

SBR Draft

National Register of Historic Places Registration Form

1. Name of Property

Historic Name: Dittlinger Family Residential Historic District

Other name/site number:

Name of related multiple property listing: NA

2. Location

Street & number: 372 Magazine Avenue and 581 W. Coll Street

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Not for publication: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

_____ Chief Deputy State Historic Preservation Officer Signature of certifying official / Title	_____ Date
Texas Historical Commission _____ State or Federal agency / bureau or Tribal Government	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> 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 of the Keeper

Date of Action

Dittlinger Family Residential Historic District, 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	
9	1	buildings
0	0	sites
0	2	structures
0	0	objects
9	3	total

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

6. Function or Use

Historic Functions: DOMESTIC: single dwelling, secondary building

Current Functions: DOMESTIC: single dwelling, secondary building

7. Description

Architectural Classification:

LATE VICTORIAN: Folk Victorian, Italianate

LATE 19TH AND 20TH CENTURY REVIVALS: Greek Revival

MODERN MOVEMENT: Modern

OTHER: National Folk

NO STYLE

Principal Exterior Materials: Wood, Brick

Narrative Description (see pages continuation sheets 7-10 through 7-16)

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8. Statement of Significance

Applicable National Register Criteria

<input type="checkbox"/>	A	Property is associated with events that have made a significant contribution to the broad patterns of our history.
<input type="checkbox"/>	B	Property is associated with the lives of persons significant in our past.
<input checked="" type="checkbox"/>	C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
<input type="checkbox"/>	D	Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations: NA

Areas of Significance: Architecture

Period of Significance: 1895 - 1963

Significant Dates: 1895, 1910, 1963

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

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

Architect/Builder: James Wahrenberger and Son (Architect, Dittlinger House); Herry, Christian and Roeper, Charles (Builders: Dittlinger House)

Narrative Statement of Significance (see continuation sheets 8-17 through 8-29)

9. Major Bibliographic References

Bibliography (see continuation sheets 9-30 through 9-32)

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

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10. Geographical Data

Acreage of Property: approx 3.4 acres (3.37)

Coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: NA

1. Latitude: 29.697285° Longitude: -98.124796°
2. Latitude: 29.696635° Longitude: -98.123852°
3. Latitude: 29.695766° Longitude: -98.124647°
4. Latitude: 29.692620° Longitude: -98.125474°

Verbal Boundary Description: The boundary follows the property lines for Parcel ID Nos. 2148 (581 W. Coll Street) and 2146 (372 Magazine Avenue) as recorded in the Comal Central Appraisal District. Data accessed Feb 11, 2026.

Boundary Justification: The boundary contains the area and resources historically associated with the Dittlinger family properties.

11. Form Prepared By

Name/title: Kristina Kupferschmid, Architectural Historian
Organization: HHM & Associates, Inc.
Street & number: P.O. Box 9648
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Date: February 16, 2025

Additional Documentation

Maps (see continuation sheets MAPS 33 through MAPS 36)

Additional items (see continuation sheets FIGURES 37 through FIGURES-62)

Photographs (see continuation sheets PHOTOS-63 through PHOTOS-97)

This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission.

The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or

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handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

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.

Dittlinger Family Residential Historic District, Comal County, Texas

Photograph Log

Name of Property: Dittlinger Family Residential Historic District

City: New Braunfels

County: Comal

State: Texas

Photographer: Charlotte Adams, Kristina Kupferschmid - HHM & Associates, Inc.

Date of Photographs: May 12, 2023, July 22, 2025

All photographs accurately depict the current appearance of the historic district. No changes nor significant deterioration has occurred since the photos were taken in 2023.

Photo 1 (TX_ComalCounty_DittlingerFamily_0001)

View of district from corner of W. Coll Street (Resource 1 to the right) and Magazine Avenue (Resource 3 to the left).

Camera facing south.

Date: July 22, 2025

Photo 2 (TX_ComalCounty_DittlingerFamily_0002)

View of Liebscher property and house (Resource 1) at 581 W. Coll Street. Camera facing northeast.

Date: July 22, 2025

Photo 3 (TX_ComalCounty_DittlingerFamily_0003)

View of Dittlinger property and house (Resource 3) at 372 Magazine Avenue. Camera facing southeast.

Date: July 22, 2025

Photo 4 (TX_ComalCounty_DittlingerFamily_0004)

The path between the Liebscher and Dittlinger properties. Camera facing northwest toward the rear of the Liebscher House (Resource 1).

Date: May 12, 2023

Photo 5 (TX_ComalCounty_DittlingerFamily_0005)

Front façade of the Liebscher House (Resource 1). Camera facing southeast.

Date: July 22, 2025

Photo 6 (TX_ComalCounty_DittlingerFamily_0006)

Oblique of the front of the Liebscher House (Resource 1). Camera facing south.

Date: July 22, 2025

Photo 7 (TX_ComalCounty_DittlingerFamily_0007)

Oblique of the front of the Liebscher House (Resource 1). Camera facing northeast.

Date: July 22, 2025

Photo 8 (TX_ComalCounty_DittlingerFamily_0008)

View of the second porch on the Liebscher House (Resource 1) facing the intersection of W. Coll Street and Magazine Avenue. Camera facing north.

Date: May 12, 2023

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Photo 9 (TX_ComalCounty_DittlingerFamily_0009)

View of the rear of the Liebscher House (Resource 1) showing the 1963 addition. Camera facing northwest.

Date: May 12, 2023

Photo 10 (TX_ComalCounty_DittlingerFamily_0010)

Interior view of the Liebscher House (Resource 1) showing an original rear wall with windows and door that became an interior wall with the 1963 addition. Camera facing northeast.

Date: May 12, 2023

Photo 11 (TX_ComalCounty_DittlingerFamily_0011)

Interior view of the Liebscher House (Resource 1) showing plaster wall and original wood opening surrounds. Camera facing northwest.

Date: May 12, 2023

Photo 12 (TX_ComalCounty_DittlingerFamily_0012)

Interior view of the Liebscher House (Resource 1). Note the original plaster ceiling sconce. Camera facing northeast.

Date: May 12, 2023

Photo 13 (TX_ComalCounty_DittlingerFamily_0013)

Interior view of the 1963 addition of the Liebscher House (Resource 1). Note the built-in seating and storage. Camera facing northeast.

Date: May 12, 2023

Photo 14 (TX_ComalCounty_DittlingerFamily_0014)

Front façade of the noncontributing garage apartment (Resource 2) behind the Liebscher House (Resource 1) at 581 W. Coll Street. Camera facing southeast.

Date: May 12, 2023

Photo 15 (TX_ComalCounty_DittlingerFamily_0015)

Front façade of the Dittlinger House (Resource 3) at 372 Magazine Avenue. Camera facing southwest.

Date: May 12, 2023

Photo 16 (TX_ComalCounty_DittlingerFamily_0016)

Side southeast façade of the Dittlinger House (Resource 3) showing the porches. Camera facing northwest.

Date: May 12, 2023

Photo 17 (TX_ComalCounty_DittlingerFamily_0017)

Side southeast façade first-floor porch of the Dittlinger House (Resource 3). Note the rear portion is screened in. Camera facing southwest.

Date: May 12, 2023

Photo 18 (TX_ComalCounty_DittlingerFamily_0018)

Rear portion of the second-story porch on the side southeast façade of the Dittlinger House (Resource 3). Camera facing northeast.

Date: May 12, 2023

Photo 19 (TX_ComalCounty_DittlingerFamily_0019)

Side northwest façade of the Dittlinger House (Resource 3). Camera facing southeast.

Date: May 12, 2023

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Photo 20 (TX_ComalCounty_DittlingerFamily_0020)

Interior view of the Dittlinger House (Resource 3) showing original wood built-ins and surrounds. Note the burlled grain. Camera facing northeast.

Date: May 12, 2023

Photo 21 (TX_ComalCounty_DittlingerFamily_0021)

The primary staircase in the Dittlinger House (Resource 3). Camera facing southwest.

Date: May 12, 2023

Photo 22 (TX_ComalCounty_DittlingerFamily_0022)

Interior of the Dittlinger House (Resource 3). Camera facing northeast.

Date: May 12, 2023

Photo 23 (TX_ComalCounty_DittlingerFamily_0023)

The front façade of the washhouse (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

Date: May 12, 2023

Photo 24 (TX_ComalCounty_DittlingerFamily_0024)

Detail of the concrete walls, pilasters, and brackets on the front façade of the wash house (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

Date: May 12, 2023

Photo 25 (TX_ComalCounty_DittlingerFamily_0025)

Interior of the wash house (Resource 4) at 372 Magazine Avenue. Note the original concrete block stove. Camera facing northwest.

Date: May 12, 2023

Photo 26 (TX_ComalCounty_DittlingerFamily_0026)

The noncontributing pool (Resource 5) and pool shed (Resource 6) at 372 Magazine Avenue. Camera facing southeast.

Date: May 12, 2023

Photo 27 (TX_ComalCounty_DittlingerFamily_0027)

The shed (Resource 8) and pump shed (Resource 7) at 372 Magazine Avenue. Camera facing northwest.

Date: May 12, 2023

Photo 28 (TX_ComalCounty_DittlingerFamily_0028)

The shed (Resource 8) on the Dittlinger property at 372 Magazine Avenue. Camera facing southwest.

Date: May 12, 2023

Photo 29 (TX_ComalCounty_DittlingerFamily_0029)

The barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing southwest.

Date: May 12, 2023

Photo 30 (TX_ComalCounty_DittlingerFamily_0030)

The rear of the barn/carriage house (Resource 9) and the front of the Bauer House backhouse (Resource 12) at 372 Magazine Avenue. Camera facing southeast.

Date: May 12, 2023

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Photo 31 (TX_ComalCounty_DittlingerFamily_0031)

Front façade of the Professor's House backhouse (Resource 10) at 372 Magazine Avenue. Camera facing southwest.
Date: May 12, 2023

Photo 32 (TX_ComalCounty_DittlingerFamily_0032)

View of the side of the Professor's House backhouse (Resource 10) and pool (Resource 5) at 372 Magazine Avenue.
Camera facing southeast.
Date: May 12, 2023

Photo 33 (TX_ComalCounty_DittlingerFamily_0033)

Rear of the Professor's House backhouse (Resource 10) and side of the barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing northeast.
Date: May 12, 2023

Photo 34 (TX_ComalCounty_DittlingerFamily_0034)

The chicken coop (Resource 11) at 372 Magazine Avenue. Camera facing southeast.
Date: May 12, 2023

Photo 35 (TX_ComalCounty_DittlingerFamily_0035)

Oblique view of the backhouse known as the Bauer House (Resource 12) at 372 Magazine Avenue. Camera facing northeast.
Date: May 12, 2023

Dittlinger Family Residential Historic District, Comal County, Texas

Narrative Description

The Dittlinger Family Residential Historic District is comprised of two residential parcels—581 W. Coll Street and 372 Magazine Avenue—in central New Braunfels, the seat of Comal County, Texas. Occupying a prominent corner in the Sophienburg Hill neighborhood, the district contains an intact grouping of late-nineteenth and early twentieth-century residential buildings and structures. The district's principal features are the two main residences: the circa 1895 Liebscher House and the 1910 Dittlinger House. The Liebscher House is a wood-clad residence with Folk Victorian detailing.¹ The brick Dittlinger House, designed by architecture firm James Wahrenberger and Son, has Italianate and Greek Revival stylistic influences. The district also contains ancillary residential buildings and structures, including several backhouses, wash house, pump shed, shed, barn, and chicken coop, that date from around 1900 to 1925.² In addition to the nine historic-age resources, the district contains three non-historic-age ancillary resources (dating from 1999 to 2018). The resources, in particular the main residences, are highly intact, though some ancillary resources exhibit some minor alterations. As a whole, the district retains integrity of location, setting, feeling, association, materials, design, and workmanship. The district contains 12 resources, nine of which are contributing (75 percent) and three of which are noncontributing (25 percent).

Setting, Layout, and Evolution

New Braunfels is in southeast Comal County in south central Texas. The city is located along the Balcones Escarpment, falling along the eastern edge of the Texas Hill Country and the western edge of the fertile Blackland Prairie. The city's topography reflects its location, with generally flat land downtown and to the east, and hillier land to the west. Two rivers, the Comal River and the Guadalupe River, snake southeasterly through the city. The Dittlinger Residential Historic District is located in a residential neighborhood south of downtown New Braunfels, a little over one-half-mile from the Main Plaza (map 2). The neighborhood, Sophienburg Hill (a local New Braunfels historic district), takes its name from the *Sophienburg*, the never-realized fort that became the site of the *Adelsverein* (or Society for the Protection of German Immigrants in Texas) headquarters after the city's settlement in 1845. The headquarters's site, located north of the district across Magazine Avenue, is currently home to the Sophienburg Museum and Archives. Carl Schurz Elementary School has occupied the parcel immediately south of the district since 1925, expanding over the years to include multiple buildings. The neighborhood, comprised of several city blocks subdivided in the late nineteenth and early twentieth centuries, has streets laid out in a rectangular grid pattern with north-south streets skewed 35 degrees east, while W. Coll Street and the nominated district are set slightly less askew at 30 degrees east. Single-family residences dating from the early twentieth century comprise much of the neighborhood, though several nineteenth-century examples exist. The district sits atop a high point in the neighborhood and gently inclines to the north from 581 W. Coll Street to 382 Magazine Avenue. Lawns and mature trees characterize the neighborhood.

The Dittlinger Residential Historic District contains two residential lots (581 W. Coll Street and 372 Magazine Avenue) that occupy 3.37 acres at the intersection of W. Coll Street and Magazine Avenue (maps 3-4, photos 1-3). Not within a platted subdivision or addition, the two parcels comprise the entirety of City Block 4060. The two parcels represent the largest residential parcels in the neighborhood. Both lots are vegetated with mature pecan and oak trees and have large expanses of lawn, characteristics retained from the historic period. Non-historic-age metal fencing wraps around the district along the sidewalks on both W. Coll Street and Magazine Avenue (non-historic-age metal fencing at 581 W. Coll Street and both historic- and non-historic-age wrought iron fencing at 372 Magazine Avenue).

¹ No records were found indicating the architect or builder of the Liebscher House.

² The two backhouses date to 1900 but were relocated to the district about 1910 per current owners and family history.

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Non-historic-age metal fencing also encloses the back yard and pool (Resource 5) in the interior of the Dittlinger property on Magazine Avenue.

In total, the district contains 12 resources: two on the Liebscher property (581 W. Coll Street) and 10 on the Dittlinger property (372 Magazine Avenue). Historic-age resources date from about 1895 to 1925, and the three non-historic-age resources date from 1999 to 2018. The main houses (Resources 1 and 3) on both parcels are set back from the street, with outbuildings and auxiliary resources located to the rear and interior of the lots. Driveways and walkways from Magazine Avenue and W. Coll Street provide access into both properties. Because the historical occupants of the two parcels were related to one another, a pathway, which still exists on the Liebscher property, connects the two properties along the current parcel boundaries (Figures 1-2, photo 4).

