



Fredericksburg Historic Resources Survey

NOVEMBER 2018



COX | McLAIN
Environmental Consulting

Presentation Overview

- Historic Resources Surveys
- Project Background
- Project Goals
- Project Approach
- Results



Historic Resources Surveys

Historic Resources Surveys

- A systematic method to identify and document historic-age resources
- Fieldwork and research



Significance & Integrity

Significance

- Significance in American history, architecture, archeology, engineering, or culture
- Important to history at the local, state, or national level

Integrity

- Does it look much the way it used to?
- Does it illustrate its significance?

Significance & Integrity



significance + integrity



significance, but lacks integrity

Historic Resources Surveys

- A historic resources survey is simply an inventory
 - A tool to document the appearance and significance of properties over time
 - Does not in itself impose regulations

Historic Resources Surveys

- Information from surveys can be used in many ways:
 - Design standards
 - Demolition review
 - Disaster documentation
 - Heritage tourism
 - Local, state, or national designations

Local, State, and National Designation

- Individual
- District
 - Contributing
 - Non-contributing

Fredericksburg Project Background

Previous Projects

1970 NRHP District established

1983 Survey

1987 Local district established

2003 Survey

2005 Local district expanded



Project Goals

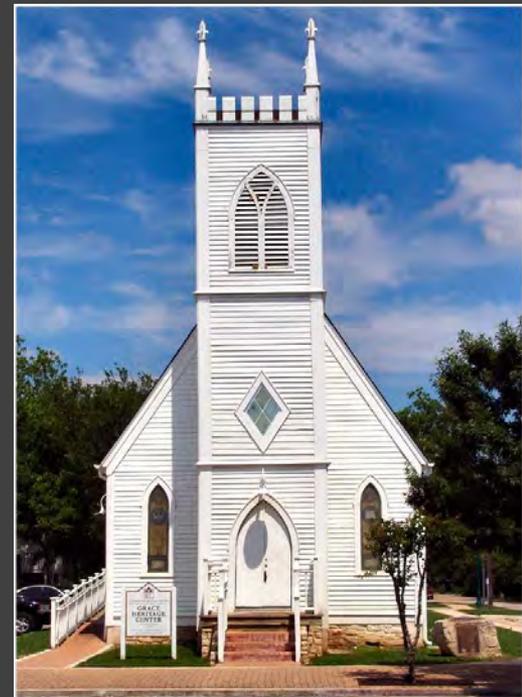
Project Goals

1. Survey new areas of the city adjacent to the local historic district
2. Assign high, medium, and low priorities
3. Identify new local landmarks
4. Make recommendation regarding expansion of local historic district

Goal 2. Assign high, medium, and low priorities

High Priority

- Contribute significantly to local history/broader historical patterns
- May be good examples of architecture, engineering, or crafted design
- Retain a high degree of integrity



Medium

- Add to an area's character and contribute moderately to our understanding of local history/broader historical patterns
- Typical examples of a style or form
- May be somewhat modified



LOW

- Not associated with a trend in history, significant architectural style, building form, or construction method
- And/or significantly altered



Goal 3. Identify new local landmarks

- 61 local landmarks in survey area
- Determine if there are other properties that could be listed



Existing local landmarks
at 301 N. Travis and
104 E. Centre



Goal 4. Make
recommendation
regarding expansion
to local historic
district

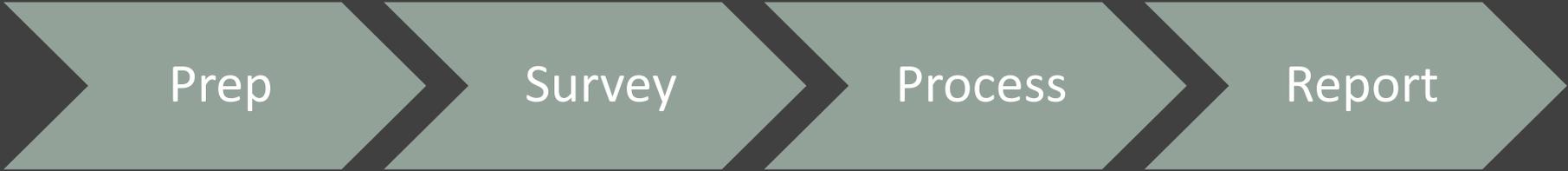
Value to City



- Heritage tourism efforts
- Future city planning decisions
- Expansion of a local historic district
- Designation of local landmarks
- Future state and federal listing potential
- Identification of resources with the greatest historical significance that may require focused preservation efforts or funding
- Refinement of design guidelines

Fredericksburg Project Approach

Project Approach



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graph LR; A[Prep] --> B[Survey]; B --> C[Process]; C --> D[Report];
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Prep

