Texas Historical Commission Staff (CW), 11/1/74

Official Texas Historical Building Marker for attachment to wood
Gregg County (Order #4237)

Location: 101 E. Lantrip St., Kilgore

DEAN-KEENER-CRIM HOUSE*

THE ONE-STORY EAST WING OF THIS HOUSE, CONSIDERED THE OLDEST STILL STANDING IN KILGORE, WAS BUILT BY S.G. DEAN ABOUT 1876. AFTER BUYING THE STRUCTURE IN 1881, L.J. KEENER (1840-88) ATTACHED THE TWO-STORY WEST WING. WILEY N. CRIM (1865-1937), A COTTON GINNER AND GROCER, ADDED PORCHES AND ENCLOSED THE WELL WHEN HE PURCHASED THE HOUSE IN 1902. HIS FAMILY STILL OWNS AND OCCUPIES IT. OIL WAS DISCOVERED ON THIS AND NEARBY CRIM PROPERTY DURING THE BOOM OF THE 1930s.**

RECORDED TEXAS HISTORIC LANDMARK - 1975***

4237

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*1/2 inch lettering
**3/8 inch lettering
***1/4 inch lettering

APPROVED
Truett Latimer
by Bob Watson
12-10-74

10

KEENER-CRIM HOUSE

~~The Wiley N. Grim Home~~

The property transfers taken from the deed records of Gregg County, Texas, given below establish that the Wiley N. Crim home is the oldest home in the city of Kilgore, Texas. It still stands on its original site and is in a good state of repair. The part of Gregg County in which this property lies became a part of the said county by an act of the legislature in April of 1874, being originally a part of Rusk County. The property transfers, giving names, dates, the considerations, books and page numbers are as follows:

John G. Harnage to G. H. Lanier, dated August 3, 1876, recorded Book C pages 429-430 described as part of the Dunn Homestead, Van Winkle League, 7 acres of land, consideration $140.00 (1 acre being $20.00).

G. H. Lanier to S. G. Dean, dated August 8, 1876, recorded Book C pages 411-412 same description; 1 acre $45.00.

S. G. Dean to L. J. Keener and Allie B. Keener, dated July 18, 1881, Book G page 285-287, described as 1 acre of land and improvements; land description the same, $300.00.

Allie B. Keener et al to G. A. Booth, dated September 16, 1901, Book T page 404-406, same description, consideration $950.00.

G. A. Booth to W. N. Crim, dated October 15, 1902, Book T, page 406-407, same description, consideration $1,600.00.

In order to establish the date that the structure was erected, refer to the amount of the consideration recorded in each property transfer. Notice that the record of the transfer from S. G. Dean to L. J. Keener indicates that the property increased in value from $45.00 to $300.00; furthermore the description changed from 1 acre of land to 1 acre of land and improvements. It is evident

from this change in the description at this point that a structure was erected between the time S. G. Dean acquired the property in 1876 to the time it was transferred to L. J. Keener in 1881. In addition, a personal history of the L. J. Keener family, written by a daughter, Mrs. Rogers Lacy, states that Mr. Keener bought the home in 1881 and remodeled it, making it livable and beautiful.

The community of Kilgore sprang up in 1872 with the coming of the construction of the International Railroad from Longview to Palestine; a site for a railroad station being given by Buck Kilgore, landowner for whom the city was named. Homes were built near the railroad station and track; this particular structure being built directly east of the track one block south of the railroad station. The townsite of Kilgore was established and platted by the International Railroad Co. and the map recorded July 15, 1874 in the deed records of Gregg County.

There is no personal history available concerning S. G. Dean, builder of the house. In addition, it has been previously stated that L. J. Keener acquired the property in 1881 adding a two-story wing on the west side next to the railroad track. Lawson Jefferson Keener, a farmer born October 15, 1840, in Macon County, Alabama, moved to Kilgore from Longview in 1882 after having purchased a home from S. G. Dean. According to a previously mentioned personal history of Mr. Keener written by a daughter, Mrs. Rogers Lacy, he moved his family to Kilgore so that their daughters might attend the Alexander Institute, a school of much renown established by Dr. Isaac Alexander, a Methodist minister and teacher. At the time of his death, July 12, 1888 in Kilgore, Mr. Keener was superintendent of the Presbyterian and Baptist Sunday School, a

combined school held in the Presbyterian Church building. Wiley Newton Crim, a cotton ginner and merchant born August 29, 1865, in Shelby County, Alabama, purchased this structure in 1902 as a home for his family. Mr. Crim had lived in Kilgore in 1883 while attending the Alexander Institute and returned with his family to live and operate a cotton gin. Following this, for many years he owned and operated a retail grocery business in Kilgore. Mr. Crim died July 21, 1937 in Kilgore. His wife, Eudora Culp Crim, born October 15, 1869, in Dyersburg, Tennessee, came to Texas in 1870 and died in Kilgore August 12, 1962.

