

5G-1722

NPS Form 10-900

United States Department of the Interior

National Park Service

National Register of Historic Places Registration Form



1. Name of Property

Historic Name: Voelcker-Sueltenfuss House
Other name/site number: NA
Name of related multiple property listing: NA

2. Location

Street & number: 82 Swede Springs Road
City or town: Boerne State: Texas County: Kendall
Not for publication: [] Vicinity: []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 [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria.

I recommend that this property be considered significant at the following levels of significance:

[] national [] statewide [X] local

Applicable National Register Criteria: [] A [] B [X] C [] D

Signature of certifying official / Title: Mark Wolfe, State Historic Preservation Officer
Date: 8/11/17
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:

- [X] 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 of the Keeper

10/10/2017
Date of Action

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

5. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

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

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

6. Function or Use

Historic Functions: Domestic/single dwelling

Current Functions: Domestic/single dwelling

7. Description

Architectural Classification: OTHER: Brick-infilled fachwerk

Principal Exterior Materials: Wood, Stone, Brick

Narrative Description (see continuation sheets 6 through 8)

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

8. Statement of Significance

Applicable National Register Criteria: C

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: c.1861

Significant Dates: c.1861

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

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

Architect/Builder: Voelcker, Eugen (builder)

Narrative Statement of Significance (see continuation sheets 9 through 16)

9. Major Bibliographic References

Bibliography (see continuation sheets 17 and 18)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested. (*Part 1 approved 1-31-2017*)
- 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

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

10. Geographical Data

Acreage of Property: 3.59

Coordinates (either UTM system or latitude/longitude coordinates)

Datum if other than WGS84: NA

1. Latitude: 29.871804° Longitude: -98.580399°

Verbal Boundary Description: The Voelcker/Sueltenfuss House and surrounding site consists of 3.59 acres known as Lot 6, Block B, Cordillera Ranch Unit 106A. It is bordered by Swede Springs Road on the east and separately-owned property on the north, south, and west.

Boundary Justification: The site consists of property associated with the Voelcker/Sueltenfuss House since Cordillera Ranch was platted in April 2006 (Kendall County Plat Records 5:131-134).

11. Form Prepared By

Name/title: Maria Watson Pfeiffer

Organization: ReSearch

Street & number: 213 Washington Street

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Date: April 12, 2017

Additional Documentation

Maps (see continuation sheet 19 through 22)

Additional items (see continuation sheets 23 through 29)

Photographs (see continuation sheet 30 through 42)

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photographs

Voelcker-Sueltenfuss House
82 Swede Springs Road
Boerne, Kendall County, Texas
Photographed by David Hannan and Maria Pfeiffer
All photographs taken in 2015 and 2016 (as noted below)

Photo 1
Entrance to 82 Swede Springs Road looking west
Hannan, November 2015

Photo 2
South elevation looking northwest
Hannan, November 2015

Photo 3
South and west elevations looking northeast
Hannan, November 2015

Photo 4
South elevation detail showing exposed fachwerk
construction
Pfeiffer, August 2016

Photo 5
West elevation looking east
Pfeiffer, August 2016

Photo 6
East elevations of breezeway, non-contributing 1980
building (right) and Voelcker-Sueltenfuss House (left).
Pfeiffer, August 2016

Photo 7
East elevation looking west
Pfeiffer, August 2016

Photo 8
East elevation, non-contributing c. 1980 structure
looking northwest
Hannan, October 2016

Photo 9
Interior looking south
Hannan, October 2016

Photo 10
Interior looking southwest
Hannan, October 2018

Photo 11
Interior looking northwest
Hannan, October 2016

Photo 12
Above ground cistern (non-contributing) looking north
Pfeiffer, August 2016

Photo 13
Surrounding site looking southwest
Pfeiffer, August 2016

Photo 14
Surrounding site looking northeast
Pfeiffer, August 2016

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.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Narrative Description

The Voelcker/Sueltenfuss House is located at 82 Swede Springs Road, Boerne, Texas. The site comprises 3.59 acres known as Lot 6, Block B, Cordillera Ranch Unit 106A. It is bounded on the east by Swede Springs Road, and on the north, south, and west by separately owned residential lots. The small fachwerk building, which dates to about 1861, is typical of rural vernacular residences constructed by pioneer settlers in the Texas Hill Country. Built by Eugen Voelcker, a trained carpenter, the house is constructed of rough-hewn, cross braced timbers infilled with handmade bricks and stands on a stone foundation. Eugen Voelcker died in 1866 leaving his wife Louise with eight children, one of whom, Anna, married Casper Sueltenfuss in 1867. The couple had six children, and a 1-story addition was built on the north side of the house to accommodate the growing family. The house was owned by descendants of Eugen Voelcker until 1917 when it was purchased by the Brown family. It was subsequently used by hunters, ranch managers, and family members. The north addition was demolished at least 50 years ago, and the fachwerk house was restored in the early 1980s. Work included removal of ship lap siding and construction of an open, covered walkway connecting the original house to a new building (non-contributing) to the north. The Voelcker/Sueltenfuss House was preserved when the surrounding property was platted and subdivided in the early 2000s for Cordillera Ranch, a planned residential development. Though the rural landscape surrounding the 3.59 acre site has changed dramatically, the Voelcker/Sueltenfuss remains as a good example of handmade brick infilled fachwerk construction typifying a style of German vernacular architecture that was common in the Texas Hill Country during the antebellum period.

The Voelcker/Sueltenfuss House is located at 82 Swede Springs Road, in Boerne, Texas. The site comprises 3.59 acres known as Lot 6, Block B, Cordillera Ranch Unit 106A. It is bounded on the east by Swede Springs Road, and on the north, south, and west by separately-owned residential lots. The lot slopes to the east, west, and north (Fig. 1; Photo 1).

The house, which was constructed about 1861, measures approximately 33' 4" wide by 22' 3" deep and totals 1,025 square feet (Photo 2). It is one story with a finished loft space. The fachwerk building is constructed on a stone foundation of rough-hewn, cross braced timbers infilled with handmade bricks. Historic photos show that the exterior of the house was covered in vertical ship lap siding from at least the early 1890s to 1966 when Frank Sueltenfuss visited the house on the occasion of his 56th wedding anniversary. (Figures 2, 3). A photograph published in 1984 shows the house without the siding, much as it is today. Installation of siding was a common practice to protect fragile fachwerk structures as they aged. It was also used to unify original buildings and new additions and/or to create a more sophisticated appearance as families grew more prosperous.

The lack of photographs between 1966 and 1984 makes it difficult to determine precisely when the siding was removed, but it is thought to have been in the early 1980s when the house was restored. At that time, the non-contributing building north of the historic house was constructed (Photo 8). The buildings are approximately twelve feet apart and joined by an open, covered walkway (Photo 6). According to a former resident, a back wing that appears in the early 1890s photograph of the house was removed by the 1940s.¹

The house has a Dutch gable roof covered in standing seam metal, as seen in historic photographs dated in the early 1890s and 1966. The east and west gable ends each have a 6-over-six double hung wood sash window. (A historic photograph taken in the 1880s shows a 2 X 3 pane window in the east gable end.) A window air conditioner has been installed in the west gable end (Photo 2). Whereas today the gable ends are covered in vertical board and batten, at least the east gable end was covered in vertical ship lap siding in the 1880s. A square stone chimney projects above the roofline at the northeast corner of the house and a larger, rectangular stone chimney rises above the roofline at the northwest corner (Photos 5 & 6).

