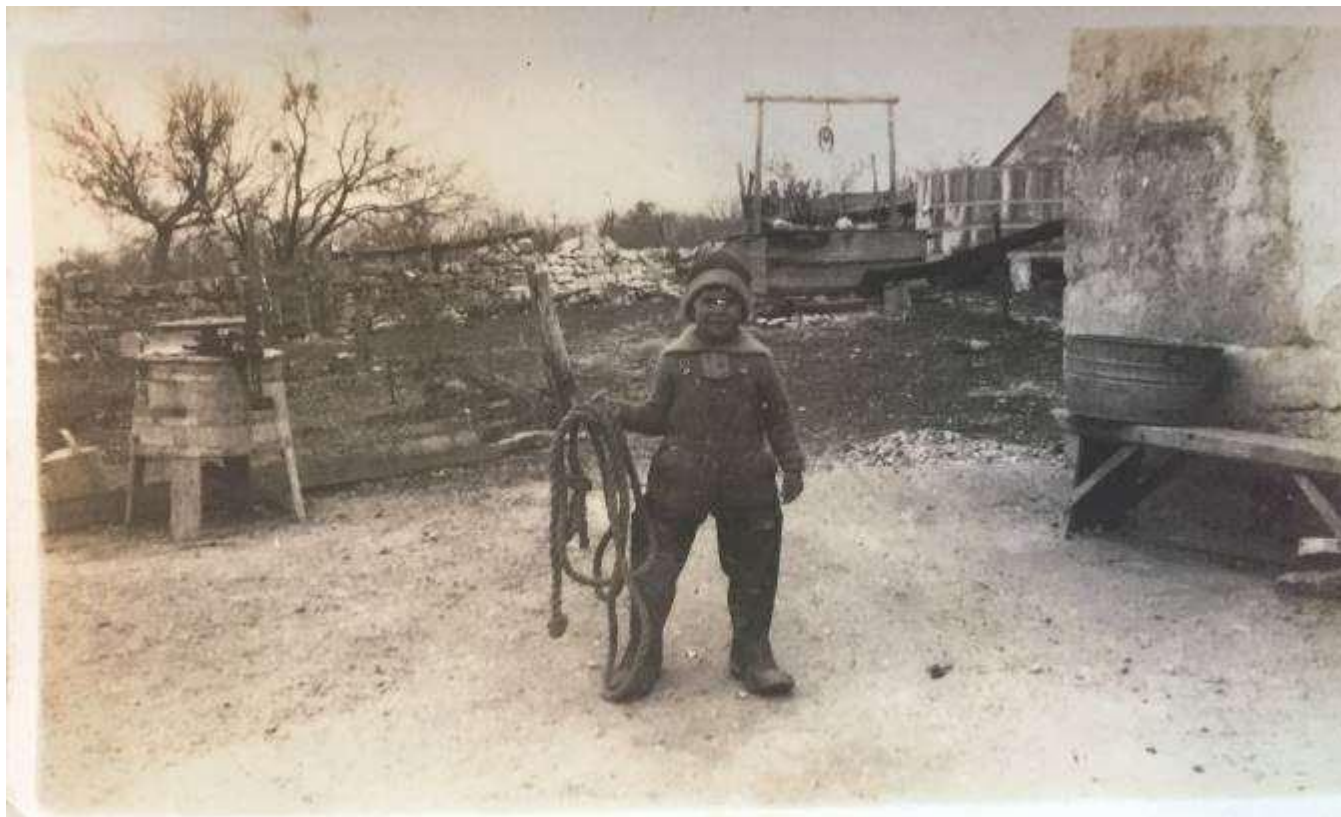


Figure 5. Historic photograph, (undated), with well (Resource D) and raised wood cistern that has since been removed in background. Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 6. Garden and fencing on the Arnold-Rauch-Brandt Homestead, (undated). Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 7. Historic fencing on the Arnold-Rauch-Brandt Homestead, (1953). Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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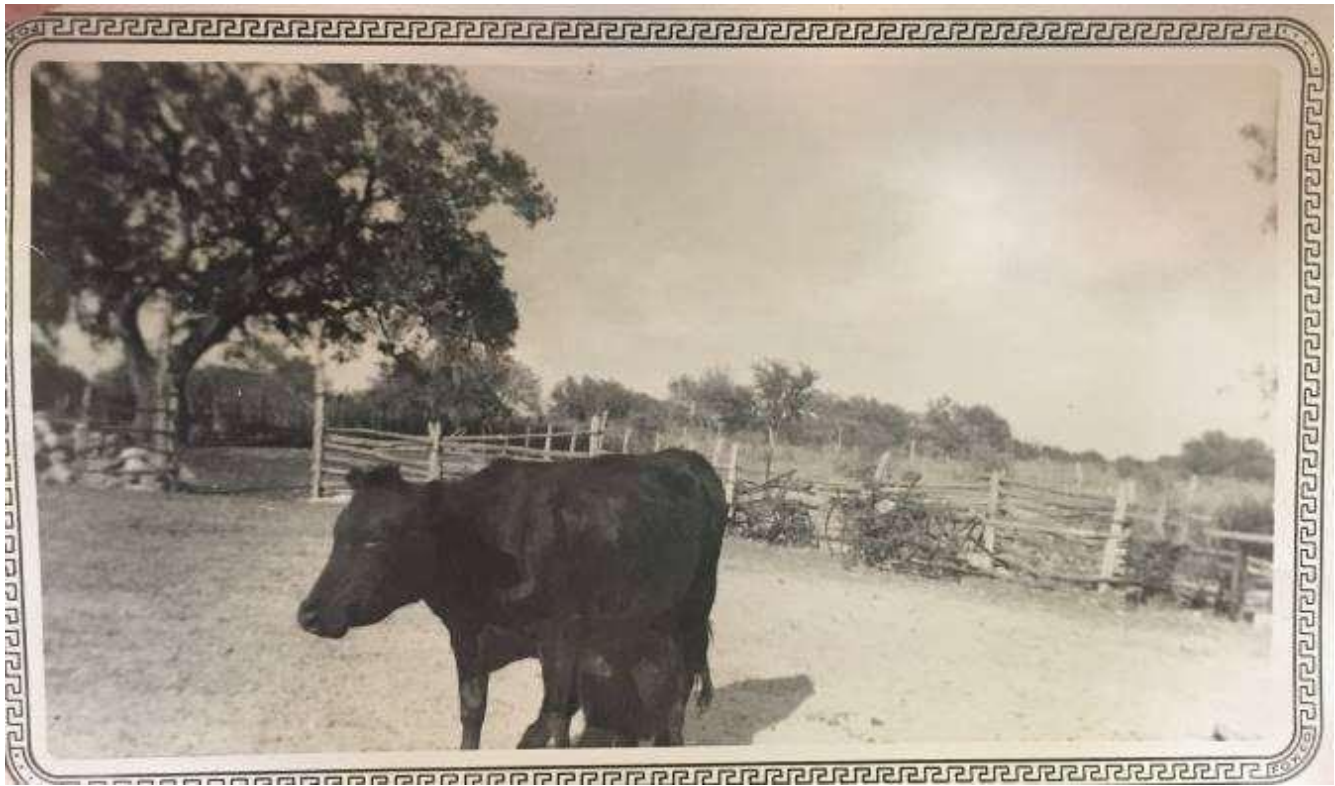


Figure 8. Historic fencing on the Arnold-Rauch-Brandt Homestead, (ca. 1930). Source: New Braunfels Conservation Society.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