The names of the architect and contractor for the erection of this structure are unknown.

The original structure, prior to the remodeling was a one-story colonial style made of pine and oak lumber containing two rooms, with a chimney and a columned porch. The ceilings in the original wing are 11 feet high and the walls are constructed of 12-inch boards, some running vertically, some horizontally. The siding under the porch was of board-and-batten construction as shown in an early photograph, however this siding was later covered with shiplap. The water well at the back of the house is still usable; however, in later years has been enclosed in a back porch. The smokehouse, with the meat hanging wires and salt box, is still in use as a storeroom. There are two chimneys providing five fireplaces in the present structure, remodeled in 1881.

There is no available information regarding the construction of the house, how the materials were acquired, and techniques or materials used that are no longer in use, except those previously mentioned.

Likewise, no information is available concerning the influences which caused the owner to build a residence of this type other than that it was typical of those of its era, its accessibility to the railroad, and that pine and oak lumber was available in abundance.

Upon purchase of the home in 1881, L. J. Keener added a two-story wing to the west side of the one-story structure. This wing provided four bedrooms, a three foot wide stairway, and a chimney with four fireplaces. Mr. Crim, following his purchase of the home in 1902, added back and side screened porches and extended a porch across the back surrounding the well wall. The front porch entrance and columns, as well as the siding under the front porch, have been remodeled since 1904 as evidenced by an early and current photographs. The open well with pulley, rope, and bucket along with a wash shelf on the back porch are unique features, rarely found in 20th Century Texas homes. A white picket fence surrounded the home at the time it was purchased by Mr. Crim and has been replaced and repaired in order to keep it utilizable to this date.

The house is currently in excellent structural condition; the outside walls are painted white, the screens are in good repair, both the foundation and the wood shingled roof are sound. Misses Mabel and Alleyn Crim, the residents, are responsible for its upkeep and are meticulous in the care of the home and grounds. This structure will continue to be used as a residence by the members of the Wiley N. Crim family.

Appended to this paper are current photographs of this structure as seen from all sides, together with a view of the smokehouse made of board and batten construction. In addition, an early photo-

graph showing the home, with members of the Wiley Crim family in the foreground, is attached. Close observance brings to view a railroad cattlecar sitting on the railroad track which runs along the west side of the property. The family members are identified on the reverse side of the photograph.

This structure has never been associated or served in any capacity other than as a family residence.

The structure has provided a family residence for five generations of the Wiley N. Crim family from 1902 to the present time. It is recognized by the townspeople of Kilgore as being the oldest house standing and is revered by young and old alike for its antiquity and quaint structural appearance. Following the discovery of oil in the City of Kilgore in 1930, seven producing wells were drilled on this and adjacent property owned by the Crim estate. Oil is produced and has continuously been produced from some of these wells from 1933 to this date.

The members of the Crim family desire to commemorate this structure because they feel that it is historically as well as architecturally significant. The fact that it is the oldest home in Kilgore and that the architecture represents the era in which it was constructed ~~[illegible]~~ renders it worthy of preservation and commemoration. In addition, the fact that oil was discovered on this historic property and that the wells are still producing is significant in this area.

BIBLIOGRAPHY

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Keener, Lawson Jefferson, Personal Files of Mrs. Rogers Lacy
Kilgore News Herald, October 18, 1972, Page 7A
Levy, Richard B., History of the Creation of Gregg County, Texas
Oral interviews - Misses Alleyn Crim and Mabel Crim, July 25, 1974

The author of this narrative - Helen McHaney Griffin
(Mrs. James Hall Griffin)
2600 Brookview
Kilgore, Texas 75662

New derrick draws attention to

The Kilgore Historical Preservation Foundation's 48th oil derrick is being erected at the corner of Kilgore and Lantrip Streets on property donated by the Wiley N. and Eudora Culp Crim family.

Family members, Grace Utzman Raney, Kenneth C. Raney, Jr., Amy Raney Rogers, Janet Parks Underwood, the children of Bobby Parks (deceased): Paige Parks Williams, Steven Parks, and Robert Parks, and Mildred Compton, also donated the Crim home across the street to the Foundation.

The home, built in 1876, is known as the Dean, Keener, Crim House and is the oldest in Kilgore still standing on its original site.

Miss Mabel Crim (died 1979) and Miss Alleyn Crim (died Feb. 16, 1999), daughters of W.N. and Dora, were the last family members to live in the house.

In 1975 the house was designated a Texas Historical Commission Landmark and bears a historical marker.

According to Jan Jaynes, Crim House chairman, the Foundation is making plans to restore the house and the grounds/gardens for use as a historical site.

It will also be used as one of the cornerstones of the development of a historical corridor downtown to include the World's Richest Acre, the derricks, the Depot, the Crim and Texan Theaters, and the Post Office.

The following is part of a narrative written by Pudge Griffin during the research and application period for the marker.