Survey

Process

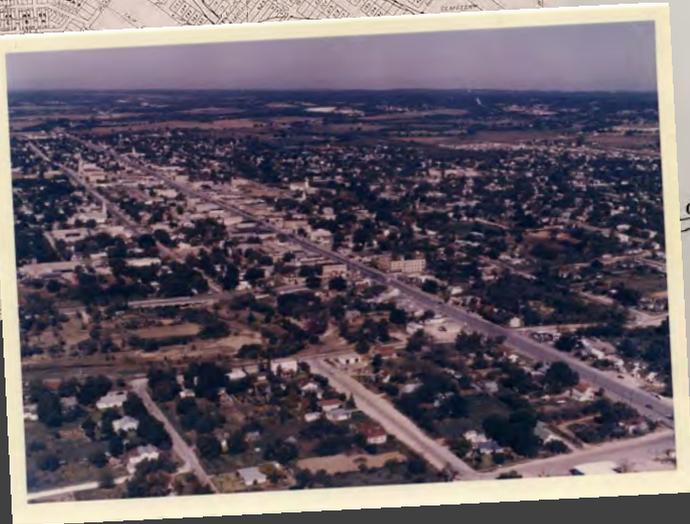
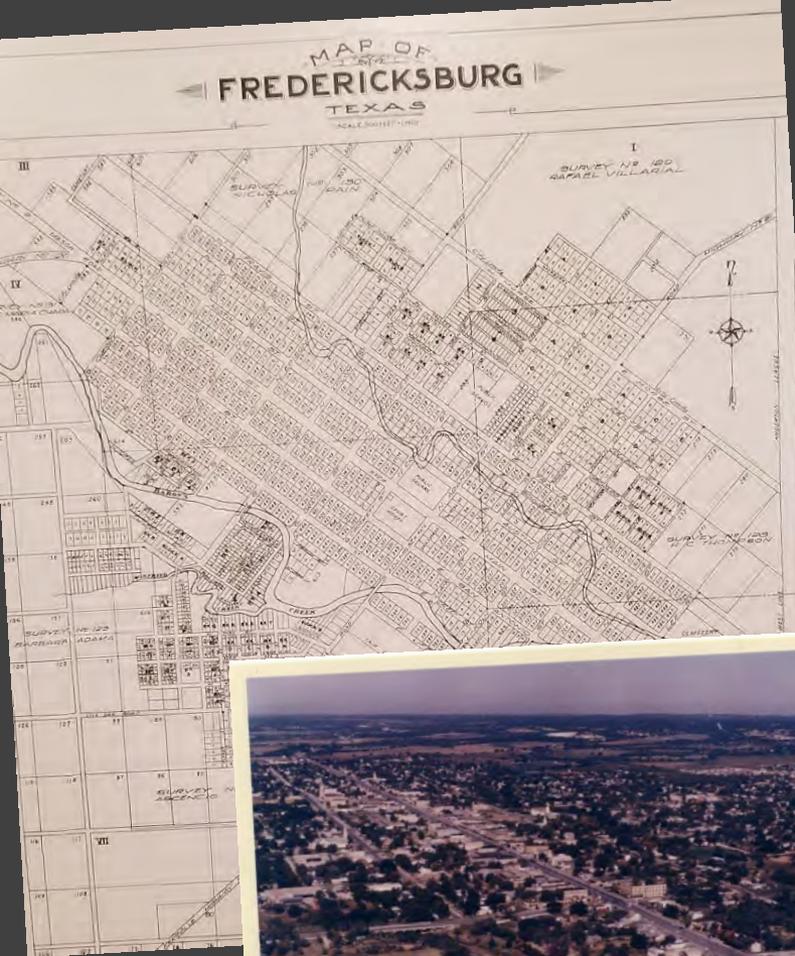
Report



- Review maps
- Develop historic context

Historic aerials





Pioneers in God's Hills

*A History of Fredericksburg
and Gillespie County
People and Events*

Public Library

Volume II FEB 25 1975

Dallas, Texas

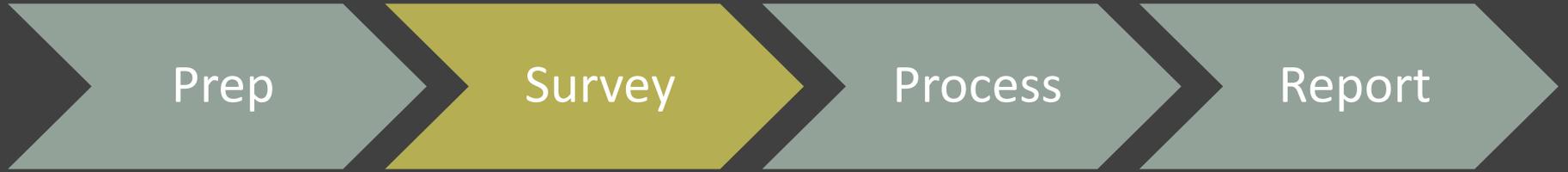
Published by
Gillespie County Historical Society
Fredericksburg, Texas