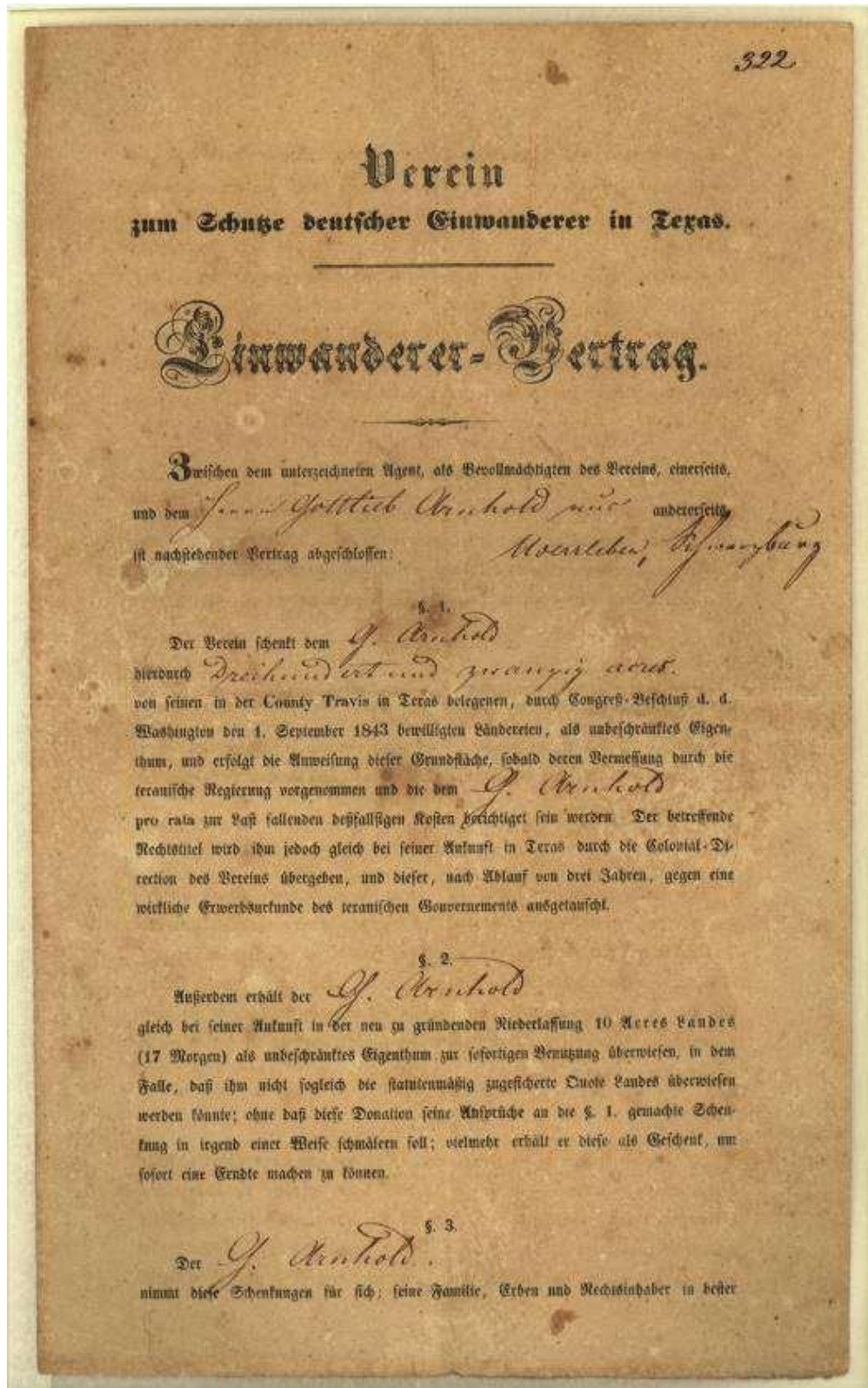


Figure 9. First page of Gottlieb Arnold's contract with the Adelsverein. Source: Texas General Land Office.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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