The history of the property transfers, giving names, dates, and the consideration are as follows:

John G. Harnage to G. H. Lanier, dated Aug. 3, 1876, described as part of the Dunn Homestead, Van Winkle League, seven acres of land, consideration $140 (one acre being $20).

G. H. Lanier to S. G. Dean, dated Aug. 3, 1976, same description; one acre $45.

S. G. Dean to L. J. Keener and Allie B. Keener, dated July 18, 1881, described as one acre of land and improvements; land description the same, $300.

Allie B. Keener et al to G. A. Booth, dated Sept. 16, 1901, same description, consideration $950.

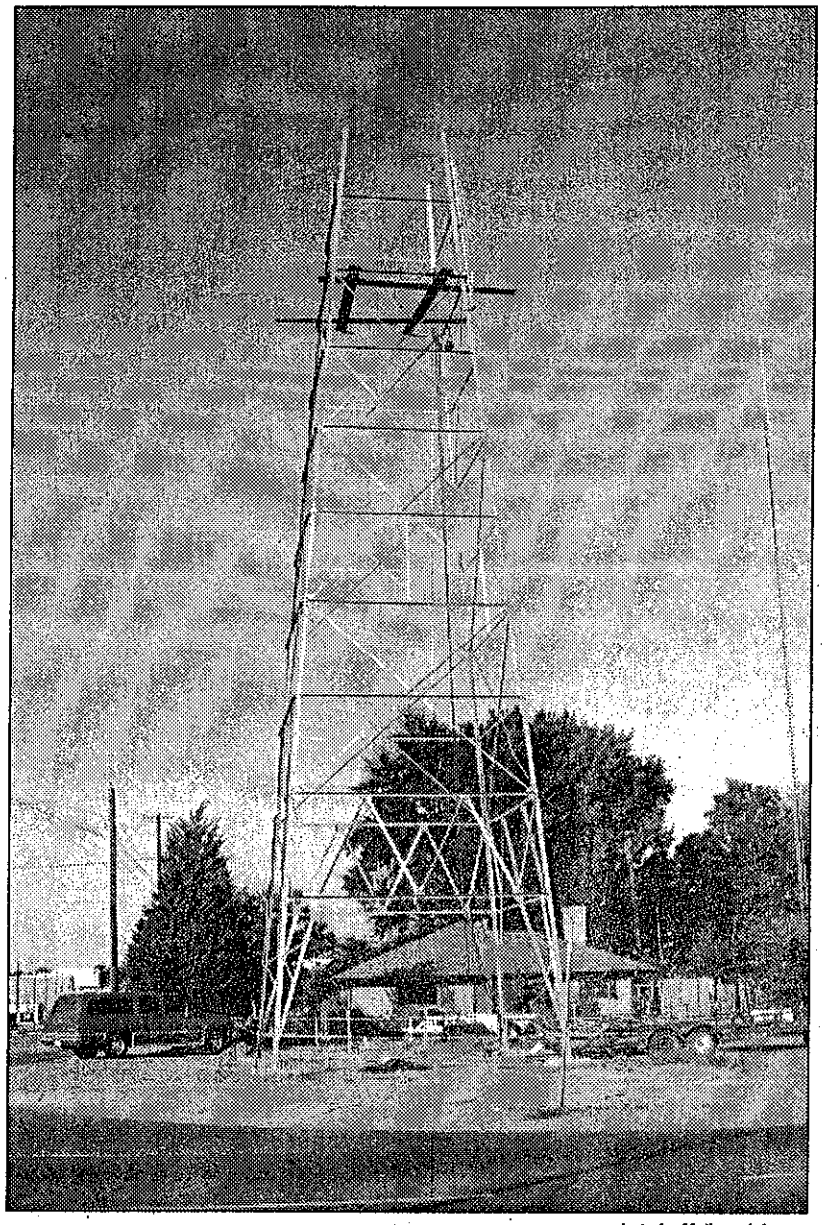

photo by Melissa Johnson

NEW OIL DERRICK LOCATED NEAR THE INTERSECTION OF LANTRIP AND KILGORE STREETS TO MARK CRIM HOUSE

G. A. Booth to W. N. Crim, dated Oct. 15, 1902, same description, consideration $1,600.

In order to establish the date that the structure was erected, refer to the amount of the consideration recorded in each property transfer.

The record of the transfer from S. G. Dean to L. J. Keener indicates that the property increased in value from $45 to $300, furthermore the description changed from one acre of land to one acre of land and improvements.

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A personal history of the L. J. Keener family, written by a daughter, Mrs. Roger Lacy, states that Mr. Keener bought the home in 1881 and remodeled it.

historical Crim house

The community of Kilgore sprang up in 1872 with the coming of the construction of the International Railroad from Longview to Palestine; a site for a railroad station being given by Buck Kilgore, landowner for whom the city was named.

Homes were built near the railroad station and track; this particular structure being built directly east of the track one block south of the railroad station.