¹ Jerry Jones to Maria Watson Pfeiffer, August 5, 2016.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

The house is entered from the primary (south) elevation which features a deep porch measuring approximately 8' 2" deep and extending the width of the house (Photos 2 & 3). The porch roof is supported by rough-hewn wood posts. The exposed underside of the roof structure reveals beams and decking that appear to date to the 1800s. The simple porch railing has a plain wooden top and bottom rail and unfinished, regularly spaced vertical slats. (The 1880s photograph of the house shows the porch roof supported by square corner posts with simple molded capitals and no railing. A 1966 photo shows no railing but columns similar to those in place today.) (Figures 2 & 3).²

The south elevation is unplastered, revealing the fachwerk construction with handmade brick infill (Photo 4). A paneled wood and glass doorway is flanked on either side by a six over six metal frame window. A door on the southeast corner of the elevation was filled with modern handmade brick, probably when the house was restored in the early 1980s. Former resident Jerry Jones recalls that new handmade brick was fabricated to replace deteriorated material during the restoration.³

The east elevation reveals the fachwerk framing, but the handmade brick infill is plastered for protection. The fachwerk framing is also exposed on the west elevation and the brick infill is plastered (Photo 5 & 7). On the west elevation is a single six over six window and a door leading into the house. The massive stone flue for the fireplace at the northwest corner is attached to the exterior of the west façade. Finally, the north (rear) elevation is plastered. A paneled wood and glass doorway is flanked on either side by a six over six metal frame window. There are also windows on the northeast and northwest corners of the north façade. The doorway is protected by the covered portico that connects the historic building and non-contributing building to the north. Though the walkway connecting the two buildings is concrete, the yard between the two buildings contains remnants of old paving stones. It is not known if or how the north elevation might have been altered when a rear wing, visible in photo taken in the early 1890s, was constructed. The wing is thought to have been removed by the 1940s when a former resident does not recall its presence.

The interior of the building's first floor contains an open living space with kitchen (Photos 9 & 10). Partitioned spaces include a small bedroom with closet and full bath and a utility closet. The fachwerk construction is exposed on the interior as are ceiling beams and columns. The ceiling height is 8 foot 5 inches. The floor is wood. A stone hearth and fireplace are in the northwest corner of the room (Photo 11). A wooden ladder-like stair provides access to the loft area. The loft is open except for an enclosed half bath. The ceiling follows the slanted roofline.

The non-contributing 769 square foot secondary building was constructed in the early 1980s (Photo 8). The building was constructed to appear as a fachwerk, center passage dogtrot house. The Dutch gabled, standing seam metal roof reflects that of the historic building. Also, like the east and west elevations of the historic house, the "faux fachwerk" timber bracing is infilled with wood that has been covered with cement plaster. The building is entered from the south elevation and connected to the historic house by the above-mentioned covered walkway. The building contains two "pens"—one on either side of the center dogtrot. Both rooms have bathrooms and closets. The south elevation of the building has two six over six windows on each side of the passageway. Through-wall air conditioners have been installed between the windows. The "pens" or rooms on either side of the dogtrot are entered from the dogtrot through wood-paneled doors.⁴

² Jerry Jones recalls that at the time he lived there in the late 1930s and 1940s, the front porch was screened to the ground (Jerry Jones to Maria Watson Pfeiffer, August 5, 2016)..

³ Ibid.

⁴ Jerry Jones recalls that the restoration work was done by someone from Boerne, but efforts to identify the architect and/or craftsmen have been unsuccessful to date (Jerry Jones to Maria Watson Pfeiffer, August 5, 2016)..

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

There are no other buildings on the property. Jerry Jones recalls ancillary structures and buildings including a windmill, fencing, smokehouse, outhouse, chicken house, and barn standing in the 1940s. These deteriorated and were later demolished. In 2017, the only structure is a modern concrete above ground cistern (Photo 12). The cistern is located north of the non-contributing building. The house is surrounded by native vegetation including heritage live oak trees (Photos 13 & 14).⁵

⁵ Ibid.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Statement of Significance

The Voelcker-Sueltenfuss House is a good example of brick-infilled fachwerk construction built in rural Kendall County by pioneer German settlers. It is thought to have been built in 1861 by trained carpenter Eugen Voelcker and his wife Louise when they moved their family to the property from Comal County. Louise continued to live in the house and raise livestock after her husband's death in 1866, and was joined the following year by her daughter and son-in-law Anna and Casper Sueltenfuss. The couple acquired the property in 1876 and lived and raised livestock here. Family tradition maintains that Sueltenfuss not only lived in the house, but used it as the post office that he operated from 1883 until 1907. He named the post office and the area's scattered rural community "Schiller" for the German philosopher and poet Friedrich Schiller. After moving to Boerne in 1910, Casper and Louise Sueltenfuss sold 1,240 acres of land to their son Paul who, with his wife Elise, lived and ranched on the property until 1918. After 57 years of family ownership, the property including the house was sold to a consortium headed by E.W. Brown who formed the Guadalupe Water Power Company to provide hydroelectric power to area residents. The property remained undeveloped ranch land throughout the 1900s, and the fachwerk house was used by hunters and ranch managers. Though outbuildings such as barns fell into disrepair and were demolished, the small house remained, and was restored by E.W. Brown's granddaughter, Carolyn Brown Negley, in the early 1980s. Family members lived in the house, and it was preserved on a 3.59-acre site when the surrounding ranch became part of the master planned community of Cordillera Ranch in the early 2000s. Acquired by the current owners in 2015, the house will be rehabilitated as a state and federal tax credit project. The Voelcker-Sueltenfuss House is nominated to the National Register under Criterion C (local level) in the area of Architecture as a good example of rural domestic architecture typifying 19th century German immigrant rural life in the Texas Hill Country. The period of significance is the year of construction, c.1861.

Eugene Voelcker in Texas:1846-1866

The Voelcker-Sueltenfuss house site is part of a large tract of land originally assembled by Eugen Voelcker in the 1860s. Voelcker (c.1829- 1866), who was born in Germany, was one of four children of Johann Heinrich Voelcker and Caroline Wilhelmine Wirth. After Eugen's brother and father died in the 1830s, his mother moved the family to northern Germany. There she married Georg Jochim Jacob Friedrich A. Klappenbach and they had two children. Klappenbach was involved in the reform movement sweeping Germany. He met Adelsverein founder John O. Meusebach and in 1846, emigrated to Texas to become Meusebach's assistant.⁶

After arriving in Texas, the Voelcker/Klappenbach family traveled inland to New Braunfels where they joined Eugen's brother, Julius, who had arrived in 1845. Julius and Eugen, who were 28 and 21 years old respectively in 1850, lived and farmed together. Their stepfather George Klappenbach also became a farmer. Eugen, who trained as a carpenter in Germany, built a house for the Klappenbach's on a hill near Comal Springs.⁷

Eugen Voelcker traveled back to Germany sometime after September 1850, and while there he married Louise Schmidt. The couple returned to Texas in June 1851 and settled in New Braunfels where they lived and farmed next to Julius Voelcker. By the time the 1860 Comal County census was enumerated, Eugen and Louise had five children—Anna (8), Marie (6), Helene (4), Oscar (2), and Auguste (6 months)—and two servants. The family remained in Comal

⁶ Myra Lee Adams Goff, "Klappenbach House on Klappenbach Hill still stands," mv.ancestry.com/viewer/493c1942-b5af-4830-be96-a6ab875fbaa5/56474370/30038593324, accessed on August 17, 2016.

⁷ Chester W. and Ethel H. Geue. *A New Land Beckoned* (Baltimore: Genealogical Publishing Co., Inc., 1982) 109 and 149; 1850 United States Census for Comal County; 1860 United States Census for Comal County; Oscar Haas. *History of New Braunfels and Comal County, Texas, 1844-1946* (Austin: Hart Graphics, 1968) 257. The Voelcker brothers are enumerated under the misspelled name of "Fockler." Julius Voelcker arrived on the ship William Bryant.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

County for about 12 years before moving to Kendall County. Three more children were born after the family moved—Caroline, Clara, and Eugenie.⁸

It is likely that Eugen and Louise Voelcker moved to Kendall County because they could acquire land there. On August 8, 1861, Voelcker received title to 320 acres of Survey No. 445 which had been originally issued by pre-emption certificate to Francis Brandt. Brandt swore in an affidavit on August 10, 1854 that he resided “on the waters of the Guadalupe in the County of Comal...and that he makes this affidavit for the purpose of having said land surveyed in accordance with an act granting pre-emption privileges to actual settlers.”⁹ The property was subsequently surveyed on August 11, 1854.¹⁰

Eugen Voelcker built at least one house and ancillary farm structures on the family’s remote property and raised cattle, sheep, goats, and hogs. The house that remains standing in 2017 was built by Voelcker as his home according to family reminiscences reported in the local press in 1966. During the Civil War, Voelcker enlisted in J.D. McAdoo’s unit but served a total of only 14 days between March 1 and June 1, 1864. Little else is known of his life in Kendall County. Eugen Voelcker died between May and October 1866.¹¹

Eugen Voelcker would have been considered a wealthy man at the time of his death. In his last will and testament dated May 4, 1866, Voelcker left his entire estate valued at \$4,060 to Louise and directed that she be appointed his executrix.¹²

In addition to the Francis Brandt Survey, Eugen Voelcker’s estate included other property he had acquired. The inventory of his estate records the lists the tracts and their values.¹³

- 360 acres with house, Francis Brandt survey, preemption right, August 8, 1861, valued at \$900
- 640 acres and 320 acres received March 24, 1862, valued at \$480
- 62 acres (Lot 8 of the Cedarbrake) valued at \$124.