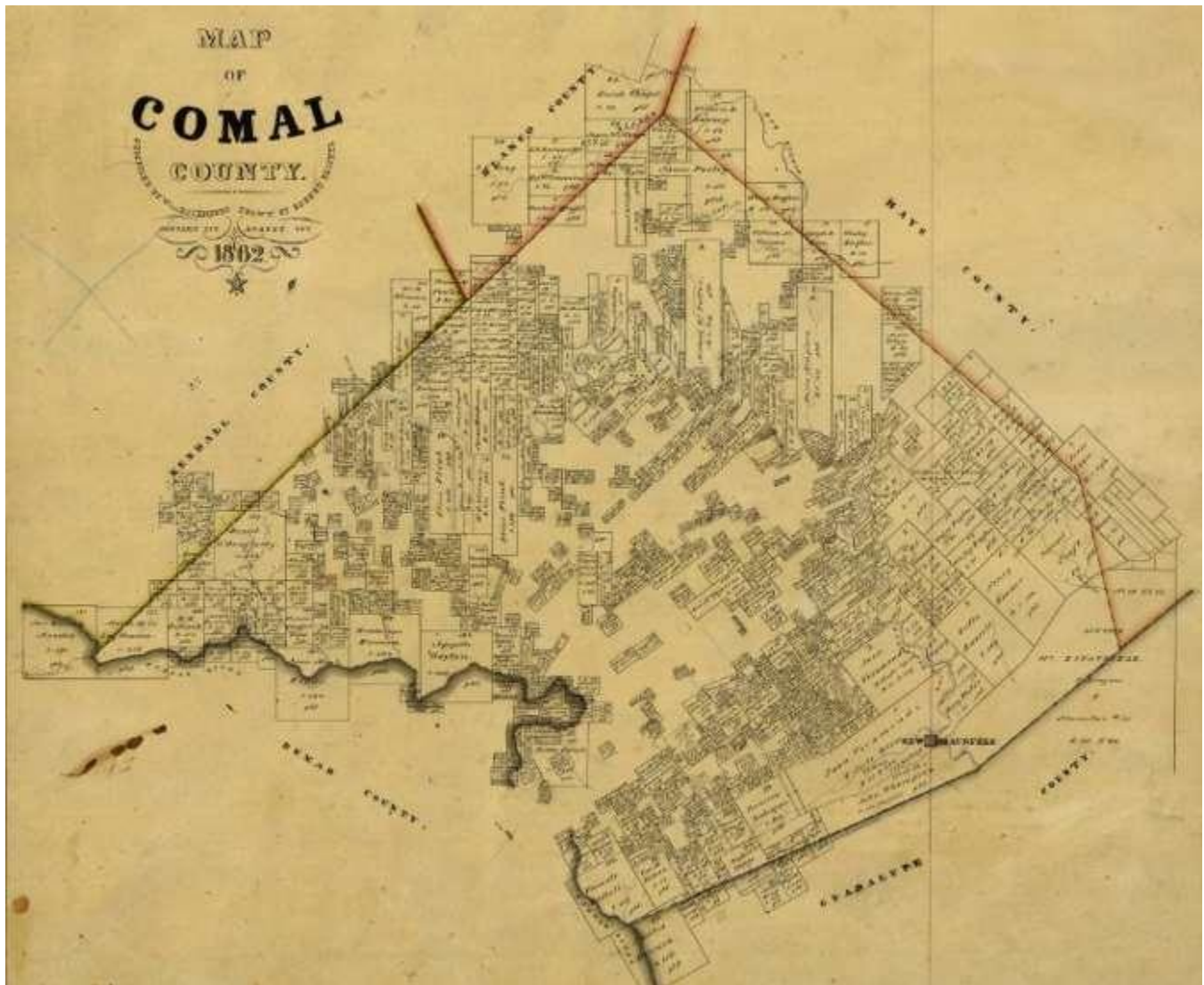


Figure 10. 1862 General Land Office map showing land grant parcels. Source: Texas General Land Office.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas



Figure 11. Inset of 1862 map. Gottlieb Arnold's 160-acre tract circled in red. Source: Texas General Land Office.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 12. Map from Comal County deed records from before 1888 showing Arnold's land. The family would eventually acquire 70.9 more acres. Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 13. Friedrich Arnold sitting on a stone fence on the Arnold-Rauch-Brandt Homestead, (undated). Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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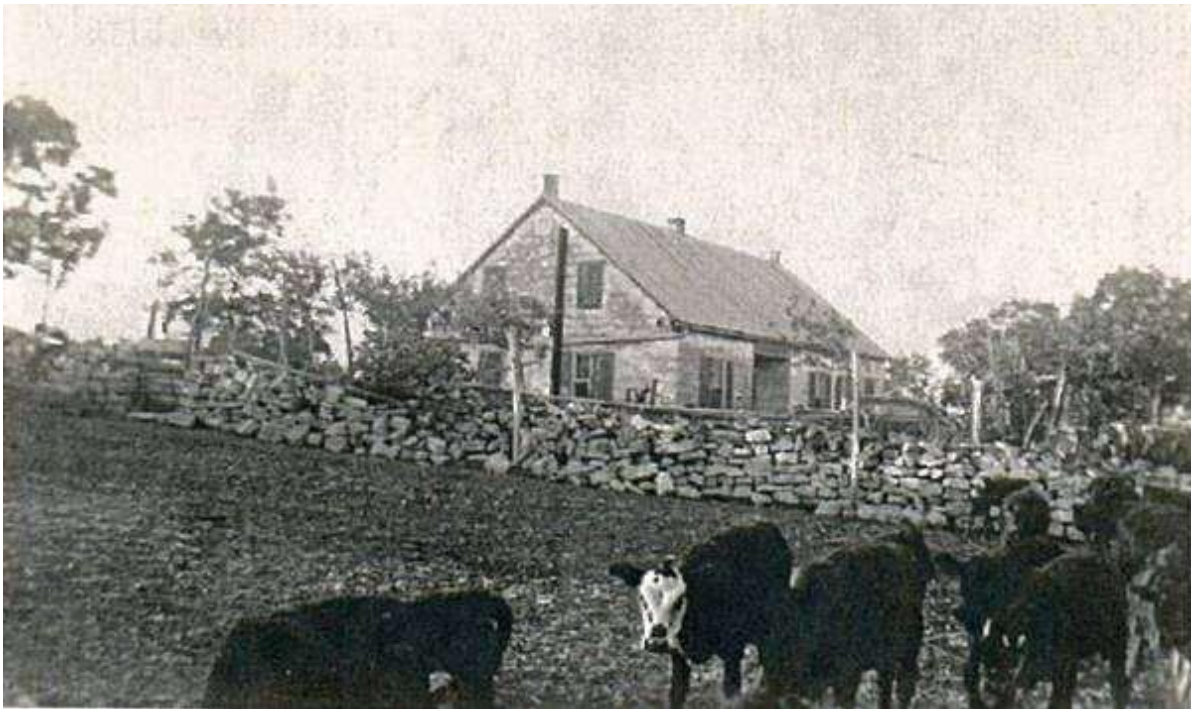


Figure 14. Livestock grazing on the Arnold-Rauch-Brandt Homestead, (undated). Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 15. Hulda Rauch working in the garden, (undated). Source: New Braunfels Conservation Society.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Figure 16. A sheep on the Arnold-Rauch-Brandt Homestead, (undated). Source: New Braunfels Conservation Society.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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**Photographs**