The townsite of Kilgore was established and platted by the International Railroad Co. and the map recorded July 15, 1874 in the deed records of Gregg County.

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Lawson Jefferson Keener moved to Kilgore from Longview in 1882 after having purchased a home from S. G. Dean.

According to a previously mentioned personal history of Mr. Keener, he moved his family to Kilgore so that their daughters might attend the Alexander Institute, a school of much renown established by Dr. Isaac Alexander, a Methodist minister and teacher.

At the time of his death, July 12, 1888 in Kilgore, Mr. Keener was superintendent of the Presbyterian and Baptist Sunday School, a combined school held in the Presbyterian Church building.

Wiley Newton Crim, a cotton ginner and merchant purchased this structure in 1902 as a home for his family.

Mr. Crim had lived in Kilgore in 1883 while attending the Alexander Institute and returned with his family to live and operate a cotton gin.

Following this, for many years he owned and operated a retail grocery business in Kilgore.

Mr. Crim died July 21, 1937 in Kilgore. His wife, Eudora Culp Crim came to Texas in 1870 and died in Kilgore Aug. 12, 1962.

The original structure, prior to the remodeling, was a one story colonial style made of pine and oak lumber, containing two rooms, with a chimney and a columned porch.

The ceilings in the original wing are 11 feet high and the walls are constructed of 12-inch boards, some running vertically, some horizontally. The siding under the porch was of board and batten construction. However, this siding was later covered with shiplap.

The water well at the back of the house is still usable; however, in later years has been enclosed in a back porch.

The smokehouse, with the meat hanging wires and salt box, is still in use as a storeroom.

There are two chimneys providing five fireplaces in the present structure, remodeled in 1881.

Upon purchase of the home in 1881, L. J. Keener added a two-story wing to the west side of the one-story structure.

This wing provided four bedrooms, a three foot wide stairway, and a chimney with four fireplaces.

Mr. Crim, following his purchase of the home in 1902, added back and side screened porches and extended a porch across the back surrounding the well wall.

The front porch entrance and columns, as well as the siding under the front porch, have been remodeled since 1904 as evidenced by early and current photographs.

The open well with pulley, rope, and bucket, along with a wash shelf on the back porch, are unique features, rarely found in 20th Century Texas homes.

A white picket fence surrounded the home at the time it was purchased by Mr. Crim and has been replaced and repaired in order to keep it utilizable to this date.

Following the discovery of oil in the City of Kilgore in 1930, seven producing wells were drilled on this and adjacent property owned by the Crim estate.

Oil is produced and has continuously been produced from some of these wells from 1933 to this date.

Preservation experts study oldest home in Kilgore

Special to the News Herald

Three preservation experts were in Kilgore on Thursday to conduct a study on Kilgore's oldest house, the Dean-Keener-Crim house at 101 Lantrip St.

Architect Gerald Bratz of Longview will supervise the development of a preservation master plan for the house, which was built in 1876. Joining him in the evaluation were T.L. Paxson of Pax-Sun Engineering and Gene Tiogo of Tiogo Engineering, both of Lufkin.

The master plan is being funded in part by a preservation grant from the Texas Historical Commission and matched by Kilgore Historical Preservation Foundation, which is owner of the house.

KHPF's president Jan Jaynes said proceeds from KHPF's June fund-raising concert is providing the match.

"The master plan is the first step in restoring the Dean-Keener-Crim house so that it can be used as a house museum, and KHPF really appreciates the concert underwriters and patrons for helping us," she said. "A master preservation plan is essential when we write for federal and private grants."

