

KINNEY COUNTY HISTORICAL COMMISSION



FILIPPONE BUILDING, P.O. BOX 1922, BRACKETTVILLE, TEXAS 78832-1922

January 31, 2011

Re: Annual Review and Assessment of Preservation of Recorded Texas Historic Landmark [RTHL]
Properties in Kinney County for 2011

Brackett I.S.D.
Board of Trustees
P.O. Box 586
Brackettville, TX 78832


Section 318.006(c) of the Texas Local Government Code states that the County Historical Commission "... should establish a system for the periodic review and assessment of the condition of designated properties in the county, including Recorded Texas Historic Landmarks, State Archeological Landmarks, and individual historic properties or districts listed in the National Register of Historic Places. The commission should report the results of the review and assessment to the Texas Historical Commission."

Since 2005 RTHL properties in Kinney County have been subject to an *Annual Review and Assessment* performed by the Kinney County Historical Commission. This review and assessment utilizes a simple uncomplicated checklist which determines the level of exterior restoration, preservation, and/or maintenance for each property. The checklist was developed from "*The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings.*" Review and assessment results are enclosed with a **PASS** recommendation for thirty [30] properties and a **FAIL** recommendation for two [2] properties. 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 or more consecutive years.

A 30% exemption is strongly recommended for the *Patton House* and the *Wainwright House* as both are exemplary examples of responsible preservation.

A copy of the *Annual Review and Assessment* will be provided to each property owner, with recommendations for repairs or maintenance, if noted. Failure to take corrective action by the next *Annual Review and Assessment* or recurring deficiencies would make a property ineligible for the annual property tax exemption in 2012 unless corrective action is taken before the next Review and Assessment.

Respectfully,


Ailene D. Reid
Chairperson, KCHC

Enclosure:

RTHL Properties Kinney County 2011 Historic Tax Exemption Recommendation

LOGO OF THE KINNEY COUNTY HISTORICAL COMMISSION

The circular shape, lettering, and map of Texas are in harmony with the logo of the Texas Historical Commission. "1850" identifies the year Kinney County was formed. The red star locates Kinney County on the Texas map [the single most recognizable geographic shape in the world]. The blue background represents the cool waters of Las Moras Spring, the source and lifeblood of our community. A stagecoach facing west across Texas evokes the origins of Brackettville as a stage stop on the "Lower Road" to California. The "U.S.S." [1903 branch insignia for United States Scouts] singles out Kinney County's long and proud relationship with the United States Army and specifically the Seminole-Negro Indian Scouts, Fort Clark's most heroic unit, and their four Congressional Medal of Honor recipients buried here.

**RECORDED TEXAS HISTORIC LANDMARK PROPERTIES
KINNEY COUNTY 2011 HISTORIC TAX EXEMPTION**

PROP ID	DESIGNATION	RTHL	OWNER	REVIEW AND ASSESSMENT	ADDRESS
11331	MONTALVO HOUSE	1979	MOONEY, SILK	FAIL	BOX 835
15563	FORT CLARK GUARDHOUSE	1962	FT CLARK SPRINGS ASSO	PASS	BOX 345
15619	PALISADO KITCHEN / MESS ROOM	1962	FT CLARK SPRINGS ASSO	PASS	BOX 345
15605	COMMANDING OFFICER'S QTRS	1963	KOONTZ KENNETH J & MELISSA H	PASS [RECOMMEND 30% EXEMPTION]	BOX 1679
15600	STAFF OFFICERS' QTRS (23-24)	1990	HALE, CECIL H ESTATE	PASS [RECOMMEND 30% EXEMPTION]	PO BOX 5947 AUSTIN TX 78731
15587	OFFICERS' ROW QTRS 10	1991	LOFTUS, DAVID AND CYNTHIA	PASS	BOX 1617
15588	OFFICERS' ROW QTRS 11	1991	PERRY, DANIEL L	PASS	BOX 947
15589	OFFICERS' ROW QTRS 12	1991	MEYER, PHYLLIS	PASS	BOX 236
15590	OFFICERS' ROW QTRS 13	1991	WOODS, PATRICIA ANN	PASS	105 W DILLY 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 SA TX 78209
15594	OFFICERS' ROW QTRS 17	1991	CHRISTIAN, HARRIET E	PASS	914 EVENTIDE DR SA TX 78209
15595	OFFICERS' ROW QTRS 18	1991	LYNCH, WROE W	PASS	BOX 1708
15596	OFFICERS' ROW QTRS 19	1991	WEBB, HALSTEAD L P	PASS	ATTN: S BURKETT 823 S WATER 3F CORPUS C TX 78401
15598	OFFICERS' ROW QTRS 21	1991	RYAN, CHRISTOPER J	PASS	4909 GULFSTREAM DR DALLAS TX 75244
15599	OFFICERS' ROW QTRS 22	1991	MADDOX, CORY	PASS	BOX 146
15601	OFFICERS' ROW QTRS 25	1991	BAGGETT, BYRON P	PASS	BOX 1238
15602	OFFICERS' ROW QTRS 26	1991	OWENS, PAT W	PASS	BOX 1555
15603	OFFICERS' ROW QTRS 27	1991	O'ROURKE, ELSA	PASS	BOX 670
15604	OFFICERS' ROW QTRS 28	1991	MEEK, DUANE K	PASS	BOX 1831
15609	FORT CLARK POST THEATER	1997	FT CLARK SPRINGS ASSO	FAIL	BOX 345
15597	ADJUTANT'S QUARTERS QTRS 20	1999	PALMER, DAVID J	PASS	BOX 872
15586	MARRIED OFFICERS' QTRS 8-9	2006	HAENN, WILLIAM F AND ANGELA	PASS	BOX 1107
15583	OFFICERS' QUARTERS 2-3 & 4	2007	HOBBS, GENELL A	PASS	BOX 1312
15584	OFFICERS' QUARTERS 2-3 & 4	2007	CROSBY, STEPHEN D AND JUDY	PASS	BOX 1371
11185	PARTRICK HOTEL	2008	WARD, TIM	PASS	BOX 1445
15651	U.S. ARMY SIGNAL CORPS BLDG	2008	OLSON, WILLIAM	PASS	BOX 666
12592	U.S. ARMY SERVICE CLUB	2009	FT CLARK SPRINGS ASSO	PASS	BOX 345
15558	NEW CAVALRY BARRACKS	2009	FT CLARK SPRINGS ASSO	PASS	BOX 345
15548	OFFICERS' CLUB OPEN MESS	2010	FT CLARK SPRINGS ASSO	PASS	BOX 345
15620	1873 INFANTRY BARRACKS	2010	KELSO GROUP LTD.	PASS	PO BOX 850 CRYSTAL CITY, TX 78839

CITY OF BRACKETTVILLE

- ① **FILIPPONE BUILDING (Kinney County Heritage Museum) 1885.** Open 2nd & 4th Saturdays, 1-4 P.M. or by appointment, call (830) 563-2010. Italian stonemasons Giovanni B. Filippone (1845-1917) and Giovanni Cassinelli purchased property here in 1883-85 and in 1885 built the six-sided portion of this limestone block building. Filippone became sole owner in 1887 and operated a general store on the first floor, while his family lived on the second floor. The five-sided, one-story section was added early in the 20th century. Abandoned by the 1940s, the Filippone Building underwent rehabilitation in the 1990s and now stands as an important reminder of Brackettville's commercial heritage. RTHL - 2001
- ② **ST. MARY MAGDELINE CATHOLIC CHURCH.** Medallion only. RTHL - 1966.
- ③ **MONTALVO BUILDING 1887.** Yldefonso Montalvo (1855-1941), also known by the name Obed Woods, built this dwelling about 1887. He used cedar pickets, caliche plaster, and other materials available in the area. Originally the kitchen and several outbuildings stood nearby. The educated son of an English mother and Mexican father, Montalvo was a rancher and an employee of Fort Clark and a local mercantile store. He and his wife Guadalupe (Reschman) (1868-1953) and their nine children lived here. RTHL - 1979
- ④ **LAS MORAS MASONIC LODGE (First County Courthouse) 1879.** Built in 1878-1879 to serve as the first county-owned courthouse for Kinney County, this structure served that purpose for thirty-two years. In 1911 it became headquarters of the Las Moras Masonic Lodge, which was chartered in 1876. While the Lodge used the second floor, the ground floor was leased to the U.S. Postal Service for the Brackettville Post Office from 1918-1983. Over the years, the building has also served as office space for Kinney County government departments. RTHL - 1990
- ⑤ **KINNEY COUNTY COURTHOUSE 1911.** Human habitation of Kinney County began thousands of years ago. Spanish expeditions through the area began in 1535 and continued throughout subsequent centuries. An attempt at establishing a Franciscan mission in 1775 failed, as did settlement by Dr. John Charles Beales in 1834. Despite the hardships found in the area, Kinney County was carved out of Bexar County in 1850, two years before the U.S. Army opened Fort Clark as a frontier outpost. That same year, in 1852, local inhabitants established the Brackett settlement, named for Oscar B. Brackett who set up a stage stop, freight office and dry goods store to service the stage line from San Antonio to El Paso. Named for early settler and adventurer Henry Lawrence Kinney, Kinney County did not formally organize for 21 years; officials first met in Brackett's home in 1873. Brackettville, as the town had come to be called, was chosen as the county seat. Subsequent meetings were held in the Kartes and Co. building until 1879, when the county's first courthouse was built. The county used the 1879 building, which later housed a post office and Masonic lodge, until 1911. That year, the county first occupied this courthouse, designed by L.L. Thurmon and Co. of Dallas. Falls City Construction Co. of Louisville, Kentucky, served as General Contractor. The Kinney County Courthouse exhibits Beaux Arts Classicism. Detailing seen on the central bell tower is repeated on the octagonal corner towers and columned entryways. Buff brick is accented with D'Hanis red brick banding and corner quoins. The Seth Thomas clock in the bell tower completes the building, which, after some alterations, still demonstrates the massing, style and design selected by the early county commissioners. RTHL - 2003
- ⑥ **PARTRICK BUILDING 1885.** In 1885 Dr. William Partrick commissioned adjoining commercial spaces at this site, operating a drug store in the single story and a dry goods store and hotel in the two-story section. Later outbuildings included a beer vault, windmill, elevated tank and bake oven. Dr. Partrick sold the property to R. Stratton & Co. in 1913. The Partrick building exhibits the skill of local stonemasons in rough-cut ashlar limestone blocks and finished limestone lintels and windowsills. By the 1950s, a suspended wooden awning replaced the original metal balcony and a stabilizing concrete veneer at the base addressed recurring flood damage. RTHL - 2008

FORT CLARK SPRINGS

- ⑦ **U.S. ARMY SERVICE CLUB 1938.** Occupying the site of Fort Clark's first guardhouse, this 1938 structure served as a morale and welfare facility until 1944, when the U.S. Army closed the fort. The building was a recreation center for soldiers, and served as a non-commissioned officers' club during World War II mobilization. The building has also been a country club and community center. The one-story structure is a rectangular plan frame building with horizontal siding atop a limestone webwall foundation. Banks of casement windows and wood louvered vents originally provided ventilation and light. RTHL - 2009
- ⑧ **NEW CALVALRY BARRACKS 1932.** The earliest quarters for soldiers at Fort Clark were tents along Las Moras creek near the spring. During the fort's 1870s building boom, three cavalry barracks were constructed, but by the late 1920s they had become too deteriorated for continued use. Three two-story stone cavalry barracks were constructed 1931-1932 to replace the three barracks that were razed. This new, fourth barracks was constructed on the site of the first post commissary which had burned in March 1892, leaving the site vacant for forty years. When the building was completed it contained state of the art facilities, including three 30 by 65 foot open bays for bunks and wall lockers, a mess hall, troop offices, supply and arms rooms and a latrine. The building was so modern and impressive that it was singled out in order to justify the retention of Fort Clark as a permanent military post. The first occupants of the barracks were the soldiers of "F" Troop, 5th U.S. Cavalry. In 1941 the 5th Cavalry left the post and the barracks were used by the 112th Cavalry of the Texas National Guard. The Buffalo Soldiers of the 9th Cavalry, African American troops, moved into the barracks in fall 1942. Lastly, for the remainder of World War II, the barracks were occupied by 182 African American enlisted women of the Woman's Army Corps Detachment of the 1855th Service Unit. The two-story rectangular plan barracks is built atop a raised concrete basement. Load-bearing walls are of limestone webwall construction, with cast stone window sills and steel lintels. The main elevation is divided into fifteen bays by square wooden columns, with a cross-braced railing along the second-story porch. RTHL - 2009
- ⑨ **GUARDHOUSE (Museum) 1874.** Open weekends & holidays, 1-4 P.M. or by appointment, call (830) 563-9150. [*the Sutler's Store is adjacent to the museum*] Established in 1852, Fort Clark was manned by varying troop strengths over the years. This guardhouse was built in the 1870s during a period of fort expansion. A new stockade was built in 1942 to relieve overcrowding, and the guardhouse became headquarters for the military police. Built of limestone blocks, the building reflects an adoption of military design to local materials and climate, and retains its 1930s appearance. RTHL - 1962
- ⑩ **PALISADO KITCHEN / MESS ROOM 1870.** This structure was built by the U. S. Army in 1869-70 and is an example of vertical post or *jacal* construction, used due to the absence of trees tall enough for traditional horizontal log construction. African American "Buffalo Soldiers" of the 25th Infantry built the rectangular plan structure with wood shingle roof for use as a mess room located behind their new stone barracks. The building was later a company storeroom,

tailor shop and amusement hall. Some sources mistakenly identified this building as the "Robert E. Lee Building," even though Lee never visited Fort Clark while he was in Texas. RTHL – 1963

11 FORT CLARK POST THEATER 1932. Constructed in 1932, this building replaced an earlier Fort Clark Post Hall that served as a church, courtroom, theater, and recreational center. A utilitarian military design of clear span construction, brick walls, and a stucco veneer, the building also exhibits classical style influences in its pilasters, arched windows, and pediment. A popular movie theater until the fort was closed in 1944, it later became a town hall for the Fort Clark Springs community. RTHL - 1997

12 OFFICERS' QUARTERS 2-3 AND 4 1854. These two buildings date from 1854-55, soon after the U.S. Army established Fort Clark. The antebellum fort then included officers quarters and barracks for enlisted men, as well as a two-story quartermaster storehouse, powder magazine, hospital, guardhouse and post headquarters around a parade ground. During this period, such notable army officers as John Bell Hood, J.E.B. Stuart, Fitzhugh Lee and James Longstreet served here and likely lived in these quarters. Horizontal logs and vertical posts were notched and interlocked to create these buildings. Limestone chimneys are also historic. The army closed the fort in 1944, by which time the buildings were clad in lath and plaster and wood siding. RTHL - 2007

13 MARRIED OFFICERS' QUARTERS 8-9 1871. This single-story duplex once served as housing for married officers and their families at Fort Clark. The U.S. Army fort, established in 1852 to defend the western frontier of Texas and the border with Mexico, saw significant growth in the 1870s. To accommodate a regimental size garrison, the Army constructed living quarters such as this particular house. Built by 1875 out of uncoursed, rough-cut limestone, the building features a cross-hipped roof, interior chimneys with double fireplaces and a distinctive U-shape. The fort closed in 1944 and later owners transformed the quarters into a single family home. RTHL - 2006

14 OFFICERS' ROW QUARTERS 1874. Fort Clark was established as a U.S. Army garrison in 1852. The original quarters were crude log huts and houses of palisade construction. In 1857, a new program began to replace badly dilapidated structures with buildings of quarried stone. Designed and constructed in 1873-74 as duplexes to accommodate two officers' families each, these eight residences closely resemble those built on other military posts during that time period. The buildings reflect an evolutionary adaptation of military design suited to local construction materials and the regional climate. Each duplex has three large rooms on each floor, two fireplaces and a fifty-five foot front porch. An 1885 remodeling project changed the houses from rectangular to T-plan. The army contracted with Central Power and Light Company for electricity in 1918. Fort Clark was deactivated in 1946 and sold to the Brown and Root Corporation. In 1971, the fort property became "Fort Clark Springs", a private recreational community. The officers' houses were rented to members and guests until 1974, when they were offered for sale to members of the Fort Clark Springs Association. RTHL – 1991

15 ADJUTANT'S QUARTERS (QUARTERS #20) 1874. Erected during the 1873-1875 expansion of Fort Clark to accommodate and support an entire regiment, this structure differs from other quarters on the line in that it is a single dwelling rather than a duplex. The Fifth Regiment of the U.S. Cavalry was garrisoned here from 1921 to 1941 and during that time the Regimental Adjutant, who performed essential clerical duties for the Regimental Commander, lived within these walls. The core of this building is a three room hall and parlor plan composed of adobe, featuring a symmetrical front and stone chimney at each end. Additions were made in 1904 and 1944. RTHL – 1999

16 STAFF OFFICERS' QUARTERS (Patton House) 1888. The U.S. Army built nine stone officers' quarters at Fort Clark beginning in 1873. The need soon arose for additional housing for senior staff officers, and this building was constructed in 1888. Built in a T-plan, the two story stone duplex features a full width front porch and is a good example of military standard housing adapted to the materials and climate of the region. Among the house's residents was General George S. Patton. RTHL - 1990

17 COMMANDING OFFICER'S QUARTERS (Wainwright House) 1874. Fort Clark was established as a U.S. Army garrison in June 1852. Nine structures designed by U.S. Army engineers were built in 1873-1874 to house the fort's officers. This house served the fort's commanding officers, including Col. Ranald S. Mackenzie and Gen. Jonathan M. Wainwright. Architectural features include a central entry, wood-frame porch, six-over-six windows, second floor dormers, and four large chimneys with sculpted caps. RTHL - 1963

18 U.S. ARMY SIGNAL CORPS BUILDING 1937. This building served as the communications center for Fort Clark from 1932-1944. The building is of tile brick construction with a veneer of irregular cut field stone. The original footprint was enlarged c. 1940 to accommodate barracks for enlisted soldiers. During World War II mobilization, the 3rd Signal Troop of the 2nd Cavalry Division and the signal detachment of the 1855th Service Company shared this building and maintained the post telephone system, army training film library, post photo lab, and other essential equipment. The Signal Corps detachment were the last troops to leave Fort Clark when it closed on August 28, 1944. RTHL - 2008

19 OFFICERS' CLUB OPEN MESS (Dickman Hall) 1939. This building served Fort Clark from 1939 to 1944 and was named "Dickman hall" after career cavalry officer, Maj. Gen. Joseph t. Dickman (1857-1927). The ground floor housed a lounge, dining room, tap room, kitchen, guest room, maid's room and four rooms for visiting officers. The second floor held a spacious ballroom. The two-story building has a main hipped roof with gable roofed bays flanking a central arched portico entrance. A webwall stone veneer clads frame and clay tile construction. The building later became guest ranch headquarters and then a restaurant and lounge for the Fort Clark Springs Association. RTHL – 2010

20 1873 INFANTRY BARRAKS. Inscription pending. RTHL – 2010