Gillespie County
School Histories



1983

Developed historic context

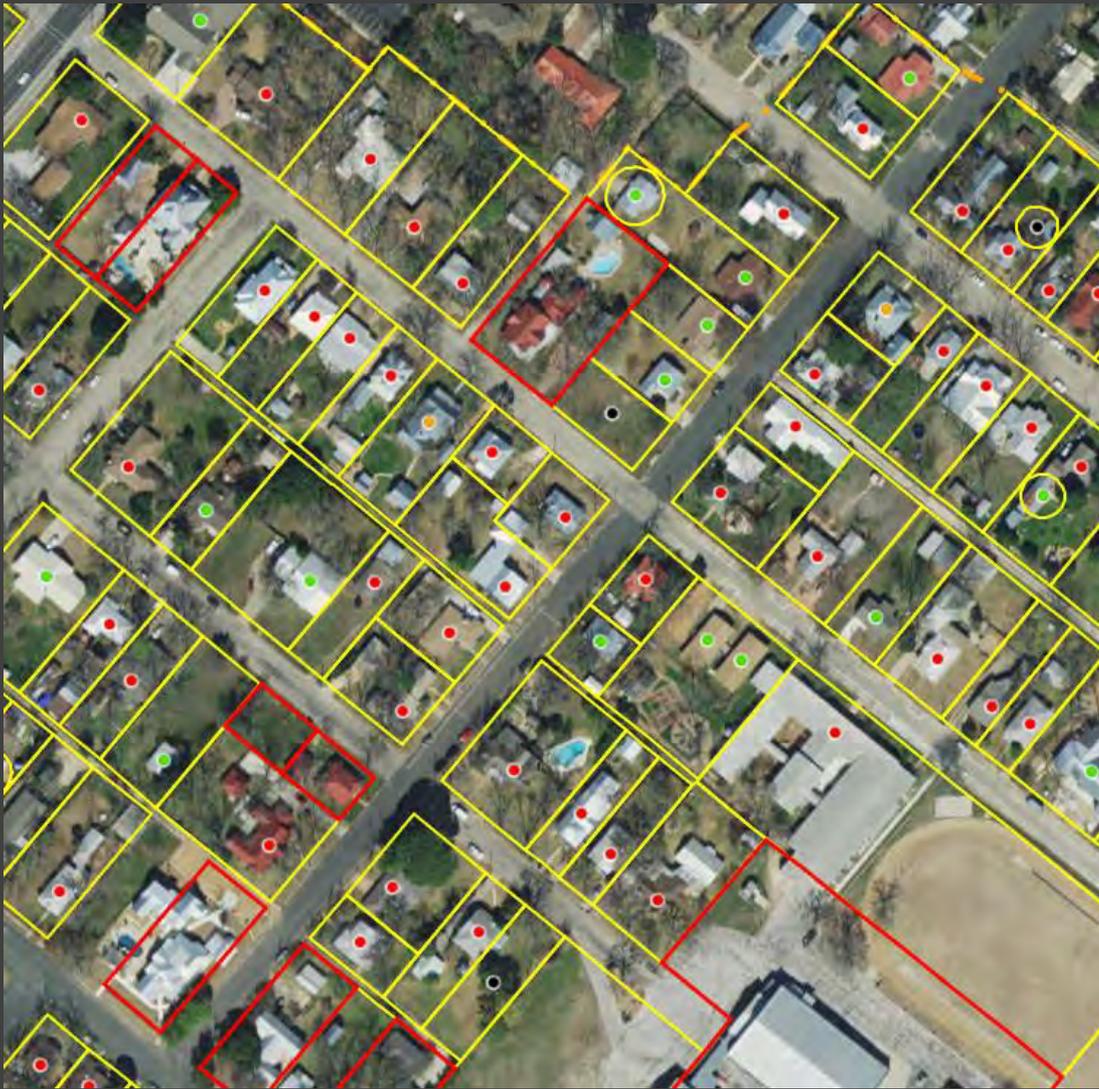


Prep

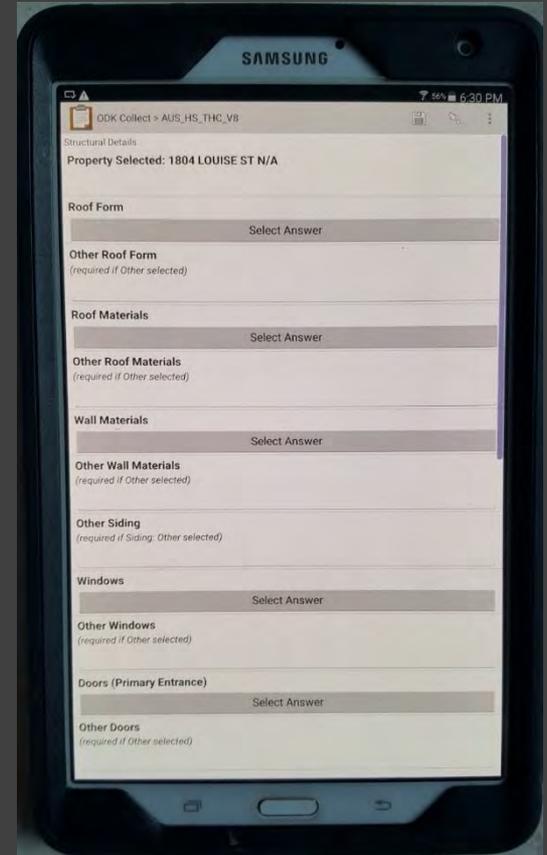
Survey

Process

Report

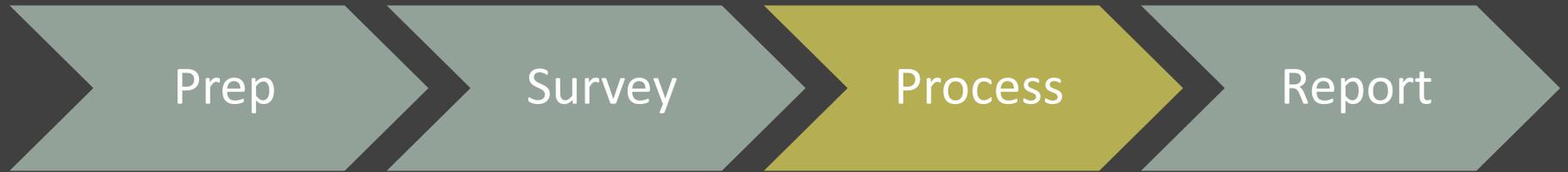


Field Map



Data entry form

Field Survey



- Incorporate research
- Complete inventory forms
- Prepare maps

Incorporate Research

- Review written materials and historical photographs
- Incorporate research by local volunteers

Early Day Steam Mill Now Apartment House

Old Homes and Buildings of Fredericksburg

Copyright by Fredericksburg Standard and Elise Kowert

Customers who drive up to Langerhans Florist and Nursery do not realize that the house immediately north of it at the corner of South Elk and East San Antonio Streets is one of Fredericksburg's historic old buildings. Just like you can't tell what's in a book by its cover, so it's impossible to tell from the outward appearance of this house that it was once an early day steam mill.

It is now owned by Chester Langerhans, who has just finished converting it into a two-apartment unit. Owners prior to him gave this venerable old building a "new" look during those years when "the thing to do" was to fix up an old building to look as modern as possible.

Located on Townlot 593, which the German Emigration Company deeded to Georg Friedrich Holskamp May 27, 1850, ownership passed to Franz Gross who deeded it to Friedrich Kiehne Sr. for \$18 on October 23, 1854. In the deed reference is made to its being bounded by Houston and San

Antonio Streets. Houston Street is now known as Elk Street.

Kiehne, who had also acquired the adjoining Nos. 594 and 595 from the original grantees, Seiler and Neuroth, sold the three townlots to Fredericksburg Actien Mill Company February 6, 1867. This was a stock company whose shareholders were mostly farmers. Although in some later transactions the name is spelled "Actien," the word was a derivative of the German word, "Aktien," meaning a share, or stock in a company.