The estate inventory also listed the following livestock and belongings.

95 horses	\$1,350.00
300 head of cattle	900.00
15 goats	15.00
8 sheep	8.00
14 hogs	28.00
1 wagon and 5 yoke of steers	200.00
Cooking (or working?) tools	10.00
House and kitchen furniture	30.00
1 buggy (broken)	15.00

⁸ Ethel Hander Geue. *New Homes in a New Land* (Baltimore: Genealogical Publishing Co., Inc., 1982) 141 “A Real Texas Pioneer,” [n.s.] [n.d.], Genealogical Society of Kendall County, Texas; Haas, 289.

⁹ Texas General Land Office, Preemption certificate, Class 3, File 6223, pre-emption affidavit, filed December 30, 1858.

¹⁰ Texas General Land Office, Preemption certificate, Class 3, File 6223. Field notes, Francis Brandt survey. The date of Brandt’s arrival in Texas has not been determined and it is not known where he lived on the property.

¹¹ Untitled article, [n.s.] [1968], Voelcker Family vertical file, Kendall County Public Library; Texas, Muster Roll Index Cards, 1838-1900, ancestry.com, accessed on August 17, 2016.

¹² Kendall County Probate Records, Probate Case 13, D-1:56. Many sources indicate that Eugen Voelcker died in 1865. However, his last will and testament was dated May 4, 1866. It was filed for probate on October 29, 1866.

¹³ *Ibid*, 57.

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Estate debts to a San Antonio doctor and druggist indicate that Voelcker might have been ill for some length of time before his death.¹⁴

The Voelcker-Sueltenfuss Family

A year after Eugen Voelcker's death, his oldest child Anna married Casper H. Sueltenfuss (1844-1916) on November 7, 1867. She was about sixteen years old at the time of her marriage. The wedding took place at the Voelcker house. Sueltenfuss was born in Dusseldorf, Germany, and came to Texas in 1859 or 1860. He was apparently already living and farming on Swede Creek in July 1862 when he registered a cattle brand. At some point, Sueltenfuss became acquainted with the Voelcker family. With the outbreak of the Civil War, Casper Sueltenfuss joined the Union cause and served with other Germans in Company C of the First Texas Cavalry. After his discharge, family reminiscences indicate that he went to work at the Voelcker ranch. It is not clear if he was employed at the ranch before or after Eugen Voelcker's death in 1866.¹⁵

The 1870 census listed Casper, Anna and their nine-month-old son, Paul, as well as Louise Voelcker and two of her children, Helene, age fourteen, and Oskar, age twelve, living together at the ranch. In August 1876, Louise Voelcker sold her ranch holdings to her son-in-law. She remained at the ranch and by 1880 the household had grown to include Casper and Anna, their six children, Louise Voelcker, and two of her children. The family employed one African American laborer. The Sueltenfuss family continued to grow and they eventually had ten children, one of whom died as an infant.¹⁶

Casper Sueltenfuss farmed and ranched the land until he moved from the property in the early 1900s. The 1870 agricultural census for Kendall County provides a summary of his property holdings, livestock, and production.¹⁷

- 9 improved acres
- 1100 other acres
- 90 woodland acres
- 70 horses
- 35 milk cows
- 12 working oxen
- 100 other cattle
- 2 swine
- 5 bushels sweet potatoes

The value of Sueltenfuss's acreage was placed at \$1,200, farm implements at \$100, and livestock at \$1,325. Sueltenfuss and his family apparently did most of the farm work as they recorded paying only \$45 in wages for the year.

¹⁴ George Klappenbach's name is misspelled on the 1860 census as "Clapenbatch."

¹⁵ "Casper Sueltenfuss," <http://www.txkendall.com/bsuel.htm>, accessed August 12, 2016; U.S. Civil War Soldiers, 1861-1865, ancestry.com, accessed August 16, 2016; <http://www.txkendall.com/grooms.htm>, accessed August 18, 2016; Untitled article, [n.s.] [1968], Voelcker Family vertical file, Kendall County Public Library . A Sueltenfuss family arrived from Dusseldorf in 1859. Casper's name is not specifically listed (Geue, 138). The 1910 United States census indicates that Casper arrived in the United States in 1860. One source erroneously states that Sueltenfuss worked for Eugen Voelcker in 1867.

¹⁶ United States Census, Kendall County, 1870 and 1880; Kendall County Deed Records, A3:360- 366 (Voelcker to Sueltenfuss, August 30, 1876). The property was transferred in four transactions. Survey 445 was recorded in Volume A3:363.

¹⁷ 1870 non-population census, Kendall County, Texas.

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Fachwerk Construction in the Texas Hill Country

German immigrants to the Texas Hill Country in the mid-to-late 1800s built their dwellings of various materials that changed over time. Because timber was readily available, early settlers constructed their first houses of logs that were cut in close proximity to building sites. Historians who have studied the evolution of vernacular construction in Texas, including Kenneth Hafertepe and Terry Jordan, observe that within about ten years of arrival, German immigrants began to use fachwerk construction, a sturdier building style that reflected their cultural heritage. As seen in the circa 1861 Voelcker/Sueltenfuss house, fachwerk construction employed heavy timbers joined together and set vertically, often with horizontal bracing. The timber frame was filled with brick, stone, or as in the case of the nominated property, hand-made adobe blocks which were a common material in Texas. As seen in the Voelcker/Sueltenfuss house, plaster and/or wood siding was often used to protect the masonry infill from deterioration or join an older building to a new addition. The Voelcker/Sueltenfuss house exhibits the typical framing pattern with heavy interior joists running from front to back. Interior partitioning in fachwerk houses varied. Some houses were divided into three rooms while others had two rooms. As these buildings evolved, this arrangement was often altered. It appears that the Voelcker/Sueltenfuss house originally had a three-room arrangement. Other typical features are the ladder-like stairway accessing the loft space and a flue that once vented an iron stove, the preferred means of heating for early German immigrants.¹⁸

While fachwerk houses like the Voelcker/Sueltenfuss house were certainly built in rural areas, the majority were in small Texas towns. There are numerous surviving examples in Fredericksburg, Comfort, and New Braunfels, and other Central Texas communities. Most were built in the period between 1851 and 1856, while some were constructed during a “second cultural rebound” in the 1870s.¹⁹ Hafertepe, writing in *The Material Culture of German Texans*, cites notable examples in New Braunfels including houses built for Stephen Klein and Joseph Klein. Another, the Carl Baetge house, which like the Voelcker-Sueltenfuss house was built using adobe or sun-dried bricks, was dismantled and moved into New Braunfels from its rural site in 1965.²⁰

Many examples of stone-filled fachwerk construction in the town of Fredericksburg are cited by Hafertepe, including the Kammlah, Klingelhoef, Schneider, Walter and Mueller houses. The only fachwerk dwelling in a rural setting in the Fredericksburg vicinity documented by Hafertepe is the Heinrich Baetge house. Like the Voelcker-Sueltenfuss house, it is built using hand-made bricks and has a deep porch on two sides. Examples of fachwerk buildings in Comfort include the Brinkmann, Faltin, and Lamm houses, all filled with stone rather than hand-made brick. The unrestored Philipp Bauer house in Guadalupe State Park is partially built using handmade brick infilled fachwerk construction.²¹

Based on current scholarship, the Voelcker/Sueltenfuss house appears to be one of the few known surviving examples of a rural fachwerk structure infilled with handmade bricks in the Texas Hill Country. It must be noted however that large areas remain unsurveyed and other examples may stand on private property far from public view. Like many extant fachwerk structures, the house built by Eugen Voelcker was enlarged. It is not clear whether Voelcker made the addition before his death in 1866 or if Casper Sueltenfuss added the rear wing. Both Eugen and Louise Voelcker and Casper and Anna Sueltenfuss had large families and though space requirements have changed substantially since

¹⁸ Kenneth Hafertepe, *The Material Culture of German Texans* (College Station: Texas A&M University Press, 2016) 74-75.

¹⁹ *Ibid*, 75.

²⁰ *Ibid*, 86-91.

²¹ Kenneth Hafertepe, *A Guide to the Historic Buildings of Fredericksburg and Gillespie County* (College Station: Texas A&M University Press, 2015) 86-88, 114-116, 117-119, 174-175, 179-180; Bryden Moon to Maria Watson Pfeiffer, e-mail communication, April 5, 2017; University of Texas at San Antonio College of Architecture. *The Bauer Farmstead*, unpublished report prepared for Texas Parks and Wildlife Department, 2010.

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the late 1800s, even by 19th century standards the fachwerk structure would have been inadequate for such large families. The addition was standing when the Sueltenfuss family was photographed in front of the west elevation of the house in the early 1890s. The photograph shows Alfred, born in 1885, on a tricycle, and Frank, born in 1888, on a hobby horse. The boys appear to be about eight and five years old in the photo, placing the date around 1893. The small fachwerk structure and rear addition were both covered in wooden siding. The addition is thought to have been demolished by the 1940s.

The Voelcker/Sueltenfuss House: 1883-1918

Casper Sueltenfuss operated a rural Kendall County post office from 1883 until and 1907. Family members and local tradition maintain that the post office was in the Sueltenfuss house which was near the road that led to a crossing on the Guadalupe River. (The original Sueltenfuss Crossing was probably below the modern bridge at today's Bergheim campground on FM 3341.) Originally known as the Guadalupe post office and operated by Charles Wenzel at his property on the Guadalupe River starting in 1874, the post office was one of several that served the area. When Wenzel sold his Guadalupe River land to Henry Koch in 1880, Koch continued the post office until 1883. He then transferred the operation to Casper Sueltenfuss who moved it to his property west of Koch's land. Sueltenfuss became postmaster of the Guadalupe post office on February 2, 1883. The post office operated under the Guadalupe name until Sueltenfuss renamed it "Schiller" for the German philosopher and poet Friedrich Schiller. Sueltenfuss became postmaster of the Schiller post office on August 14, 1890. The post office operated until January 2, 1907 when it closed. Mail was subsequently directed to nearby Bergheim.²²

The small settlement that grew up around the Schiller post office came to be known by the same name. The *Handbook of Texas* indicates that Schiller was located on FM 3160. Two hundred people lived in the vicinity of the post office. There were two cotton gins in Schiller and residents organized a lodge of the Order of the Sons of Hermann of which Casper Sueltenfuss was member. He was also active in the Catholic Church and involved in local politics as an active Republican, county commissioner, justice of the peace, and election judge.²³

By 1910, Casper Sueltenfuss had retired from his ranch. Though he still listed himself as a farmer on the 1910 census, he and Anna Sueltenfuss had moved to a house near Boerne. In 1912, when Sueltenfuss was 68 years old, he sold 1,240 acres of his property, including the c.1861 house, to his son Paul for \$5,000.²⁴

Paul Sueltenfuss (1869- 1942) was the oldest surviving child of Casper and Anna Sueltenfuss. He married Elise Herbst in 1891 and the couple lived for a time in Comal County where Paul was listed as a farmer on the 1900 census. By 1910, they had returned to the family property in Kendall County. Paul's brother, Frank, the youngest of Casper and Anna Sueltenfuss's children, was apparently also living on the property. He and his wife Pauline were enumerated in the household adjoining Paul and Elise. According to an article published on the occasion of Frank and Pauline's 56th wedding anniversary in 1966, the couple married at St. Joseph's Church in Honey Creek, but celebrated their wedding "at the Sueltenfuss home where the couple lived a few years."²⁵

²² Bryden E. Moon, Jr., "Guadalupe Post Office Established in 1874." Benn Bailey to Shane Reynolds, e-mail correspondence, July 21, 2015. Moon indicates that the original Guadalupe post office was on Charles Wenzel's land that is part of the WaterStone subdivision in eastern Kendall County.

²³ Vivian Elizabeth Smyrl, "Schiller, TX," <http://www.tshaonline.org/handbook/online/articles/hrsms>, accessed February 6, 2016; "Casper Sueltenfuss," <http://www.txkendall.com/bsuel.htm>, accessed on August 12, 2016; Dolores Holman, "Casper H. Sueltenfuss." The *Handbook of Texas* indicates that Schiller was located on Farm Road 3160.

²⁴ Kendall County Deed Records, 27:416-418 (Sueltenfuss to Sueltenfuss, October 1, 1912).

²⁵ Kendall County Marriage Records, November 7, 1891; United States Census, 1900 and 1910; Untitled article, [n.s.] [1968], Voelcker Family vertical file, Kendall County Public Library.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

After Paul and Elise Sueltenfuss purchased the homestead property from his parents in 1912, they continued to live and farm there. In 1917, the couple gave a 90-day option on the property to E.W. Brown and W.B. Dunlap. The option included land “fronting on and joining the Guadalupe River,” with all water and riparian rights. The option prohibited any timber cutting or actions that would cause overflow onto the property, as well as injury to crops. The reference to crops indicates that Sueltenfuss was still farming the property. In April 1917, the option period was extended for another twelve months. Finally, in April 1918, Paul and Elise Sueltenfuss conveyed land totaling 2,366.3 acres to W.B. Dunlap and Carrie Lutcher Brown, Fannie Brown Moore, E.W. Brown, Jr., and H.L. Brown as executors of the estate of E.W. Brown, for \$35,494.50. The transaction included Francis Brandt Survey 445 where the old Voelcker house was located.²⁶

Edgar W. Brown and the Guadalupe Water Power Company

Edgar William (E.W.) Brown, Sr. (1859-1917) was a medical doctor and successful lumberman in East Texas. A native of Georgia, he moved to Texas with his family after the Civil War. In 1888, Brown married Carrie Lutcher whose father, Henry J. Lutcher, was “one of the richest lumbermen in the United States.”²⁷ The couple had three children—E.W. Brown, Jr., Lutcher Brown, and Fannie Brown Moore. E.W. Brown joined his father-in-law and brother-in-law, W.H. Stark, to expand and diversify the family’s lumber business to include lumber, paper mills, oil, and canal construction, and farming.²⁸

Among his many ventures, Brown turned his attention to the idea of building dams and hydroelectric plants along the Guadalupe River. In 1912, together with partners W.B. Dunlap of Beaumont and J.M. Abbott and F.C. Weinert of Seguin, Brown chartered the Guadalupe Water Power Company “to make, sell, and transport electric power for public and private illumination and for manufacturing purposes.”²⁹ The company initially issued capital stock of \$600,000. To accomplish their purpose, the partners began purchasing options for land along the Guadalupe River and by 1914 the company controlled 80% of the riverfront land between Seguin and New Braunfels. Brown, Dunlap and Abbott, together with J.M. Abbott, Jr., and Walter J. Crawford, also chartered the Guadalupe Traction Company to building an electric railway to connect Austin, Lockhart, Seguin and San Antonio. The stock in that company was valued at \$100,000.³⁰

The capital stock of the Guadalupe Water Power Company was increased to \$1,000,000, and subscribers were solicited in San Antonio at a meeting of San Antonio businessmen in early 1914. At the time of the meeting, E.W. Brown, president, and W.B. Dunlap, vice president, were the largest shareholders. The company, it was explained,

²⁶ Kendall County Deed Records, 31:605 (Sueltenfuss to Brown and Dunlap, January 3, 1917); 32:17 (Sueltenfuss to Brown and Dunlap, April 19, 1917; 33:96 (Sueltenfuss to Brown et al and Dunlap, April 19, 1918). Paul and Elise Sueltenfuss subsequently purchased a ranch south of Boerne and moved to that property where Paul died in 1942 (Dolores Sueltenfuss Holman, “Paul Sueltenfuss.”). Casper Sueltenfuss died in 1916, and Anna lived until 1942.

²⁷ Jeanette Heard Robinson, “Brown, Edgar William, Sr.,” accessed August 20, 2016, <http://www.tshaonline.org/handbook/online/articles/fbrdr>.

²⁸ Ibid.

²⁹ *Electric Review and Western Electrician*, Volume 60, No. 13, p. 634. <https://books.google.com/books>, accessed on August 20, 1916.

³⁰ Ibid; *Electric Railway Journal*, Volume XLI, No. 14, June 14, 1913, 1094; *The Iron Age*, Volume 89, 705, March 14, 1912. <https://books.google.com/books>, accessed on August 20, 1916; Richard Negley to Maria Watson Pfeiffer, July 26, 1916; 32:17 (Sueltenfuss to Brown and Dunlap, April 19, 1917. Brown, Dunlap, Abbott, Crawford and John W. Maxey were granted a street railway franchise in Austin on October 31, 1912. The franchise included the right to cross the Colorado River bridge. (Austin City Council minutes, October 31, 1912, 369); “Guadalupe River to Furnish Water Power,” *San Antonio Light*, March 22, 1914, 1-2. J.M. Abbott was secretary of the company.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

would not sell power for domestic use, but only “to power factories and industrial institutions.”³¹ Seeking to extend their Guadalupe River holdings from Seguin to Waring, the partners continued to option and purchase land, including approximately 6,000 acres along the north and south banks of the Guadalupe River near Boerne. The acreage included Francis Brandt Survey 445.

Soon after organizing Guadalupe Water Power Company, E.W. Brown developed cancer. It is assumed this development resulted in a twelve-month option extension for the Sueltenfuss’s land. The extension began in April 1917 and E.W. Brown died on June 16, 1917. Brown’s children, acting as his executors, and W.B. Dunlap, purchased the Sueltenfuss’s Guadalupe River frontage in 1918. However, with Brown’s death and the country’s involvement in World War I, the project was put on hold. It was not revived until 1924, and by 1927, three dams had been built between Seguin and New Braunfels.³²

The Voelcker-Sueltenfuss House: 1918-2016

The property that included the Voelcker-Sueltenfuss homestead remained undeveloped throughout the 1900s. The surrounding property was used for grazing and hunting. E.W. Brown’s son, Lutcher, who had moved to San Antonio in about 1935, leased several thousand acres to Earl Jones in the 1930s. Earl’s only child Jerry recalls living in the old homestead from 1939 when he was about three years old until 1948. The house was still very crude. The Jones family had both a wood stove and cook stove. Irons were heated on the stove to press clothes and warm bedding in the winter. Drinking water was stored in a crock on the front porch and a sloped back sheet metal tub was used for bathing.³³

Jerry Jones remembers that his father had a herd of about 1500 Angora goats. The family had a few dairy cows and horses. Shearers would be hired twice a year to dip and shear the goats Jones recalls that the area around the house was fenced and that beyond the fenced yard the property also had many stacked stone fences. At shearing time, the goats were trapped down the hill to the east of the house, and the dipping vat was down the hill to the north. South of the house about ¼ mile away was a spring. A ½ inch pipeline fed by a ram pump conveyed water up to the house and into a raised cypress cistern. At the spring, his father dug out a tank and the family maintained about a one-acre garden. An overflow channel diverted water down to the creek. There was also a house by the spring where the Schilling family lived with their three sons and a daughter. Schilling was a cedar chopper.³⁴

In about 1948, Lutcher Brown hired Earl Jones to manage the ranch property. He purchased Jones’s livestock and built a house near the ranch for Jones and his family. The Jones family moved out of the Voelcker-Sueltenfuss house to their new home and Jones managed the land he had once leased. Part of his job was supervising roadbuilding.

³¹ “Cheap Power Proposition is Given Support,” San Antonio *Express*, April 1, 1914, 16.

³² Kendall County Deed Records, 33:96 (Sueltenfuss to Brown et al and Dunlap, April 19, 1918); Gregg Eckhardt, “Canyon Lake and the Guadalupe River,” <http://www.edwardsaquifer.net/canyon.html>, accessed August 20, 2016. J.M. Abbott and F.C. Weinert, Brown and Abbott’s partners in both the electric railway and power company ventures is not mentioned in these deeds. It is assumed that there were also option extensions on other parcels.

³³ Jerry Jones to Maria Watson Pfeiffer, August 5, 2016. Lutcher and Emily Brown hired noted San Antonio architect, Robert M. Ayres, to design their Neoclassical home on property they purchased in the stylish suburb of Terrell Hills (Bexar County Deed Records, 1475:246-247 (Engelke to Brown, March 22, 1935); Stephanie Hetos Cocke, “Ayres, Robert Moss,” accessed August 20, 2016, <http://www.tshaonline.org/handbook/online/article/fay07>, accessed August 20, 2016; Richard Negley to Maria Watson Pfeiffer. The tub was made by Mrs. Jones’s brother-in-law, Martin Dean, who had a sheet metal business in San Antonio.

³⁴ *Ibid.*

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Brown purchased equipment needed to build roads including a bulldozer, grader, and gravel buggy and hired a roadbuilder, Arthur Pickens.³⁵

After the Jones family moved, the Voelcker-Sueltenfuss house was used by hunters who were guests of the Brown family. Lutchter Brown's daughter, Carolyn Brown Negley, took an active interest in the house in the 1980s. Negley was deeply involved in the preservation and restoration of San Antonio's old Ursuline Academy. In 1974 she purchased a portion of the Ursuline property that contained some of the school's oldest structures. She donated part of the property to the Southwest Craft Center (now the Southwest School of Art) and sold the rest to the organization in 1979 (NRHP 1969).³⁶

Carolyn Brown Negley's involvement in the restoration of the old Ursuline Academy, which included buildings dating to the 1850s, might well have encouraged her to restore the Voelcker-Sueltenfuss house. Beginning in the 1960s, a renewed interest in historic preservation spurred restoration of small vernacular structures built by European immigrants throughout Central Texas. As a result of this restoration movement, Castroville, Fredericksburg, Comfort, Round Top, and other small Texas communities experienced a renaissance. Small structures scattered across the rural landscape were also restored. Carolyn Brown Negley was one of many men and women, most of financial means, who participated in this movement.³⁷

Richard Negley remembers that his mother restored the Voelcker-Sueltenfuss house, and that she built the building behind the old house "in the late 1980s."³⁸ The date was actually a bit earlier. In 2017, the c.1861 house appears much as it did in a photograph published in 1984 (Figure 12). The photograph appears to show the ridgeline of the non-contributing structure running east/west partially obscured by the tree at the far right of the photograph. Today, except for a standing seam metal roof to replace the wood shingle roof, the Voelcker-Sueltenfuss house is unchanged since the circa 1984 photograph was taken. Carolyn Brown Negley's grandson, Christopher B. Negley and his wife lived in the house from about 2000 until 2002.³⁹

The Francis Brandt survey, including the Voelcker-Sueltenfuss house, became part of the master planned community of Cordillera Ranch in the early 2000s. The Negley/Gill family, which formed KWW Ranches, Ltd. in 1999, conveyed a portion of its property, including the Francis Brandt survey, to CR/KWW Partnership, Ltd. in 2004. When the land was platted, the house was preserved on the parcel that became known as Lot 6, Block B, Cordillera Ranch Unit 106. Today it is known as 82 Swede Springs Road. From 2006 until 2016, the house was used by the Clubs of Cordillera Ranch outfitters center which conducts outdoor activities for the ranch community. The Voelcker-Sueltenfuss house site was purchased by the Mott Family Trust in 2015. The house will be restored by the Mott Family as a state and federal tax credit project. They will also build a new house on the site west of the historic structure.⁴⁰

The Voelcker/Sueltenfuss House is nominated to the National Register under Criterion C (local level) in the area of Architecture as a good example of German vernacular architecture typifying 19th century rural life in the Texas Hill Country. It is one of the few identified handmade brick infill fachwerk houses in the Texas Hill Country. The period of significance is circa 1861, when the house was constructed.

³⁵ Jerry Jones to Maria Watson Pfeiffer, August 5, 2016.

³⁶ Maria Watson Pfeiffer, *School by the River* (San Antonio: Maverick Publishing Company, 2001) 130-131, 153.

³⁷ William and Carolyn Brown Negley married in 1942 and divorced in 1958.

³⁸ Richard Negley to Maria Watson Pfeiffer, July 26, 2016.

³⁹ Though initial contact was made with Christopher Gill in July 2016 and he promised to provide some written memories of the time he and his wife lived in the house, the information has not been forthcoming. Several attempts have been made to contact him with no response.

⁴⁰ Kendall County Deed Records 848: 1016-1028 (KWW Ranches Ltd. to CR/KWW Partnership Ltd., March 2, 2004); Title Commitment provided by Texas Investors Title, Beverly McCormick to Maria Watson Pfeiffer, June 13, 2016.

Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

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Deed Records
Marriage Records
Probate Records

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Christopher B. Negley to Maria Watson Pfeiffer
Jerry Jones to Maria Watson Pfeiffer
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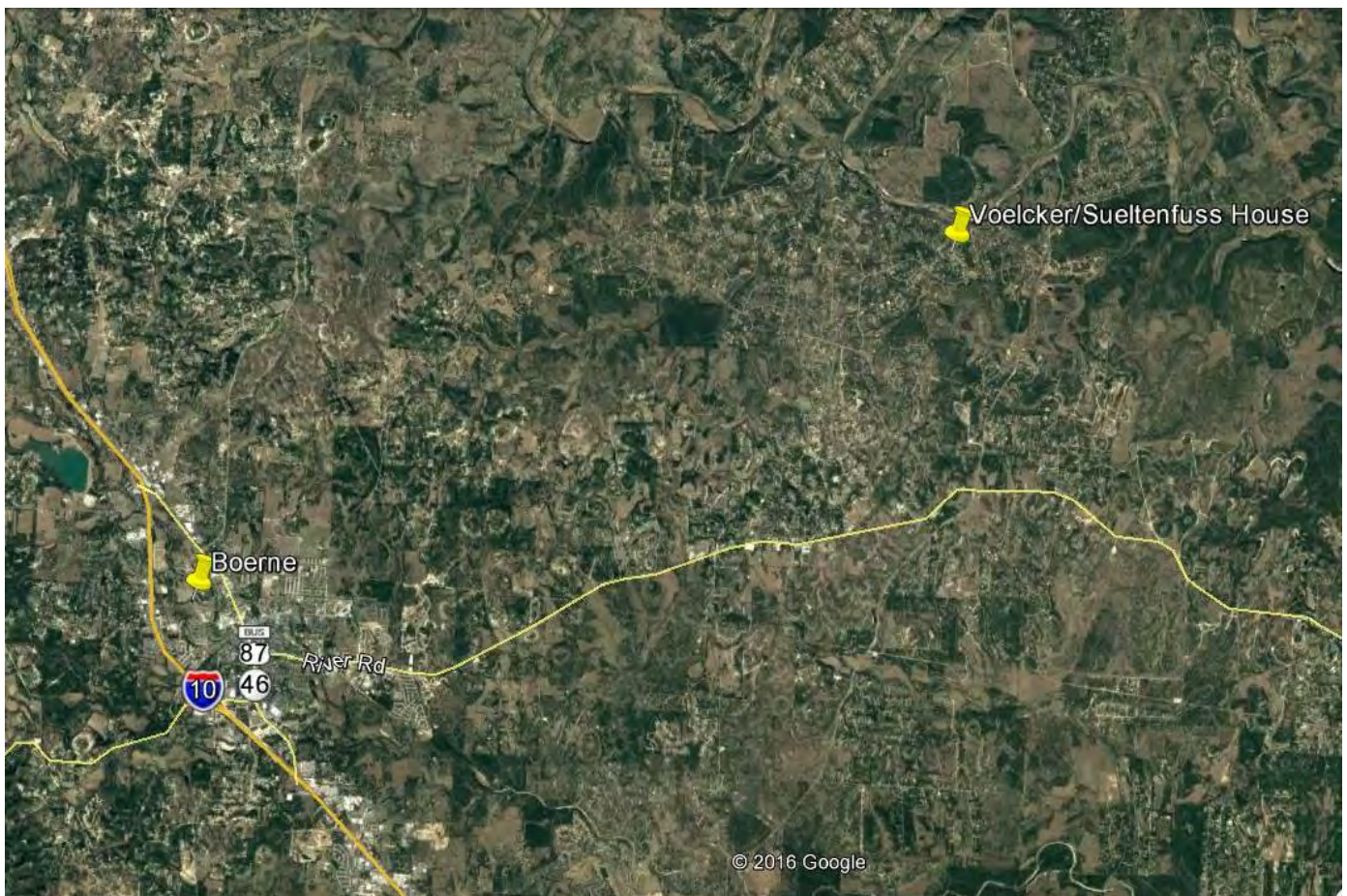
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Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Kendall County, Texas



Map 1
Voelcker-Sueltenfuss House
Source: Google Earth, accessed February 27, 2017



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Map 2

Voelcker-Sueltenfuss House

Source: Google Earth, accessed February 27, 2017



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Map 3

Voelcker-Sueltenfuss House, Low View

Source: Google Earth, accessed March 10, 2017

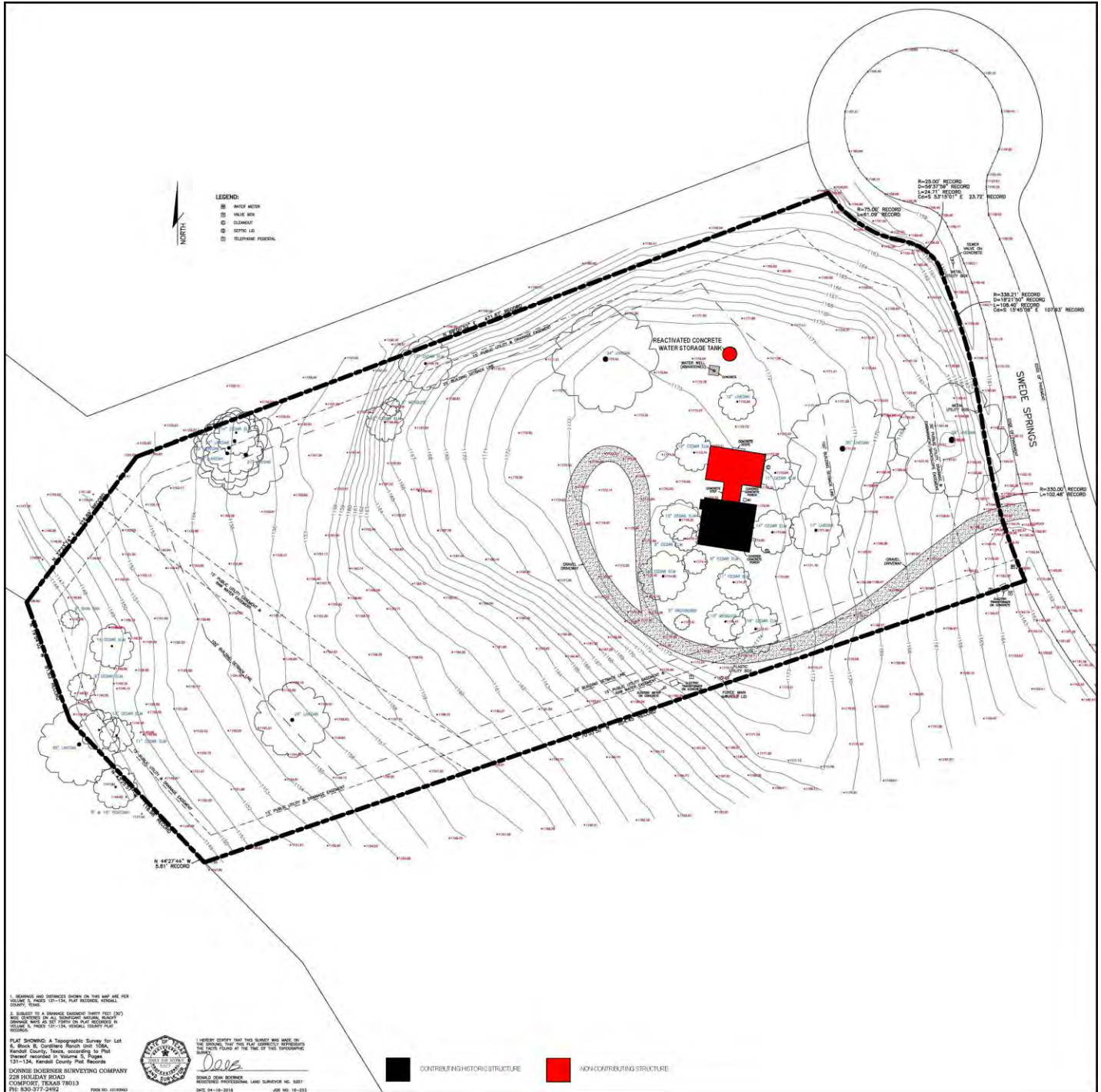
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Longitude: -98.580399°



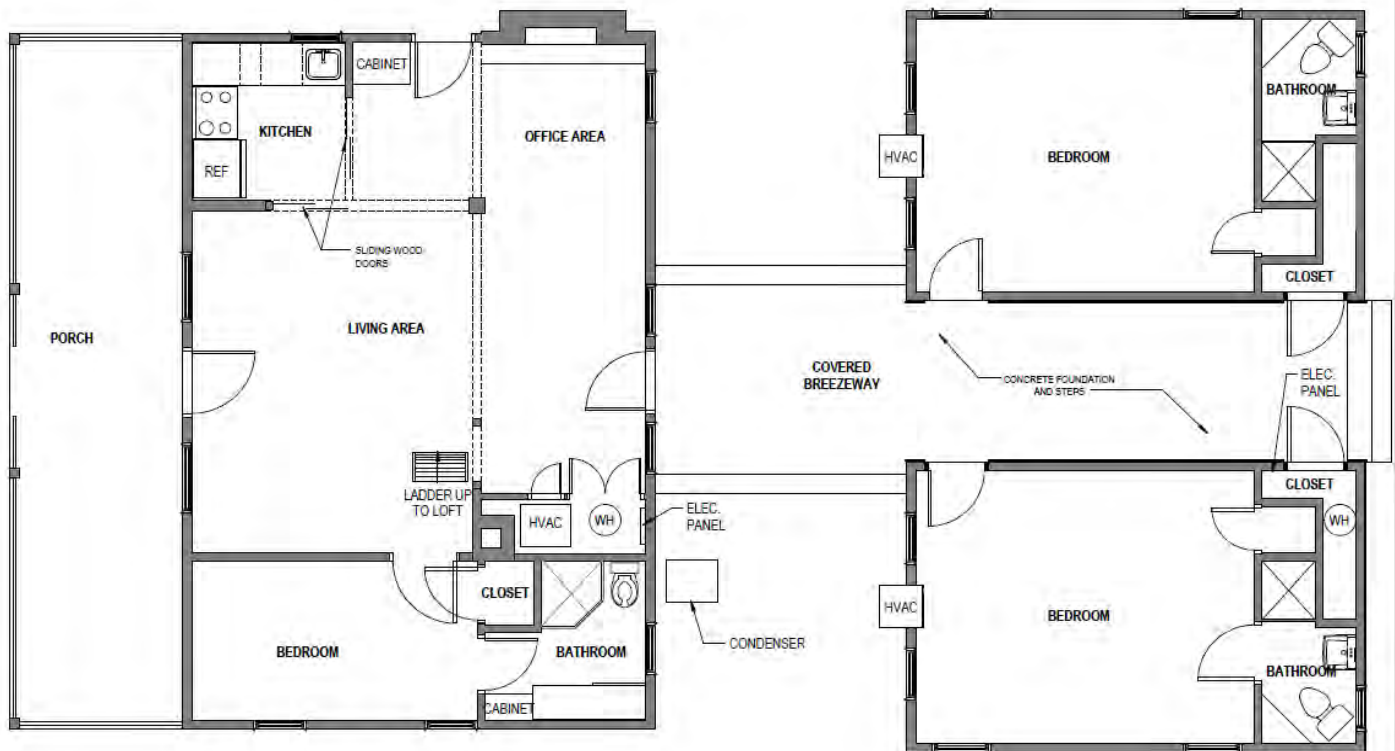
Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Map 4
 Topographic map of Lot 6, Block B, Cordillera Ranch Unit 106A.



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figure 1
Voelcker-Sueltenfuss House Existing floorplan
Nominated building (left); Non-contributing building (right)



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figure 2
South Elevation

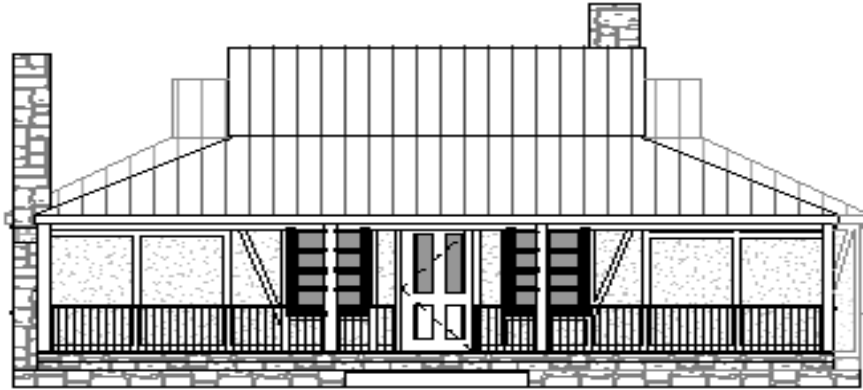
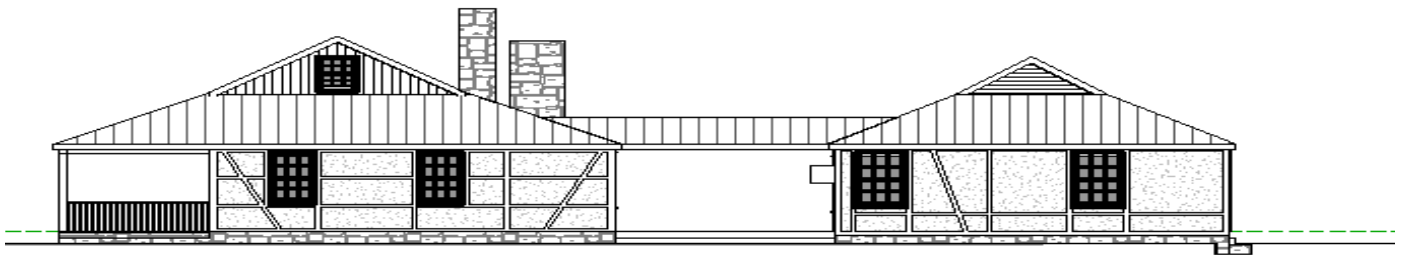


Figure 3
East Elevation



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figure 4
West Elevation

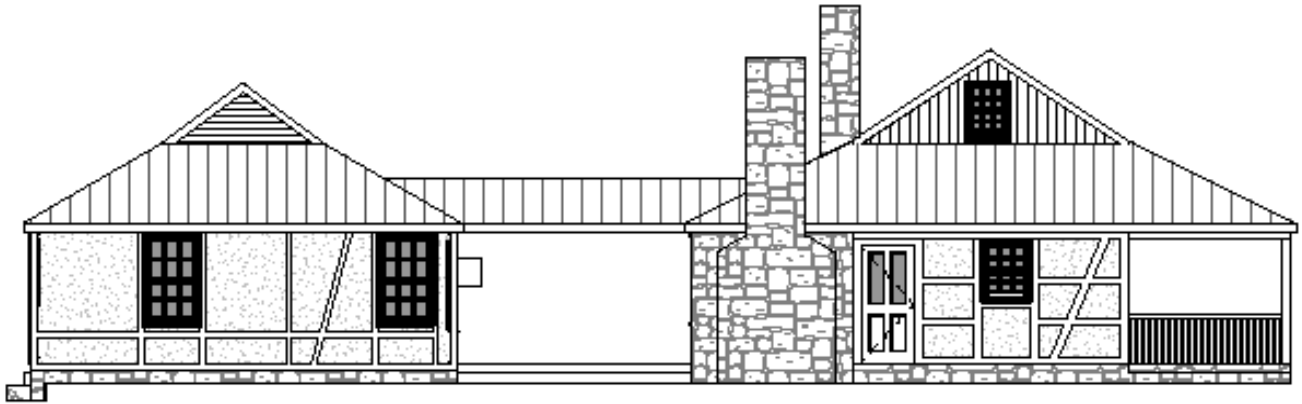
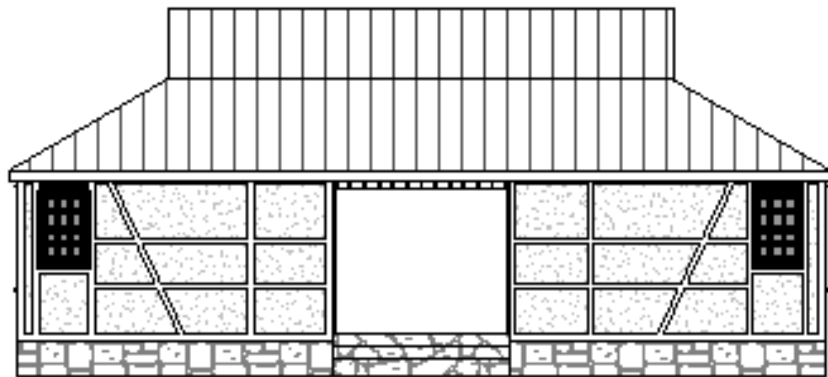


