

Texas Historical Commission staff (LCH), 4/30/2003, revised 11/26/2003

Official Texas Historical Medallion and 16"x12" plaque without post

Comal County (Job #16602)

Location: New Braunfels, 492 East Main

Subject codes: BH, QA

UTM ref.: 14 585516E 3287050N

RICHARD E. AND ELLA SODKE KLOEPPER HOUSE

TEXAS NATIVE RICHARD E. KLOEPPER AND ELLA SODKE MARRIED IN 1906, THE SAME YEAR CONSTRUCTION BEGAN ON THIS HOUSE. A PROMINENT LOCAL BUSINESSMAN, RICHARD WAS A FOUNDING MEMBER OF NEW BRAUNFELS STATE BANK, AND OF THE LOCAL FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION. THE COUPLE MOVED FROM THE HOUSE WITH THEIR ONLY SON, KERMIT, IN 1911. A SUBSEQUENT OWNER WAS ALBERT VOSS, WHOSE FAMILY LIVED HERE FOR MANY YEARS. THE QUEEN ANNE HOME, BUILT OF LONGLEAF PINE, RETAINS MUCH OF ITS ORIGINAL DETAILING, INCLUDING PORCH SPINDLE FRIEZE, DECORATIVE SHINGLING, AND A BRACKETED WINDOW HOOD ON THE FRONT PROJECTING WING.

RECORDED TEXAS HISTORIC LANDMARK - 2003

RICHARD E. KLOEPPER HOME

Richard Emil Kloepper, son of Christian Heinrich Kloepper and Bertha Schmalkucke, was born July 16, 1883 at Redwood, Texas. He was baptised and confirmed in the Christian faith. He received his formal education at Redwood, Texas, (Guadalupe Co.) and in the San Marcos Texas Business College.

On October 10, 1906 he married Ella Sodke, who was born in Comal County, Texas September 8, 1885. Ella lived with her parents in York Creek, Texas, where she spent her pleasant childhood and youth. She acquired a good education before marrying Mr. Kloepper. In 1908, a son was born to Richard and Ella. His name was Kermit, and this was their only child.

Mr. Kloepper was a prominent New Braunfels, Texas businessman. He was among the founders of the old New Braunfels State Bank, serving as its Cashier. From 1908 to 1910, he served as Cashier of the Marion State Bank. From 1910 to 1932, he served as Cashier of the New Braunfels State Bank. In 1933 he organized the local First Federal Savings and Loan Association, serving as its Secretary and Treasurer until 1946, when he became President. He served as a member of the board of directors of the Association, from the organization until his death on August 27, 1950. It was on August 15, 1950 at Fayetteville, Arkansas, while attending a graduate school of the Savings and Loan League, of which he was a member, that he suffered a heart attack, which took his life eight days later. Mr. Kloepper was a member of the New Braunfels, Texas Masonic Lodge, and was active in many civic affairs in the city.

Richard Kloepper owned the first car registered in the city of New Braunfels. * This car was a 1908 Model "S" Ford (See attached photo). This car was the second car to be registered in Comal County, hence the number "2" served as the license plate (See attached photo). The Kloepper's son, Kermit, is pictured as the "driver" in the photo. This picture of the Kloepper's house & car was mailed to a friend in 1909.

Ella Kloepper was an esteemed and beloved resident of New Braunfels. It was after a lingering illness that she died on July 17, 1949.

In March 1906, Richard Kloepper (age 23), purchased Lots 5 and 6, Block 20, East Braunfels, New Braunfels, Texas, from New Braunfels Land Company for three hundred dollars (\$300.00). They built a classic ^{Queen Anne} Victorian home on this property (492 East Main). The house has a steep roof, with eleven-foot high ceilings. The lumber used to build this home is long leaf pine. The crown molding, fascia, soffit, and the trim is of the highest quality, with no "knots", is full length and with no "butt joints".

Enough cannot be said about the workmanship in this home. It is very outstanding in every way. It would be almost impossible and unaffordable to find lumber of this quality today. Although the house has had many coats of paint on the outside over the years, with the colors being changed several times, the Bells were able to find the original color for the siding and trim for the outside.

* not for marker text

The front porch and outside have outstanding gingerbread trim. The downstairs consists of a living room, parlor, kitchen, dining room, one bedroom, utility room, and two bathrooms. There is a wide entry hall leading from the front door thru to the backdoor. The upstairs consists of a "sitting room", two bedrooms, one bathroom, and one storage room. The front door, as well as all the doors and windows in the house are original ones.

Richard Kloemper and his wife, Ella, and son, Kermit, lived in this house until 1911, when the property was sold to Mr. Walter Pape for the sum of three thousand dollars (\$3,000.00). Mr. Pape executed four notes secured by the property, but for reasons unknown, failed to make the payments. Mr. Kloemper was forced to foreclose on the notes.

It was in 1916 that Mr. Albert Voss received a sheriff's deed for the property. Mr. Voss was born January 11, 1852 in Germany. Albert and his brother Herman Voss immigrated from Germany on the ERNA, landing in Galveston, Texas in December 1860. In 1873, Albert married Friederieke Dietert, who was born June 16, 1855. Soon after acquiring the property from Richard Kloemper, Mr. Albert Voss died on April 18, 1917. The property was left to his widow, Friederieke. They had ten children, one of whom died in early childhood. Mrs. Voss lived at 492 East Main until she died September 30, 1936. Albert Sr., Friederieke, and Herman Voss are all buried in the Zorn Cemetery.

The property at 492 East Main was left to Friederieke, and upon her death, the property was deeded to Albert, Jr. Voss. He owned the house until 1942. He then sold the house to Elise Luehlfing. Elise lived in the house for ten years. When she died in 1952, the property was willed to her niece, Elise Zurcher. Elise Zurcher lived on the property, but also used the property as a rental until she sold it to Ronald and Hazel Dietel in 1985.

Ronald and Hazel Dietel lived in the home with their three children for three years, until they sold the property to Debra Richardson in 1988. Subsequently Debra Richardson sold the property to the present owners, Gregg and Bette Bell in 1991.