The deed stated the company was formed for the purpose of erecting a building for a steam mill.

Overlooking Barons Creek, this was an ideal site. Among the shareholders were William Kramer, J. Kallenberg, F. Loehle, F. Rahe, H. Mueller Sr., F. Kiehne, August Koennecke, Wm. Koennecke, Carl Koennecke, Math. Bonn and Caspar Hoffarth.

A resolution was passed on July 1, 1867, for the purpose of raising \$5,000 capital, and was signed by Wm. Keidel, president; and H. Ochs,

secretary July 16, 1868. Keidel was still president, F. Wilke was treasurer and R. Radeleff, secretary. The building was apparently finished by them as they resolved to borrow an additional \$1,000 for which the lender was to have a second lien against the mill.

The trustees of the mill company, W. Kramer, Aug. Koennecke and C. Brockmann, sold the building and all equipment to J. T. Johnson for \$15,500 on July 13, 1871. He was a brother of Sam Ealy Johnson, grandfather of the late President Lyndon B. Johnson, and Josefa Johnson Moss, later owner of the building. J. T. and Sam Ealy Johnson were partners in many of their business ventures and it was recalled in 1965 that he was a "silent partner" in this mill.

J. T. Johnson's partner of record, however, was C. (Charles-Carl) Basse with whom he entered into a co-partnership agreement July 18, 1871, three days after buying the mill. It was for the "purpose of carrying on the business of millers at the steam mill."

made to the fact that Johnson was leaving on a trip up north, and provisions were made for business transactions while he was gone. This was probably when he was making one of the cattle drives he made each year from the Stonewall-Johnson City area.

