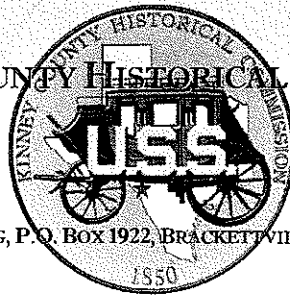


KINNEY COUNTY HISTORICAL COMMISSION



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

January 23, 2008

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

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

Dear Mr. Lutz:

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 (enclosed) 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 twenty [20] properties and a fail recommendation for six [6] properties. A red PASS indicates significant preservation issues for the subject property; grey 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 [please note endangered property status submitted by the KCHC to the IHC for the Fort Clark Historic District].

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 2009 unless corrective action is taken before the next Review and Assessment.

Respectfully,


William F. Haenn
Chairman, KCHC

3 Enclosures:

RTHL Properties Kinney County 2008 Historic Tax Exemption Recommendation
2008 Review and Assessment of RTHL Properties in Kinney County [26 properties]
ENDANGERED HISTORIC PROPERTY IDENTIFICATION FORM

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 2008 HISTORIC TAX EXEMPTION**

KCAD 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	FAIL	BOX 345
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
15586	MARRIED OFFICERS QUARTERS 8-9	2006	HAENN WILLIAM F AND ANGELA	PASS	BOX 1107
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	FAIL	BOX 1708
15596	OFFICERS ROW QTRS 19	1991	WEBB HALSTEAD L P	FAIL	ATTN: S BURKETT 823 S WATER 3F CORPUS C TX 78401
15597	ADJUTANT S QUARTERS QTRS 20	1999	PALMER DAVID J	PASS	BOX 872
15598	OFFICERS ROW QTRS 21	1991	KOONTZ KENNETH J	PASS	BOX 186
15599	OFFICERS' ROW QTRS 22	1991	PINGENOT ROZETTA H	PASS	BOX 453
15600	STAFF OFFICERS QTRS (23-24)	1990	HALE CECIL H	PASS [RECOMMEND 30% EXEMPTION]	4100 JACKSON AV APT 212 AUSTIN TX 78731
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
15605	COMMANDING OFFICER S QTRS	1963	OSTBY CHRISTOPHER J	PASS [RECOMMEND 30% EXEMPTION]	BOX 1679
15609	FORT CLARK POST THEATER	1997	FT CLARK SPRINGS ASSO	FAIL	BOX 345
15619	PALISADO BUILDING	1962	FT CLARK SPRINGS ASSO	FAIL	BOX 345



2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 152 McClelland Road
Legal – UN 21, FCS, BLOCK 4, ACRES .849
Owner – Fort Clark Springs Association
Built – 1873-74
Age – 134 years
RTHL – Fort Clark Guardhouse, 1962

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Poor	Fascia trim boards warped and loose

**BUILDING EXTERIOR:
FEATURES**

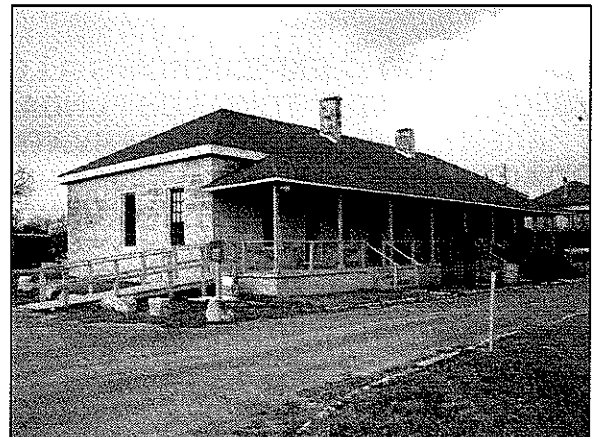
ROOF	Asphalt Shingles	Good	Roof not vented, accelerating deterioration
WINDOWS	Wood Fixed [do not open] Made from doors	Good	
ENTRANCES AND PORCHES	Concrete and Wood	Good	Porch rafter @ east end loose

OVERALL EVALUATION

FAIL

Repair/replace fascia board and vent roof.

**THIS BUILDING IS EXPERIENCING A LONG-
STANDING SYSTEMIC APATHY TOWARDS
FUNDAMENTAL, APPARENT, AND ACUTE
PRESERVATION ISSUES. NO PROACTIVE EFFORT
AND MINIMAL REMEDIAL ACTION TAKEN ON 2007
RECOMMENDATIONS.**





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 15 Patton Drive
Legal – UN 21, FCS, BLOCK 10, LOT 3, ACRES .36
Owner – Fort Clark Springs Association
Built – 1932
Age – 75 years
RTHL – Post Theater, 1997

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Stuccoed Tile Brick	Good	Beginning to peel, crack, and flake
WOOD	Trim	Good	

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Wood	Good	Door trim rotted; rear steps deteriorating and in need of painting

OVERALL EVALUATION

FAIL

Replace rotted door trim; repair rear steps.
Clear clogged French drains, repair rotting door
jams

**THIS BUILDING IS EXPERIENCING A LONG-STANDING
SYSTEMIC APATHY TOWARDS FUNDAMENTAL,
APPARENT, AND ACUTE PRESERVATION ISSUES. NO
PROACTIVE EFFORT AND MINIMAL REMEDIAL
ACTION TAKEN ON 2007 RECOMMENDATIONS.**





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 65 Baylor Street
Legal – UN 21, FCS, BLOCK 12, LOT E/2, ACRES .2011
Owner – Fort Clark Springs Association
Built – 1869
Age – 138 years
RTHL – Palisado Building, 1962

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	NONE	N/A	
WOOD	Cedar Posts	Good	

**BUILDING EXTERIOR:
FEATURES**

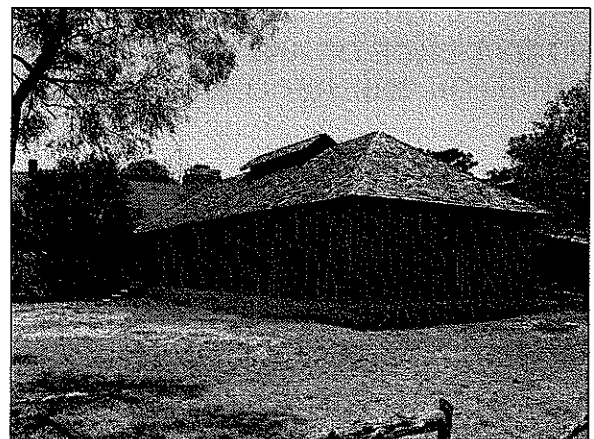
ROOF	Cedar shingles	Good	
WINDOWS	Wood	Fair	Screens missing on all windows
ENTRANCES AND PORCHES	Wood	Marginal	One new door and jam unpainted One door rotted.

OVERALL EVALUATION

FAIL

Paint new door; replace door; screen windows

THIS BUILDING IS EXPERIENCING A LONG-
STANDING SYSTEMIC APATHY TOWARDS
FUNDAMENTAL, APPARENT, AND ACUTE
PRESERVATION ISSUES. NO PROACTIVE EFFORT
AND MINIMAL REMEDIAL ACTION TAKEN ON 2007
RECOMMENDATIONS.





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment --

Review and Assessment conducted by -- Kinney County Historical Commission

Property Information:

Address -- 103 East Thomas Street
Legal -- BKTVL, BLOCK 27, LOT 12, 13, 14, 15
Owner -- James and Silk Mooney
Built -- UNK
Age -- UNK
RTHL -- Montavlo House, 1979

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	None		
WOOD	Cedar Pickets w/caliche plaster	Decaying	Plaster deteriorating and missing throughout

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Dilapidated	Severely deteriorated, needs replacement.
WINDOWS	Wood	In bad condition	Sash rotted and glass missing throughout.
ENTRANCES AND PORCHES	Open / Wood	Falling to Pieces	Urgently needs replacement.

OVERALL EVALUATION

FAIL

Urgent for 2008 - replace roof and porches.