Photo No. 1. View of topography of homestead, with primitive drive coming in from the north. View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 2. View of fencing separating house (Resource A) from former garden and grazing area to the south. View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 3. View of stone fencing separating house (Resource A) and barn (Resource B). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 4. View of stone and wood post fencing separating house and former pen area. View facing northeast.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 5. View of troughs (Resources H and J) along stone fencing. View facing west.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 6. View of stone trough (Resource K). View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 7. View of fencing and uncleared land to the south. View facing southeast.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 8. View of fencing separating former pen and area by noncontributing house (Resource I). View facing southwest.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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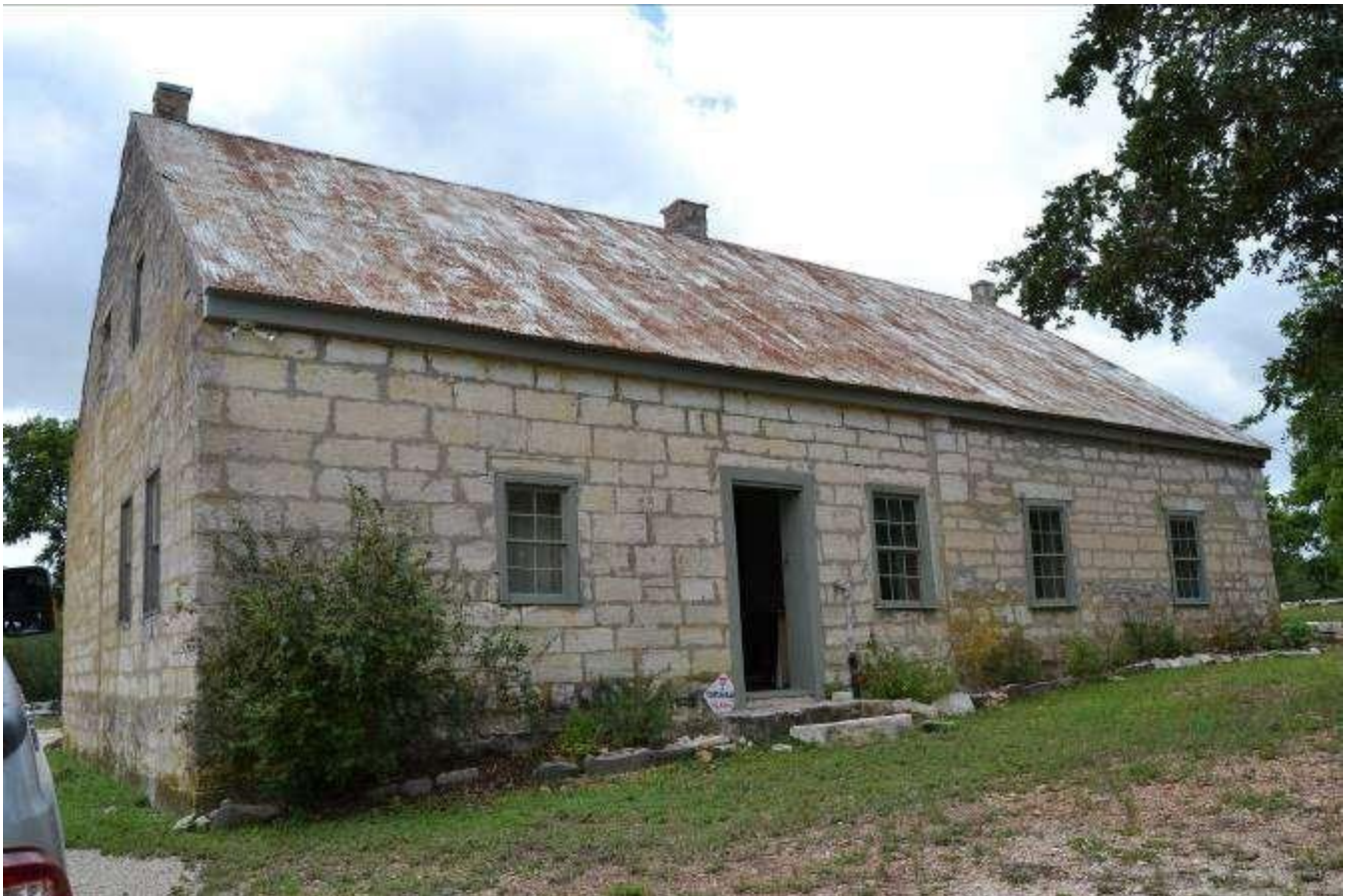