In March 1906, Richard E. Kloepper, age 23, purchased Lots 5 & 6, Block 20 from New Braunfels Land Company for three hundred dollars (\$300.00).^{* b-1} Mr. Kloepper married Ella Sodke in October, 1906. In 1908 they had their only child, Kermit. Richard and Ella lived at this address until 1911 when they sold the property to Mr. Walter Pape for the sum of three thousand dollars (\$3,000.00).^{* b-2}

Walter Pape executed four notes secured by the property, but for reasons unknown, failed to make the payments. Mr. Kloepper was forced to foreclose on the notes, and Albert Voss received a sheriff's deed for the property.^{* b-3} Mr. Voss owned it from 1916 until 1942 when he sold to Elise Luehlfing.^{* b-4} When Elise died in 1952 she had willed the house to her niece,^{# b-5} Elise Zurcher, who used it as a rental until she sold the property to Ronald and Hazel Dietel in 1985.^{# b-6}

Ronald and Hazel Dietel lived in the home with their three children for three years until they sold to Debra Richardson in 1988.^{* b-7} Subsequently Debra Richardson sold to the present owners, Gregg and Bette Bell in 1991.^{* b-8}

The original owner of the home, Richard Kloepper, was one of the founders of the New Braunfels State Bank, where he was a cashier. He organized the First Federal Savings and Loan and served as the president. He was also a Mason.

*b-9
The attached photo shows the subject house in the background, a 1908 Model "S" Ford, and Kermit Kloepper as the driver. You will note the numeral "2" on the side of the car. It was owned by Richard Kloepper and was the second car ever to be registered in Comal County, *b-10 and the first car registered in the city of New Braunfels. The number "2" served as the license plate.

The house is classic Victorian with a steep roof, high ceilings and lots of gingerbread. All the lumber used to build this home is long leaf pine. The crown moulding, the fascia, the soffit and the siding and trim are clear (no knots), and the lumber is full length (no butt joints). If I could find this quality lumber today, I couldn't afford to buy it. And I can't say enough about the workmanship. It is very outstanding. Even though the house has had many coats of paint over the years with the colors being changed several times, we were able to find the original color for the siding and the trim. The accent colors are added. We believe the stained glass window, (above the large window at the front of the house), is the original.

Bibliography Notes

- b- 1 – Comal County Warranty Deed Records #68 page 69-70
- b- 2 - Comal County Warranty Deed Records #568 page 543-544
- b- 3 – Comal County Records Book 37 page 167-168
- b- 4 – Comal County Warranty Deed Records #13156 page 105-106
- b- 5 – Probate Records of Will , Comal County July 1952
- b- 6 – Comal County Warranty Deed Records #263019 Vol. 0450 page 885
- b-7 - Comal County Warranty Deed #332198. Vol. 644 page 566
- b-8 - Comal County Warranty Deed #378744 Vol. 779 page 597
- b-9 – Post Card photograph
- b- 10 – Comal County Automobile Records

16602



WINTER 1985

492 East Main

New Braunfels, Texas

16602



Restoration Spring 1999

492 East Main

New Braunfels, Texas

RECEIVED

JAN 30 2003

RICHARD E. KLOEPPER HOME
(Documented Addendum with Reference Notes)
(As requested by Texas Historical Commission December 16, 2002)

TEXAS HISTORICAL COMMISSION

Richard Emil Kloepper, son of Christian and Heinrich Kloepper and Bertha Schmalkucke, was born July 16, 1883 at Redwood, Texas. He was baptized and confirmed in the Christian faith. He received his formal education at Redwood, Texas and in the San Marcos Texas Business College.¹

On October 10, 1906 he married Ella Sodke,² who was born September 8, 1885 in Comal County, Texas. Ella lived with her parents in York Creek, Texas, where she spent her pleasant childhood and youth, acquiring a very good education.³ On July 11, 1908, a son was born to Richard and Ella. They named him Kermit and he was their only child.⁴

Mr. Kloepper was a prominent New Braunfels, Texas businessman. He was among the founders of the old New Braunfels State Bank, serving as its Cashier. From 1908 to 1910, he served as Cashier of the Marion State Bank. From 1910 to 1932, he served as Cashier of the New Braunfels State Bank. In 1933 he organized the local First Federal Savings and Loan Association, serving as its Secretary and Treasurer until 1946, when he became President. He served as a member of the board of directors of the Association, from the organization until his death on August 27, 1950. It was on August 15, 1950 at Fayetteville, Arkansas, while attending a graduate school of the Savings and Loan League, of which he was a member, that he suffered a heart attack, which took his life eight days later. Mr. Kloepper was a member of the New Braunfels, Texas Masonic Lodge, and was active in many civic affairs in the city.⁵

Richard Kloepper owned the first car registered in the city of New Braunfels. This car was a 1908 Model "S" Ford (see attached photo). This car was the second car to be registered in Comal County, hence the number "2" served as the license plate. (see attached photo)⁶ The Kloepper's son, Kermit, is pictured as the "driver" in the photo.

This picture (a post card) of the Kloepper's house & car was mailed to a friend in Llano, Texas, postmarked 1909.

Ella Sodke Kloepper was an esteemed and beloved resident of New Braunfels. It was after a lingering illness that she died on July 17, 1949.⁷

In March 1906, Richard Kloepper (age 23), purchased Lots 5 and 6, Block 20, East Braunfels, New Braunfels, Texas, from New Braunfels Land Company for three hundred dollars. (\$300.00)⁸ Richard and Ella built a classic Victorian home on this property (492 East Main). The house has a steep roof, with eleven-foot high ceilings. The lumber used to build this home is long leaf pine. The crown molding, fascia, soffit, and the trim is of the highest quality, with no "knots", is full length and with no "butt joints."

Enough cannot be said about the workmanship in this home. It is very outstanding in every way. It would be almost impossible and unaffordable to find lumber of this quality today. Although the house has had many coats of paint on the outside over the years, with owners changing the colors several times, the Bells were able to find the original colors for the siding and trim.