The Liebscher property at 581 W. Coll Street is oriented to the northwest, facing W. Coll Street. This property developed first, about 1895, with the house (Resource 1), a shed or barn, and two small ancillary structures (Figure 3). By 1930, the shed was gone; the two ancillary structures were removed sometime after 1949 (Figures 4-5). A garage apartment (Resource 2), located in the southern corner of the property to the rear of the house, was built in 1999.

The Dittlinger property at 372 Magazine Avenue is oriented to the northeast, facing Magazine Avenue. This property developed from 1907 through the 1920s, with all historic-age resources (Resources 3, 4, 7, 8, 9, 10, 11, and 12) built by 1930 (see Figure 4). The original two-story laundry house burned in 1919, and one small ancillary building at the southern boundary of the property was removed by 1949.³ A pool (Resource 5) and pool cabana/shed (Resource 6) were added in 2018.

Resource Descriptions

Resource 1, Liebscher House, 581 W. Coll Street (Contributing)

Exterior

One of two main houses in the district, the Liebscher House is a one-story single-family residence sited in the middle of the property, facing northwest toward W. Coll Street (photos 5-7). A paved walkway runs from the street to the front of the house, and mature trees, grass, and manicured shrubs characterize the front lawn. Built c. 1895 in the Folk Victorian style, the house has an irregular plan, characterized by a connected front L-plan wing and a rear L-plan wing.⁴ In 1963, the owners built an addition onto the rear in roughly the same footprint as the original (Figure 6, see Figures 1 and 2). Built with a cypress pier and beam foundation, the nineteenth-century portion of the house has wood clapboard siding painted white, and is topped with a cross-gabled roof clad in original slate shingles.⁵ The front

³ Tara V. Kohlenberg, "Beauty at one hundred and twelve," Sophienburg Museum and Archives, December 24, 2022, <https://sophienburg.com/beauty-at-one-hundred-and-twelve/>.

⁴ Family history says Dittlinger built this house for his daughter and son-in-law, but deed and tax record research reveals that the house was likely built around 1895 for FJ and Hettie Maier. Maier purchased the property in 1893, and county tax rolls beginning in 1895 reveal the property valued at \$500; Maier is not listed in rolls before 1894. Compared to other properties of the same acreage, in the same area, this is significantly higher. Also, Maier's property is valued the same as the nearby A. and M. Kopplin House (RTHL), built in 1892 at 564 Hill Avenue. Maier is also listed in the 1900 census as owning his property in "Union Hill." While research did not reveal information on Union Hill, Kopplin was also listed in "Union Hill," which indicates that this area was likely known as Union Hill. There is a possibility that the house was built earlier, by J. D. Guinn, between 1880 and 1893. Guinn lived on San Antonio Street in 1880 per census records; 1890 census records were not located.

⁵ Note that the 1922 Sanborn map shows the house with a brick veneer but not in the 1930 or 1949. No photos of the house from this period were discovered. While all information provided indicates the house was always clad in wood siding, there is a possibility that brick veneer was removed sometime between 1922 and 1930. Also, some shingles have been replaced. The current owners replaced shingles damaged by a fallen tree.

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(northwest) of the house is characterized by its bay window with a decorative cornice with panel moldings and brackets. Two porches with turned wood posts, jigsawn balustrade, and intricate lacework and spindlework detailing along the frieze also define the front of the house (photo 8). Originally wood, the porch floors and stairs were replaced with terrazzo, presumably about the time of the addition in the 1960s. The porch ceilings are historic-age beadboard painted sky blue. The main entrance into the house is set within the front porch nearest the street and consists of a historic-age carved single-wood door with an oblong oval glass panel topped with a stained glass transom. The door has a historic-age wood screen door. A secondary entrance—a historic-age wood door with transom—is within the L-shaped porch that wraps around corner of the front façade. The tall wood-frame windows with two-over-two panes within the porches are repeated on all the original facades. Window screens throughout are non-historic age. Some historic-age light sconces are found within the porches.

As originally built, a third porch wrapped around the rear façade of the house. Per historic photos, this L-shaped rear porch was screened in as early as the 1930s (Figure 7). The porch was lost in 1963 with the construction of the rear addition (photo 9). During this construction, some of the original exterior walls, including some windows and shutters, were retained as new interior walls (photo 10). At this time, the house's original chimney was also presumably removed. At the seam between the original house and the addition on the north side, the foundation of a chimney is evident in the crawlspace. The one-story addition embraces the Modern style with its flat roof, overhanging eaves, and plate glass in the sliding doors and windows on three sides. The addition used 750 square feet of Libby-Owens-Ford Parallel-O-Grey plate glass, installed by Samuels Glass Co. of San Antonio (Figure 8).⁶ Wood siding clads the remaining addition walls. The side north wall of the addition has one large, single-pane, non-historic-age window, and the west end of the addition has two original sliding windows.

Interior

The layout and many of the house's original features remain largely intact in the Liebscher house interior. Ceilings remain plastered, and some plaster ceiling sconces are found throughout the original section of the interior (photos 11, 12). In the original section of the house, some walls are painted historic-age plaster, while historic-age wallpaper is found on other walls. Other original features include wood window, door and opening surrounds, baseboards, and crown moulding. Floors in the original section were raised six to 10 inches at some point, likely after the historic period, and replaced by the current hardwood floors. The original hardwood floors remain underneath the new flooring. The 1963 addition, which added a bedroom, bathroom, dining room, and living room, retains its original terrazzo flooring in the living and dining rooms and its acoustical tiled ceiling throughout (photo 13). Wood paneled walls and built-in seating and storage also remain in the dining and living room of the addition.

The Liebscher House retains integrity of location, setting, feeling, association, design, materials, and workmanship. The exterior appearance remains mostly unchanged from the historic period, and interior alterations are minor and not visible to the public.

Resource 2, Garage apartment, 581 W. Coll Street (Noncontributing)

Set in the rear southeast corner of the property is a garage apartment (photo 14). The two-story building has a rectangular form with a flat roof overhanging a two-story front porch. The house is clad in metal siding while plexiglass encloses the bottom porch and creates the railing on the second-story porch. Built in 1999, the house is one of three noncontributing resources in the district.

Resource 3, Dittlinger House, 372 Magazine Avenue (Contributing)

Exterior

⁶ Libby-Owens-Ford, advertisement, 1964, from current owner.

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The Dittlinger House is a two-story, single-family residence facing northeast toward Magazine Avenue (photo 15). A paved walkway runs from the street to the front entrance and a paved driveway enters from the street to the right (northwest) side of the house. A dirt path wraps around the sides of the house. Designed by architects James Wahrenberger and Son with Italianate and Greek Revival stylistic influences, and built by contractors Charles Roeper and Christian Herry, the house was completed in 1910.⁷ The house plan is comprised of three sections: a central rectangular section with a hipped roof, a projecting front bay-window ell with a front-gabled roof, and a smaller, rear-rectangular section with a basement and a hipped roof (Figures 9-11). Front-gabled pedimented and eyebrow dormers with windows project from the gently sloped hipped roof on the north, south, and west elevations. The roof's overhanging eaves are characterized by a decorative boxed cornice, dentiled frieze, and curved brackets. Other roof features include two brick chimneys with corbeling, located on the rear and side façades. First- and second-story porches, featuring smooth columns with Ionic and Corinthian capitals and turned wood balustrades, occupy the front ell of the house. Wide concrete steps with low, gently curved sides rise from the walkway to the first floor porch, which is slightly west of center of the facade. Another separated two-story porch—originally a sleeping porch—with round smooth columns runs along the side southeast façade (photo 16). The rear (south) portion of the first floor porch is screened in, and the rear portion of the second story is screened in and enclosed with casement windows (photos 17, 18). The side northwest façade has a one-story *porte cochère* and a small one-story porch at an entrance at the ell of the rear and main sections (photo 19). The hipped *porte cochère* and porch roofs mimic the main roof in detail, and both are supported by round smooth columns atop low brick walls. A small rectangular mass with a flat roof encloses the stairwell to the basement at the rear of the house.

Exterior walls are clad in the original orange brick, and non-historic-age standing-seam metal, similar to the original metal, cover the roofs. Original decorative milled wood features include the roof's boxed cornice, dentiled frieze, and curved brackets, porch and *porte cochère* columns, turned wood porch balustrades, floral carving in the front dormer pediment, and teardrop shingles in the front gable end and gabled dormers. All façades feature original one-over-one, double-hung, wood windows with wood shutters and cast-stone sills and lintels. The bay window ell on the front façade includes a set of three windows separated by cast-stone Ionic columns on the first and second stories. Windows are symmetrical on all façades except the side west elevation where they are asymmetrical and include various sizes, as well as two small square-fixed windows. The house also has two oval windows: a stained glass window on the rear façade and one in the front gable end featuring a wood surround. The original front entrance, set within the first floor porch, includes a single wood door with an oblong oval glass pane, one sidelight, and a transom topped with a caststone lintel. Above it, on the second story, a double door with large transom and stone lintel opens onto the porch. The side east porch has two single wood doors with wood screen doors on its first and second stories. The side west façade has two single wood doors with screen doors on the first story—one within the *porte cochère* and one set under the porch. The rear “servants” entrance under the porch includes sidelights and a narrow transom set with an arched brick lintel with a caststone keystone. A third single wood door near the front porch opens onto the crawl space under the front portion of the house.

Interior

The Dittlinger House interior retains many of its character-defining features from the historic period. A focal point of the interior is the expansive use of wood, shipped in from East Texas. Original wood floors, doors, staircases, baseboards, picture rails, built-in furniture, and door and window surrounds are all extant throughout much of the house (photo 20). Pine wood with a burlled grain was used for doors, surrounds, and furniture. The main staircase is the centerpiece of the house, featuring a carved newel post topped with a bronze sculpture, turned wood balusters, and extensive paneling creating a coffered ceiling and wall treatment (photo 21). Plaster ceilings with decorative moulding and light sconces remain in many of the rooms, as does historic-age wallpaper (photo 22). Other relics of the historic

⁷ “Building at New Braunfels,” *Austin American Statesman*, June 3, 1907, 3.

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period include the dumbwaiter and icebox. Though the mechanical systems in the house have been modernized, the original furnace, a Boynton's Square Pot Crusader, remains in the basement, as do some of the original radiators and baseboard registers.

The Dittlinger House remains highly intact, having had few alterations both during and after the historic period. It retains integrity of location, setting, feeling, association, design, materials, and workmanship.

Resource 4, Wash house, 372 Magazine Avenue (Contributing)

Built about 1925 to replace the original washhouse that burned in 1919, this building is an example of early concrete construction, said to be an experiment in building technology for some outbuildings at Dittlinger's mill (photo 23).⁸ The building has a rectangular plan with a second story on its northern half. The poured concrete walls at the ground level give the appearance of tongue-and-groove wood siding, while the upper portion is smooth concrete. Louvered wood fencing wraps around the flat roof of the first story on the southern half of the building, and a low-sloping side-gabled roof tops the second story. Original wood double-hung and casement windows have concrete sills. The building also retains its original wood single doors, which feature transoms on the front façade. The stepped concrete brackets around the projecting concrete belt course, and the projecting concrete pilasters on the ground floor provide the utilitarian building with modest ornamentation (photo 24). The interior, despite being converted to residential use at an unknown date, remains largely unchanged, retaining original closet doors, concrete flooring, and concrete walls. The original water storage and heating features, including the concrete block stove, water storage tank, and piping, also remain on the ground floor (photo 25). The building retains integrity of location, setting, association, design, materials, workmanship, and feeling.

Resources 5 and 6, Pool and Shed, 372 Magazine Avenue (Noncontributing)

Built in 2018, the inground pool (Resource 5) has concrete coping and a low profile level with the lawn. Concrete pavers at the northeast end of the pool connect the pool to the rear of the house (Resource 3) and the pool shed (Resource 6), also built in 2018 (photo 26). The shed is open on two sides and has a shed roof with a metal post. Walls on the rear and side façade are board and batten. Both structures are noncontributing.

Resource 7, Pump shed, 372 Magazine Avenue (Contributing)

Built about 1925, the pump shed is a small, square shed clad in board-and-batten siding and topped with a metal roof with rafter tails (photo 27). A single wood door provides entry into the shed. The building is in fair condition, retaining its integrity of location, setting, association, design, materials, workmanship, and feeling.

Resource 8, Shed, 372 Magazine Avenue (Contributing)

The circa 1925 shed is a small, wood-frame shed with a side-gabled roof (photo 28). Open on its front façade, the shed walls and roof are clad in corrugated metal. Still in use as a wood shed, the resource retains integrity of location, setting, association, design, materials, workmanship, and feeling.

Resource 9, Barn/Carriage house, 372 Magazine Avenue (Contributing)

Built about 1907, this one-and-a-half-story building served as a planing mill during the construction of the main house (photos 29, 30). Upon completion of the main house in 1910, the building became the carriage house, with the Dittlingers adding a tack room, horse stalls, car bay, and hay loft to the building. The rectangular building has a corrugated metal-clad gabled roof with rafter tails. Board-and-batten siding covers the building, and sliding wood

⁸ Site visit, information orally conveyed by property owner, May 12, 2023.

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doors comprise most of the ground level on the front façade. Original four-over-four and two-over-two double hung wood windows are on the ground level and side gable ends of the building. Currently used for storage, the building retains its integrity of location, setting, association, design, materials, workmanship, and feeling.

Resource 10, Backhouse, 372 Magazine Avenue (Contributing)

Known as the Professor's House because a tutor for the children once lived there, the National Folk style single-family, one-story house was built about 1900 and moved onto the property about 1910 (photos 31, 32).⁹ The two-room plan house has a side-gabled roof with rafter tails and a front porch with a shed roof supported by square wood columns. Sanborn maps indicate that the rear façade historically had a similar porch that was removed at an unknown date, though presumably within the period of significance based on the metal canopy added to the rear door after the porch removal (photo 33). Both the house and porch roofs are clad in corrugated metal. Board-and-batten siding covers the side and rear walls, and horizontal wood siding is on the front façade. Original double-hung wood windows are intact on all façades, as is the front door, a single wood door with transom. Shutters have been removed. The rear single door was compatibly replaced outside the period of significance. Still used residentially, the house retains its integrity of setting, association, design, materials, workmanship, and feeling. The house also meets criteria consideration B as it was moved to the district during the period of significance (circa 1910) and is significant for its association with the district's development and use.

Resource 11, Chicken coop, 372 Magazine Avenue (Contributing)

The chicken coop is a one-story wood-frame building with a gabled-roof (photo 34). Clad in horizontal wood siding, the circa 1925 coop has a single-door entry and hinged openings for ventilation. Though no longer used as a chicken coop, the resource is in good repair, and it retains its integrity of location, setting, association, design, materials, workmanship, and feeling.

Resource 12, Backhouse, 372 Magazine Avenue (Contributing)

The National Folk style residence was built about 1900 but moved onto the property about 1910 (photo 35, see photo 30).¹⁰ Known as the Bauer House, the residence derives its name from Ralph Bauer, the yard man who lived there in the 1920s and 1930s. The house has a rectangular form and stands a story-and-a-half in the front and one-story in the rear. A corrugated metal-clad side-gabled roof tops the front section, and a shed roof tops the rear. The wood-frame house is clad in board-and-batten. All window and door openings except the primary wood single-door entrance are boarded. The wood-screen door to the main entrance is intact, and the entry has a shed roof porch supported by wood posts. Despite its fair condition and current state of disuse, the house retains its integrity of setting, association, design, materials, workmanship, and feeling. The house also meets criteria consideration B as it was moved to the district during the period of significance (circa 1910) and is significant for its association with the district's development and use.

Integrity

As a complex, the Dittlinger Residential Historic District has integrity to convey its historic and architectural significance. The surrounding setting, comprised of late-nineteenth and early twentieth-century residential and educational buildings, is similar to the period of significance and has little modern infill. The retention of historic-age resources, the limited and unobtrusive modern construction, as well as the landscaping with mature trees contribute to the district's integrity of feeling and association.

⁹ Site visit, information orally conveyed by property owner, May 12, 2023.

¹⁰ Site visit, information orally conveyed by property owner, May 12, 2023.

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Individual resources within the district retain integrity of location, setting, feeling, association, materials, design, and workmanship that, together, provide a solid foundation for the retention of the district’s historic feeling and association with high-style residential properties in early twentieth-century New Braunfels. Preserved buildings that retain original materials, detailing, and historical architectural stylistic influences, as illustrated by the National Folk style backhouses (Resources 10 and 12), the Folk Victorian Liebscher House (Resource 1), and the Italianate and Greek Revival style Dittlinger House (Resource 3), contribute to the district’s integrity of feeling, design, and materials. Non-historic-age building alterations are overwhelmingly minor and compatible, and include work such as window screen replacements (Resource 1, Liebscher House), metal roof replacement similar to original (Resource 3, Dittlinger House), shutter removal (Resource 10), and compatible rear door replacement (Resource 10). The majority of buildings are in good condition, but even the two in fair condition—the backhouse (Resource 12) and the pump shed (Resource 7)—retain integrity. The biggest alterations to buildings in the district occurred within the historic period and have gained significance in their own right (discussed further in Section 8), including the 1963 addition to the rear of the Liebscher House (Resource 1), the replacement terrazzo porch flooring (Resource 1, Liebscher House), and rear porch removal (Resource 10). The relocation of the two backhouses (Resources 10 and 12) also occurred within the historic period, around 1910, and therefore meet Criteria Consideration B: Moved Properties.

Inventory

Map ID	Address	Type	Style	Year Built	C/NC
1	581 W. Coll St. (Liebscher House)	Single-family house	Folk Victorian	Ca. 1895	C
2	581 W. Coll St.	Garage apartment	No style	1999	NC
3	372 Magazine Ave. (Dittlinger House)	Single-family house	Italianate, Greek Revival	1910	C
4	372 Magazine Ave.	Wash house	No style	Ca. 1925	C
5	372 Magazine Ave.	Pool	No style	2018	NC
6	372 Magazine Ave.	Pool shed	No style	2018	NC
7	372 Magazine Ave.	Pump shed	No style	Ca. 1925	C
8	372 Magazine Ave.	Shed	No style	Ca. 1925	C
9	372 Magazine Ave.	Barn/carriage house	No style	Ca. 1907	C
10	372 Magazine Ave.	Backhouse	National Folk	Ca. 1900	C
11	372 Magazine Ave.	Chicken coop	No style	Ca. 1925	C
12	372 Magazine Ave.	Backhouse	National Folk	Ca. 1900	C

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Statement of Significance

The Dittlinger Residential Historic District contains a collection of late-nineteenth and early twentieth-century resources located on two adjacent properties—581 W. Coll Street and 372 Magazine Avenue—in New Braunfels’ Sophienburg neighborhood. The historic-age resources in the district date from around 1895 to 1925 and are associated with the Dittlinger family, one of New Braunfels’s prominent industrial and charitable families. The two primary resources in the district are the Liebscher House, a nineteenth-century Folk Victorian residence, and the Dittlinger House, a 1910 Italic and Greek Revival residence. Built c. 1895, the Liebscher House was acquired by Hippolyt Dittlinger’s daughter and son-in-law, Franziska and Alfred Liebscher, in 1920. Dittlinger, a prominent industrialist and owner of several mills in New Braunfels, lived in the Dittlinger House next door. This house was designed by prominent San Antonio architecture firm James Wahrenberger and Son and built by local contractors Charles Roeper and Christian Herry. In addition to the primary residences, the district contains several National Folk style backhouses, as well as a wash house, a barn, a chicken coop, a pump house, and a shed that reflect middle- and upper-class residential life in early twentieth-century New Braunfels. The Dittlinger family retained ownership of the properties into the 1980s. The district is nominated to the National Register of Historic Places at the local level under Criterion C in the area of Architecture for its excellent examples of National Folk, Late Victorian, and Early Twentieth Century Revival architectural design and its association with architect James Wahrenberger.¹¹ The district also provides insight into the architectural variety of early to mid-twentieth-century residential properties in New Braunfels. The district’s period of significance spans from 1895, the construction date of the Liebscher House, to 1963, covering the construction of all historic-age resources and the Liebscher House addition. The district has two moved backhouses—Resources 10 and 12—that meet Criteria Consideration B: Moved Properties, since they were relocated within the period of significance to a residential setting presumably close in resemblance to their original setting.¹²

Historical Background

New Braunfels in the Late Nineteenth and Early Twentieth Centuries

Settled in 1845 by German colonists associated with the *Adelsverein*, a German organization formed to place families in Texas, New Braunfels emerged as an industrial, commercial, governmental, and tourist center by the turn of the twentieth century. Settled along the Balcones Escarpment, much of the town first developed on the gently rolling and flatter land east of the Escarpment, while the hillier western areas developed later. Laid out in 1845, the original town plan divided New Braunfels into 342 town lots with land set aside for churches, schools, markets and plazas. The plan also set aside a high-point for a never-realized fort, the *Sophienburg*, that became the site of the society’s headquarters (Figure 12). Land to the south and southwest of the original town plan, where the district is located, was divided into larger farm lots. In the decade after its founding, residents constructed houses on the town lots, and businesses opened around and near Main Plaza downtown. Industrialists also took advantage of the town’s two waterways, the Comal and

¹¹ Per National Register Bulletin 15, *How to Apply the National Register Criteria for Evaluation*, and THC guidance, the district is not nominated under Criterion B for its association with Hippolyt Dittlinger and the Dittlinger family as other extant properties best reflect their historic contributions to New Braunfels. The former Dittlinger Roller Mill complex and the former Dittlinger Office building (at 401 and 398 E. San Antonio Street, respectively) are best associated with and represent Dittlinger’s *productive* life, and therefore, per Bulletin 15, when compared to the historic district are more significant in their association with Dittlinger’s industrial contributions than the nominated historic district. Additionally, the Liebscher House (Resource 1) is more associated with Franziska and Alfred Liebscher than Dittlinger’s productive life. While the Liebschers were important philanthropic citizens of New Braunfels, so too were many individuals and families during the same period.

¹² The original location of these houses is unknown.

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Guadalupe rivers, building grist mills and sawmills along their banks. The first to do so was William Merriwether, who opened the Merriwether Gin grist and sawmill northwest of town on Comal Springs (the headwaters of the Comal River) in 1849.

The late nineteenth century brought continued industrial growth, powered by the area's abundant natural resources, its designation as county seat in 1846, and expanding transportation networks following the arrival of the International & Great Northern Railroad in 1880. Throughout the late nineteenth century, agricultural production also increased, with farmers growing more cotton, corn, and wheat on large farms east and south of town. To the west, in the rockier Hill Country, ranchers raised larger herds of sheep and cattle. The agricultural boom and railroad directly impacted the town's industrial sector, allowing for the export of manufactured goods to new markets and the importing of tools, goods, and other raw materials. As such, industrialists continued harnessing the power of the town's rivers before electric power supplanted water and steam by the turn of the twentieth century, building more mills along their banks. Industrial production, focused on cotton, corn, wheat, and wool, grew rapidly from the late 1800s to early 1900s. By 1920, goods manufacturing in the county was valued at about \$5 million, with New Braunfels ranking as the fourth largest outbound shipping point southwest of St. Louis.¹³ Significant industries and businesses included the Planters and Merchants Mill, a textile mill; the Landa Industries complex at the old Merriwether Mill; and the multiple enterprises of Hippolyt Dittlinger, including the Dittlinger Roller Mills and Dittlinger Lime Company.

New Braunfels's booming economy contributed to commercial development and population growth. Downtown, commercial development continued around Main Plaza and along W. San Antonio Street and Seguin Avenue. The growing population—which rose from 1,298 in 1850 to 3,590 in 1920—pushed residential development past the original town plan onto former farmland to the southwest and southeast, as well as across the Comal River to the north. South of the original town plan, Alexander Rossy subdivided the “Hill Property,” a roughly 80-acre parcel that included the site of the *Sophienburg*, into smaller residential lots just north of the district along Academy Avenue in 1856.¹⁴ In 1899, residential subdivision stretched further east when C. A. and Emma Jahn platted the Jahn Addition next to the Hill neighborhood on multiple farm lots.¹⁵ Despite the creation of residential lots, the area was somewhat slow to develop, with an 1881 Bird's Eye view showing only several houses, in addition to the *Sophienburg* buildings, in the area (the district falls outside of this view) (Figure 13). While some residential construction continued throughout the late nineteenth century, the majority of this area infilled in the first three decades of the twentieth century.

The city's early twentieth-century prosperity carried it through the Great Depression and World War II. Nicknamed the “Little Industrial Giant of the Southwest,” New Braunfels continued to prosper during this period due to the demand for products, particularly textiles for the war effort, produced in town.¹⁶ Despite the decline in local farming production—cotton production in the county ceased by the 1950s—ranching remained stable, and the railroads and road network allowed raw other goods, particularly cotton, to be transported into the county and city.¹⁷ In the 1950s,

¹³ HHM & Associates, Inc. (HHM), “New Braunfels Historic Resources Survey,” prepared for the City of New Braunfels, 2008, 3-18. *The Austin American*, June 28, 1925, 8.

¹⁴ Myra Lee Goff, John B. Coers, Cindy Coers, Keva Boardman, “Sophienburg Hill,” Comal County Historical Commission, Historical Markers, accessed July 11, 2025, <https://www.co.comal.tx.us/Historical/Markers/SophienburgHillMarker/SOPHIENBURG%20HILL%202016%20for%20website.pdf>.

¹⁵ “Sophienburg Hill Historic District,” City of New Braunfels, accessed July 11, 2025, <https://www.newbraunfels.gov/historicdistricts>.

¹⁶ “Industry Booms in New Braunfels,” *Express and News*, March 16, 1963, 25.

¹⁷ Daniel P. Greene, “Comal County,” *Handbook of Texas Online*, accessed July 28, 2024, <https://www.tshaonline.org/handbook/entries/comal-county>.

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around a quarter of the town's population worked in the industrial sector—higher than the statewide 16 percent—in plant manufacturing: flour and feed, cotton textile, silk and nylon hosiery, gauze, women's and children's clothing, mattresses, cedar oil, wool, and leather goods.¹⁸ The town's booming industry, growing tourism sector, and expanded transportation networks contributed to the town's continued prosperity and growth, pushing the population from 6,242 in 1930 to 17,859 in 1970.

The Dittlinger and Liebscher Families in New Braunfels

Hippolyt Dittlinger

Described in business circles in the early twentieth century as a man “of undoubted enterprise, ability and integrity, and whose opinions are highly respected,” Hippolyt Dittlinger was “conspicuously identified” with New Braunfels industry in the early twentieth century.¹⁹ Owner of several mills and considered the “father of industry in New Braunfels,” Hippolyt Dittlinger was a prominent figure in the growth and prosperity of late-nineteenth and early twentieth-century New Braunfels (Figure 14).²⁰

Dittlinger was born on April 3, 1859, in Cape Girardeau, Missouri, to German immigrants Bertha and Nicolaus Dittlinger, a political refugee. Hippolyt's parents established strong industrial roots in the U.S. well before their son's rise to prominence. In Cape Girardeau, Nicolaus ran a mercantile business with his brother and manufactured lime for sugar production. His product, for which he won an award at an exposition in New Orleans, was used in factories in Louisiana, Alabama, and Georgia.²¹ After contracting tuberculosis while fighting for the Union during the Civil War, Nicolaus traveled to New Braunfels in December 1865 with his wife Bertha and Hippolyt, convalescing at the Schmitz Hotel.²² After only three months, Nicolaus died. Following Nicholas's burial in New Braunfels, Bertha moved with Hippolyt and daughter Mina to Cologne, Germany, where Hippolyt would receive his education. Hippolyt returned to the United States in 1875, two years after his mother's death, traveling first to Cape Girardeau and then to New Braunfels in 1876. There to visit his father's grave, Dittlinger decided to stay in New Braunfels as it was said he was charmed by the town and the spring weather.²³

In New Braunfels, Dittlinger began his career in 1876, working at two different mercantile stores, first as a clerk, night watchman, and storekeeper at Scherff's Store on Main Plaza, and then as a merchant and eventual partner at Tips, Clemens, and Faust Mercantile.²⁴ In 1886, Dittlinger and partners Peter and John Faust, opened a cotton gin and flour and corn mill (originally named the Peter Faust and Co. Cotton Gin and Flour and Corn Mill) on the banks of the Comal River on E. San Antonio Street. In 1901, the Fausts and Dittlinger dissolved their partnership, and Dittlinger became sole proprietor of the mill and cotton gin. Renamed Dittlinger Roller Mills, the mill ground wheat, corn, and rye from area farmers and sold to retail and wholesale businesses in and around New Braunfels, as well as to the

¹⁸ Keva Boardman, “Just a Grand Place to make a Living and a Grand Place to Live,” Sophienburg Museum and Archives, August 6, 2017, <https://sophienburg.com/just-a-grand-place-to-make-a-living-and-a-grand-place-to-live/>.

¹⁹ *A Twentieth Century History of Southwest Texas*. United States: Lewis Publishing Company, 1907, 150-151, accessed July 11, 2025, https://archive.org/stream/twentiethcentury02unse/twentiethcentury02unse_djvu.txt.

²⁰ Tara V. Kohlenberg, “The Dittlinger legacy,” Sophienburg Museum and Archives, July 31, 2022, <https://sophienburg.com/the-dittlinger-legacy/>.

²¹ *A Twentieth Century History of Southwest Texas*, 150-151.

²² Kohlenberg, “The Dittlinger legacy.”

²³ Kohlenberg, “The Dittlinger legacy.”

²⁴ Kohlenberg, “The Dittlinger legacy.”

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government.²⁵ The mill, known for its high-quality flour, was one of the most prolific in town, producing 250 barrels of flour per day around the turn of the century (Figure 15). Staying on top of the latest technology, Dittlinger furnished the plant with modern machinery and switched the mill's power to diesel in 1914, and eventually electric power.²⁶ Dittlinger expanded the mill about 1919 to accommodate increased corn milling and feed production.²⁷ In 1930, Dittlinger grew his enterprise when he purchased the flour mill at Landa Industries. To meet the growing feed market, he converted the mill to a poultry and livestock feed mill, greatly expanding his firm's production.²⁸ Dittlinger retired one year later, in 1931, handing over the reins of his company to son-in-law Alfred Liebscher.