Photo No. 9. Oblique view of rear northwest side of house (Resource A). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 10. View of side northeast façade (Resource A). Note joint separating oldest portion of the house from room to the southeast. View facing south.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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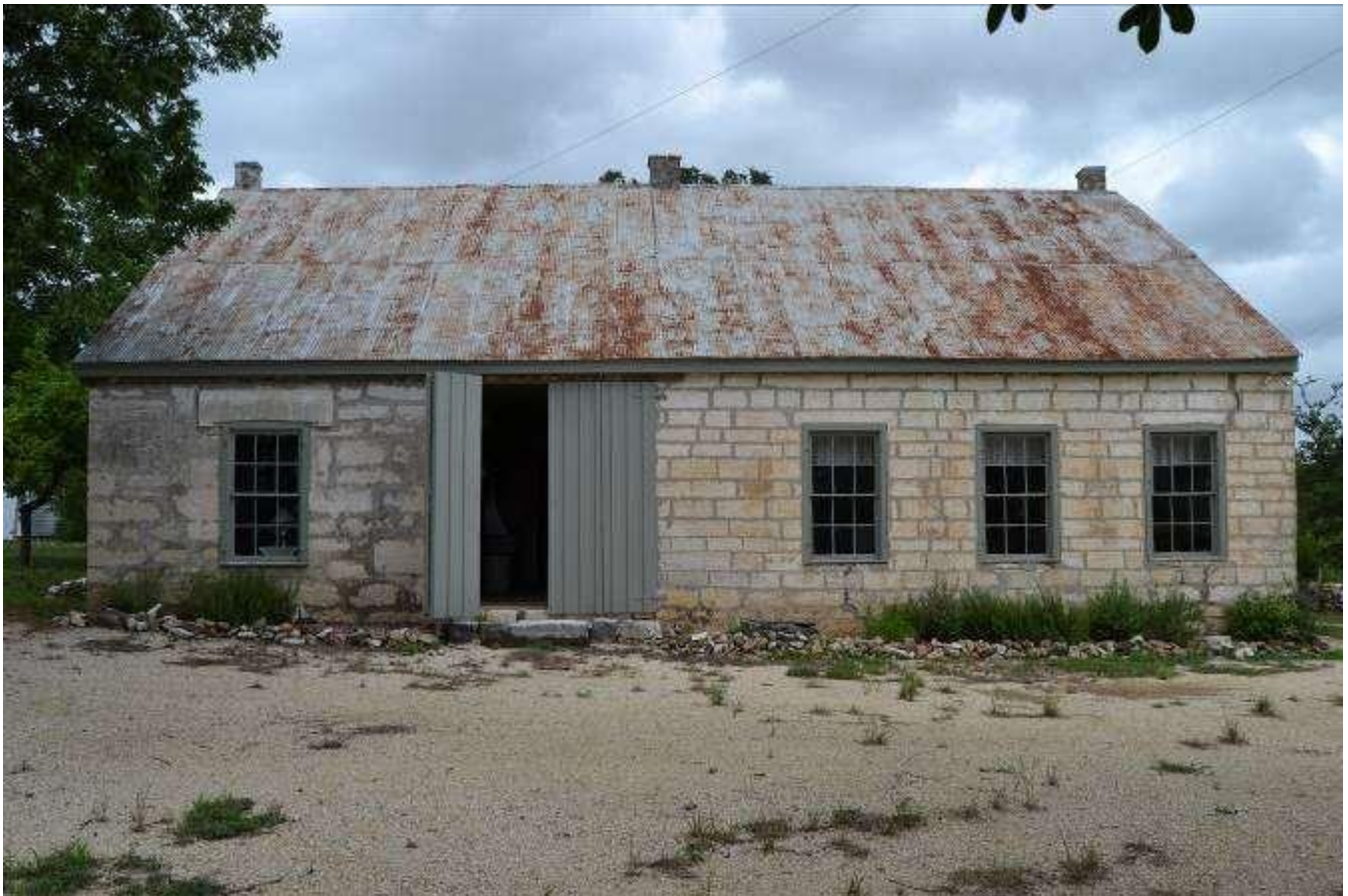


Photo No. 11. Main southeast façade (Resource A). View facing northwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 12. View of inset porch (Resource A). View facing northwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 13. Rear northwest façade (Resource A). View facing southeast.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 14. Side southwest façade (Resource A). View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 15. Interior view of Room 2 (Resource A). Note sink and spigot on wall next to door. View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 16. Interior view of stairway leading to attic in Room 3 (Resource A). Note original telephone and light fixture on wall. View facing north.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 17. Interior view from Room 4, looking southeast into Room 5 (Resource A).

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 18. View of deep window sill in Room 5 (Resource A). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 19. Interior view of ceiling and "summer beam" in Room 2 (Resource A). View facing south.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 20. Interior view of Room 3 with stairwell and pantry below (Resource A). View facing west.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 21. Interior view of attic (Resource A). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 22. Interior view of crawl space in Room 4 (Resource A). View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 23. Oblique view of main west façade of barn (Resource B). View facing northeast.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 24. Oblique view of rear east and side north façades (Resource B). View facing south.



Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 25. View of side south façade (Resource B). View facing north.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 26. Interior view of barn (Resource B). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 27. View of interior wall and door (Resource B). View facing west.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 28. Façade of smokehouse (Resource C). View facing southwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 29. View of well and cover (Resource D). View facing west.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 30. View of windmill (Resource E). Smokehouse (Resource C) in background. View facing northwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 31. View of well house (Resource F). View facing northwest.

Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

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Photo No. 32. View of new house (Resource I). View facing northwest.











































































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: 6/8/2018      Date of Pending List: 7/9/2018      Date of 16th Day: 7/24/2018      Date of 45th Day: 7/23/2018      Date of Weekly List: 7/27/2018

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      7/23/2018 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:** Arnold-Rauch-Brandt Homestead, New Braunfels, Comal County, Texas

**DATE:** June 1, 2018

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 Arnold-Rauch-Brandt Homestead, New Braunfels, 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:

