



AUSTIN • ARCHITEXAS • DALLAS

ARCHITECTURE, PLANNING AND HISTORIC PRESERVATION, INC.

March 23, 2015

Jack Jones, CPRP
Director of Parks and Recreation
City of Seguin
PO Box 591
Seguin, Texas 78156
jjones@seguintexas.gov

Re: Hermann (Hoermann) House/Moses Campbell House

Dear Jack,

I enjoyed meeting you and Kyle at the Hermann House site on March 11, 2015. It is certainly an interesting property and it looks like it well on the way to becoming a great recreational resource for the citizens of Seguin.

Prominent local businessman and planter, Moses Campbell, apparently constructed the Hermann House, also known as the Moses Campbell house, in the early 1850's with slave labor according to Historic American Building Survey data compiled in 1936. The HABS program was created during the Depression to employ out of work architects and historians in the documentation of historically significant structures across the United States. The fact that the Campbell House was recorded at this time is a testament to its perceived importance to the early history of Seguin.

The HABS photographs and written descriptions indicate the house was an impressive 2 1/2 stories, with double height porches on three sides. The house was described as being built of native limestone with interior plaster walls and exterior stucco, cypress shingled roof, woodwork of oak, cypress and walnut. The house is set among large native trees and there is a well, outbuildings and fenced areas visible in the photographs.

The current appearance of the house is greatly altered from its historic configuration. The second story and attic floors are gone, the double height porches and exterior stair are missing. All window sashes and original doors appear to have been removed. In fact, the existing structure bears little resemblance to historic house documented in the 1930's.

We believe this lack of integrity would render the building ineligible for individual listing on the National Register of Historic Places or as a Recorded Texas Historic Landmark. However, there may be significant archeological resources associated with the property that warrant consideration.

Under Chapter 26 of the Texas Historical Commission's Administrative Code for Location and Discovery of Cultural Resources and Landmarks, political subdivisions must send advance notification for any project that has the potential to disturb historic or archeological resources if the project affects a cumulative area of five acres or more or disturbs more than 5,000 cubic yards of earth.

We would suggest your next step should be to contact the appropriate architectural history and archeological staff of the Texas Historical Commission to confirm whether or not the remains of the Campbell House maintain sufficient integrity to be considered a historic or archeological landmark and what, if any, permits or procedures would be required to remove the structure and develop the site in accordance with your Park Master Plan.

If you wish, we can prepare background material, schedule and attend a meeting with you and THC staff at our standard hourly rates. We estimate it would be about 4 hours total. Please let us know how you would like to proceed.

Sincerely,

A handwritten signature in black ink, appearing to read "Stanley Graves". The signature is fluid and cursive, with the first name "Stanley" being more prominent than the last name "Graves".

Stanley Graves, FAIA

cc. Kyle Kramm