The front porch and outside have outstanding gingerbread trim. The downstairs consists of a living room, parlor, kitchen, dining room, one bedroom, utility room, and two bathrooms. There is a wide entry hall leading from the front door thru to the back door. The upstairs consists of a "sitting room", two bedrooms, one bathroom, and a storage room. The front door, as well as all the doors and windows throughout the house are the original ones.

Richard Kloepper and his wife, Ella, and son, Kermit, lived in this house until 1911, when they sold the property to Mr. Walter Pape for the sum of three thousand dollars (\$3,000.00). Mr. Pape executed four notes secured by the property, but for

reasons unknown, failed to make the payments.⁹ Mr. Kloepper was forced to foreclose on the notes.¹⁰

It was in the year of 1916 that Mr. Albert Voss received a sheriff's deed for the property.¹¹ Mr. Voss was born January 11, 1852 in Germany. Albert and his brother Herman Voss emigrated from Germany on the ERNA, landing in Galveston, Texas in December 1860. In 1873, Albert married Friederieke Dietert, who was born June 16, 1855. Soon after acquiring the property from Richard Kloepper, Mr. Voss died on April 18, 1917.¹² The property was left to his widow, Friederieke. Albert and Friederieke had ten children, one of whom died in early childhood. Mrs. Voss lived in the home until she died September 30, 1936. Albert Sr., Friederieke, and Herman Voss are all buried in the Zorn Cemetery.

Upon the death of Friederieke, the property at 492 East Main was deeded to her son, Albert Voss, Jr.¹³ He owned the property until 1942. He then sold the property to Elise Luehlfing.¹⁴ Elise lived in the house for ten years. When she died in 1952, the property was willed to her niece, Elise Zurcher.¹⁵ Elise Zurcher lived on the property, but she also used the property as a rental until she sold it to Ronald and Hazel Dietel in 1985.¹⁶

Ronald and Hazel Dietel lived in the home with their three children for three years, until they sold the property to Debra Richardson in 1988.¹⁷ Subsequently, Debra Richardson sold the property to the present owners, Bette and Gregg Bell in August, 1991.¹⁸

REFERENCES – RICHARD E. KLOEPPER HOME

(As requested by Texas Historical Commission in letter of December 16, 2002)

¹Obituary – August 29, 1950 – **New Braunfels Herald**

²Marriage License Certificate – Vol. 1, p. 172 - **Comal County Courthouse**

³Obituary – Ella Sodke Kloepper -August 1, 1947 – **New Braunfels Herald**

⁴Obituary – Richard E. Kloepper – August 29, 1950 – **New Braunfels Herald**

⁵**Ibid**

⁶Car Registration (Automobile Records), Vol. 1, p. 18 – **Comal County Courthouse**

⁷Obituary – Ella Sodke Kloepper – August 1, 1947 – **New Braunfels Herald**

⁸Warranty Deed – Comal County Courthouse – Vol. 29, p. 69-70, 3/14/19

⁹Warranty Deed – Comal County Courthouse – Vol. 34, p. 543-544, 10/6/1911

¹⁰Warranty Deed – Comal County Courthouse – Vol. 37, p. 107, 11/7/1916

¹¹**Ibid**

¹²Obituary – Albert Voss – August 27, 1917 – **New Braunfels Herald**

¹³Warranty Deed – Comal County Courthouse – Vol. 63, p. 246 – 1934

¹⁴Warranty Deed – Comal County Courthouse – Vol. 75, p. 105 – 1942

¹⁵Probate of Will – Comal County Courthouse – Vol. 36, p. 68-69 – 1952

¹⁶Warranty Deed – Comal County Courthouse – Vol. 0450, p. 885 –6/5/1985

¹⁷Warranty Deed – Comal County Courthouse – Vol. 0644, p. 567 – 8/29/1988

¹⁸Warranty Deed – Comal County Courthouse – Vol. 0779, p. 597 – 8/29/1991

RECEIVED

JAN 30 2003

RICHARD E. KLOEPPER HOME

TEXAS HISTORICAL COMMISSION

(Reference to porch detailing and balustrade (item # 2) as requested by Texas Historical Commission on December 16, 2002)

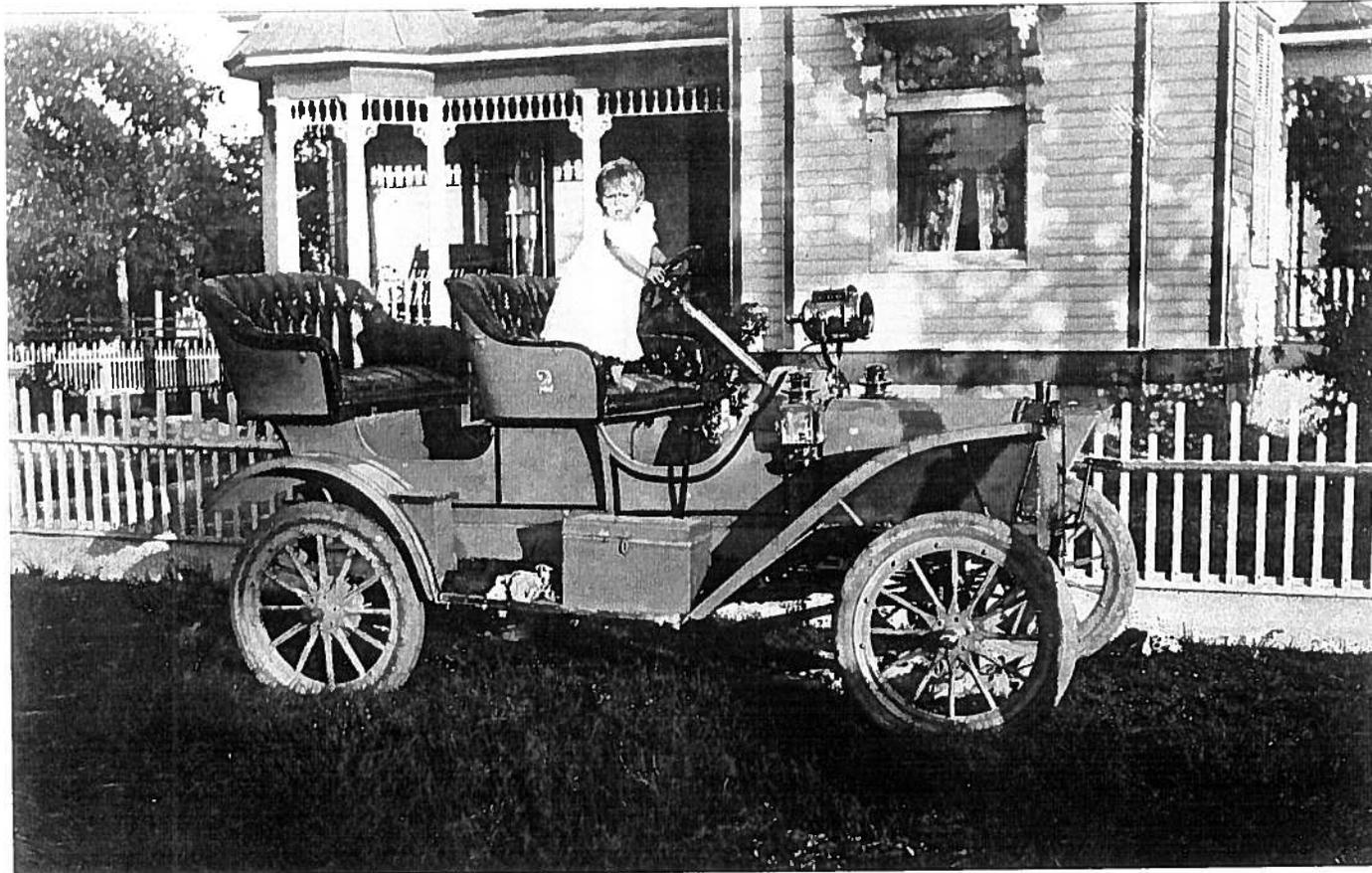
In 1996 I was ready to repair the front porch of my home. All of the floor boards needed to be replaced and the original posts were rotted off about six inches from the bottom. There was no evidence that the porch had ever had a balustrade. I wanted to add a balustrade, so settled on the design shown in the latest picture, and I wanted to save at least part of the original posts.

At the time I was making these repairs, I had not thought of a "historic designation." I just wanted a nice looking porch with a balustrade. It wasn't until the year 2000 that I was fortunate to locate the enclosed picture, which showed turned balusters used for the balustrade.

(Reference to paint plan (Item #3), as requested by Texas Historical Commission on December 16, 2002)

When I bought the house in 1991, the first thing I remodeled was the back porch, which had been enclosed for a bathroom. Someone had put a wall board over the original siding under the porch. I stripped off the wall board and it was obvious to me from the condition of the paint and the siding, that this was the original paint color. This original paint color was a "beige- light tan" color – definitely not white. I removed the siding and stored it away (for safe keeping). I will be happy to send a sample if you request it.

10602 D-4



RICHARD E. KLOEPPER HOME

1906-1911

492 East Main

New Braunfels, Texas

SITE PLANS – RICHARD E. KLOEPPER HOUSE

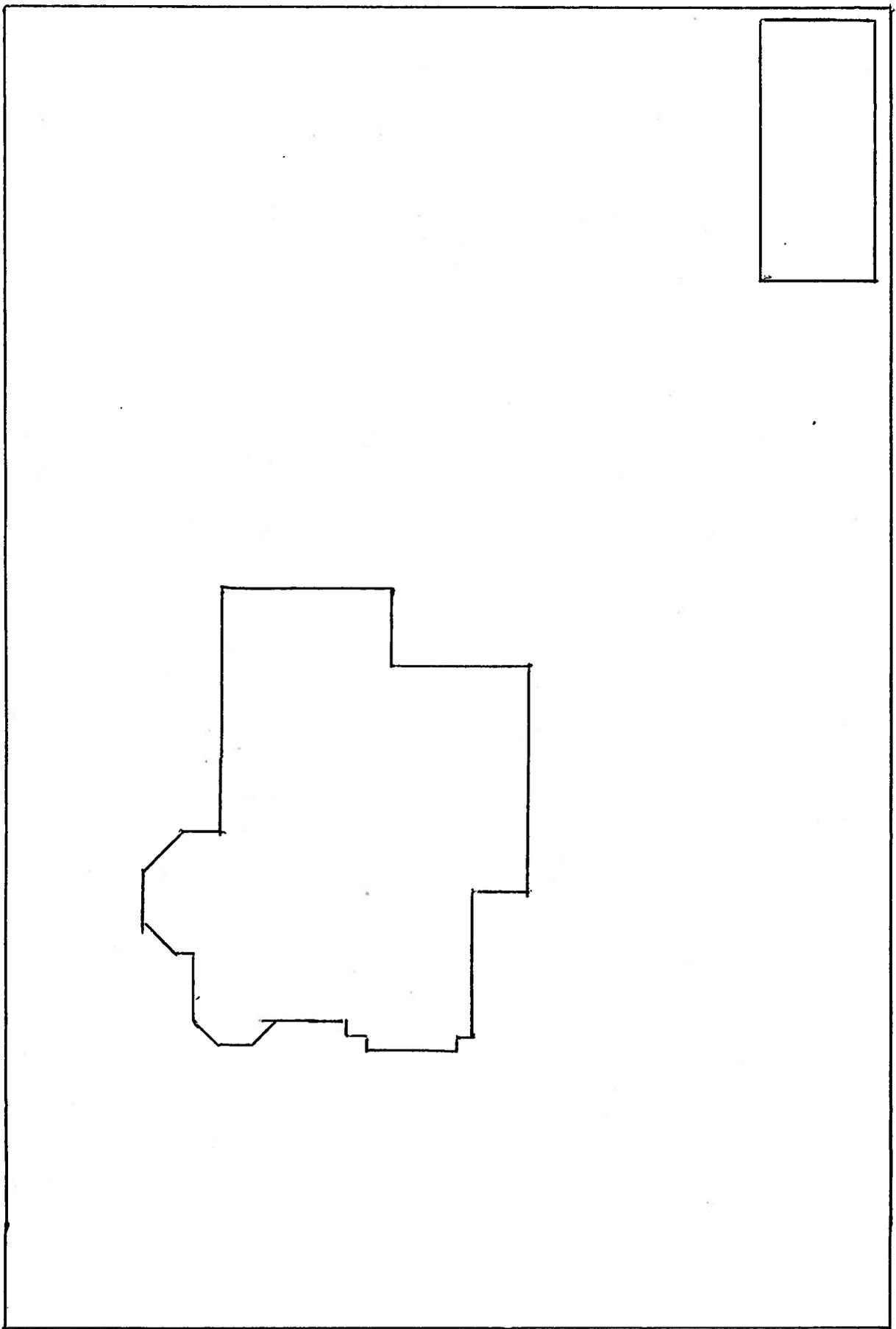
For clarification of the few changes that have been made to the house, three Site Plans are enclosed.

SITE PLAN # 1 is the footprint of the original house and outbuilding (top right hand corner). The outbuilding was divided into three areas, a car shed, and two areas used for feed storage for their cows.

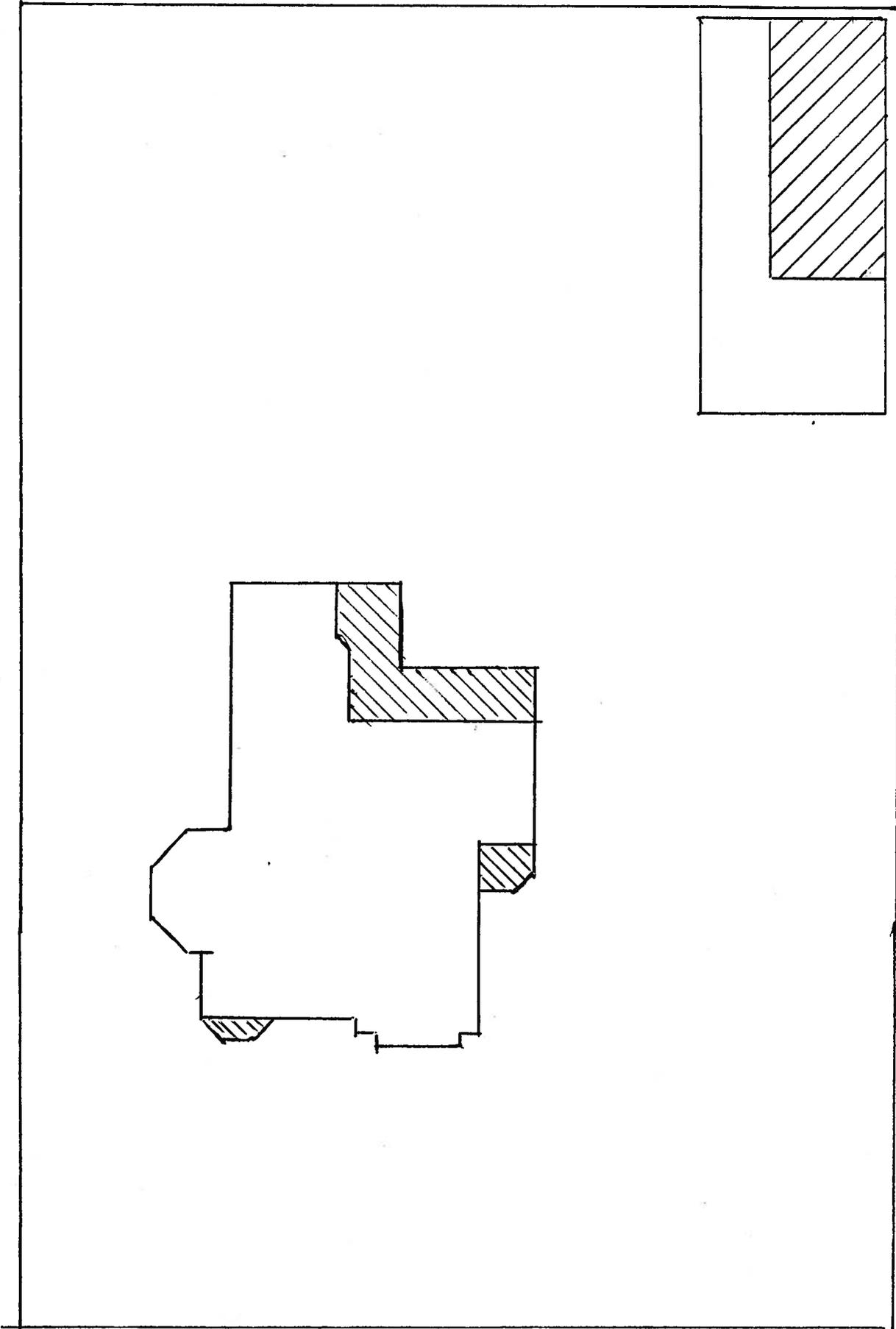
SITE PLAN # 2 shows the areas that have been changed or modified (diagonal lines). On the bottom left corner of the house print is the location of a small turret that was part of the front porch. It was believed to have been taken off in the early 1940's. On the right side center is a small covered porch that was enclosed for a bath. In the upper right hand corner of the house is the location of the original covered back porch. This area was enclosed for a bathroom (probably around 1925), a utility room and hot water heater closet was added later.

A roof has been added to the left side of the outbuilding, and a carport was added later.

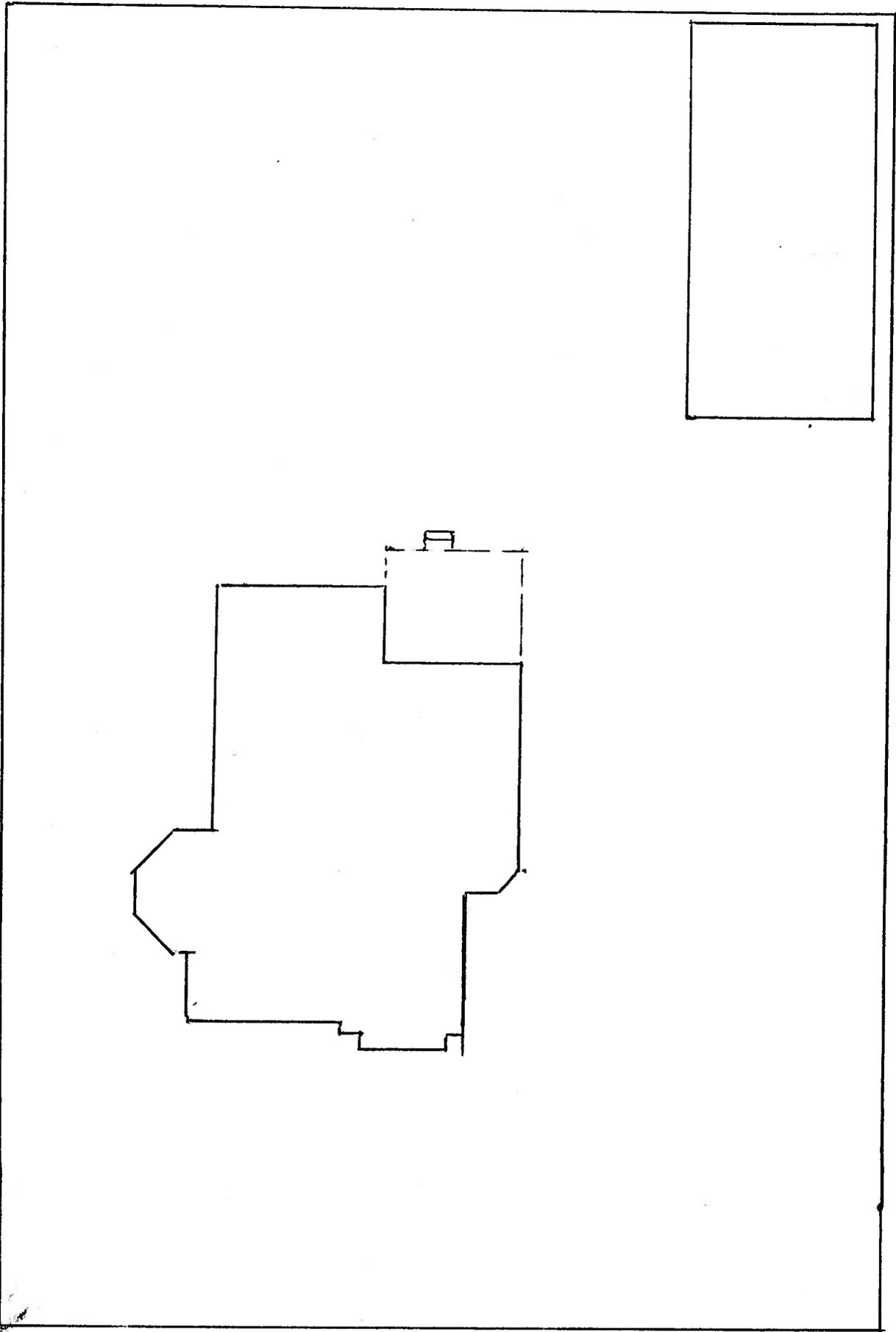
SITE PLAN # 3 shows the print of the house and outbuilding as it is today. A deck (indicated by dashed lines) has been added in the last few years.



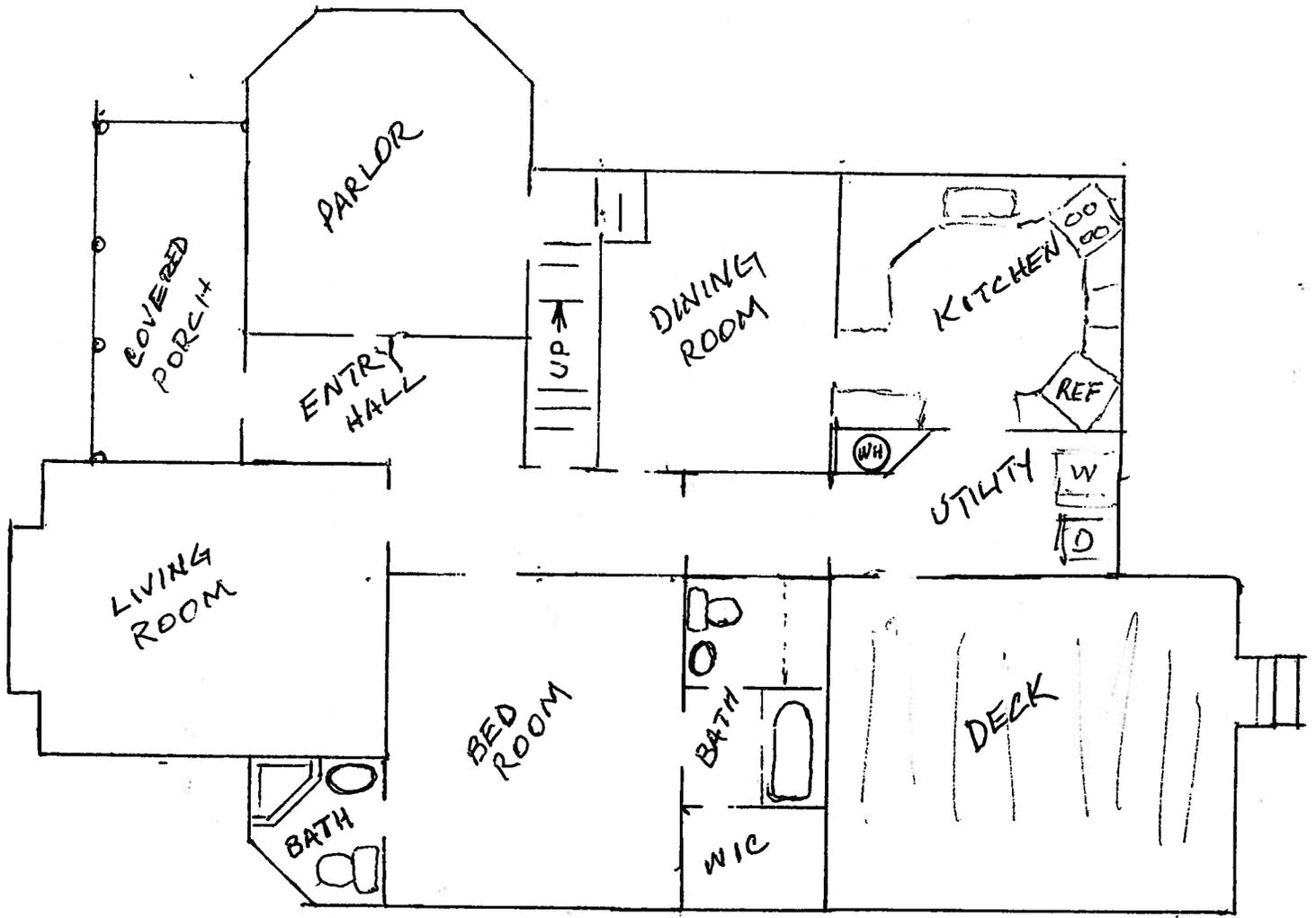
SITE PLAN #1



SITE PLAN #2

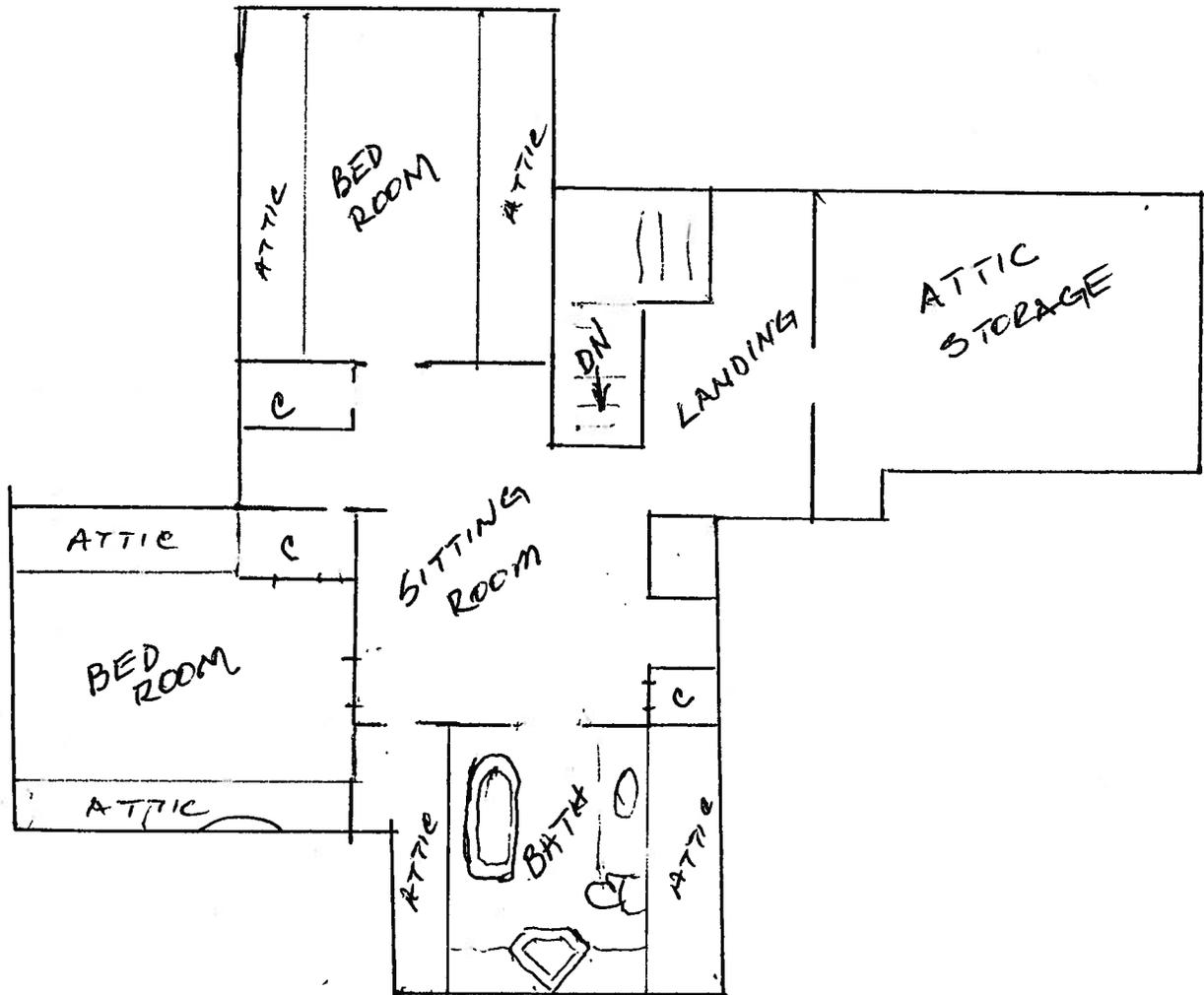


SITE PLAN #3



FIRST FLOOR

1/8" = 1'



UPSTAIRS



Comal River & Historical Downtown Area

Legend

- Interstate Hwy. (Shield with 35)
- U.S. Highway (Shield with 81)
- State Highway (Shield with 46)
- Loop / State Hwy. (Shield with 375)
- Farm Road (Shield with 758)
- City Limits (Dashed line)
- County Line (Dotted line)
- Railroad (Line with cross-ticks)
- City Street (Solid line)
- Park (Green shaded area)