Dittlinger also introduced the crushed rock and lime industry in New Braunfels. Apparently inspired by extant thousand-year-old buildings seen on a European trip in 1904, Dittlinger recognized the importance of lime mortar in lasting, quality construction.²⁹ With New Braunfels growing and more buildings to be constructed, Dittlinger opened a lime plant southwest of town to meet the expanding area's need in 1907. The Dittlinger Lime Company made quick lime used for cement, iron, and steel, and later added a rock-crushing plant to provide materials for highway construction.³⁰ Dittlinger also built houses, a store, and school for the Hispanic workers at the plant who named it "La Calera," or the Lime Kiln.³¹ Like his father, Dittlinger also experimented with lime at the plant, patenting several inventions for processing the hydration of lime and for plastic hydrated lime (Figure 16).³² Following the opening of the lime plant, Dittlinger built more concrete buildings at his other plants.

By the time Dittlinger retired in 1931, the modest flour and corn mill of 1886 had grown into "a strong, aggressive firm which operates a modern flour mill, corn mill, grain elevators, and commercial feed mill."³³ The Dittlinger name was synonymous with quality, with products sold statewide and even exported to Europe and South America.³⁴ Known as the "father of industry in New Braunfels," Dittlinger was vital to the development and evolution of industry in New Braunfels and played a significant role in the town's twentieth-century prosperity.³⁵ Dittlinger Industries first sold the lime factory, selling it to United States Gypsum Company in 1934. The feed mill at the old Landa complex remained in operation until 1978, at which time the Dittlinger family sold it to the Wursthfest Association.³⁶ The flour mill, though sold by Dittlinger Industries in 1955, remained in operation until 2023.³⁷

²⁵ Laura McKenzie, "Hidden History: H. Dittlinger Roller Mills," *New Braunfels Herald-Zeitung*, July 12, 2011, https://herald-zeitung.com/opinion/columns/hidden-history-h-dittlinger-roller-mills/article_7d8c4618-acdb-11e0-9ceb-001cc4c002e0.html

²⁶ <https://sophienburg.com/the-dittlinger-legacy/>.

²⁷ HHM, "New Braunfels Historic Resources Survey, 3-21.

²⁸ In 1925, Joseph Landa began liquidating his properties, including Landa Industries. San Antonio investment group, J. E. Jarratt purchased Landa Industries and operated it for only several years before declaring bankruptcy during the Depression. Afterward the complex was divided, and Dittlinger Roller Mills purchased the flour mill site south of the millrace. The City of New Braunfels bought the cotton mill and oil mill tract in 1940s.

²⁹ Kohlenberg, "The Dittlinger legacy."

³⁰ Oscar Haas, "Dittlinger, TX," *Handbook of Texas Online*, accessed July 11, 2025, <https://www.tshaonline.org/handbook/entries/dittlinger-tx>.

³¹ Keva Hoffmann Boardman, "Names of places tell a cultural story, Sophienburg Museum and Archives, September 27, 2020, <https://sophienburg.com/names-of-places-tell-a-cultural-story/>.

³² "Hippolyt Dittlinger," International Patents, from Ancestry, <https://www.ancestry.com/discoveryuicontent/view/54991061:62216>

³³ *Del Rio News Herald*, October 10, 1958, 9.

³⁴ *Del Rio News Herald*, October 10, 1958, 9.

³⁵ Kohlenberg, "The Dittlinger legacy."

³⁶ Alton J. Rahe, *Wursthfest: The First Fifty Years...*, unpublished book, 2011, 29.

³⁷ Hannah Thompson, "ADM to end production at New Braunfels' historic Dittlinger Mill in March," *The Herald-Zeitung*, February 10, 2023, https://herald-zeitung.com/community_alert/adm-to-end-production-at-new-braunfels-historic-dittlinger-mill-in-march/article_c9c9f46a-a9a1-11ed-8bcd-5327de4e7d7d.html.

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Dittlinger and Liebscher Family

Hippolyt Dittlinger (1859-1946) married Elise Grab (1863-1943), a Swiss born teacher, in 1890. Together the couple had three children, Amalie (1891-1945), Franziska (1892-1994), and Bruno (1893-1987) (Figure 17). In 1919, Franziska married Alfred Liebscher (1895-1979). Born in Germany, Liebscher moved to Chicago in 1913 and met Bruno Dittlinger, who introduced the future couple.³⁸ The couple married at Saints Peter and Paul Roman Catholic Church in New Braunfels; a reception at the Dittlinger House at 372 Magazine Avenue followed (Figure 18). They moved into the Liebscher House in 1920. Together the couple had three children: Maria (1922-2019), Carl (1929-2019), and Loretta (1928).

Though active members of the community and the Saints Peter and Paul Roman Catholic Church, the Dittlinger family is most closely associated with the Sophienburg Museum and public library. Elise and Hippolyt first worked on establishing New Braunfels's first museum in 1925 after receiving a portrait in Braunfels, Germany, given with the intent of it being in a museum. With the mayor, Elise helped organize an association to raise funds for the museum and the purchase of the *Sophienburg* site.³⁹ In 1933, the Sophienburg Museum opened. Shortly thereafter, the Emmie Seele Faust Library opened on the adjacent property. By the late 1960s, New Braunfels was in need of a larger library. In support of the new public library, Franziska, Alfred, and Bruno, gave \$92,000 in memory of Hippolyt and Elise, who had both passed in the 1940s, for its construction in 1967.⁴⁰ The Dittlinger Memorial Library served New Braunfels for 30 years before becoming the home of the Sophienburg Museum and Archives.

Bruno, Alfred, and Franziska continued their charitable and civic engagement throughout their lives. In 1970, the trio again gifted the city money, this time for the purchase of land next to Hinman Island for a Landa Park Expansion.⁴¹ Alfred and Franziska were also civic leaders. In addition to his job as President of the Dittlinger Company following Hippolyt's retirement, Alfred also served as President of McKenna Memorial Hospital, President of the New Braunfels Trust, Senior Chairman of the Board and Director of the First National Bank of New Braunfels, Vice President and Director of the First Federal Savings and Land of New Braunfels, Director of the Dittlinger Memorial Library, and Director Emeritus of KLRN Public Television Channel 9.⁴² Franziska, who lived to age 102, "contributed heavily to the New Braunfels community with civic service that helped shape the city."⁴³ Franziska was a charter member of New Braunfels Garden Club (1933), co-leader of the first Senior Girl Scout Troop in town, a volunteer with the American Red Cross during both world wars, a charter member of the Sophienburg Conservation Society and Heritage Society, and a member on the Texas Landmarks Commission, a role she shared with her mother.⁴⁴

³⁸ Marie Offerman, "Liebscher celebrates her 100th birthday on Friday," *New Braunfels Herald-Zeitung*, August 19, 1992, 11.

³⁹ Myra Lee Adams Goff, "Sophienburg's formation owes much to Dittlinger family," Sophienburg Museum and Archives, March 4, 2008, <https://sophienburg.com/sophienburgs-formation-owes-much-to-dittlinger-family/>.

⁴⁰ Marie Offerman, "Dittlinger rose dedication held at library," *New Braunfels Herald-Zeitung*, April 28, 1993, 13.; Texas Library and Historical Commission. Texas Libraries, Volume 32, Number 2, Summer 1970, periodical, Summer 1970; Austin, Texas. <https://texashistory.unt.edu/ark:/67531/metapht1508029/m1/42/?q=%22dittlinger%22>; accessed July 11, 2025, University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu>; crediting UNT Libraries Government Documents Department.

⁴¹ "Liebscher, Dittlinger Gift to City Makes Possible Purchase of Pearce Property," *New Braunfels Herald and Zeitung*, April 23, 1970, 1.

⁴² "Liebscher," *San Antonio Light*, October 16, 1979, 24.

⁴³ "City mourns loss of Franziska Liebscher," *New Braunfels Herald Zeitung*, November 29, 1994, 1.

⁴⁴ "City mourns loss of Franziska Liebscher," *New Braunfels Herald Zeitung*, November 29, 1994, 1.

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History of the District

The residential properties comprising the district fall just south of the “Hill” property subdivided by Alexander Rossy, outside of any plat or subdivision. Prior to their development, these properties fell within a larger parcel owned by H. Harbot (Figure 19).⁴⁵ After 1868, J. D. Guinn acquired acreage out of the northern portion of the Harbot tract, which he further subdivided and sold.⁴⁶ A portion of the tract that became 372 Magazine Street was first sold to Carl Voigt in 1883 and then to Peter Faust in 1889.⁴⁷ In 1889, Faust then sold this roughly 1.6-acre parcel to Hippolyt Dittlinger for \$250.⁴⁸ Guinn also owned the land that would become 581 Coll Street, selling “lot number one and two in Southern Heights,” to Frederick J. (F. J.) Maier in 1893.⁴⁹ Maier, and later his widow Hettie, owned this property, around 1.8 acres, until 1920, when Hettie sold it to Alfred and Franziska Liebscher for \$1,500.⁵⁰ Days later, the Liebschers sold the property to Hippolyt Dittlinger for \$300. The Dittlinger and Liebscher families owned the two properties throughout the historic period. Executors for the Dittlinger and Liebscher estates sold the property at 372 Magazine Street in 1989 and the property at 518 W. Coll Street in 1995.

Construction in the district occurred contemporaneously with the surrounding neighborhood over the last decade of the nineteenth century and the first several decades of the twentieth century. Frederick J. and Hettie Maier presumably built the first house in the district (Liebscher House, Resource 1) c. 1895 at **581 W. Coll Street**.⁵¹ Frederick was born in Kansas to German parents, while Hettie was born in Texas to German parents. He was an attorney and Democratic County Chair for Comal County. In addition to the house, by 1922 the property contained a shed or barn (gone by 1930) and two ancillary structures (removed sometime after 1949) (see Figures 3-5).⁵² The ancillary structures might have been related to Maier’s “innovative” water supply system, as described in a 1905 *New Braunfels Herald* article and comprised of an “underground cistern, walled up with brick and cement” that relied on cylinders and motors rather than a hand pump, and a stand pipe to help with water pressure due to the property’s hilltop location.⁵³ Frederick died in 1912, and Hettie remained living in the house until 1920, when she sold “the Old F. J. Maier homestead,” to Alfred Liebscher.⁵⁴ Franziska and Alfred raised their three children at the house, and Franziska lived there following Alfred’s death in 1979 and into the 1990s before her death in 1994.

⁴⁵ Per 1868 map of New Braunfels from Maps of the Past, accessed July 2, 2024, <https://mapsofthepast.com/>.

⁴⁶ Based on county tax rolls from the 1890s.

⁴⁷ Comal County Deed Records, Record U, 1889, pages 309-310, available via ROAM, <https://comal.landrecordsonline.com/>

⁴⁸ Comal County Deed Records, Record U, 1889, pages 309-310, available via ROAM, <https://comal.landrecordsonline.com>.

⁴⁹ Comal County Deed Records, Record W, page 105, available via ROAM, <https://comal.landrecordsonline.com>. Research was unable to find more information on Southern Heights and whether it was an official subdivision or if the area was simply known as Southern Heights at the time.

⁵⁰ Comal County Deed Records, Record 41, page 275, available from via ROAM, <https://comal.landrecordsonline.com>

⁵¹ Family history says Dittlinger built this house for his daughter and son-in-law, but deed and tax record research reveal that the house was likely built around 1895 for FJ and Hettie Maier. Maier purchased the property in 1893, and county tax rolls beginning in 1895 reveal the property valued at \$500; Maier is not listed in rolls before 1894. Compared to other properties of the same acreage, in the same area, this is significantly higher. Also, Maier’s property is valued the same as the nearby A. and M. Kopplin House (RTHL), built in 1892 at 564 Hill Avenue. Maier is also listed in the 1900 census as owning his property in “Union Hill.” While research did not reveal information on Union Hill, Kopplin was also listed in “Union Hill,” which indicates that this area was likely known as Union Hill. There is a possibility that the house was built earlier, by J. D. Guinn, between 1880 and 1893. Guinn lived on San Antonio Street in 1880 per census records; 1890 census records were not located.

⁵² Per 1922, 1930, and 1949 Sanborn maps.

⁵³ “Innovation in the Water Supply,” *New Braunfels Herald*, May 19, 1905, 2.

⁵⁴ Comal County Deed Records, Record 41, page 275, available from via ROAM, <https://comal.landrecordsonline.com>

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Development of 372 Magazine Street (Dittlinger House, Resource 3) began under Hippolyt Dittlinger's ownership. Though Dittlinger acquired the property in 1889, he and his family did not move there until 1910.⁵⁵ Construction of the main house began in 1907, with the *Austin American Statesman* writing that Dittlinger was "preparing to erect a beautiful and very costly residence."⁵⁶ Dittlinger hired San Antonio architecture firm James Wahrenberger and Son to design the house, and New Braunfels builders Charles Roeper and Christian Herry received the contract for construction.⁵⁷ Despite laying the foundation in 1907, construction of the house was delayed three years "on account of the erection of the Dittlinger lime works" outside of town.⁵⁸ During this time, Dittlinger added the barn (Resource 9) for use as a planing mill. Here the lumber— pine shipped from East Texas—was processed and finished.⁵⁹ In 1910, the "palatial" sixteen-room, brick veneer house was completed for around \$20,000 (Figure 20).⁶⁰ The house, "one of the handsomest residences in New Braunfels," was also considered modern for its time.⁶¹ Advanced mechanical and electrical systems included a large furnace that heated the first floor via ducts. The house also did not have any fireplaces, as Dittlinger reportedly considered a lack of fireplaces a sign of wealth.⁶²

Shortly after the completion of the house in 1910, the barn/planing mill became a carriage house with a tack room, horse stalls, carriage space, hay loft, and a single car bay.⁶³ Dittlinger also moved two circa 1900 houses (Resources 10 and 12) onto the property around 1910.⁶⁴ Around 1925 Dittlinger built the chicken coop (Resource 11), the pump shed (Resource 7), and the shed (Resource 8). Like the mechanical and electrical systems of the main house, another building on the property reflected Dittlinger's ingenuity and interest in modernity. The wash house (Resource 4), built about 1925 after the original wood building burned, is a two-story concrete building. The all-concrete building technology used for its construction is believed to have been a Dittlinger experiment and prototype for some concrete outbuildings at his mill.⁶⁵ The lower level of the building had a large water storage tank next to a concrete stove, and four rinsing sinks and piping running across the ceiling moved solar heated water to the storage tank (see Photo 25). In addition to serving as the wash house, family members used the roof for sunbathing.⁶⁶ The Dittlingers also planted a number of the pecan trees on the property, planting one for each grandchild born.⁶⁷

Members of the Dittlinger family remained living in the district throughout the historic period and into the 1990s. In addition to Elise and Hippolyt and their children, Elise's sister, Amalie Gross, also lived at the Dittlinger House from 1910 until her death in 1952.⁶⁸ Other occupants included servant J.J. Sanders, their chauffeur (1920 census); Fannie and J. W. Helner, their gardener (1920 census); and Mary Wenzel, their maid (1940 census). Following Elise's death in 1943 and Hippolyt's death in 1946, Bruno moved into the house, living there until his death in 1987. During the historic period, photographs show many family gatherings and celebrations in the district (Figures 21-23). Among the

⁵⁵ Dittlinger is listed as renting a house on Seguin Street in the 1900 census.

⁵⁶ "Building in New Braunfels," *Austin American Statesman*, January 31, 1907, 9.

⁵⁷ "Building at New Braunfels," *Austin American Statesman*, Jun 3, 1907, 3.

⁵⁸ "Building at New Braunfels," *Austin American Statesman*, March 8, 1910, 1.

⁵⁹ Kohlenberg, "Beauty at one hundred and twelve."

⁶⁰ "Building at New Braunfels," *Austin American Statesman*, September 4, 1910, 3.

⁶¹ "Building at New Braunfels," *Austin American Statesman*, Jun 3, 1907, 3.

⁶² Kohlenberg, "Beauty at one hundred and twelve."

⁶³ Kohlenberg, "Beauty at one hundred and twelve."

⁶⁴ Prior location unknown.

⁶⁵ Site visit, information orally conveyed by property owner, May 12, 2023.

⁶⁶ Site visit, information orally conveyed by property owner, May 12, 2023.

⁶⁷ Kohlenberg, "Beauty at one hundred and twelve."

⁶⁸ Census records and Certificate of Death, available via Ancestry.com

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family events at the Dittlinger House were the Liebschers' wedding reception and the funeral service for Hippolyt following his death at the age of 88 in 1946.⁶⁹

Ralph Bauer, the "yard man" for the Dittlingers and Liebschers, resided in one of the backhouses at 372 Magazine Avenue (Resource 12) with his wife Zelda and two children in the 1920s and 1930s.⁷⁰ On the property, Bauer raised rabbits, hens, and made breeding cages for sale.⁷¹ In 1940, Juan and Elena Villaegas, Mexican-born laborers, rented one of the rear houses.⁷² Family history states that a tutor for the Liebscher children lived in the other backhouse (Resource 10), giving it its name "the Professor's House." Franziska and Alfred are also said to have lived there for a short time before moving into the house on W. Coll Street (Resource 1) in 1920.⁷³ For at least a short period of time in 1954, one of the rear houses also served as a Girl Scout Cottage for the Colorado Lakes Area Council of Girl Scouts.⁷⁴

Architecture

The Dittlinger Family Residential Historic District is significant under Criterion C in the area of Architecture as an excellent intact example of late-nineteenth and early twentieth-century residential architecture. Resources in the district reflect popular architectural trends and shifts in residential construction during the period, highlighted by the modest Folk style of the backhouses and the more ornate Late Victorian and Revival styles of the two main houses. The district also gains significance from its association with prominent Central Texas architect James Wahrenberger, designer of the Dittlinger House, and local builders Charles Roeper and Christian Herry.

Association with Significant Architectural Styles

Folk Style

The two backhouses in the district use building forms and patterns associated with longstanding vernacular or folk traditions. Before the arrival of the railroad in New Braunfels in 1880, building methods and forms were typically passed down through hands-on teaching, orally, and through written documentation.⁷⁵ In New Braunfels, the techniques often reflected the town's German heritage and included *fachwerk* (a method using timber framing) and stone construction. Over time, though, building techniques and forms evolved as builders adapted to the local environment, personal preferences, and new settlers who brought with them their own regional customs and traditions. When standardized milled lumber became readily available after the arrival of the railroad, more consistent National Folk style forms and patterns grew popular, remaining so into the early twentieth century. National Folk style houses are typically modest and lack ornamentation and design details inspired by other styles. Forms are generally simple, either square or rectangular, and roofs are commonly gabled.⁷⁶ Both Resources 10 and 12, built about 1900 and moved into the district about 1910, are backhouses that exemplify this style. Resource 10 has a two-room square plan and Resource 12 is rectangular, but both lack ornamentation. Resource 10 has a front porch, a feature typical of other folk style houses in New Braunfels and likely influenced by the Creole houses Germans encountered along the Gulf coast, incorporated into plans to suit the town's weather.⁷⁷ Wood and board-and-batten siding, common among National Folk houses, clad both of the wood-frame buildings. The gabled roofs of both houses are clad in metal, typical in New

⁶⁹ "H. Dittlinger," *The Austin American*, September 30, 1946, 2.

⁷⁰ Census records, available via Ancestry.com.

⁷¹ Various advertisements, 1920s-1930, *New Braunfels Herald*.

⁷² Census records, available via Ancestry.com.

⁷³ Kohlenberg, "Beauty at one hundred and twelve."

⁷⁴ "Girl Scout Leaders Training Course Set Next Tuesday," *New Braunfels Herald*, January 12, 1954, 2.

⁷⁵ HHM, "New Braunfels Historic Resources Survey," Prepared for the City of New Braunfels (2008), 3-11.

⁷⁶ Virginia McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2014), 155, Google Play eBook.

⁷⁷ Kenneth Hafertepe, *The Material Culture of German Texans* (College Station: Texas A&M University Press, 2016), 17.

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Braunfels due to an 1880s ordinance requiring fire-proof roof cladding.⁷⁸ Though National Folk houses are not rare in New Braunfels, the two in the district serve to highlight the evolution of residential building construction in the city. Additionally, many National Folk houses in New Braunfels, due to their small size and age, have additions and alterations, and therefore have lost integrity, unlike Resources 10 and 12.

Late Victorian and Revival Styles

The arrival of the railroad in 1880 increased the availability of building materials, including brick and ornate prefabricated decorative millwork. In New Braunfels, these materials were readily available at the town's multiple lumber yards and the Henne Hardware Company, where tools, supplies, and materials were sold. Not only did the railroad make materials more readily available, it also brought exposure to popular architectural styles, including Folk Victorian, Queen Anne, Italianate, and Revival styles.⁷⁹ Coinciding with these trends was the assimilation of German Texans in New Braunfels.⁸⁰ Though German culture was far from abandoned in New Braunfels—the German language, cultural traditions, and societies persisted in New Braunfels—the move away from *fachwerk* and traditional building to new styles and methods was not only easier and more economical, but it also represented an alignment with contemporary American tastes. As such, although folk styles persisted after the arrival of the railroad, Late Victorian and Revival styles grew in popularity in New Braunfels throughout the late nineteenth and early twentieth centuries. More modest homeowners often incorporated Late Victorian details, such as porch spindlework and intricate trim, in an effort to keep up with the trends, while more prosperous families constructed large, high-style houses. The Liebscher and Dittlinger houses reflect the latter trend, highlighting New Braunfels' early twentieth-century prosperity.

The Folk Victorian style was popular in New Braunfels from the 1880s to about 1910, with both brick and wood-clad houses incorporating this style.⁸¹ The style often used an L- or modified L-plan, intricate millwork, and featured Folk Victorian porch details such as turned porch posts, spindle friezes, and scrolled brackets. The Liebscher House, built c. 1895, is an excellent example of the Folk Victorian style, with decorative milled woodwork found at its bay window and porches. Though, Folk Victorian style houses were not rare in New Braunfels, the Liebscher House has distinguishing characteristics that make it a somewhat unique example. During the 2023 survey for the Central New Braunfels Historic District, of the more than 100 Folk Victorian style residences, none share the same plan as the Liebscher House, with most having either a traditional L-plan (cross-gabled roof) like the one at 705 W. Mill Street, or a modified L-plan (gable-on-hipped roof), like the house at 234 Tolle Street. The irregular L-plan form also makes the house larger than most of the other Folk Victorian houses, an indication of the status of its original owner, lawyer Frederick J. Maier, and its subsequent occupants, the Liebschers. The Liebscher House's bay window also represents a less common feature of a Folk Victorian house. While a number of larger Queen Anne style houses in New Braunfels had bay windows, only around seven percent of the more than 60 Folk Victorian L- and modified L-plan houses surveyed in 2023 had a similar bay window. Each of these houses, as represented by the house at 532 Comal Avenue, are smaller than the Liebscher House, and located on a smaller parcel.

The 1910 Dittlinger house is a high-style house with Italianate and Greek Revival stylistic influences. Reflective of this period of prosperity in New Braunfels, the house represents a departure from the typically small, unembellished Folk Style houses of the late nineteenth and early twentieth centuries. The utilization of brick also communicated an

⁷⁸ John B. and Cindy J. Coers, "New Braunfels First Fire Station 1918," Comal County Historical Commission, Historical Markers, accessed July 1, 2024, https://www.co.comal.tx.us/Historical/Markers/1918_Fire_Station/NB%20st%20Fire%20Station%201918%20for%20web%20.pdf.

⁷⁹ McAlester, *A Field Guide to American Houses*, 418, Google Play eBook.

⁸⁰ Hafertepe, *The Material Culture of German Texans*, 6, 439.

⁸¹ Per HHM, "New Braunfels Historic Resources Survey," and 2023 survey for Central New Braunfels Historic District NR nomination.

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impression of stability, longevity, and, by extension, prosperity. Designed by James Wahrenberger and Son, the house reflects a larger city-wide trend that saw many of the town's prominent citizens hire architects to design their residences or businesses.⁸² Like some other contemporary residences built in New Braunfels for prominent citizens around this time, the house incorporates a mix of popular residential architectural styles, including Greek Revival and Italianate stylistic influences. Its roof brackets, front-gable projection with bay window, and entryway set within the porch are common among Italianate houses. The house's porch formation, Ionic and Corinthian columns, and triangular pediment with dentils are characteristic of the Greek Revival style and detailing. The house also reflects Dittlinger's interest in innovation and modernity through its incorporation of advanced mechanical systems. Considered advanced for the time, the heating system included a large furnace that conducted heat through floor ducts. With time and advances, Dittlinger replaced this system with a boiler and radiator.⁸³ Dittlinger considered the lack of fireplaces in the house—the chimneys vented the furnace—a sign of wealth.⁸⁴ In utilizing an architect, brick construction, popular high styles, and advanced mechanical systems, the house symbolized Dittlinger's importance in New Braunfels.

The Dittlinger House is one of a handful of extant high-style residences built in New Braunfels over the first two-and-a-half decades of the twentieth century. While they all share some similarities—they are all brick construction with large massing—each house is unique in its architectural stylistic influences. Among the most ornate is the Queen Anne and Classical Revival inspired John Faust House (1905, 361 W. San Antonio Street), with its turret, cupola, and decorative pediments. It shares a similar form, asymmetry, and complex roofline with the Dittlinger House. Most distinct from the Dittlinger House is the Eclectic Moreau House (1905, 190 S. Seguin Avenue) with its painted symmetrical center passage plan and Prairie style inspired porch columns. The S. V. Pfueller House (1910, 170 E. San Antonio Street) and the ornate Faust-Frueholz House (remodeled 1905, 305 S. Seguin Avenue, NR listed in 2024) are the only two Neoclassical residences, both characterized by projecting porches with large columns and balustrades, grand entrances, and decorative features including cornices and cupolas. Though widely different in design, the Pfueller House is the only other house to also have a porte cochere. Among the most similar in form to the Dittlinger House is the Eiband House (1913, 447 S. Seguin Avenue), with its inset entrance, projecting front ell, and overhanging eaves. Whereas the Dittlinger House draws inspiration from the Italianate and Greek Revival styles, the Eiband House shows Prairie style inspiration in its porch columns, balustrade, and window sashes. The Dittlinger House's large lot and collection of buildings also distinguish it from the other residences, which are each located on lots of comparable sizes to the surrounding lots and have only one or two auxiliary buildings. The integrity of setting and feeling of the Dittlinger House also sets it apart from the other residences. All of the other houses are located on downtown New Braunfels's main thoroughfares, which were historically mixed-use but have since been commercialized. As part of this trend, the Moreau House, the Pfueller House, and the Eiband House have all been converted from residential to commercial use. The Dittlinger House is the only one of these residences that is both still used residentially and located within a residential setting.

Architect James Wahrenberger

The Dittlinger House is also an excellent example of the residential work of renowned Texas architect James Wahrenberger. Wahrenberger was a pioneering and prolific figure in Texas architecture in the late nineteenth century. The San Antonio-based architect designed grand residences, such as those in the King William neighborhood of San Antonio, but his only contribution in New Braunfels was the Dittlinger House. Born in Austin to Swiss-born parents in 1855, Wahrenberger first studied at West Pennsylvania Academy and then in Switzerland and Germany. Graduating

⁸² Kristina Kupferschmid, "Central New Braunfels Historic District," National Register nomination, 2024.

⁸³ Kohlenberg, "Beauty at one hundred and twelve."

⁸⁴ Kohlenberg, "Beauty at one hundred and twelve."

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from Polytechnic in Karlsruhe in 1876, Wahrenberger opened an architecture practice in Austin in 1878, making him the first recorded architect in the state to hold a professional architecture degree.⁸⁵ In Austin, Wahrenberger partnered and worked with several architects, including John W. Glenn, John Andrewartha, and Jacob Lamour. During his five years in Austin, Wahrenberger's projects included the Methodist Episcopal Church (1878, with Glenn) and the Fayette County Jail (1881, with John Andrewartha). Moving to San Antonio in 1883, Wahrenberger partnered with German-educated architect Albert Felix Beckmann. Working together until 1890, the partners designed high-style residences and commercial and public buildings in San Antonio. Among the prominent San Antonians that the partners designed residences for were Edward Steves, Jr. (431 King William Street), a firearms merchant, and Charles F. A. Hummel (309 King William Street), sporting goods merchant (listed in the NRHP King William Historic District). The partners also designed the Customs and Warehouse and Federal Building in Piedras Negras, Mexico, in 1891. Wahrenberger practiced alone from 1890 until 1905, when he partnered with his son Frank as Wahrenberger and Son. Following Frank's death in 1910, Wahrenberger practiced alone until his death in 1929. Over the last four decades of his life, Wahrenberger designed the George W. Littlefield house (1893) and the John H. Houghton house (1886, demolished) in Austin, the Dittlinger house (1910), as well as churches in Refugio, San Antonio, and Shiner. He also built several buildings at Our Lady of the Lake University in San Antonio from 1907 to 1920. Wahrenberger also served as San Antonio's first building inspector and wrote the city's first building ordinance.⁸⁶ He was also active in local and state professional organizations, serving several terms as president of the Texas State Association of Architects, which hailed Wahrenberger in 1918 as the "Grand Old Man" of Texas architecture.⁸⁷

The buildings designed by or in partnership with Wahrenberger that are listed in the National Register include:

- Reinbolt Hall at St. Mary's University, San Antonio (1908) – James Wahrenberger and Son (listed 2017)
- Old Lone Star Brewery, San Antonio (1895-1904) – Supervising architect with Beckman (listed 1972)
- Maverick County Courthouse, Eagle Pass (1885) – with Beckman (listed 1980)
- Alamo National Bank Building, San Antonio (1902) – own practice (listed 1984)
- William Reuter Building and the San Antonio Turnverein, San Antonio (1891) – own practice (listed in Alamo Plaza Historic District, 1977)
- George W. Littlefield House, Austin (1893) – own practice (listed 1970)
- Edward Steves, Jr. and Charles F. A. Hummel residences (1884) – with Beckmann (listed in the King William Historic District, 1972)

Working in the late nineteenth and early twentieth centuries, Wahrenberger designed in the popular styles of the day: Second Empire (Littlefield House), Romanesque Revival (Reinbolt Hall, Maverick County Courthouse), and Renaissance Revival (Alamo National Bank Building). While his work was varied, the design—form and stylistic influences—of the Dittlinger House is most similar to the Edward Steves, Jr. House and Hummel House in the NR-listed King William Historic District in San Antonio (Figures 24-25). Designed in 1884 with architect Albert F. Beckmann, both San Antonio houses have projecting front gables and first and second-story porches set under the roof, similar to the Dittlinger House. Other shared features with the Dittlinger House include a bay window, triangular pediment, and complex roofline. The Dittlinger House though, while similar in form, is distinct in several ways from the San Antonio residences. Both San Antonio houses are limestone, distinctly Italianate in style, and arguably more

⁸⁵ Wahrenberger and Lindeman Families Papers An Inventory of the Collection, Austin History Center, accessed July 11, 2025, and https://txarchives.org/aushc/finding_aids/00744.xml.

⁸⁶ Christopher Long, "Wahrenberger, James," *Handbook of Texas Online*, accessed December 04, 2024, <https://www.tshaonline.org/handbook/entries/wahrenberger-james>.

⁸⁷ Maria Watson, "James Wahrenberger, Architect," *Perspective*, volume 8, no. 2, 9.

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ornate, with arched windows, elevated quoins, and decorative patterned brackets and balustrades. The two San Antonio examples are also located within a neighborhood of similarly sized residences and lots known for its high-style collection of houses. In New Braunfels, though, the Dittlinger House's distinct mixture of styles, its orange brick façade, and its intact collection of associated outbuildings distinguish it from other neighborhood residences. The Dittlinger House, Wahrenberger's only New Braunfels commission, is also unique from the San Antonio examples and neighboring houses for its collection of historic-age outbuildings. Lastly, the Dittlinger House is unique within its setting, as its lot and size are characteristically larger than the surrounding residential properties, enabling it to uniquely reflect a high-style, early twentieth-century residential property in the town.

Builders Charles Roeper and Christian Herry

New Braunfels builders Charles Roeper and Christian Herry are attributed with constructing the Dittlinger House.⁸⁸ Charles Roeper (1857-1939) was a first-generation German-Texan. A carpenter, Roeper worked for himself in the early twentieth century during the time he worked on the Dittlinger house.⁸⁹ He also served as a County Commissioner, a town alderman, and was secretary and treasurer for the New Braunfels Independent Order of Odd Fellows.⁹⁰

The Herry family—Christian and sons Otto, Louis, and Alfred—were builders in New Braunfels in the late nineteenth and early twentieth centuries.⁹¹ While Christian is attributed with the work, it is likely his sons also worked on the construction. Born in Germany, Christian (1854-1917) was a contractor in the “house building” industry in New Braunfels in the late nineteenth and early twentieth centuries.⁹² His son Otto was a bricklayer, son Louis a carpenter, and Alfred a plasterer.⁹³ Together, they built the Holz residence on San Antonio Street in 1910 (not extant).⁹⁴ Christian is also attributed with the construction of Grune Hall (1878, NR listed in the Gruene Historic District in 1975), the Henne Hardware Building (1893) at 246 W. San Antonio Street, and the Prince Solms Inn (1898) at 195 E. San Antonio Street.

Conclusion

The two properties comprising the Dittlinger Family Residential Historic District in New Braunfels contain a collection of buildings that together highlight significant residential architectural trends in New Braunfels in the late nineteenth and twentieth centuries. The district's period of significance spans from 1895 to 1963, encompassing all historic-age construction. Reflecting this period of evolution, the district contains buildings constructed in National Folk, Late Victorian, and Early Twentieth Century Revival styles, and a 1963 addition reflects the Modern style. The two high-style primary residences in the district, and the collection of backhouses and outbuildings, reflect the upper-class status of the district's occupants, the Dittlingers, one of New Braunfels's most prominent industrial families. As such, the Dittlinger Family Residential Historic District is nominated to the National Register of Historic Places under Criterion C in the area of Architecture at the local level of significance.

⁸⁸ “Building at New Braunfels,” *Austin American Statesman*, June 3, 1907, 3.

⁸⁹ 1900 and 1910 U. S. Census records, available via Ancestry.com.

⁹⁰ *Austin American Statesman*, December 9, 1910, 6.; *Austin American Statesman*, April 14, 1904, 4.; *Austin American Statesman*, July 30, 1906, 1.

⁹¹ Tara V. Kohlenberg, “The Timmermann house: Memory of its haunting beauty is all that is left,” Sophienburg Museum and Archives, April 6, 2025, <https://sophienburg.com/the-timmermann-house-memory-of-its-haunting-beauty-is-all-that-is-left/>.

⁹² 1900 and 1910 U. S. Census records, available via Ancestry.com

⁹³ Kohlenberg, “The Timmermann house.”

⁹⁴ *Austin American Statesman*, March 29, 1910, 6.

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Maps

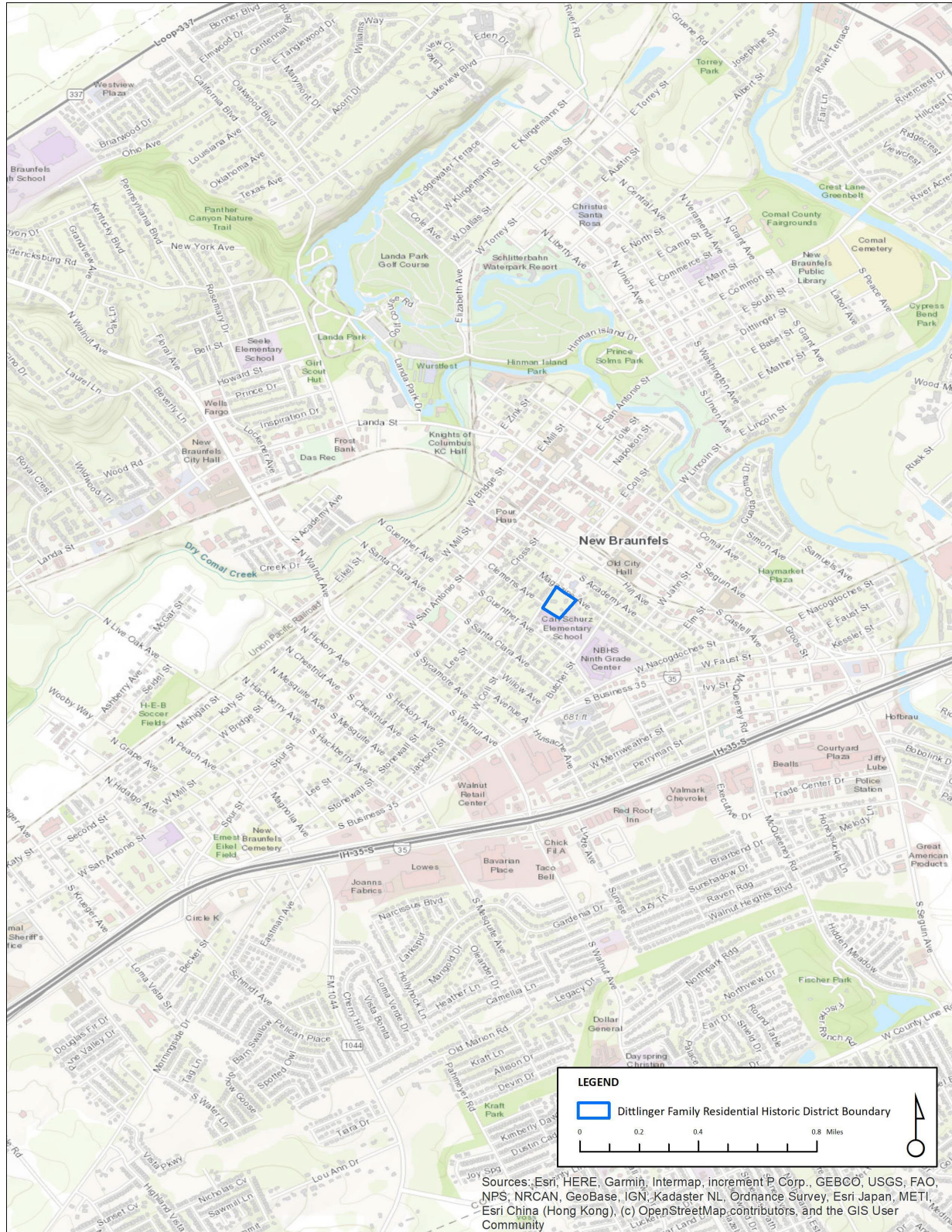
Map 1. County map of Texas with Comal County highlighted in red.



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Dittlinger Family Residential Historic District, Comal County, Texas

Map 2. Current topographic map showing historic district boundaries (in blue) in a wider context. Source: HHM, May 2025.



Dittlinger Family Residential Historic District, Comal County, Texas

Map 3. Aerial view of the Dittlinger Residential Historic District showing vertices in blue and boundary in yellow.
Source: HHM, May 2025.

Dittlinger Residential Historic District Boundary Map

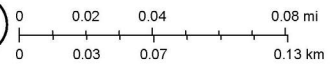


Coordinates

- 1. Latitude: 29.697285° Longitude: -98.124796°
- 2. Latitude: 29.696635° Longitude: -98.123852°
- 3. Latitude: 29.695766° Longitude: -98.124647°
- 4. Latitude: 29.692620° Longitude: -98.125474°



Historic District Boundary



Vantor. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

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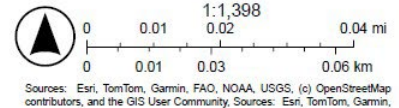
Map 4. Contributing/noncontributing map of the Dittlinger Residential Historic District showing; district boundary in yellow, parcel boundaries in gray, contributing in black, noncontributing in white. Source: HHM, May 2025.

Dittlinger Residential Historic District Map



- Contributing
- Noncontributing

- ▭ Parcel Boundary
- ▭ Historic District Boundary



Map ID	Address	Type	Year Built	C/NC
1	581 W. Coll St. (Liebscher House)	Single-family house	Ca. 1895	C
2	581 W. Coll St.	Garage apartment	1999	NC
3	372 Magazine Ave. (Dittlinger House)	Single-family house	1910	C
4	372 Magazine Ave.	Wash house	Ca. 1925	C
5	372 Magazine Ave.	Pool	2018	NC
6	372 Magazine Ave.	Pool shed	2018	NC
7	372 Magazine Ave.	Pump shed	Ca. 1925	C
8	372 Magazine Ave.	Shed	Ca. 1925	C
9	372 Magazine Ave.	Barn/carriage house	Ca. 1907	C
10	372 Magazine Ave.	Backhouse	Ca. 1900	C
11	372 Magazine Ave.	Chicken coop	Ca. 1925	C
12	372 Magazine Ave.	Backhouse	Ca. 1900	C

Dittlinger Family Residential Historic District, Comal County, Texas

Figures



Figure 1. 1938-aerial. Aerial image from 1938 showing the district. Note the internal walkway between the two properties. Source: USGS EarthExplorer.

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Figure 2. Aerial image from 1953 showing the district. Note the internal walkway between the two properties. USGS EarthExplorer.

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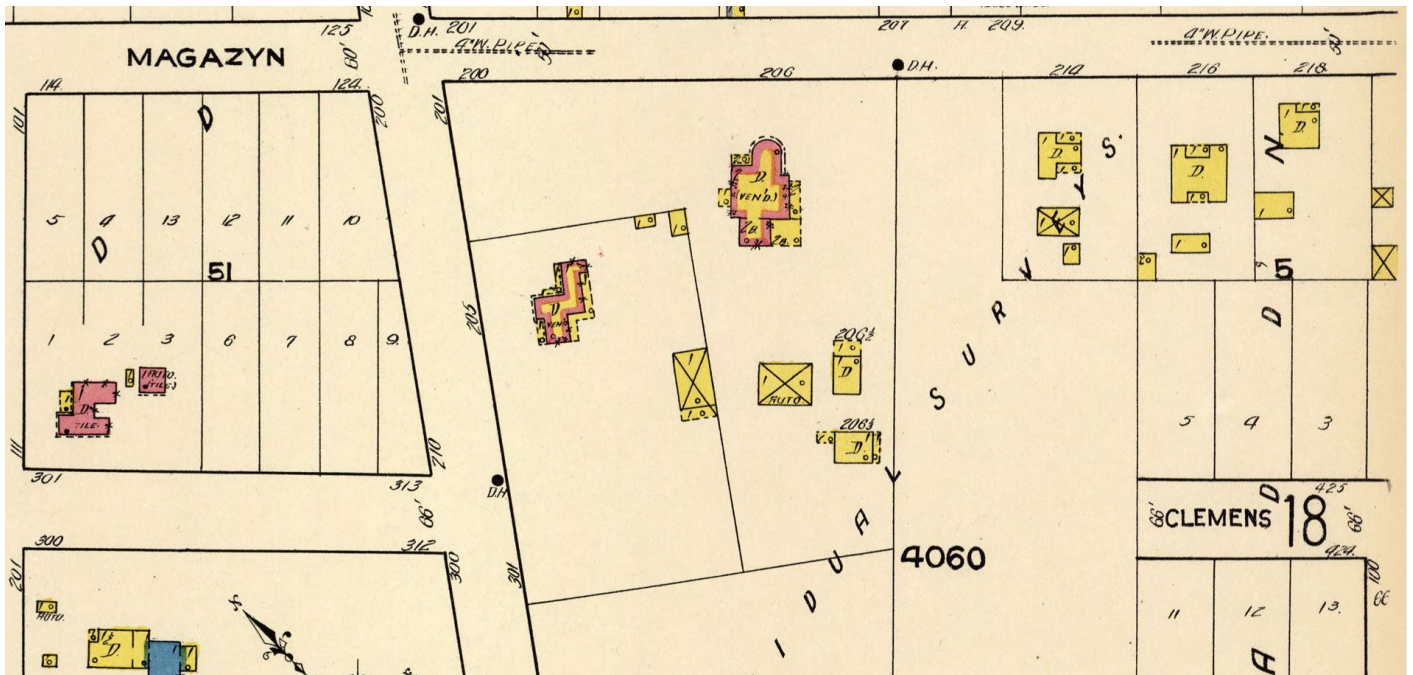


Figure 3. 1922 Sanborn map showing the district. Note that the Liebscher House (Resource 1) is depicted with a brick veneer (not in 1930 or 1949). No photos of the house from this period were discovered, but all information indicates the house was originally clad in wood, though there is a possibility that it was added sometime between 1922 and 1930. Source: University of Texas Libraries.

Dittlinger Family Residential Historic District, Comal County, Texas

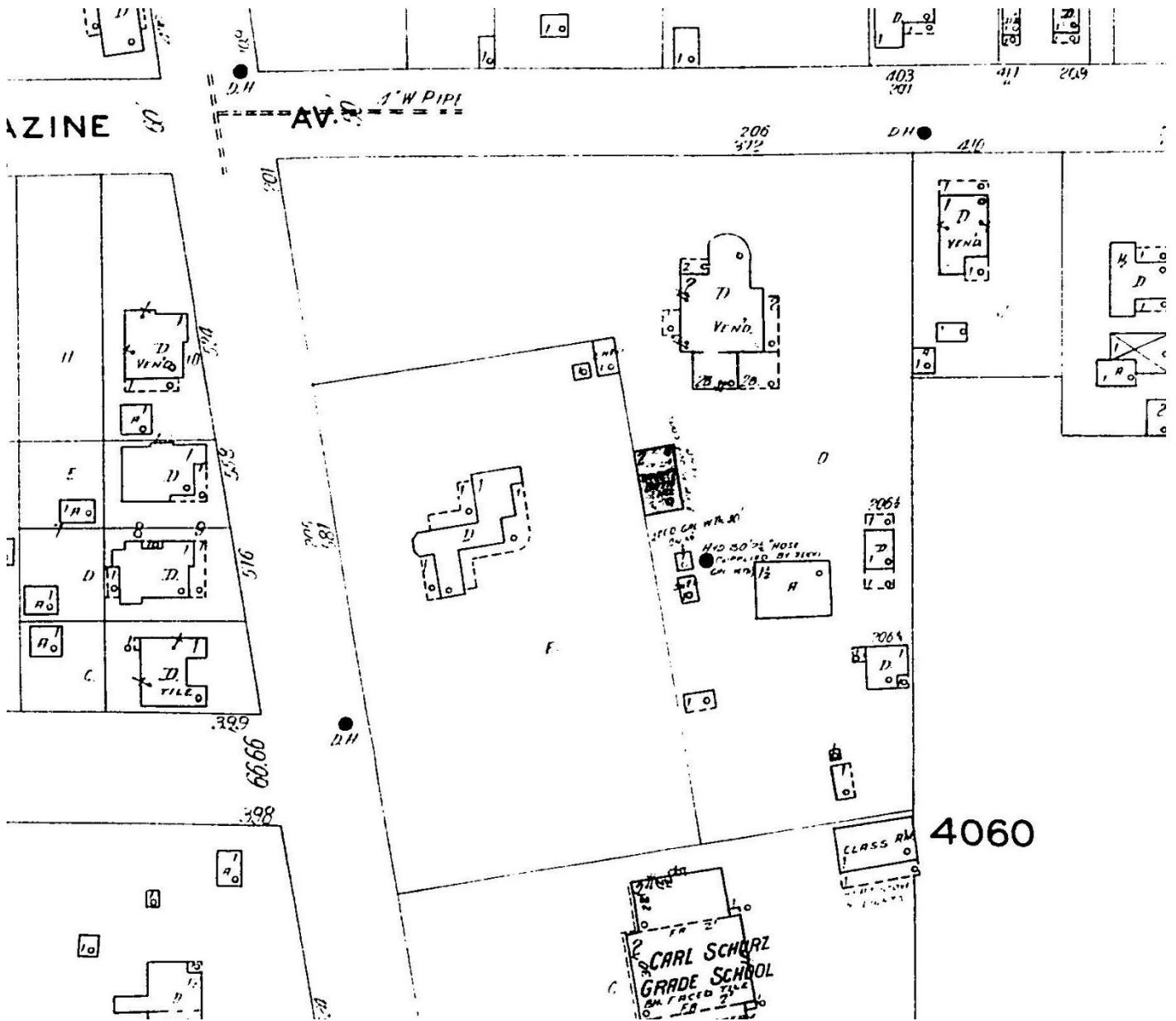


Figure 4. 1930 Sanborn map showing the district. Note that all historic-age resources in the district have been built. Source: ProQuest, Texas Digital Sanborn maps, Austin Public Library.

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Figure 6. Liebscher House (Resource 1) at 581 W. Coll Street with the 1963 addition outlined in red. Source: Google maps, HHM overlay.

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Figure 7. Carl Liebscher with the Liebscher House (Resource 1) at 581 W. Coll Street in the background about 1933. Note the screened in porch that was removed during the 1963 addition. Source: Provided by property owners.

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Figure 8. The Liebscher House (Resource 1) addition (1963) depicted in a 1964 Libby-Owens-Ford pamphlet. Source: Provided by property owners.

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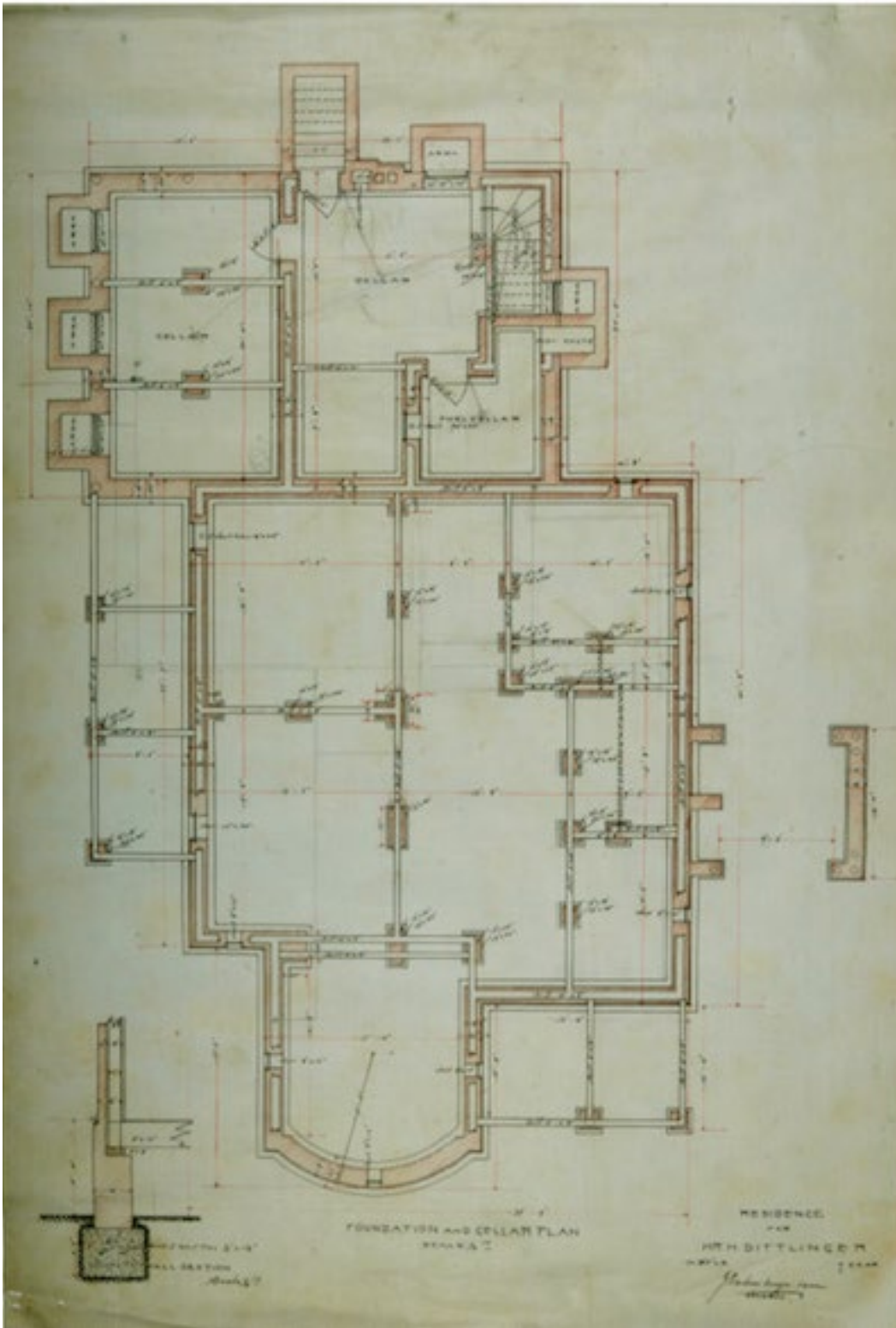


Figure 9. The foundation and basement for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

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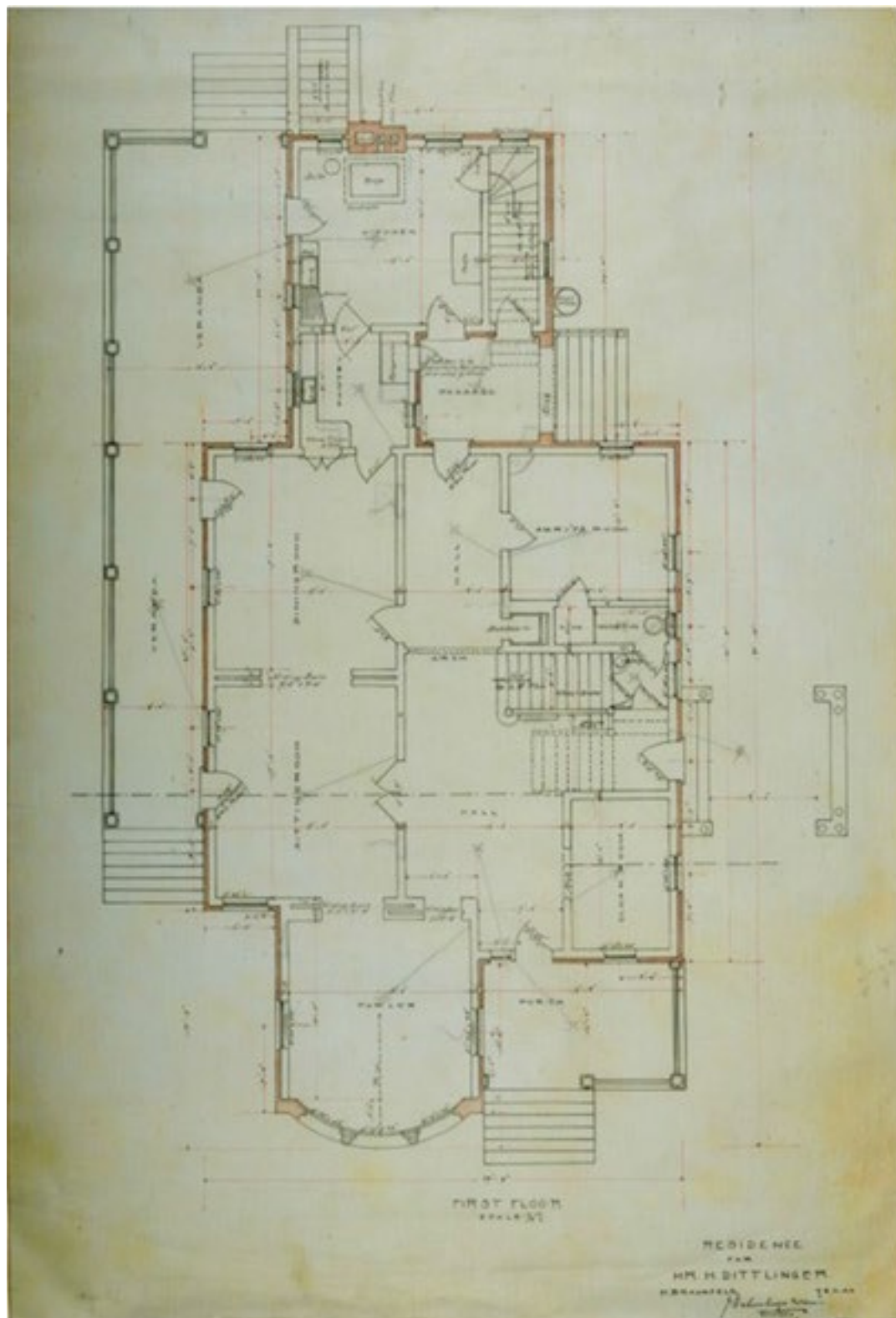


Figure 10. The first-floor plan for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

Dittlinger Family Residential Historic District, Comal County, Texas

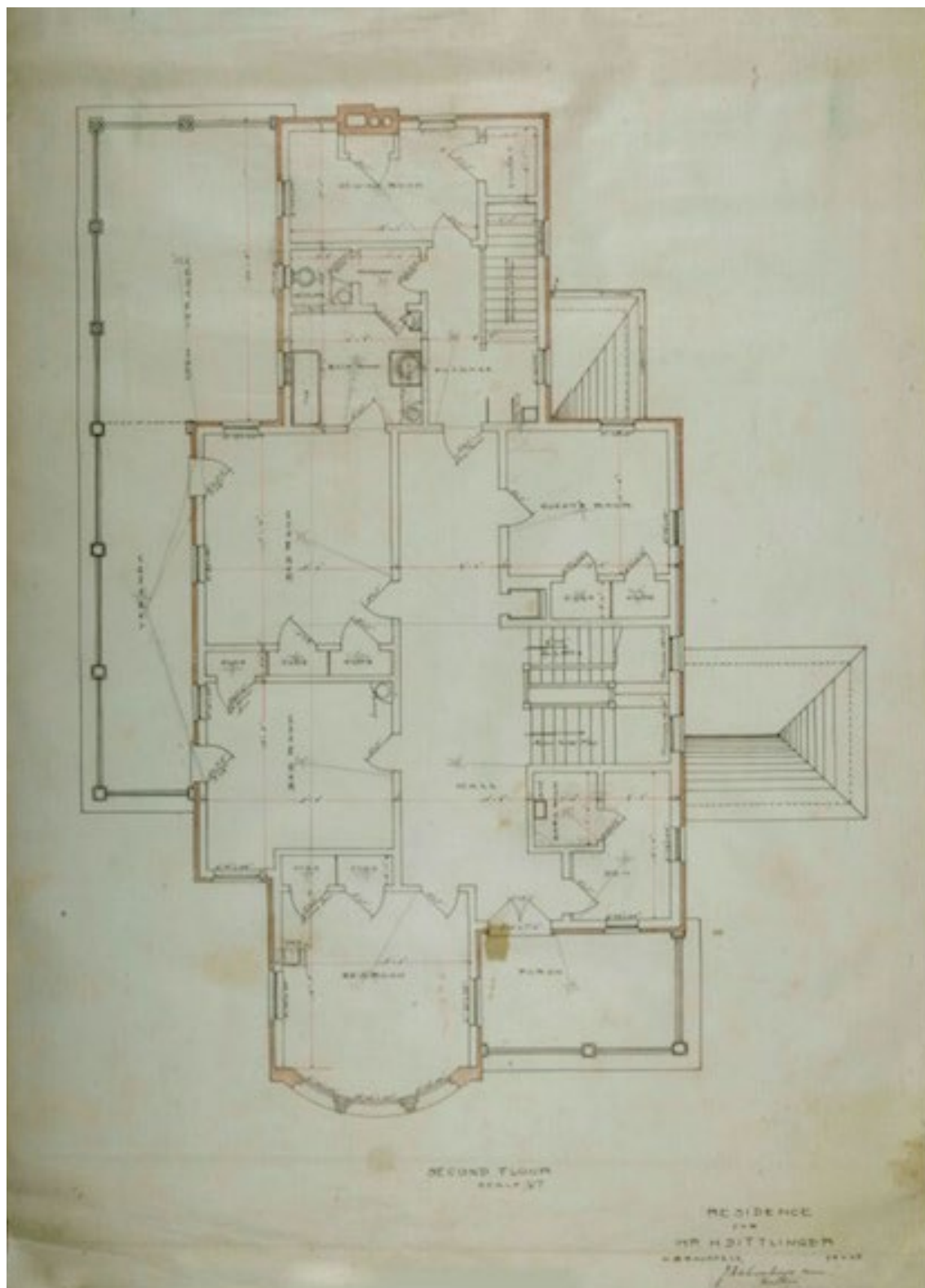


Figure 11. The second-floor plan for the Dittlinger House (Resource 3) at 372 Magazine Street. Note that higher quality images are not available. Source: Provided by property owners.

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Figure 12. Original plan for New Braunfels, 1850. Note no. 3 (current site of the Sophienburg Museum and Archives) is the Adelsverein headquarters site. The district developed southwest of this site (no. 3). Source: Texas GLO, General Map Collection, Map no. 2182.

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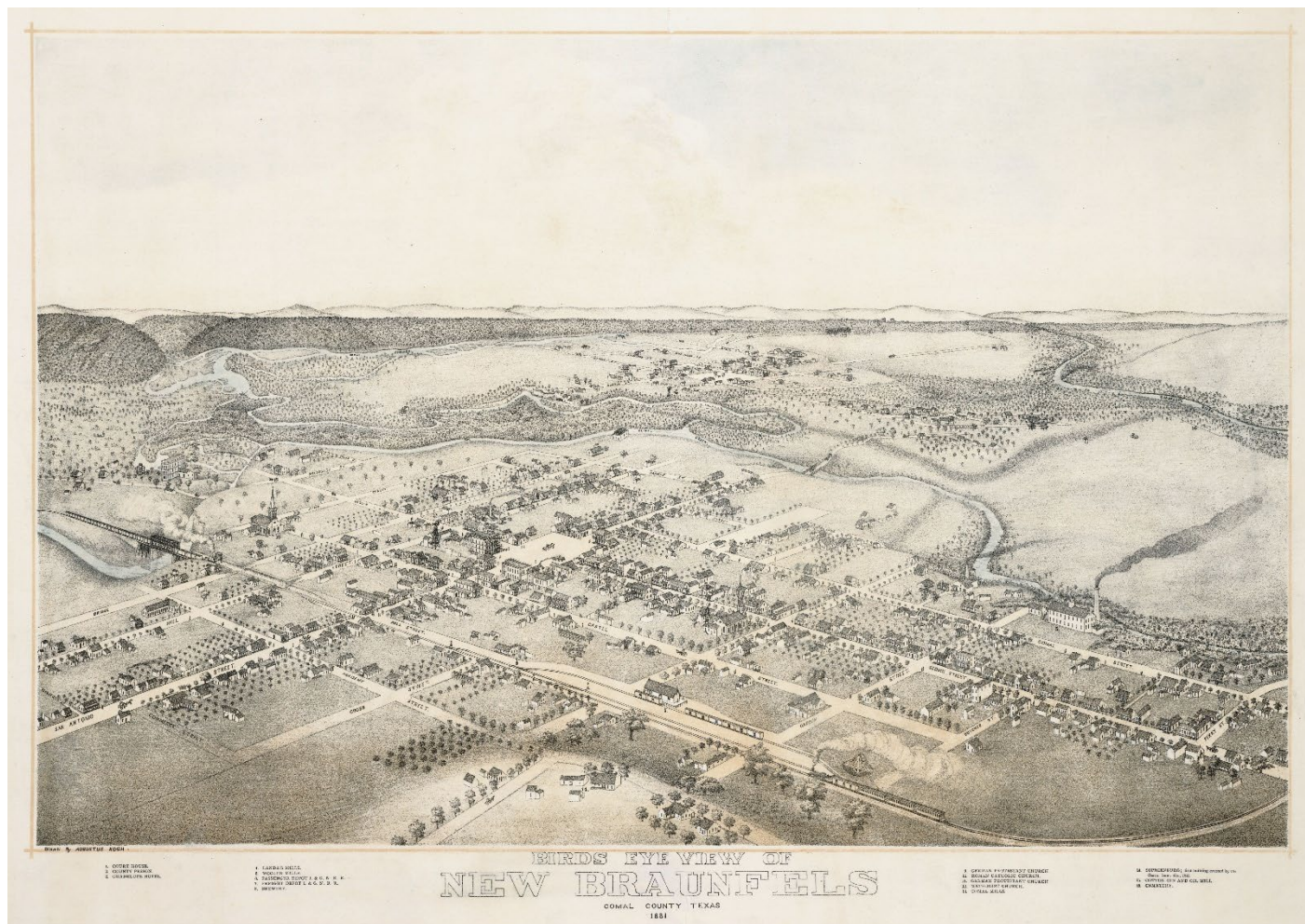


Figure 13. Augustus Koch's Birds Eye View of New Braunfels, Comal County, Texas, 1881. Note the district falls just outside of this view to the southwest. The Sophienburg site is located at the bottom center of the page. Source: Texas Historic Overlay, Texas State Library and Archives.

Dittlinger Family Residential Historic District, Comal County, Texas



Figure 14. Portrait of Hippolyt Dittlinger. Source: Mark Altenhoff, Find a Grave, "Hippolyt Dittlinger," accessed July 11, 2025, <https://www.findagrave.com/memorial/82164626/hippolyt-dittlinger>.

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Figure 15. H. Dittlinger Roller Mills Co. flour bag. Source: Ebay.com.

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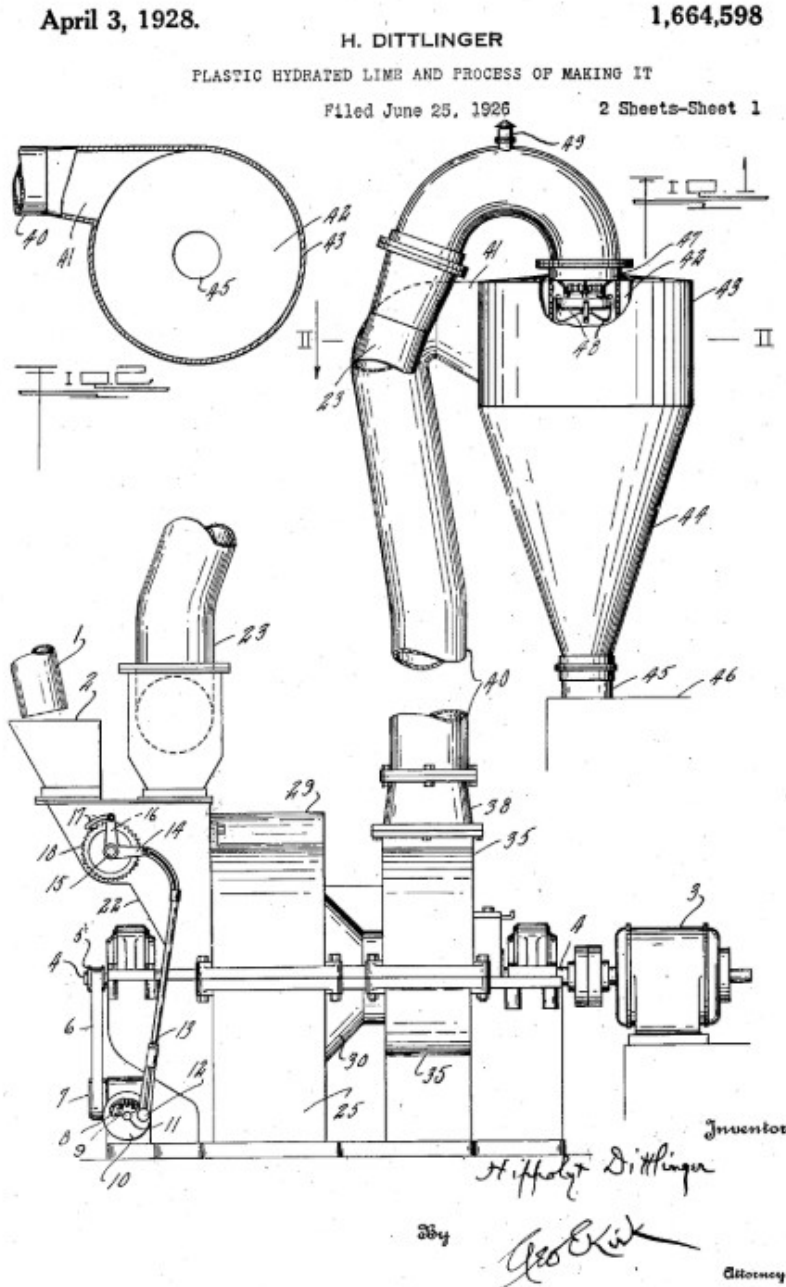


Figure 16. H. Dittlinger patent for plastic hydrated lime and process of making it, 1928. Source: H. DITTLINGER PLASTIC HYDRATED LIME AND PROCESS OF MAKING IT Filed, June 25, 1926 2 Sheets-Sheet 1 April 3, 1928. 1,664,598, from Google Patents.

Dittlinger Family Residential Historic District, Comal County, Texas



Figure 17. Portrait of the Dittlinger family – Elise and Hippolyt top row; children Amalie, Bruno, and Franziska bottom row; circa 1900. Source: Provided by property owners.

Dittlinger Family Residential Historic District, Comal County, Texas



Figure 18. Wedding photo of Alfred and Franziska Liebscher, 1919, at Dittlinger House (Resource 3). Source: Provided by property owners.

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Dittlinger Family Residential Historic District, Comal County, Texas



Figure 19. Inset of 1868 map of New Braunfels. The district is located in the H. Harbot tract outside the subdivided parts of town. Source: Source: Maps of the Past, accessed July 2, 2024, <https://mapsofthepast.com/>.

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Figure 20. The Dittlinger House (Resource 3) at 372 Magazine Avenue about 1920. Source: Sophienburg Museum and Archives.

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Figure 21. Wedding of Amalie Dittlinger to Hippolyt Mengden, 1914, taken at the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: Provided by property owners.

Dittlinger Family Residential Historic District, Comal County, Texas



Figure 22. Historic photograph of the property at 372 Magazine Avenue with backhouse (Resource 10) and barn/carriage house (Resource 9) in background, date unknown. Source: Provided by property owners.

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Figure 23. Birthday celebration in 1936 showing the wash house (Resource 4) at 372 Magazine Avenue. Source: Provided by property owners.

Dittlinger Family Residential Historic District, Comal County, Texas



Figure 24. Wedding photo inside the Dittlinger House (Resource 3) at 372 Magazine Avenue in 1943. Hippolyt and Elise Dittlinger are seated; grandchildren standing. Source: Provided by property owners.

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Figure 25. The 1884 Edward Steves Jr. House at 431 King William Street, San Antonio. Designed by James Wahrenberger with A. F. Beckman in a style similar to the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: San Antonio Registry, accessed July 11, 2025, <https://www.sahouseregistry.com/houses/431-king-william>.

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Figure 26. The 1884 Charles F. A. Hummel House at 309 King William Street, San Antonio. Designed by James Wahrenberger with A. F. Beckman in a style similar to the Dittlinger House (Resource 3) at 372 Magazine Avenue. Source: San Antonio Registry, accessed July 11, 2025, <https://www.sahouseregistry.com/houses/309-king-william>.

Dittlinger Family Residential Historic District, Comal County, Texas

Photos



Photo 1. View of district from corner of W. Coll Street (Resource 1 to the right) and Magazine Avenue (Resource 3 to the left). Camera facing south.

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Photo 2. View of Liebscher property and house (Resource 1) at 581 W. Coll Street. Camera facing northeast.

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Photo 3. View of Dittlinger property and house (Resource 3) at 372 Magazine Avenue. Camera facing southeast.

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Photo 4. The path between the Liebscher and Dittlinger properties. Camera facing northwest toward the rear of the Liebscher House (Resource 1).

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Photo 5. Front façade of the Liebscher House (Resource 1). Camera facing southeast.

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Photo 6. Oblique of the front of the Liebscher House (Resource 1). Camera facing south.

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Photo 7. Oblique of the front of the Liebscher House (Resource 1). Camera facing northeast.

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Photo 8. View of the second porch on the Liebscher House (Resource 1) facing the intersection of W. Coll Street and Magazine Avenue. Camera facing north.

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Photo 9. View of the rear of the Liebscher House (Resource 1) showing the 1963 addition. Camera facing northwest.

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Photo 10. Interior view of the Liebscher House (Resource 1) showing an original rear wall with windows and door that became an interior wall with the 1963 addition. Camera facing northeast.

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Photo 11. Interior view of the Liebscher House (Resource 1) showing plaster wall and original wood opening surrounds. Camera facing northwest.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 12. Interior view of the Liebscher House (Resource 1). Note the original plaster ceiling scence. Camera facing northeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 13. Interior view of the 1963 addition of the Liebscher House (Resource 1). Note the built-in seating and storage. Camera facing northeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 14. Front façade of the noncontributing garage apartment (Resource 2) behind the Liebscher House (Resource 1) at 581 W. Coll Street. Camera facing southeast.

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Photo 15. Front façade of the Dittlinger House (Resource 3) at 372 Magazine Avenue. Camera facing southwest.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 16. Side southeast façade of the Dittlinger House (Resource 3) showing the porches. Camera facing northwest.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 17. Side southeast façade first-floor porch of the Dittlinger House (Resource 3). Note the rear portion is screened in. Camera facing southwest.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 18. Rear portion of the second-story porch on the side southeast façade of the Dittlinger House (Resource 3). Camera facing northeast.

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Dittlinger Family Residential Historic District, Comal County, Texas



Photo 19. Side northwest façade of the Dittlinger House (Resource 3). Camera facing southeast.

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Photo 20. Interior view of the Dittlinger House (Resource 3) showing original wood built-ins and surrounds. Note the burl grain. Camera facing northeast.

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Photo 21. The primary staircase in the Dittlinger House (Resource 3). Camera facing southwest.

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Photo 22. Interior of the Dittlinger House (Resource 3). Camera facing northeast.

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Photo 23. The front façade of the washhouse (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

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Photo 24. Detail of the concrete walls, pilasters, and brackets on the front façade of the wash house (Resource 4) at 372 Magazine Avenue. Camera facing northwest.

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Photo 25. Interior of the wash house (Resource 4) at 372 Magazine Avenue. Note the original concrete block stove. Camera facing northwest.

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Photo 26. The noncontributing pool (Resource 5) and pool shed (Resource 6) at 372 Magazine Avenue. Camera facing southeast.

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Photo 27. The shed (Resource 8) and pump shed (Resource 7) at 372 Magazine Avenue. Camera facing northwest.

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Photo 28. The shed (Resource 8) on the Dittlinger property at 372 Magazine Avenue. Camera facing southwest.

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Dittlinger Family Residential Historic District, Comal County, Texas



Photo 29. The barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing southwest.

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Photo 30. The rear of the barn/carriage house (Resource 9) and the front of the Bauer House backhouse (Resource 12) at 372 Magazine Avenue. Camera facing southeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 31. Front façade of the Professor's House backhouse (Resource 10) at 372 Magazine Avenue. Camera facing southwest.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 32. View of the side of the Professor's House backhouse (Resource 10) and pool (Resource 5) at 372 Magazine Avenue. Camera facing southeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 33. Rear of the Professor's House backhouse (Resource 10) and side of the barn/carriage house (Resource 9) at 372 Magazine Avenue. Camera facing northeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 34. The chicken coop (Resource 11) at 372 Magazine Avenue. Camera facing southeast.

Dittlinger Family Residential Historic District, Comal County, Texas



Photo 35. Oblique view of the backhouse known as the Bauer House (Resource 12) at 372 Magazine Avenue. Camera facing northeast.