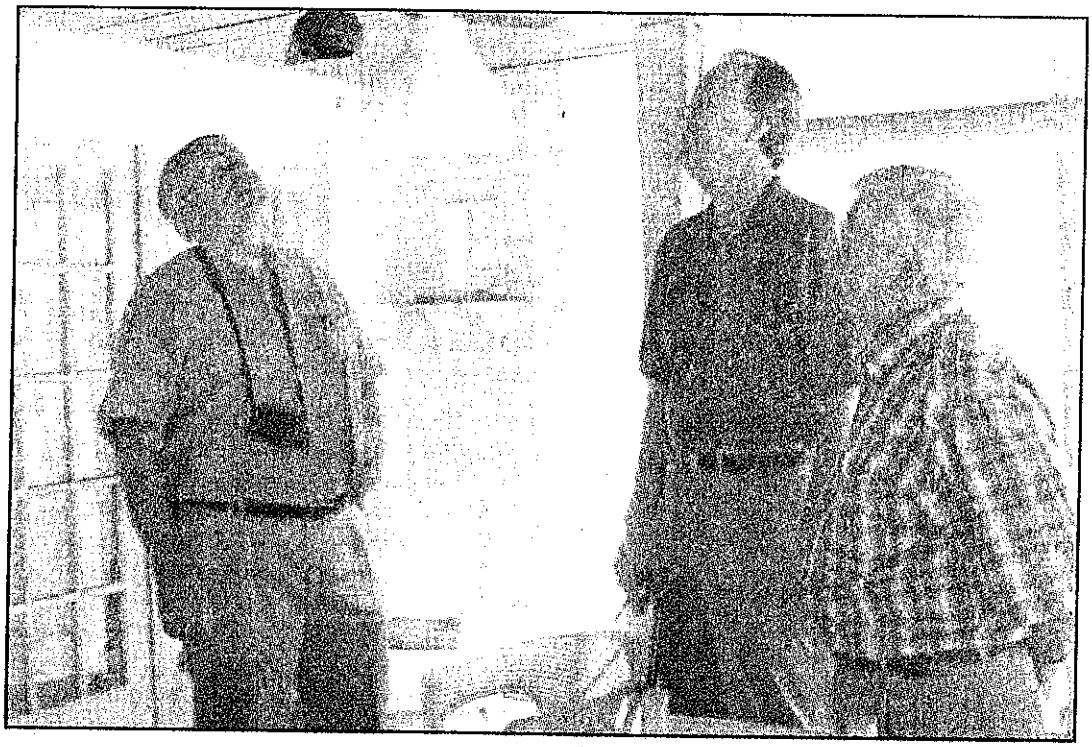


Photo by December Cole

Tom Paxson, left, president of the Pax-Sun engineering firm, Gerald Bratz, a restoration and preservation architect, and Gene Toigo, structural engineer, look at wiring problems in the back porch of the Dean-Keener-Crim house.

Jaynes indicated that the study will cost $5,910 and that the Texas Historical Commission grant will fund $1,750 of these expenses.

The document developed by Bratz and his associates will serve as a guideline for adapting and renovating the structure into a public facility.

Helen "Pudge" Griffin of Kilgore consulted with the team during its examination of the structure. In preparing for the historical marker placed on the house in 1975, Griffin spent many hours interviewing Alleyn Crim and Mabel Crim, who had lived in the house since 1902.

Architect Gerald Bratz is noted throughout East Texas

See HOUSE, Page 3

HOUSE

Continued from Page 1

for his historic restoration and preservation architectural projects. These include historic museum buildings in Crockett, Jefferson, Nacogdoches, Marshall and the Everett Building in Longview, which houses the Gregg County Historical Museum.

Bratz is manager for the team that conducted the on-site investigation. Gene Tiogo examined the structural condition and Tom Paxson evaluated the mechanical, electrical and plumbing.

Tiogo Engineering will assess site drainage, foundation, walls, floors, roof, stairs and fireplace chimneys.

Pax-Sun Engineering will recommend plumbing, heating, ventilation, air conditioning, electrical, fire protection and energy conservation modifications and improvements.

The master plan for the Dean-Keener-Crim house will incorporate recommendations for the historical use and architectural stabilization of the structure, as well as the outbuildings and grounds. It will also include adaptation for handicap use and educational interpretative displays.

The Dean-Keener-Crim house is a structural artifact depicting the development of Kilgore from a farming-railroad community into an oil-boom town. Preservation of the house, furnishings and family artifacts will interpret Kilgore's settlement and growth from the standpoint of ordinary life for a typical family.

The W.N. and Eudora Crim family descendants donated the home, furnishings and property to KHPF in 2000. It will be turned into a house museum but is now open by special appointment.

For more information about KHPF or the Dean-Keener-Crim House Museum, contact Jan Jaynes at (903) 984-8134.

Gerald B. Bratz Architect / Consultant
820 Stuckey Drive • Longview, Texas 75601 • Tel / Fax 903-753-1160

Master Plan for the Historic Dean-Keener-Crim House Kilgore, Texas

Kilgore Historical Preservation Foundation Kilgore, Texas

REGISTERED ARCHITECT
GERALD B. BRATZ
6107
STATE OF TEXAS

29 September 2003
Expires: 31 July 2004

This Master Plan Document for Reference and Planning Purposes Only.

The following master plan for the restoration of and improvements to the historic Dean-Keener-Crim House located in Kilgore, Texas was prepared by Gerald B. Bratz Architect/Consultant to evaluate existing conditions; make assessments regarding architectural restoration, civil and structural elements, material testing and analysis, life safety issues, mechanical, electrical, plumbing, fire protection, and energy conservation; and provide recommendations for restoration and improvements with associated costs.

Team members and their contribution to the plan development included:

Gem Meacham, Immediate Past President Kilgore Historical Preservation Foundation P. O. Box 885 Kilgore, Texas 75663-0885 (903) 983-8170	Historical and Architectural Development Restoration and Improvements Recommendations
Jan Jaynes, President Kilgore Historical Preservation Foundation P. O. Box 885 Kilgore, Texas 75663-0885 (903) 984-8134	Historical and Architectural Development Restoration and Improvements Recommendations
Helen Griffin, Member Gregg County Historical Commission Gregg County, Texas	Historical and Architectural Development
Gerald B. Bratz, AIA Gerald B. Bratz Architect/Consultant 820 Stuckey Drive Longview, Texas 75601 (903) 753-1160	Introduction Historical and Architectural Development Evaluation of Existing Conditions Restoration and Improvements Recommendations Conclusion
Gene Toigo, PE Toigo Engineering (Civil/Structural) P. O. Box 453 Lufkin, Texas 75902-0453 (936) 632-8911	Evaluation of Existing Conditions Restoration and Improvements Recommendations
Tom Paxson, PE Pax-Sun Engineering (Mechanical/Electrical) 1609 South Chestnut, Suite 203 Lufkin, Texas (936) 699-2965	Evaluation of Existing Conditions Restoration and Improvements Recommendations

This document presents a summary of the *Historical and Architectural Development* of the historic house.

A walk-through survey and investigation of the building and site by the Architect and Consultants with the Owner's representatives was conducted on 31 July 2003 to observe and evaluate existing conditions and to outline the parameters for the proposed restoration and improvements. Existing conditions were documented with photographs and notes by the Architect and Engineering Consultants. Existing conditions photos convey locations of the survey elements referenced in the *Evaluation of Existing Conditions* section.

Survey reports from the Architect and Engineering Consultants are the basis for the *Recommendations* section. Tasks are categorized by using line item cost projections related to each work element for each phase and priority.

Finally, the *Conclusion* summarizes the importance of restoring the historic house. An *Appendix* contains historic landmarks standards from the U. S. Department of the Interior and the Texas Historical Commission.

Historical and Architectural Development

Kilgore Historical Preservation Foundation

The Dean-Keener-Crim House is Kilgore's oldest structure still standing on its original site. The property was purchased by S. G. Dean in 1876, four years after the International & Great Northern Railroad located through Kilgore connecting Longview to Palestine. Similar to other towns of the era, Kilgore was a farming community whose townsite was platted by the railroad company. The settlement's configuration was defined by proximity to the railroad tracks and the depot. The Dean-Keener-Crim House property was in a prime location near the railroad tracks and one block north of the depot.

The exact construction date for the original house is not recorded, but in 1881 Mr. Dean's deed of sale listed "property with improvements." The home built by Mr. Dean was a one-story colonial style structure made of pine and oak lumber. It contained two rooms, was heated by a fireplace with a visible chimney, and had a columned porch. The ceilings are eleven feet high, and the walls are constructed of twelve-inch boards.

L. J. and Allie B. Keener bought the house and property in 1881 and remodeled it, according to Keener family history written by their daughter, Mrs. Rogers Lacy. The Keeners moved from Longview to Kilgore to enroll their daughters in the Alexander Institute, a highly reputed school of the era. A two-story wing was added by the family on the west side (reference historic photo). This expanded the house to four bedrooms which were heated by four fireplaces sharing one chimney. A three-foot wide staircase defined the entry hall and divided the house into the older and newer sections.

Around the turn-of-the-century Kilgore had grown to a community of several hundred. In 1902, Mr. Wiley N. and Eudora Culp Crim purchased the house and added screened porches onto the back and east side. They incorporated the existing water well into the back porch. This open well with pulley, rope and bucket is extant and unique. At a later time, the house was electrified and a two-story "bathroom tower" was added to the back of the two story addition.

Wiley Crim owned a cotton gin and was well known in Kilgore for his retail grocery business. The house remained in the Crim family throughout the twentieth century. Mr. Crim was a prominent cotton ginner and after moving to town became a successful retail grocery merchant. When discovery of the East Texas oil field transformed Kilgore into a burgeoning oil boomtown, the Crims found themselves with seven oilwells in their yard and a forest of steel derricks, recreated in the World's Richest Acre Park, visible from their front porch.

The Crim family occupied the house until 1999. W. N. and Eudora's two daughters shared the home into the last half of the twentieth century. Miss Mabel Crim (d. 1979) was known for her gardens, while her sister, Miss Alleyn Crim (d. 1999) was a noted cook.

W. N. and Eudora Crim family descendants donated their family home and furnishings to the Kilgore Historical Preservation Foundation in 2000.

guide name 1:50 / 15 sec

After the death of the last Crim family member in 1999, the historic house stood unattended for a number of months. During this periord there was an undetected plumbing leak which undermined soil bearing material at the masonry piers. Consequently the foundation support has shifted, particularly in the area of the c. 1902 "bathroom tower."

A number of years ago exterior skirting was improperly installed preventing proper air circulation through the crawl space compounding the water problems. Site drainage is poor.

Previous termite damage is evident in the flooring.

Exterior concrete walks are in fair to good condition, but will probably need to be reworked when site drainage improvements are made. Some deterioration of brick units and mortar are present at the fireplace chimneys. All exposed brick have been painted and will need to be removed for masonry restoration and cleaning.

The wood exterior siding and trim are peeling paint, exposing bare wood to the elements. Deterioration is also present is some wood components.