Scale: 1" = 1/2 mile

HERALD-ZEITUNG

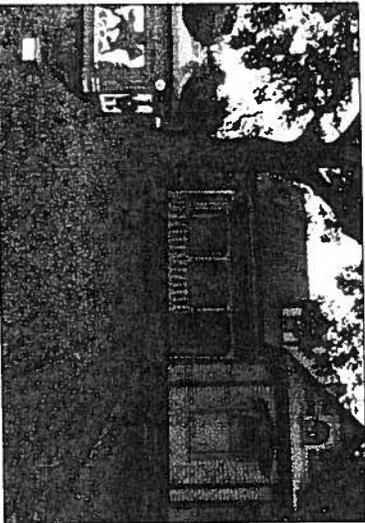
Vol. 151, No. 173

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Commission designates Kloeppe home 'historic'

By MICHAEL CARY
Staff Writer



K. JESSIE SLATEN/
Herald-Zeitung

The Kloeppe home on Main St. was named as a historic landmark Tuesday evening.

New Braunfels Planning Commission unanimously voted to designate the old Kloeppe home and structure on Main Street as a historic landmark.

Richard E. Kloeppe was 23 years old in March 1906 when he purchased two lots in the Braunfels Addition from the New Braunfels Land Co. for \$300.

He married Ella Sodke in October the same year, and they lived in their classic Victorian-style home

at the current address of 492 E. Main St. until 1911, when they sold it to Walter Paape for \$3,000.

Kloeppe was one of the original founders of the New Braunfels State Bank, where he served as a cashier. He organized the First Federal Savings and Loan and served as its president.

The Sophienburg Archives has a photo of the couple's son, Kermit Kloeppe, standing on the driver's seat of a 1908 Model S Ford. The No. 2 on the side of the car shows it to be the second car ever to be reg-

istered in Comal County. It was the first car registered in New Braunfels, and the number served as the license plate.

The home and property changed hands over the years until Bette and Gregg Bell bought it in 1991.

After years of restoration, the Bells were rewarded Tuesday for their efforts when the New Braunfels Planning Commission unanimously voted to designate the site as historic.

The structure made the grade See HISTORIC/4A

Lessons learned

Long-time NBISD educator retires

By AMY CLARKSON



Man receives 10 years in sexual misconduct case

Incident occurred during

Andy J. Scazzo, 51, pleaded guilty in 186th Judicial District Court to indecency by contact with six children.

said.

"Some people just don't have the place where they live to plant a garden, but they could do it there," Dawson said.

"This expansion will give us approximately 60 acres. It's a good deal for the county — and a good deal for the people who use this park," Dawson said.

County Engineer Tom Hornseth, who is also the county's parks manager, said the lease from the Corps is a

plus land at no cost," Hornseth said.

The county in turn, he said, flips the land to other non-profit organizations such as baseball, football or soccer groups.

"They provide recreation opportunities for the youth and sometimes the adults of our county," Hornseth said.

Subleases for the additional property would be worked out after commissioners approve the leases, Hornseth said.

HISTORIC/From 1A

after meeting provisions of the New Braunfels Historic Landmark Preservation Ordinance, and will be subject to that ordinance.

Niesha Lingamfelter thanked the commission after the vote, and said her parents, the Bells, are currently in Colorado, but would be very excited by the historical designation of their New Braunfels home.

"That was the city historic designation. Now they are going for a state designation," Lingamfelter said. "They moved down here from Durango, Colorado, and it took them five or six years to restore their home."

The Bells' daughter said her

parents conducted research on the home after they bought it, and "were very excited to find the photo of Kermit Kloepper in front of their home."

The Bells described the home in their application to the commission: "The house is classic Victorian with a steep roof, high ceilings and lots of gingerbread. If I could find this quality lumber today, I couldn't afford to buy it.

"I can't say enough about the workmanship. It is very outstanding... even though the house has had many coats of paint over the years... we were able to find the original color for the siding and the trim."

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- FREE BillPay f

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And PLUS! We'r
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Residence of Owner.

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Number

Owner's Name

Date of Record

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Heinter, Cornal Co. Texas 1 H. D. Gode (Ford) Aug. 1. 1907

New Braumpfels, Cornal Co. Texas 2 R. E. Kloepper (Ford) Jan. 3 1908
Transferred to J. B. Rupf

New Braumpfels Cornal Co. Texas 3 Ad. F. Maeller (Ford) Jan 10. 1908

{ To Aug. Truesch }
New Braumpfels Cornal Co. Texas 4 F. G. Blumberg (Ford) 1908
Transferred to Aug. Truesch

New Braumpfels, Cornal Co. Texas 5 Harry Landa (Thomas) Aug. 31 1908

New Braumpfels, Cornal Co. Texas 6 A. H. Noster (Ford) Oct 10 1908

Bracken Cornal Co. Texas 7 W. R. Rosenberg (Manuall) Mar. 23 1909

New Braumpfels Cornal Co. Texas 8 H. Dittlinger (Stoddard Dayton) Mar 27 1909

Bracken Cornal Co. Texas 9 Fred Heitkamp (Buick) Mar. 30 1909

New Braumpfels, Cornal Co. Texas 10 Harry Landa (Locomobile) June 9 1909

New Braumpfels Cornal Co. Texas 11 Richard Gerlich (A.B.C.) June 21 1909

New Braumpfels, Cornal Co. Texas 12 Ad. F. Maeller (Buick) June 21 1909
Transferred to Walter Fischer Apr. 1911

Bracken Cornal Co. Texas 13 Henry Simon (Buick) July 30 1909

New Braumpfels Cornal Co. Texas 14 Joseph Faust (Jackson) Aug. 2. 1909
Transferred to Walter Faust. by W. H. Gerlich

Goodwin Cornal Co. Texas 15 Athmar A. Greene (Ohio) Aug. 3 1909

New Braumpfels Cornal Co. Texas 16 Adolph. F. Maeller (Ohio) Aug. 25 1909

New Braumpfels Cornal Co. Texas 17 J. H. Platz (Schocht) Sept 1 1909