Johnson sold the three lots and the mill to Charles Basse January 13, 1873. Financial troubles, however, beset the milling operations, requiring frequent refinancing and finally it was acquired on May 27, 1876, by Charlotte Basse, et al.

milling grain, they also ran a saw mill here.

Fritz Langerhans, who was a boy at the time the Henkes ran the mill and lived nearby, in 1955 recounted some of his recollections about the mill.

The two-story limestone rock building had a small third floor used for storage. The thick stone walls of the first two floors withstood years of use and later of neglect and vandalism during the long years the building was vacant in the early part of this century.

In the west side towards the



LOCATION AND GEOGRAPHIC INFORMATION

ADDRESS 501 N MILAM ST LAT/LONG 30.282433 -98.873612
 ALTERNATE ADDRESS N/A PARCEL # 28312
 LEGAL DESCRIPTION
 OWNER NAME JONES PARTNERSHIP LTD 2017 GCAD VALUATION \$151,620

PROPERTY INFORMATION AND SIGNIFICANCE

PREVIOUS DOCUMENTATION / DETERMINATION None
 2018 RECOMMENDATION Local landmark NRHP indiv. eligible High Medium Low
 If potential local landmark or potential NRHP resource:
 CRITERIA A B C D
 HISTORICAL INFORMATION

PHYSICAL DESCRIPTION

YR. BUILT c.1925 YR. SOURCE Estimate FORM Bungalow
 TYPE Building CURRENT FUNCTION Commerce/Trade: Business
 PRIMARY STYLE Craftsman HISTORIC FUNCTION Domestic: Single dwelling
 SECONDARY STYLE No secondary style



Complete Inventory Forms

- QA/QC
- Assess significance
 - Assign high, medium, or low priority
 - Identify potential local landmarks

Sample page from a 2018 inventory form

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graph LR; A[Prep] --> B[Survey]; B --> C[Process]; C --> D[Report];
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Prep

Survey

Process

Report

Parcels in the Survey Area

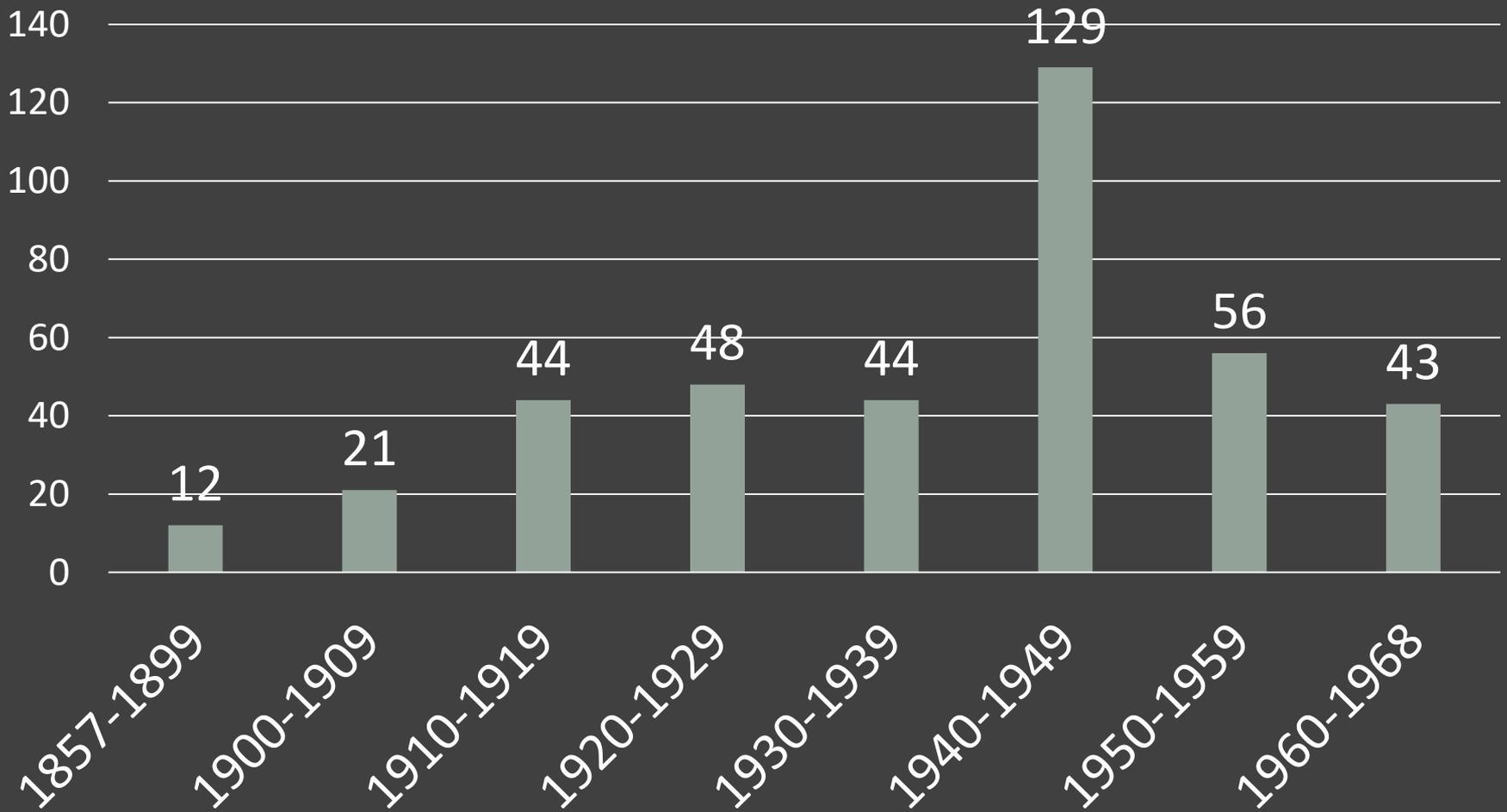
	#	%
Historic-age parcel*	377	63
Non-historic-age parcel	112	19
Vacant parcel	49	8
Existing local landmarks	61	10
TOTAL	599	100

