

Texas Historical Commission staff (AD), 12/21/2009, rev. 1/8/2010
Official Texas Historical Medallion and 16" x 12" plaque without post for attachment to metal
Kendall County (Job #09KE01) Subject BC, (Atlas) UTM: 14 508925 E 3315120 N
Location: Comfort, 725 High Street

KARGER BUILDING

ERNST KARGER (1861-1922), WHO OWNED AND OPERATED A SALOON ON THE ADJOINING PROPERTY, HAD THIS BUILDING CONSTRUCTED IN 1913. FRITZ ANDERWALD'S POOL HALL WAS FIRST TO OCCUPY THE BUILDING, AND SEVERAL OTHER BUSINESSES HAVE BEEN LOCATED HERE OVER THE YEARS. FRED KOERLIN OPERATED A CABINETRY BUSINESS HERE AFTER 1951, REMOVING THE ORIGINAL STOREFRONT AND INSTALLING GARAGE DOORS; THE FAÇADE WAS LATER RESTORED. THE FRAME BUILDING FEATURES A RECESSED STOREFRONT WITH LARGE PANE WINDOWS. GEORGE L. MESKER & CO. OF EVANSVILLE, INDIANA MANUFACTURED THE BUILDING'S DECORATIVE PRESSED METAL FAÇADE, PEDIMENT AND SIDING.

RECORDED TEXAS HISTORIC LANDMARK – 2009

MARKER IS PROPERTY OF THE STATE OF TEXAS

**RECORDED TEXAS HISTORIC LANDMARK MARKERS:
2009 Official Texas Historical Marker
Sponsorship Application Form**

Valid October 15, 2008 to January 15, 2009 only

This form constitutes a public request for the Texas Historical Commission (THC) to consider approval of an Official Texas Historical Marker for the topic noted in this application. The THC will review the request and make its determination based on rules and procedures of the program. Filing of the application for sponsorship is for the purpose of providing basic information to be used in the evaluation process. The final determination of eligibility and therefore approval for a state marker will be made by the THC. This form is to be used for Recorded Texas Historic Landmark (building marker) requests only. Please see separate forms for either Historic Texas Cemeteries or subject markers.

Proposed marker topic (official title will be determined by the THC): **Karger Building**

County: **Kendall**

Town (nearest county town on current state highway map): **Comfort**

Street address of marker site or directions from town noted above: **725 High Street**

Marker Coordinates:

If you know the location coordinates of the proposed marker site, enter them in one of the formats below:

UTM Zone 14 Easting 508925 Northing 3315120

Lat: Long: (deg, min, sec or decimal degrees)

Otherwise, give a precise verbal description here (e.g. northwest corner of 3rd and Elm, or FM 1411, 2.6 miles east of McWhorter Creek): **Midway on south side of 700 block of High Street**

NOTE: Recorded Texas Historic Landmark markers must be placed at the structure being marked.

Recorded Texas Historic Landmark markers definition: Recorded Texas Historic Landmark (RTHL) markers are awarded to structures deemed worthy of preservation for their historical associations and architectural significance. RTHL is a legal designation and comes with a measure of protection; it is the highest honor the state can bestow on a historic structure, and the designation is required for this type of marker. The RTHL designation becomes effective upon approval by the THC. Official Texas Historical Markers signify the RTHL designation, which comes only through application to and approval by the THC and must include public display of an Official Texas Historical Marker. Owners of RTHL-designated structures must give the THC 60 days written notice before any alterations are made to the exterior of the structure. RTHL status is a permanent designation and is not to be removed from the property in the event of a transfer of ownership. Only the THC can remove the designation or recall the marker. The marker must remain with the structure and may not be removed or displayed elsewhere until or unless the THC gives express approval in writing for such action. Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f).

Criteria:

1. **Age:** Over 50 years old, built around 1913
2. **Historical significance:** One of a series of commercial buildings erected 1880–1913
3. **Architectural significance:** One-story building with metal store front components, ornamented cornice, rectangular pediment containing the original owner’s name (now gone), galvanized metal awning with pipe column supports, stamped sheet steel ceiling, and rockface stone steel siding. Known as “Meskers,” the mass-produced building parts could be shipped by railroad throughout the United States and assembled by a local carpenter on site. The designer and manufacturer was George L. Mesker & Co. of Evansville, Indiana. This particular building has nameplates on the ornamented columns at the right and left sides of the store front stating “G.L. Mesker, Evansville, Ind.” An old photograph shows the prominent “Karger” name on the pediment.
4. **State of repair:** previous owner modified exterior by replacing original front with garage doors. New owner plans to remove the garage doors and replace them with the original doors and entrance.

Narrative history: See enclosure.

National Register Of Historic Places 1979 for Comfort Historic District—individual structure #105 “Karger Building”

Check this box if the property is individually listed in the NRHP.

Legal Description Part of $\frac{5}{8}$ acre out of Comfort Town-lots #101 and #102

Site plan See Thomas Pfeiffer survey June 6, 2008 (enclosure)

Floor plan One large room with thin partition halfway

Historic photograph See enclosures

Current photographs See enclosures

Application Requirements

Any individual, group or county historical commission (CHC) may apply to the THC to request an Official Texas Historical Marker for what it deems a worthy topic. Only complete marker applications

that contain all the required elements and are submitted online as required can be accepted or processed by the THC (for RTHL markers, the required elements are: sponsorship application form; narrative history; documentation; legal description of the property; site plan; floorplan; historic photograph; and current photographs clearly showing each side of the structure).

- Completed applications must be duly reviewed, verified and approved by the county historical commission (CHC) in the county in which the marker will be placed.
- The sponsorship application form, narrative history and documentation must be submitted as Microsoft Word or Word-compatible documents and sent via email attachments to the THC by no later than January 15, 2008.
- Required font style and type size are a Times variant and 12-point.
- Narrative histories must be typed in a double-spaced (or 1.5-spaced) format and include separate sections on context, overview, significance and documentation.
- The narrative history must include documentation in the form of reference notes, which can be either footnotes or endnotes. Documentation associated with applications should be broad-based and demonstrate a survey of all available resources, both primary and secondary.
- Upon notification of the successful preliminary review of required elements by the THC, a non-refundable application fee of \$100 is required. The fee shall be submitted to the THC within ten working days of application receipt notification.

APPROVAL BY COUNTY HISTORICAL COMMISSION

The duly appointed marker representative (chair or marker chair) noted below for the county historical commission will be the sole contact with the THC for this marker application. To ensure accuracy, consistency and efficiency, all information from and to the THC relative to the application—and throughout the review and production processes—will be via direct communication with the CHC representative. All other inquiries (calls, emails, letters) to the THC will be referred to the CHC representative for response. By filling out the information below and filing the application with the THC, the CHC representative is providing the THC with notice that the application and documentation have been reviewed and verified by the CHC and that the material meets all current requirements of the Official Texas Historical Marker program.

As chair or duly appointed marker chair, I certify the following:

Representatives of the CHC have met or talked with the potential marker sponsor and discussed the marker program policies as outlined on the THC web site. CHC members have reviewed the history and documentation for accuracy and made corrections or notes as necessary. It is the determination of the CHC that the topic, history and documentation meet criteria for eligibility.

CHC comments or concerns about this application, if any:

Name of CHC contact (marker chair): Theda Sueltenfuss

Mailing address: Boerne Sabinal, Zip:78881

Daytime phone (with area code): (830) 537 4389 **Email address (required):** theda@gvtc.com

PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT

Property owner: Bobby Dent

Address: 717 High Street **City, state, zip:** Comfort, TX 78013

Phone: (830) 995 3030**Email address:** bobncomfort@yahoo.com

Legal Description of the property (metes and bounds, lot and block, etc.): Part of Town Lot #101

Upon receipt of the application, the THC will provide the owner with a letter that outlines the legal responsibility of ownership under the Recorded Texas Historic Landmark statute. The letter must be signed by the owner and returned to the THC before the evaluation can be completed.

NOTE: The property owner will not receive any additional copies of correspondence from the THC. All other correspondence—notice of receipt, request for additional information, payment notice, inscription, shipping notice, etc.—will be sent via email to the CHC representative, who is encouraged to share the information with all interested parties as necessary. Given the large volume of applications processed annually and the need for centralized communication, all inquiries about applications in process will be referred to the CHC for response. The CHC is the sole liaison to the THC on all marker application matters.

SPONSORSHIP PAYMENT INFORMATION

Prospective sponsors please note the following:

- Payment must be received in full within 45 days of the official approval notice and must be accompanied by the THC payment form. The THC is unable to process partial payments or to

delay payment due to processing procedures of the sponsor. Applications not paid in the time frame required may, at the sole discretion of the THC, be cancelled or postponed.

- Payment does not constitute ownership of a marker; Recorded Texas Historic Landmark markers and other Official Texas Historical Markers are the property of the State of Texas.
- If, at any time during the marker process, sponsorship is withdrawn, a refund can be processed, but the THC will retain the application fee of \$100.
- The Official Texas Historical Marker Program provides no means of recognizing sponsors or property owners through marker text, incising or supplemental plaques.

Marker sponsor (may be individual or organization): Bobby Dent

Contact person (if applicable): Ruth Kiel

Mailing address: 133 Skyline Drive **City, zip:** Comfort TX 78013

Email address (required): sky133@hctc.net **Phone:** (830) 995 2706

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges or delays, use a business street address (open 8 a.m.—5 p.m., Monday through Friday).

Name: Bobby Dent

Street address: 717 High Street **City, zip:** Comfort, TX 78013

Daytime phone (required): (830) 995 3030 **Email** (required): bohncomfort@yahoo.com

TYPE AND SIZE OF RECORDED TEXAS HISTORIC LANDMARK MARKERS

As part of its review process, the THC will determine the appropriate size marker and provide options, if any, for the approved topic based on its own review criteria, including, but not exclusive of, historical significance, replication of information in other THC markers, relevance to the Statewide Preservation Plan and the amount of available documented information provided in the application narrative. In making its determination, however, the THC will also take into account the preference of the CHC, as noted below.

The sponsor/CHC prefers the following size marker:

- 27" x 42" RTHL marker with post (\$1500)
- 27" X 42" RTHL marker without post* (\$1500)
- 18" x 28" RTHL marker with post (\$1000)
- 18" x 28" RTHL marker without post* (\$1000)
- RTHL medallion and 16" x 12" plaque with post (\$750)
- RTHL medallion and 16" x 12" plaque without post* (\$750)

*For an RTHL marker without post, indicate to what surface material it will be mounted:

- wood
- masonry
- metal

other (specify)

SUBMITTING THE APPLICATION (via email required)

When the CHC has determined the application is complete, the history has been verified and the topic meets the requirements of the Official Texas Historical Marker Program, the materials should be forwarded to the THC via email at the following address: markerapplication@thc.state.tx.us.

- The CHC or marker chair should send an email containing the following attachments (see attachment function under file menu or toolbox on your computer):
 - This application form
 - The narrative history (including documentation)
 - Legal description of the property
 - Detailed floor plan for each floor of the structure
 - Detailed site plan of the property
 - At least one historic photograph
 - Current photographs clearly showing each side of the structure

RECORDS RETENTION BY CHC: The CHC must retain hard copies of the application as well as an online version, at least for the duration of the marker process. The THC is not responsible for lost applications, for incomplete applications or for applications not properly filed according to the program requirements. For additional information about any aspect of the Official Texas Historical Marker Program, see the Markers page on the THC web site (<http://www.thc.state.tx.us/markerdesigns/madmark.html>).

Narrative History—Karger Building

Naming

The Karger Building derives its name from Ernst Karger (1861–1922).¹ He was born in Comfort, Texas, to Johann Karger (1816–1862) and Caroline Karger (1821–1909).² He married Lina Boerner (1869–1927), daughter of Mr. and Mrs. C. W. Boerner, and moved from a Cypress Creek Ranch to Comfort shortly after the turn of the century and operated the Capitol Saloon until Prohibition placed him on the retired list.³

Current residents of Comfort sometimes refer to the structure as the Koerlin Building because Fred Koerlin (1898–1968) used it as part of his cabinetry business from the time he purchased the property in 1951 until his death in 1968. He was born in South Dakota to E. F. Koerlin and Christina Koerlin. He registered for the World War I draft as a Minnesota resident. He married Johnna Aillts in South Dakota in 1920. By 1930, he was working at a wood-planing mill in Willacy County in Texas. He bought the Comfort property from the Estate of August Faltin in 1951. He died in Comfort on November 21, 1968, and is buried in the Comfort Cemetery. His son, Lester (born about 1926 in South Dakota), became owner of the property.⁴

Construction

Comfort Historic District was added to National Register of Historic Places in 1979.⁵ Among its components was the Peter Ingenhuett Store Complex, which included next to the saloon a “storage building—small, 1-story, pressed metal veneer bldg.” [the Karger

¹ Alex Holekamp, compiler: Ledger “Location and when died [at Comfort Cemetery],” (1931). Cemetery records in possession of Clarence Burow, Comfort, 2000. Ernst Karger died Nov. 2, 1922 and is buried in section 5, row L, lot 2.

² Kendall County Historical Commission, *A History of Kendall County, Texas* (Dallas: Taylor Pub. Co., 1984), 133.

³ Guido E. Ransleben, *A Hundred Years of Comfort in Texas: A Centennial History* (San Antonio: Naylor Co., rev. ed. 1974), 204.

⁴ United States Federal Census: 1910 Osceola County in Iowa, 1920 Dakota County in Minnesota, 1930 Willacy County in Texas; World War I draft registration cards, Pope County, Minnesota; South Dakota Marriages 1905–1949 for Turner County; Social Security Death Index; and Comfort Cemetery records.

⁵ National Park Service, “National Register of Historic Places”

<http://www.nationalregisterofhistoricplaces.com/tx/Kendall/districts.html>

Building]⁶ Although the saloon has a date of 1891 on the pediment, the storage building has no specific date. When the Comfort Historic District had a boundary increase in 2004, the resurvey of this building included an estimated building date of 1900.

For Comfort's 125th Jubilee celebration in 1979, *Comfort at Work: A History of Comfort's Business Buildings* described and pictured most of the local buildings, including the "Fred Koerlin Garage and Storage Building" [the Karger Building], stating "Ernst Karger erected this building on High Street in the 1900s." The historic picture of the building has a caption stating, "built in 1900."⁷

In 1984, the booklet *A Tour through Comfort's History* included the historic picture mentioned just above and assigned the date of "c. 1899."⁸

In 1990, an updated version of the above booklet assigned the Karger Building the date of 1900.⁹

None of the above-proposed dates has confirmatory evidence.

Instead, the date of 1913 is likely, because an article in *The Comfort News* states: "A contract has been made between Ernst Karger and Fritz Anderwald whereby the latter will move his pool hall into **the new building which is being erected next to Ernst Karger's saloon**. This building is 20 by 50 feet and is specially arranged for a pool hall. It will be ready for use Dec. 1st."¹⁰

Style

Although other buildings in the block have a native rock construction in the Victorian style favored by Alfred Giles, the Karger Building differs. (see photograph) It is a one-story building with sheet metal façade and building components, an ornamented cornice, a rectangular pediment containing original owner's name [now gone], a galvanized metal

⁶ Individual building application (2 pp., including photograph of saloon and adjacent storage building), Vertical files, Comfort Heritage Foundation Archives.

⁷ Jubilee Committee: *Comfort at Work: A History of Comfort's Business Buildings* (Dietel & Sons, 1979), 22, 73.

⁸ Lloyd Murphy, *A Tour through Comfort's History: Guidebook to Comfort Historic District* (1984), 15.

⁹ Comfort Heritage Foundation: *Comfort Heritage "Unser Fortschritt" Our Progress* (Comfort Heritage Foundation, 1990), 19.

¹⁰ *The Comfort News* Nov. 28, 1913.

awning with pipe column supports, a stamped sheet steel ceiling, and rock face stone steel siding.

Known as “Meskers,” the mass-produced building parts could be shipped by railroad throughout the United States and assembled by a local carpenter on site. The designer and manufacturer was George L. Mesker & Co. of Evansville, Indiana.¹¹

The Karger Building has a nameplate on the ornamental column at the right side and the left side of the storefront stating “G. L. Mesker, Evansville, Ind.” An old photograph shows prominent “Karger” name on the pediment.¹²

The George L. Mesker Company did business through its mail order catalogue. Customers would pick the desired components and the company would ship them. Although the 1913 catalogue is not available, the 1909 catalogue is.¹³ Comparing the catalogue pictures with the historic photograph of the building and with the current appearance of the building gives an idea of what Ernst Karger chose: No. 8029 brick store front for 20 ft. width, No. 926 steel rock siding for sides and rear of building, No. 536 galvanized iron cornice with 12 in. projection, No. 560 pediment, and No. 254 design pattern for ceiling. (see photographs)

When Fred Koerlin began his cabinetry business in 1951, he parked his automobile across the street at the livery stable. But the livery stable closed in the early 1950s. As an alternative parking area, he decided to use the Karger Building for his vehicle, removing the recessed entrance and storefront windows, and installing garage doors.¹⁴

¹¹ George L. Mesker & Co. Architectural Iron Works, *Catalogue* (Evansville, Ind., 1892) www.state.il.us/HPA/ps/gotmesker.htm; Illinois Historic Preservation Agency, *Identification Guide to Sheet-Metal Facades and Building Components Manufactured by Mesker Brothers Iron works & George L. Mesker & Company* www.state.il.us/HPA/ps/gotmesker.htm; Paul Wyman, “Evansville firm becomes iron giant” *Indiana Preservationist* #5 (Sept.-Oct. 2005), 4–5.

¹² Lloyd Murphy, *A Tour through Comfort’s History: Guidebook to Comfort Historic District* (n.p., 1984). 16.

¹³ Geo. L. Mesker & Co., *Store Fronts Catalogue* (Evansville, Ind., 1909) www.state.il.us/HPA/ps/gotmesker.htm

¹⁴ Recollection of Lester Koerlin, Fred Koerlin’s son. Conversation with Frank Kiel, Nov. 3, 2008.

Another Mesker building is at 405 7th Street, this one attributable to Mesker and Brothers, a separate branch of the family business based in St. Louis. The building, originally erected in 1880 by Otto Brinkmann was modified about 1911 with exterior fittings of pressed sheet metal. The symmetrical façade has the characteristic recessed entrance. The front wall and sides have rock face stone steel siding. The panel that spans the entire width between the upper windows and the overhanging cornice has a garland pattern identical to pattern no. 216 in the Mesker and Bro. 1904 catalogue. Brinkmann Furniture and Appliances occupied this building for many years; it is now Wilson Clements Antiques.¹⁵

Owners

Land ownership is traceable to 1846 when the State of Texas distributed land to its citizens. Town lots nos. 101 and 102 are those on which the Ingenhuett Saloon was built in 1891 and the Karger Building in 1913. The lots were often sold together. The Karger Building straddles the boundary line between town-lot no. 101 and town-lot no. 102.¹⁶

Review of title abstracts shows the following sequence:¹⁷

- 1846 Original land certificate for one league & one labor to Jose Maria Regalado
- 1846 Jose Maria Regalado to Henry Lewis (assignment of claim to land)
- 1847 Henry Lewis to Wilson Riddle (assignment of claim to land)
- 1847 Wilson Riddle to John F. C. Vles (assignment of claim to land)
- 1847 Gov. Henderson to John F. C. Vles (original letter patent for land from General Land Office—Bexar District Survey No. 27, Certificate No. 448/547)
- 1854 Vles to Ernst Altgelt (power of attorney for survey and laying out of Comfort)
- 1857 Vles to Wilhelm.& Justus Sieckenius (Lot #101)

¹⁵ *Comfort at Work: A History of Comfort's Business Buildings*, 37; Mesker & Brothers, *Catalogue* (St. Louis, 1906) www.state.il.us/HPA/ps/gotmesker.htm

¹⁶ Kendall County Deed Records, vol. 6 p. 97 and vol. 125, pp. 869–870. Thomas Pfeiffer survey, June 6, 2008.

¹⁷ Paul Holekamp, abstractor, Boerne, Texas: “Abstracts of Title for Town-lots #101–#102, Comfort, Texas, from 1857 to 1951.” Original abstracts privately held by Bobby Dent, Oct. 22, 2008. Reviewed by Frank Kiel, Oct. 25, 2008.

- 1857 Vles to Henry Wittbold (Lots #102 & 103)
- 1867 Sieckenius to Peter Ingenhuett & Carl Karger (Lot #101)
- 1872 Wittbold to Caroline Karger (Lots #102 & 103)
- 1879 Peter Ingenhuett to Charles Karger (Lot #101)
- 1884 Caroline Karger to Charles Karger (Lots #102 & 103)
- 1890 Charles Karger to Peter Ingenhuett (Lots #102 & 103)
- 1892 Peter Ingenhuett to Hubert Ingenhuett (Lots #101 & 102)
- 1895 Peter Ingenhuett to Paul Ingenhuett (part of Lot #101)
- 1901 Ernst Ingenhuett to Arthur Real & Gustav Ehlers (Lot between Ingenhuett Hotel and Lot #100)
- 1904 Peter Ingenhuett to Ernst Ingenhuett (part of Lot #102)
- 1906 Hubert Ingenhuett to Peter Ingenhuett (Lots #101 & 102)
- 1912 Gustav Ehlers to Ernst Karger (parts of Lots #101, 102 & 146)
- 1918 Ernst Karger to Edward Uecker (parts of Lots #101, 102, & 146)
- 1919 Edward Uecker to Charles Tips (parts of Lots #101, 102 & 146)
- 1920 Edward Uecker to Adolph Stieler (parts of Lots #101, 102 & 146)
- 1921 Adolph Stieler to Emil Schellhase (parts of Lots #101, 102 & 146)
- 1924 Sons of Hermann (holder of note) to Emil Schellhase (parts of Lots #101, 102 & 146)
- 1924 Emil Schellhase to Albert Moeller (parts of Lots #101, 102 & 146, including Karger Saloon and Opera House)
- 1935 Charles E. Tips (Guadalupe Co.) to Sons of Hermann (parts of Lots #101 & 102) (Lot #101 on which Ingenhuett's Store is built)
- 1944 Sons of Hermann to August S. Faltin (parts of Lots #101 & 102)

1951 Executors of August S. Faltin Estate to Fred A. Koerlin (parts of Lots #101, & 102)

Occupants

The Jubilaeum Committee of 1979 provided a summary of the businesses that had occupied the Karger Building:

“Erno Karger opened a pool hall here and a confectionary about 1914–15. There was a cleaning shop in the back of the building.

“Udo Schellhase and his father operated a confectionary later, as did Mr. Halamuda for a time; and later the Moellers had a café in the building.

“The building was vacant when the Kash and Karry Grocery Store, owned by Chester Karger Sr.. moved in, in November 1928.

“Charles Ingenhuett opened and operated an ice cream parlor here.

“In the late summer of 1939, Carleton Schnelle went into partnership with his father, Alfred Schnelle, operating a variety store until 1945.

“A shoe repair shop was operated here by Mr. Resendez, then by Mr. Bradley, and by Mr. Benevides about 1949 or 1950.

“The building being vacant for a time, Mr. and Mrs. Fred Koerlin purchased it and used it for a storage house and as a garage for their cars.”¹⁸

Not all of the above occupants have confirmatory evidence, but *The Comfort News* did publish advertisements for several early businesses, such as (1) Anderwald’s Pool Hall in 1913, touting it as “An Amusement Hall for Ladies and Gentlemen,” (2) the successor Ed Goss’s Pool Hall in 1915.¹⁹ (see photographs) Kash and Karry grocery occupied the building with its 1931 move into the newly renovated Tips Building including a new awning across the front over the sidewalk; articles noted the 1933 sale of the business by Mrs. Karger to Mr. and Mrs. F. J. Schumann of New Braunfels, followed shortly by the

¹⁸ Jubilaeum Committee: *Comfort at Work: A History of Comfort’s Business Buildings* (Dietel & Sons, 1979), 22–23.

¹⁹ *The Comfort News* Dec. 13, 1913, and July 16, 1915.

announcement that the sale to the Schumanns did not close and that Mrs. Karger was taking charge of the store again.²⁰ (see photographs)

²⁰ *The Comfort News* Mar. 5, 1931; Mar. 19, 1931; Mar. 3, 1932, Oct. 5, 1933; and Oct. 12, 1933.

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House of Prayer Building, and grave
of the first and last of the *Massachusetts* *Massachusetts*



1870-1871



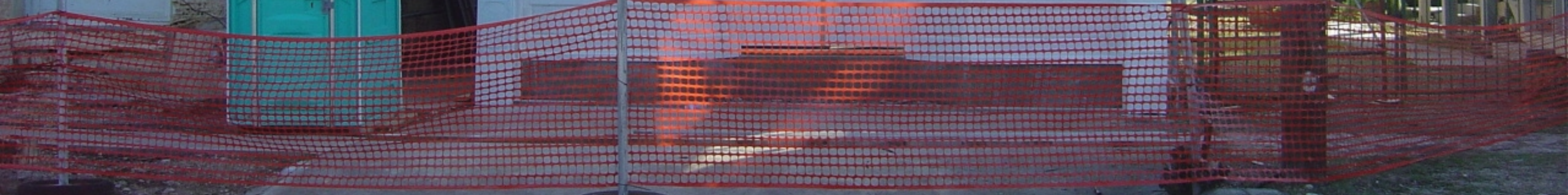
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House of prayer, where the first of the *Massachusetts* *Massachusetts*

1870-1871



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