Wood windows and doors are in good condition. However, all windows need to be reglazed and painted for preservation. Original wood framed window screens are missing, having been replaced with aluminum screens. Existing wood framed screen doors need repair.

Existing asphalt shingle roofing is in excellent condition and has an acceptable appearance of the original weathered wood shingles. There are not any provisions for attic ventilation at the soffits, gable ends, or roof ridges.

During the building investigation, it could not be fully determined if any wall or attic insulation had ever been installed.

It is suspected asbestos containing materials are within the existing floor tile in the kitchen. An investigation by a qualified firm will be needed to test these suspect materials. In addition, due to the age of the structure, lead paint is also suspect on the exterior wood components and possible interior as well.

Interior finishes are in fair condition. Depending on the Owner's desire toward preservation will determine the extent of painting, refinishing, and the installation of period floor, wall, and ceiling coverings.

Fireplaces are not operable for wood burning. Some currently have gas heaters installed in firebox opening.

Plumbing piping needs to be repaired or replaced. The house has never been air conditioned. Electrical service has been recently updated but the panel location does not comply with code. The electrical service will need to be increased once the new pavilion/toilets and site lighting are installed. There are no fire alarm or security systems.

Outbuildings need stabilizing and leveling as well as exterior painting and roofing attention. Deteriorated wood components need restoring.

Even though immediate attention is needed to preserve and prevent further deterioration of the house and outbuilding components, most materials are in fair to good condition.

Reference the following reports from Civil/Structural and Mechanical/Electrical Engineering Consultants, and existing conditions photos. Reference the *Recommendations* section for drawings indicating site improvements and existing house floor plans.

TOIGO ENGINEERING
P.O. Box 453
Lufkin, Texas 75902-0453
(936) 632-8911
Fax (936) 632-4041

August 4, 2003

Mr. Gerald B. Bratz, AIA
Architect/Consultant
820 Stuckey Drive
Longview, Texas 75601

RE: **Observation and Structural Assessment Report**
Dean-Keener-Crim House
Kilgore, Texas

Dear Mr. Bratz:

On July 31, 2003, by your authority, I visited the Dean-Keener-Crim house which is located east of the downtown area of Kilgore, Texas at 101 Lantrip Street. The purpose of our meeting was to make an examination of the building to assess the structural condition for restoration and rehabilitation. The structure was built in1876 and faces south.

The building is a wood framed residence that was originally a one story, two room single family dwelling. A two story wood framed bedroom addition was added to the west side and a front porch was added to the South in 1880. In 1902 a kitchen was added in the northeast corner and screened porches were added on the north and east sides. There is approximately 2,813 square feet of floor space. Exterior walls are load bearing, wood framed walls with wood siding. The residence is supported on wood joists, wood beams and brick piers. All the walls and ceilings are constructed of one inch boards that are eleven inches wide. All the floors in the residence are wood boards that are five to six inches wide. The floor elevation is approximately 27 inches above ground level. An open porch on the front side (south) has four – ten inch diameter hollow wood columns that support the roof framing. There is a side screened porch on the east side between the kitchen and dining room. There is also a screened porch on the back (north) side of the dwelling surrounds the original water well. Four – 5 x 5 wood posts support the roof over the porch. All porches have wood floors that are 1 x 3 ¼ tongue and grove boards. Ceiling over the porches have the same wood boards. There are no gutters on the house.

There are two fireplaces in the residence, one in the southeast (living) room and the other in the southwest bedroom in the two story section of the house. The one and two story

sections are separated by a five foot wide corridor through the residence from the front entry.

Floor joists and floor beams supporting the floor joists vary in size, spacing and direction. Shimming of floor beams occur where the brick piers have settled below the beams. The crawl space below the floor beams is very shallow.

Two detached buildings are on the site. One is a smokehouse with a connecting store room and an open, covered shed, and the other is a covered carport. The roof over the shed is supported by three - 4 x 4 wood posts that bear on the earth below. Both buildings are wood framed. The smoke house is above ground level and is supported on wood beams and brick piers. The carport has an earth floor and 2x4 wall studs are supported on double 2 x 6 wall sills that span between brick piers. The wall stud spacing varies between 16 and 22 inches apart. There is a double slope in the roof which drains to the north and to the south at the roof ridge across the garage that is approximately five foot four inches from the front. The ridge is supported by double 2 x 8 wood beams with knee braces at each end. Wood ceiling joists supporting the roof deck are 2 x 4's spaced 16 to 18 inches apart. Two - 2 x 6 wood beams placed midway between the roof ridge and the north wall also support the ceiling joists. The top of the piers supporting the floor sills are very close to the level of the surrounding soils.

The residence is on a relatively flat site with the high point in the site at the northwest corner of the property. The property has minimal drainage with surface water flowing around the residence on the north and west sides toward the southeast corner of the property.