*Defined as parcels with one or more historic-age resources (built in 1968 or earlier) visible from the right-of-way

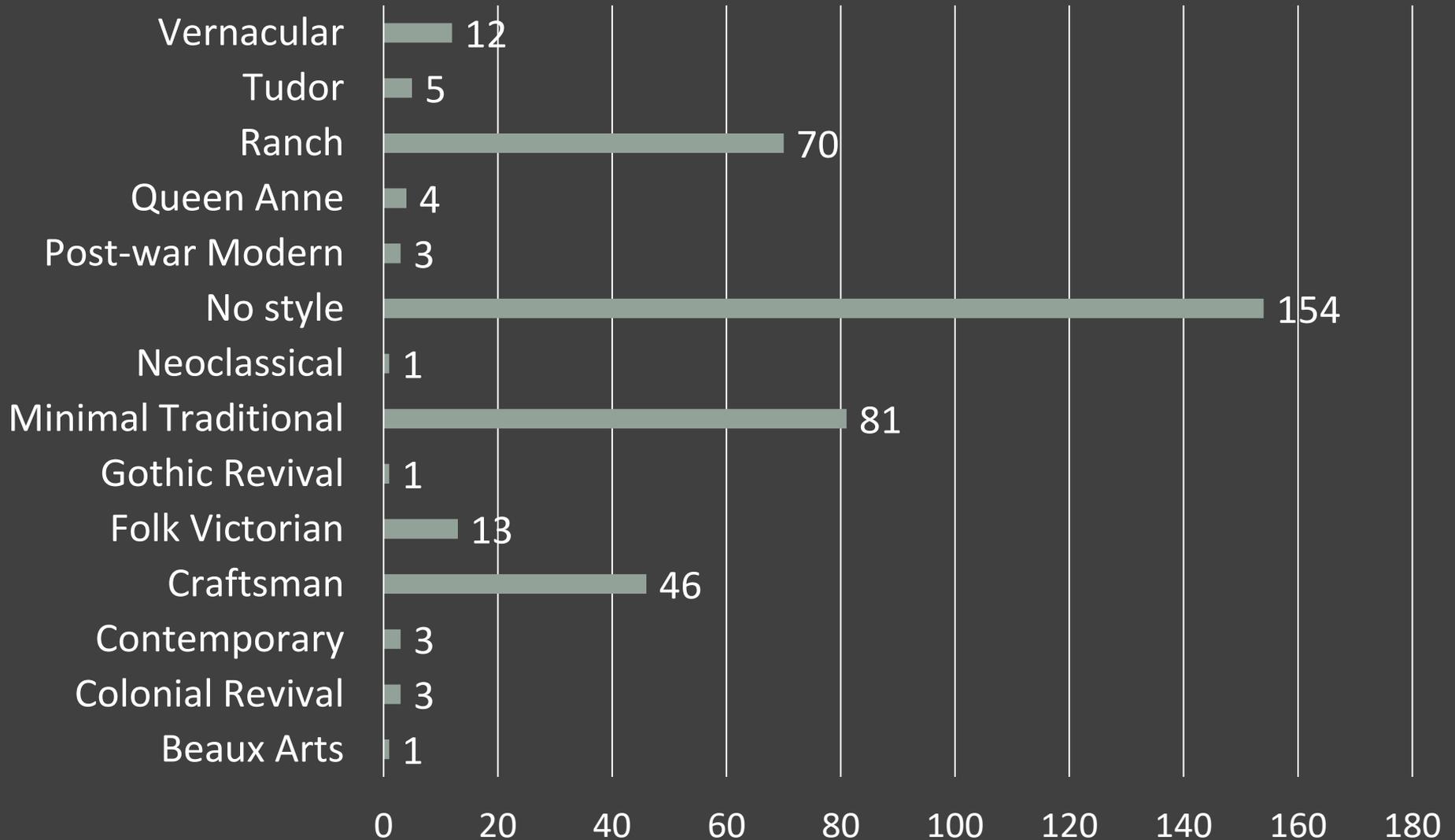
Surveyed Resources by Historic Function

	#
Domestic: Single dwelling	363
Domestic: Secondary structure	15
Other	19
TOTAL	397

Year Built of Surveyed Resources



Architecture Style of Surveyed Resources



Vernacular Style: Pre-Railroad Era



Built c. 1900

Folk Victorian Style: Post-Railroad Era



Built 1910

Craftsman Style: Early Modern Era



Built 1930

Minimal Traditional Style: Early/Mid-Century Modern Era



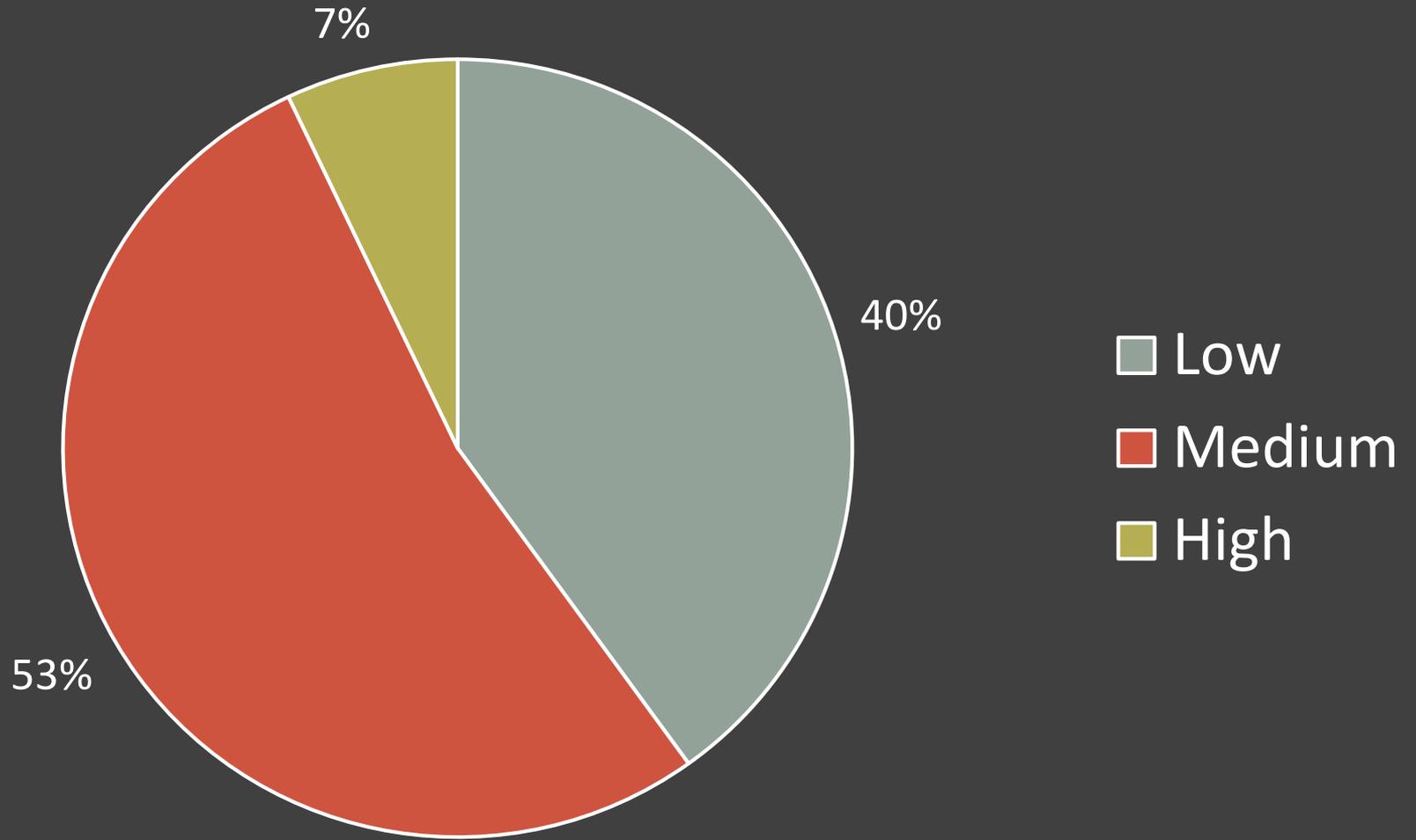
Built 1951

Ranch Style: Mid-Century Modern Era



Built 1960

Preservation Priorities (#)