Figure 5
North Elevation



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figures 7
Survey Map, General Land Office

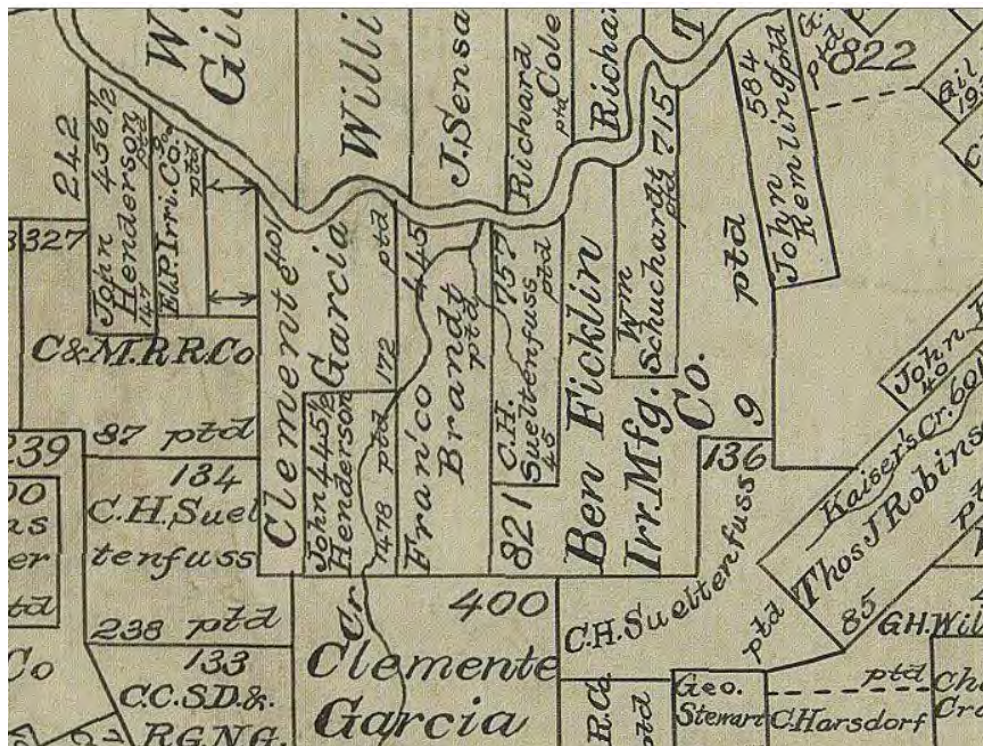


Figure 8
Sueltenfuss Family c. 1880s

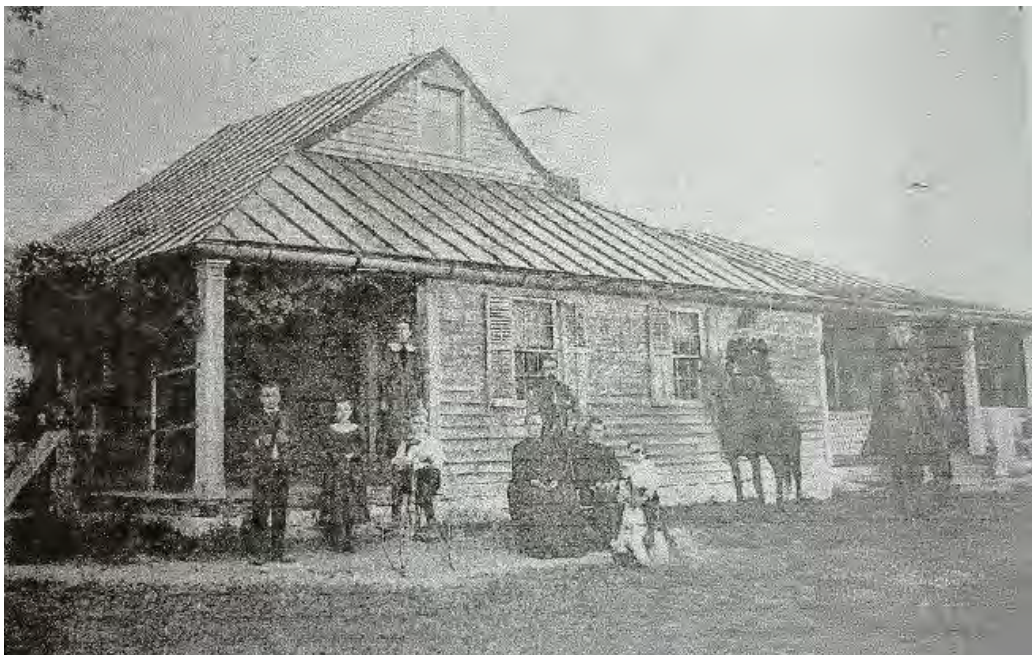


Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figure 9
Sueltenfuss Family, 1910



Figure 10
Sueltenfuss Family c. early 1890s



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Figure 11
Frank Sueltenfuss, 1966



Figure 12
Voelcker-Sueltenfuss House, c. 1984



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photographs

Photo 1
Entrance to 82 Swede Springs Road looking west
David Hannan, November 2015



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 2
South elevation looking northwest
David Hannan, November 2015



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 3
South and west elevations looking northeast
David Hannan, November 2015



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 4
South elevation detail showing exposed fachwerk construction
Maria Watson Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 5
West elevation looking east
Maria Watson Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 6

East elevations of non-contributing c. 1980 structure (right); Voelcker-Sueltenfuss House (left) showing open connecting breezeway
Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 7
East elevation looking west
Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 8
East elevation, non-contributing c. 1980 structure looking northwest
David Hannan, October 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 9
Interior looking south
David Hannan, October 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photos 10 and 11
Interior looking southwest (left) and northwest (right)
David Hannan, October 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 12

Above ground cistern (non-contributing) looking north
Maria Watson Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 13
Surrounding site looking southwest
Maria Watson Pfeiffer, August 2016



Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

Photo 14
Surrounding site looking northeast
Pfeiffer, August 2016



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82



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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Voelcker--Sueltenfuss House

Multiple Name: _____

State & County: TEXAS, Kendall

Date Received:
8/25/2017

Date of Pending List:
9/19/2017

Date of 16th Day:
10/4/2017

Date of 45th Day:
10/10/2017

Date of Weekly List:

Reference number: SG100001722

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept

Return

Reject

10/10/2017 Date

Abstract/Summary
Comments:

The Voelcker-Sueltenfuss House is locally significant under National Register Criterion C (Architecture). Built by expert carpenter and house builder Eugen Voelcker c.1861, the one-story, 33' x 22' house is an excellent local example of handmade brick infill, German fachwerk construction, a once common form of vernacular architecture in Texas Hill County during the mid-nineteenth century.

Recommendation/
Criteria Accept NR Criterion C

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 10/10/2017

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: Edson Beall
National Park Service
National Register of Historic Places
1849 C Street, NW, Mail Stop 7228
Washington, DC 20240

From: Mark Wolfe, SHPO
Texas Historical Commission

RE: Voelcker-Sueltenfuss House, Boerne, Kendall County, Texas

DATE: August 11, 2017

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 Voelcker-Sueltenfuss House, Boerne, Kendall 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:

