

FACT SHEET

ANNUAL APPLICATION FOR HISTORIC OR ARCHEOLOGICAL SITE PROPERTY TAX EXEMPTION

Texas Property Tax Code, Section 11.24. Historic Sites, states –

The governing body of a taxing unit by official action of the body adopted in the manner required by law for official actions may exempt from taxation part or all of the assessed value of a structure or archeological site and the land necessary for access to and use of the structure or archeological site, if the structure or archeological site is:

*(1) designated as a **Recorded Texas Historic Landmark** under Chapter 442, Government Code, or a state archeological landmark under Chapter 191, Natural Resources Code, by the Texas Historical Commission; or*

(2) designated as a historically or archeologically significant site in need of tax relief to encourage its preservation pursuant to an ordinance or other law adopted by the governing body of the unit.

There are twenty-two (22) eligible properties in Kinney County.

Since 1993, Brackett I.S.D. and the Kinney County Commissioners Court have annually granted a 25% exemption on appraised value to owners of eligible properties.

- ✦ *Kinney County requires an annual letter request from the RTHL property owner.*
- ✦ *Brackett I.S.D. requires property owners annually provide receipts for all repairs, maintenance, and improvements to the property. (this may have fostered fraudulent submissions to secure an exemption, as several RTHL properties show no evidence of maintenance or repair year after year)*

Neither process uses the incentive of property tax exemption to foster the restoration, preservation, or maintenance of these historic properties to any historic preservation **standard**.

RECOMMENDATION TO ENCOURAGE HISTORIC PRESERVATION OF RTHL PROPERTIES

1. Eligible RTHL properties should be subject to an annual inspection by an impartial individual or agency, such as the Kinney County Historical Commission, familiar with the basic requirements for historic preservation.
2. The inspection should be guided by a simple uncomplicated checklist which judges the level of restoration, preservation, and/or maintenance for the building. Such checklists are available from preservation organizations such as *The National Trust for Historic Preservation*.
3. Inspection results would be reported to taxing units with a **pass** or **fail** (requiring written justification) recommendation for each property.
4. A copy of the inspection checklist should be provided to the property owner with recommendations for repairs or maintenance, if any are noted. Failure to take corrective action by the next annual inspection or recurring deficiencies would make the property ineligible for the annual exemption.

Clearly the legislative intent of the Historic Site Exemption provision in the Property Tax Code is to provide an incentive and to encourage owners of **Recorded Texas Historic Landmark** properties to restore, preserve, and maintain those properties. An annual physical inspection of these properties will contribute significantly to achieving that intent.

A red **PASS** indicates significant preservation issues for the subject property; gray **PASS** indicates lesser preservation issues; and green **PASS** indicates no significant faults noted. A red **FAIL** indicates the property owner has not made a conscientious effort to address conditions/recommendations observed for two consecutive years.

RECORDED TEXAS HISTORIC LANDMARK PROPERTIES
KINNEY COUNTY 2012 HISTORIC TAX EXEMPTION



ID	DESIGNATION	RTHL	OWNER	R & A	ADDRESS
11185	PARTRICK HOTEL	2008	WARD, TIM	GRAY PASS	Box 1445 78832
12592	SERVICE CLUB	2009	FT.CLARK SPRINGS ASSOCIATION	PASS	Box 345 78832
15548	DICKMAN HALL	2010	FT.CLARK SPRINGS ASSOCIATION	PASS	Box 345 78832
15558	SEMINOLE HALL	2009	FT.CLARK SPRINGS ASSOCIATION	PASS	Box 345 78832
15563	FT.CLARK GUARDHOUSE	1962	FT.CLARK SPRINGS ASSOCIATION	PASS	Box 345 78832
15583	OFFICERS' QTRS 2 3 & 4	2007	HOBBS, GENELL A	PASS	Box 1312 78832
15584	OFFICERS' QTRS 2 3 & 4	2007	CROSBY, STEPHEN & JUDY	PASS	Box 1371 78832
15586	MARRIED OFFICERS' QTRS	2006	HAENN, WILLIAM F & ANGELA	GRAY PASS	Box 1107 78832
15587	OFFICERS' ROW QTRS 10	1991	LOFTUS, DAVID & CYNTHIA	PASS	Box 1617 78832
15588	OFFICERS' ROW QTRS 11	1991	PERRY, DANIEL L	PASS	Box 947 78832
15589	OFFICERS' ROW QTRS 12	1991	MEYER, PHYLLIS	PASS	Box 236 78832
15590	OFFICERS' ROW QTRS 13	1991	WOODS, PATRICIA ANN	PASS	105 W Dilley Av Devine TX 78016
15591	OFFICERS' ROW QTRS 14	1991	KEY, MARY HOBART	PASS	2501 Kenmore Ct Austin TX 78703
15592	OFFICERS' ROW QTRS 15	1991	KEY, MARY HOBART	PASS	2501 Kenmore Ct Austin TX 78703
15593	OFFICERS' ROW QTRS 16	1991	CHRISTIAN, HARRIET E	PASS	914 Eventide Dr SanAntonio TX 78209
15594	OFFICERS' ROW QTRS 17	1991	CHRISTIAN, HARRIET E	PASS	914 Eventide Dr SanAntonio TX 78209
15595	OFFICERS ROW QTRS 18	1991	LYNCH, WROE	FAIL	Box 1708 78832
15596	OFFICERS ROW QTRS 19	1991	WEBB, HALSTEAD L P	FAIL *****	Change to PASS
15597	ADJUTANTS QTRS QTRS 20	1999	PALMER, DAVID J	PASS	Box 872 78832
15598	OFFICERS' ROW QTRS QTRS 21	1991	RYAN, CHRISTOPHER & JOSIE	PASS	3213 LOUIS DR PLANO TX 75023
15599	OFFICERS'S ROW QTRS QTRS 22	1991	MADDOX, CORY & KRISTI	PASS	Box 146 78832
15600	STAFF OFFICERS' QTRS 23 & 24	1990	HALE, CECIL H	GRAY PASS	4100 JACKSON AV Apt 212 Austin TX 78731
15601	OFFICERS' ROW QTRS QTRS 25	1991	BAGGETT, BYRON P	GRAY PASS	Box 1238 78832
15602	OFFICERS' ROW QTRS QTRS 26	1991	OWENS, PAT 20%	GRAY PASS	Box 1555 78832
15603	OFFICERS' ROW QTRS QTRS 27	1991	O'ROURKE, ELSA	PASS	Box 670 78832
15604	OFFICERS' ROW QTRS QTRS 28	1991	MEEK, DUANE K	GRAY PASS	Box 1831 78832
15605	COMMANDING OFFIC QTRS	1963	KOONTZ, KENNETH J & MELISSA	GRAY PASS	Box 186 78832
15609	FT. CLARK POST THEATER	1997	FT.CLARK SPRINGS ASSOCIATION	GRAY PASS	Box 345 78832
15619	PALISADO BUILDING	1962	FT.CLARK SPRINGS ASSOCIATION	PASS	Box 345 78832
15620	INFANTRY BARRACKS	2010	KELSO GROUP	PASS	P.O.Box 850 Crystal City TX 78839
15651	U.S.ArmySignalCorps BLDG	2008	OLSON, WILLIAM	PASS	Box 666 78832

***** ATTN:S BURKETT 823 S WATER 3F

CORPUS CHRISTI TX 78401



2012 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment – January 16, 2012

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 19 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 6, ACRES .15
Owner – Halstead-Webb
Built – 1873-74
Age – 137 years
RTHL – Officers' Row Quarters, 1991

BUILDING EXTERIOR: MATERIALS

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	GOOD	
WOOD	Trim	GOOD	

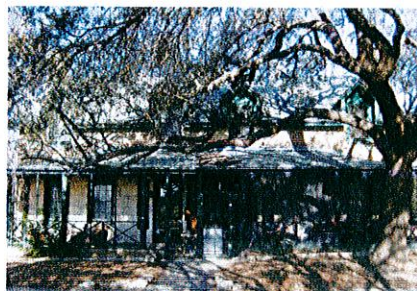
BUILDING EXTERIOR: FEATURES

ROOF	Asphalt Shingles	GOOD	New 2007
WINDOWS	Wood	GOOD	
ENTRANCES AND PORCHES	Screened	OPEN PORCH GOOD	

OVERALL EVALUATION

~~FAIL~~

Change to **PASS**



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