**NO EVIDENCE OF ANY SERIOUS REMEDIAL ACTION
TAKEN ON 2007 RECOMMENDATIONS**





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 2-3 Colony Row
Legal – UN 21, FCS, BLOCK 8, LOT 4, ACRES .313
Owner – Genell A. Hobbs
Built – 1854
Age – 153 years
RTHL – Officers' Quarters 2-3 and 4 (2007)

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
STUCCO	Lathe and Log	Good	
WOOD	Trim	Poor	Trim rotted, shiplap siding rotted and paint peeling

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Fair	Rusted screens
ENTRANCES AND PORCHES	Open	Fair	Trim rotted

OVERALL EVALUATION

PASS

Paint all wood surfaces; replace rotted trim and siding [recommend 1928 Post color scheme]





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 4 Colony Row
Legal – UN 21, FCS, BLOCK 8, LOT 4, ACRES .313
Owner – Steve and Judy Crosby
Built – 1854
Age – 153 years
RTHL – Officers' Quarters 2-3 and 4 (2007)

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
STUCCO	Lathe and Log	Good	
WOOD	Trim	Good	Needs repainting

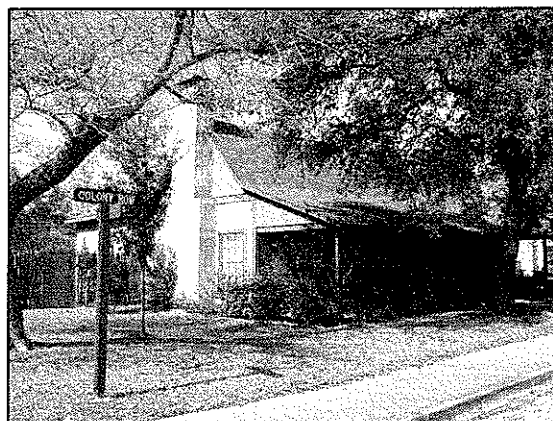
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Metal	Good	
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

Repaint all wood surfaces [recommend 1928 Post color scheme]





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 8-9 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT 1, ACRES .388
Owner – Bill and Angela Haenn
Built – 1871-74
Age – 134 years
RTHL – Married Officers' Quarters 8-9 (2006)

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	Some repointing recommended
WOOD	Trim	Good	

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Excellent	
WINDOWS	Wood	Fair	Sash, jams, and sills badly rotted on SW elevation
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

Painting and repair of wood surfaces in progress.





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 10 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 2, ACRES .179
Owner – David and Cynthia Loftus
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	Repointing in progress
Wood	Trim	Good	Paint peeling

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Metal	Good	
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

Consider repointing side. Repaint trim





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 11 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 2, ACRES .18
Owner – Daniel and Brenda Perry
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Excellent	
WOOD	Trim	Excellent	

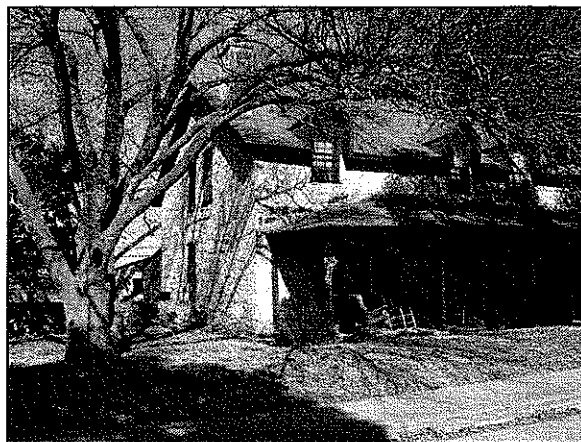
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Excellent	
WINDOWS	Wood	Excellent	
ENTRANCES AND PORCHES	Open	Excellent	

OVERALL EVALUATION

PASS

Well maintained property





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 12 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 3, ACRES .18
Owner – Phyllis Meyer
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Good	

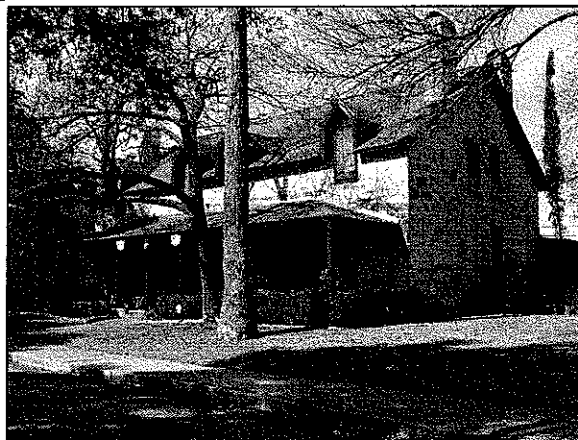
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Open	Good	Portland cement should be removed and rock repointed on porch.

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 13 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 3, ACRES .18
Owner – Patricia Ann Woods
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Good	

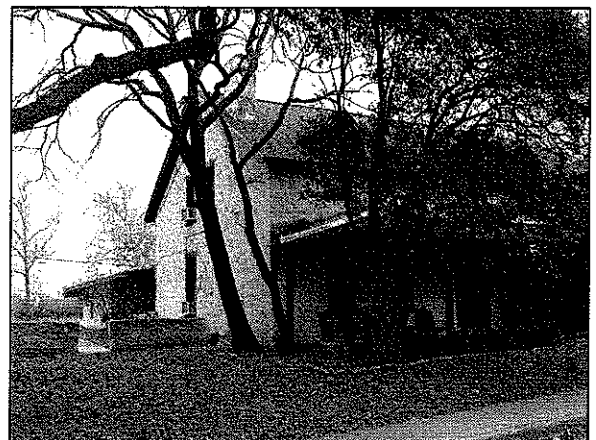
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Open	Good	Portland cement should be removed and rock repointed on porch.

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 14 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 4, ACRES .17
Owner – Mary Hobart Key
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Good	

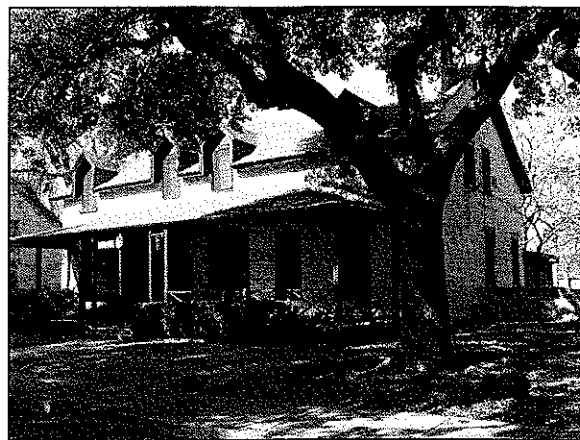
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 15 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 4, ACRES .17
Owner – Mary Hobart Key
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Good	

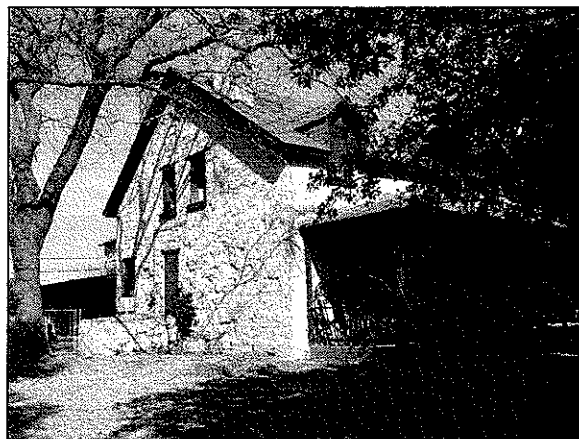
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 16 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 5, ACRES .19
Owner – Harriet Christian
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Good	

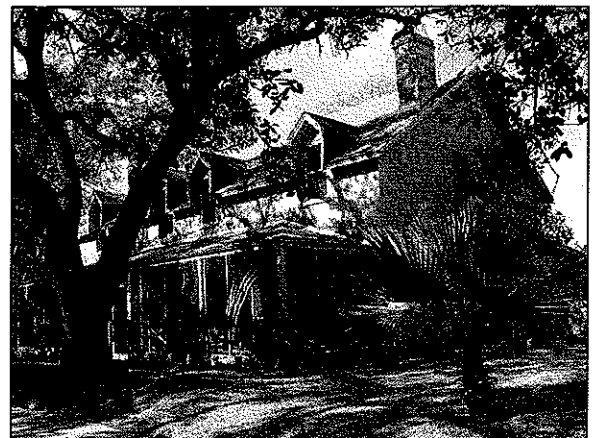
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Screened	Good	

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 17 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 5, ACRES .19
Owner – Harriet Christian
Built – 1873-74
Age – 133 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	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Screened	Good	

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 18 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 6, ACRES .17
Owner – Wroe W Lynch
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Poor	Rotted and peeling paint

**BUILDING EXTERIOR:
FEATURES**

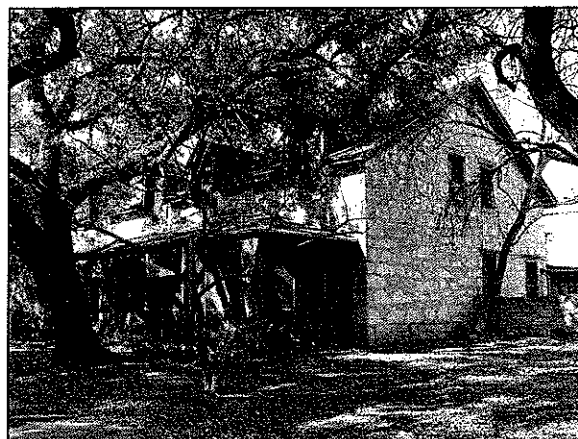
ROOF	Asphalt Shingles	Good	New 2007
WINDOWS	Wood	Poor	Rot and peeling paint
ENTRANCES AND PORCHES	Screened	Poor	Rot, termites, and peeling paint

OVERALL EVALUATION

FAIL

Porch in urgent need of repair from termite damage and rot; all wood trim requires painting.

THIS IS A NEGLECTED PROPERTY! THIS BUILDING IS EXPERIENCING A LONG-STANDING SYSTEMIC APATHY TOWARDS FUNDAMENTAL, APPARENT, AND ACUTE PRESERVATION ISSUES. NO PROACTIVE EFFORT AND MINIMAL REMEDIAL ACTION TAKEN ON 2007 OR 2006 RECOMMENDATIONS.





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

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 – 133 years
RTHL – Officers' Row Quarters, 1991

BUILDING EXTERIOR: MATERIALS	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Poor	Rot and peeling paint

BUILDING EXTERIOR: FEATURES			
ROOF	Asphalt Shingles	Good	New 2007
WINDOWS	Wood	Poor	Rot and peeling paint
ENTRANCES AND PORCHES	Screened	Poor	Rot, termites, and peeling paint

OVERALL EVALUATION

FAIL

Porch in urgent need of repair from termite damage and rot; all wood trim requires painting.

THIS IS A NEGLECTED PROPERTY! THIS BUILDING IS EXPERIENCING A LONG-STANDING SYSTEMIC APATHY TOWARDS FUNDAMENTAL, APPARENT, AND ACUTE PRESERVATION ISSUES. NO PROACTIVE EFFORT AND MINIMAL REMEDIAL ACTION TAKEN ON 2007 OR 2006 RECOMMENDATIONS.





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 20 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT 7, ACRES .36
Owner – David and Christian Palmer
Built – 1873-74
Age – 133 years
RTHL – Adjutant's Quarters, 1999

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone and Adobe w/plaster	Good	
WOOD	Trim	Good	

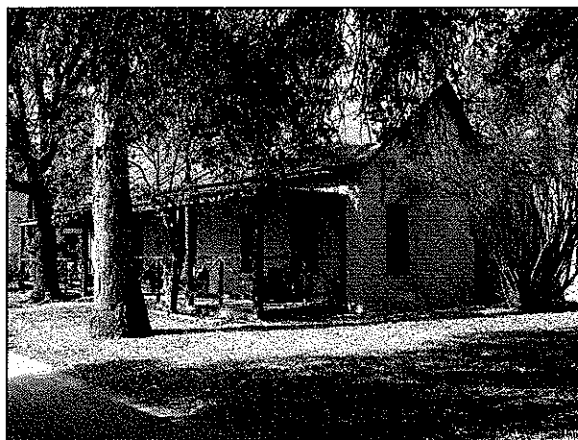
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Good	
ENTRANCES AND PORCHES	Open	Good	

OVERALL EVALUATION

PASS

No significant faults noted





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 21 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NE PT 8, ACRES .17
Owner – Kenneth and Melissa Koontz
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Worn	Paint continuing to peel throughout

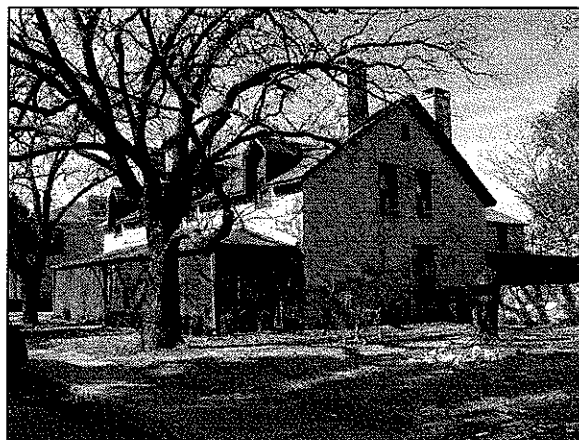
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Poor	Paint peeling
ENTRANCES AND PORCHES	Screened	Marginal	Needs painting

OVERALL EVALUATION

PASS

Paint all windows and trim





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 22 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SW PT 8, ACRES .19
Owner – Rosetta Pingetot
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Worn	Paint continuing to peel throughout

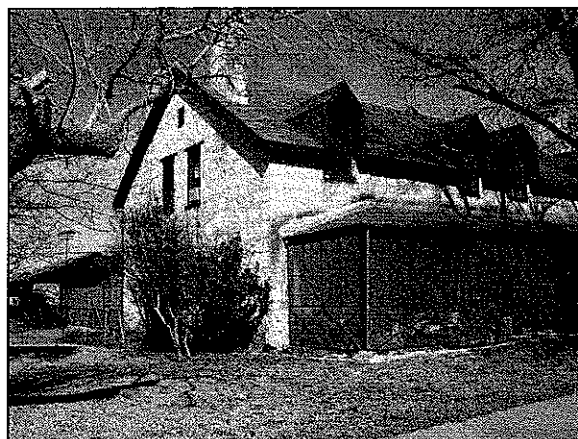
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Good	
WINDOWS	Wood	Poor	Paint peeling
ENTRANCES AND PORCHES	Screened	Marginal	Needs painting

OVERALL EVALUATION

PASS

Paint all windows and trim





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 23-24 Colony Row [Patton House]
Legal – UN 21, FCS, BLOCK 9, LOT 9, ACRES .88
Owner – Cecil H Hale
Built – 1888
Age – 117 years
RTHL – Staff Officers' Quarters, 1990

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Fine	
WOOD	Trim	Fine	

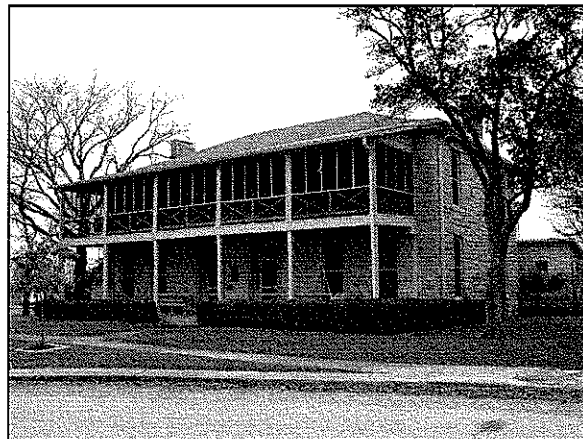
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Fine	
WINDOWS	Wood	Fine	
ENTRANCES AND PORCHES	Screened and Open	Fine	

OVERALL EVALUATION

PASS

Finest example of preservation in Kinney County





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment – December 5, 2006

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 25 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NW PT 10, ACRES .25
Owner – Byron and Jennifer Baggett
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Fair	Portland cement should be removed and rock repointed on porches.
WOOD	Trim	Painted 2006	Trim rotted around dormers and at gable end.

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	New 1995	Shingles missing or damaged around dormers and in rear
WINDOWS	Wood, dbl hung Two [2] metal	Below Average	Individual windows in need of glazing; two windows rotted out and need replacement. Kitchen window frame needs rebuilding.
ENTRANCES AND PORCHES	Front - Screened Side - Open	Front Porch New 2003	

OVERALL EVALUATION

PASS

Most urgent preservation need is window repair/replacement.





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 26 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SE PT 10, ACRES .21
Owner – Pat and Fran Owens
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	Repointed in 1995
WOOD	Trim	Good	Needs painting

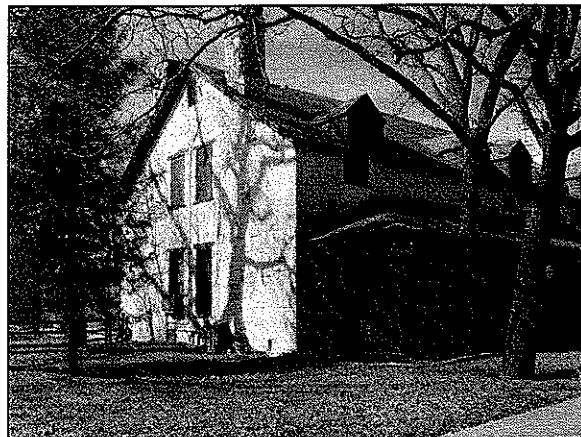
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	New 1995	
WINDOWS	Wood	Fair	Need painting
ENTRANCES AND PORCHES	Screened	Good	

OVERALL EVALUATION

PASS

Trim and windows need painting





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 27 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT NW PT 11, ACRES .24
Owner – Elsa and Sally O'Rourke
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Fair	

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Fair	
WINDOWS	Wood	Fair	
ENTRANCES AND PORCHES	Screened	Marginal	Wood in need of painting

OVERALL EVALUATION

PASS

Continue painting wood surfaces





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 28 Colony Row
Legal – UN 21, FCS, BLOCK 9, LOT SE PT 11, ACRES .23
Owner – Duane K & Mary J Meek
Built – 1873-74
Age – 133 years
RTHL – Officers' Row Quarters, 1991

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Good	
WOOD	Trim	Fair	Rotted and paint peeling

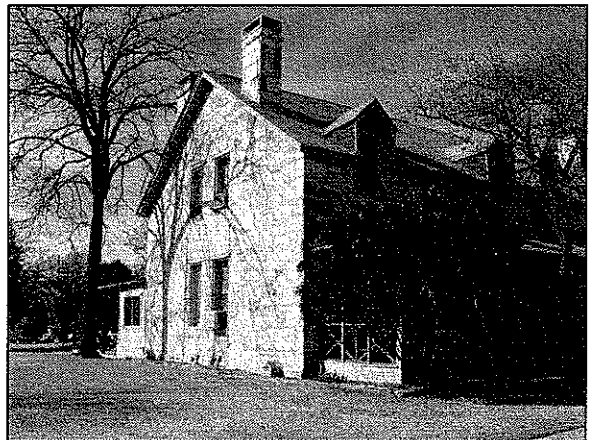
**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Fair	Shingles missing on dormers
WINDOWS	Wood	Improving	Some sills and sash rotted and badly in need of painting
ENTRANCES AND PORCHES	Screened	Good	Some wood still in need of painting

OVERALL EVALUATION

PASS

Repair/replacement of rotted woodwork and painting of wood surfaces in progress





2008 REVIEW AND ASSESSMENT OF RECORDED TEXAS HISTORIC LANDMARK PROPERTIES IN KINNEY COUNTY, TEXAS



Date of Assessment –

Review and Assessment conducted by – Kinney County Historical Commission

Property Information:

Address – 29 Colony Row [Wainwright House]
Legal – UN 21, FCS, BLOCK 9, LOT 12, ACRES .39
Owner – MAJ Christopher J and Lisa Ostby
Built – 1873
Age – 133 years
RTHL – Commanding Officer's Quarters, 1963

**BUILDING EXTERIOR:
MATERIALS**

	TYPE	CONDITION	REMARKS
MASONRY	Limestone	Excellent	
WOOD	Trim	Excellent	

**BUILDING EXTERIOR:
FEATURES**

ROOF	Asphalt Shingles	Excellent	
WINDOWS	Wood	Excellent	
ENTRANCES AND PORCHES	Screened and Open	Excellent	

OVERALL EVALUATION

PASS

Commendable example of preservation effort



TEXAS HISTORICAL COMMISSION

HISTORIC ENDANGERED LANDMARK PROGRAM (HELP) ENDANGERED HISTORIC PROPERTY IDENTIFICATION FORM

1. IDENTIFICATION

County KINNEY City BRACKETTVILLE Ownership: ☐ Public ☐ Private

Property name FORT CLARK SPRINGS Historic name FORT CLARK

Address U.S. HWY 90, BRACKETTVILLE, TEXAS Zip code 78832

For archeological sites, enter site name/number for "Property name" and UTM coordinates or approximate location for "Address."

Historical designations (if any):

☐ National Register (Individually) ☐ National Register District, name FORT CLARK HISTORIC DISTRICT
☐ Recorded Texas Historic Landmark [23 properties] ☐ State Archeological Landmark ☐ Historic Texas Cemetery ☐ Local designation

2. PROPERTY HISTORY

Estimated date of construction/occupation 1852-1944 Architect/builder (if known) UNITED STATES ARMY

Why is this property important to your community? Fort Clark is the largest and most complete military historic district in Texas with over eighty historic buildings most still in use for their original intended purpose. Fort Clark is unsurpassed as one of America's most complete privately owned frontier forts. A unique oasis nourished by the Las Moras Spring which has provided comfort and enjoyment to visitors for over 12,000 years. Fort Clark is located in Kinney County, Texas, "The Land of Heroes". Countless generations of Native American peoples, early Spanish explorers, immigrants moving west, and soldiers protecting the frontier have known the remarkable serenity of this site.

In what aspect(s) of Texas history has this property played a role? (check all that apply)

☐ Agriculture ☐ Architecture ☐ Archeology ☐ Art ☐ Commerce ☐ Communications ☐ Planning and development
☐ Conservation ☐ Economics ☐ Education ☐ Engineering ☐ Entertainment/recreation ☐ Ethnic heritage [*Seminole-Negro Indian Scouts and Buffalo Soldiers*] ☐ Exploration/settlement ☐ Health/medicine ☐ Industry ☐ Invention ☐ Landscape architecture ☐ Law ☐ Literature ☐ Maritime history ☐ Military ☐ Performing arts ☐ Philosophy ☐ Politics/government
☐ Religion ☐ Science ☐ Social history ☐ Transportation ☐ Other, specify _____

3. ENDANGERMENT

Threat: ☐ Neglect ☐ Development ☐ Damage (i.e. natural disaster, vandalism, arson) ☐ Major alteration ☐ Relocation

Is the property currently vacant? NO If yes, approximately how long? _____

Briefly describe the nature and immediacy of the threat: The Fort Clark Springs Association and the Fort Clark Historical Society are exceedingly inattentive to preservation of one the most significant military sites in Texas, they present the CHC's biggest challenge. Most of the historic buildings belonging to the Home Owners Association are not in a good state of repair and are deteriorating at an alarming rate. There exists a long-standing systemic apathy towards fundamental, apparent, and acute preservation issues.

What do you think would help alleviate the threat? Place the Fort Clark Historic District on a published THC list of endangered properties. Conduct an official THC level on-site review and assessment of the property. Ultimately persuade the property owner to take responsible action for the benefit of community pride and Texas heritage.

4. CONTACT INFORMATION (for person completing form)

Name WILLIAM F. HAENN Organization/affiliation CHAIR, KINNEY COUNTY HISTORICAL COMMISSION

Address P.O. BOX 1922 City/state/zip BRACKETTVILLE, TX 78832-1922

Phone 830-563-2323 Fax 830-563-9292 Email kinneycad@shcglobal.net

PLEASE INCLUDE A CURRENT PHOTOGRAPH OF THE PROPERTY

Texas Historical Commission, Attn: HELP
P.O. Box 12276, Austin, TX 78711-2276
help@thc.state.tx.us
512/463-5853
www.thc.state.tx.us



TEXAS
HISTORICAL
COMMISSION

The State Agency for Historic Preservation