Examples of High Priority Properties



Folk Victorian residence constructed in 1910 that retains excellent integrity



Our Lady of Guadalupe Church constructed in the Gothic Revival style in 1917

Examples of Medium Priority Properties



Tudor Revival style residence
constructed in 1940



Ranch residence constructed c. 1950

Examples of Low Priority Properties



c. 1940 bungalow with major alterations and change in use



1961 residence with major alterations

Local Landmark Recommendations

- High priority = local landmark
- 61 existing local landmarks in survey area + 28 new properties recommended as local landmarks
- Year built range: 1868-1933
- Most recommended eligible for their architectural significance

Examples of Local Landmark Recommendations



Craftsman style multi-family residence
constructed c. 1920



1933 Minimal Traditional single-family
residence featuring a unique rock cladding



Queen Anne single-family residence
constructed in 1911



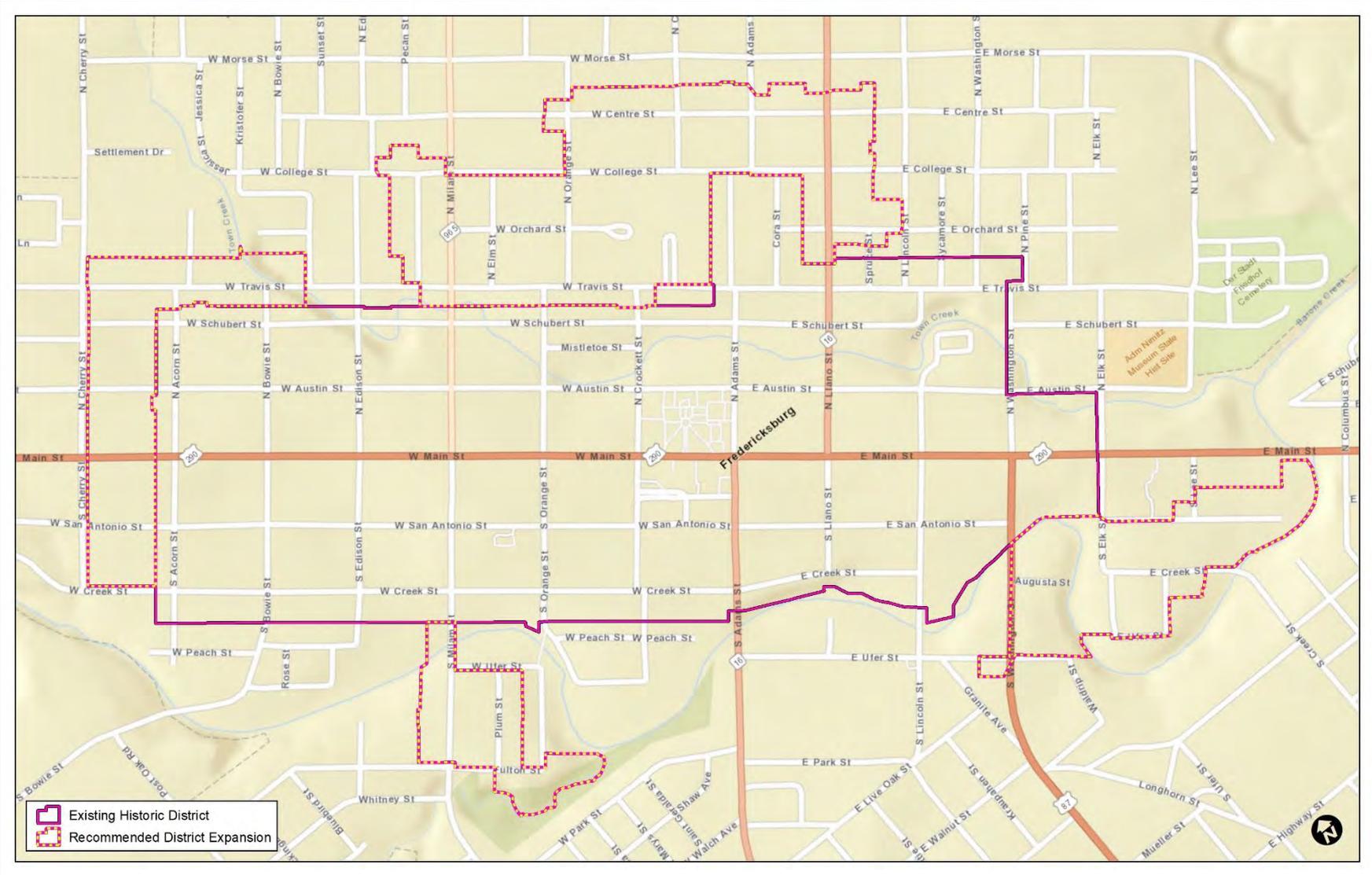
1868 steam mill, now in residential use

Local Landmark & NRHP



Former Fredericksburg High School constructed in the Beaux Arts style in 1922 by noted architect H. F. Kuehne

Recommendation - Local Historic District Expansion



Questions?

Emily Reed

EmilyR@coxmcclain.com

512.338.2223