I made the following observations:

RESIDENCE

- Exterior paint coating has severely blistered and is peeling on all structures,
- The tin skirt around the foundation was removed in several locations to provide ventilation to the crawl space below the floor,
- Floor decking on the rear porch has several rotting boards,
- Damaged brick piers supporting the floor beams, at the north east corner and along the east side,
- The rear porch is settling towards the west,
- The roof over the east porch is sagging,
- Sheetrock was added to walls and ceilings in several rooms of the residence,
- Vertical cracks in the sheetrock above all doors and windows of the living room. Most cracking occurs at the joints of the sheetrock,
- Warped floors throughout the residence,
- Fireplace in the master bedroom is not finished to the wall,
- Settling of the master bathroom at the northwest corner to the west,
- Stretching of the wallpaper in the corners of the master bathroom, and
- Separation of the flooring between the master bedroom and the master bathroom.

SMOKEHOUSE & STORAGE ROOM

- Exterior paint coating on the siding is severely pealing,
- Several siding boards have rotting ends at ground level,
- Warped floor and rotting floor decks,
- Rotting posts at the shed, and a
- Rusting corrugated roof deck.

GARAGE

- Wall floor sills bear on the spaced brick piers,
- Sagging wall sills and walls,
- Sagging of the double 2 x 6 wood beams across the middle of the garage,
- No wall bracing at corners,

SITE

- Several ditches dug for drainage,
- Trench dying against east concrete stair wall at front porch,
- Partially visible brick lined trench leading away from residence at the southwest corner of the residence, and a
- PVC buried pipe leading to the brick trench.

It is my opinion that previous attempts to drain the site were inadequate. Trenches were installed to keep surface drainage from collecting under the residence. Prior to the development of a proper drainage plan, a topographic survey of the property and the surrounding areas is required to determine the point of surface discharge from the property. If the property is too flat or below the adjacent properties, a detention pond with a lift pump may be required to collect and pump surface drainage away and off of the site.

While at the time of my examination, the residence is structurally sound, there are many deficiencies that if left as is, may lead to more severe damage to the house. The house requires leveling. The leveling may require the replacement of warped wood floors in several areas. The internal condition of the fireplaces is unknown. Open flame gas heaters have been installed in both fireplaces to replace the burning of firewood. The fireplace in the master bedroom requires repairing to have it properly installed and finished. No structural damage to the stair to the second floor was observed. I believe it to be in sound condition and that it will require minimal re-work. The existing tin skirt should be removed and replaced with a skirt that will provide sufficient ventilation of the crawl space to keep the space dry and free from odors caused by standing water. Consideration should be given to raising the house to provide adequate space below the house to service and repair plumbing, piers and wood beams.

The Smokehouse requires extensive repairs to the floor deck and exterior wood siding. If the covered shed at the north side of the building is to remain, the three wood posts supporting the roof should be replaced and supported on concrete piers. The bottoms of the

posts should be isolated from the concrete and soils. The roof framing requires the strengthening and replacement of several members. The wood flooring in the storage room south of the smoke room also needs repair and replacement of rotted boards.

The spacing of the brick piers in the garage is too great to prevent the walls from sagging. Continuous support of the floor sills is required to eliminate the wall sag. The undersized double 2 x 6 wood beams supporting the roof deck cause the beams to sag. The sag in the beams is permanent and will require the replacement of the 2x6's with heavier members. Bracing is required in the exterior walls to keep the walls from racking and to meet building code requirements. The earth floor should also be replaced with a concrete floor. It is my opinion that it would be more cost effective to replace the structure than to try to repair it.

The opinions stated in this report are based on my limited visual observations only. No physical testing was performed and no calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements. My findings and recommendations are neither a guarantee nor a warranty, expressed or implied.

Sincerely,
TOIGO ENGINEERING

S. E. (Gene) Toigo, P.E.

STATE OF TEXAS
S. Eugene Toigo
25199
REGISTERED
PROFESSIONAL ENGINEER

8/11/03

PAX-SUN ENGINEERING

September 29, 2003

Mr. Gerald B. Bratz, AIA
820 Stuckey Drive
Longview, TX 75601

Subject: Dean-Keener-Crim House Renovations, Kilgore, TX - 2003 (E2624)

Dear Mr. Bratz:

A site visit was made on July 31, 2003 to observe the historical home to be restored. We took photographs of the interior and exterior of the facility and the surrounding utilities. In our opinion, the Plumbing facilities can be reused but could also be upgraded for little expense. The existing electrical service and wiring have recently been upgraded but do not meet current codes. The facility is not currently air conditioned. Following is a brief description of the proposed restoration work along with construction cost estimates:

Mechanical:

To the best of our knowledge, the facility has never been air conditioned, either with window units or central air conditioning. Heat was provided by fireplaces, cooking stoves or gas space heaters.

In Phase I a packaged air conditioning unit with natural heating and under-floor ductwork will be designed for the first floor. Floor grills will be locate below each window. A split system air conditioning unit, with electric heat will be designed for the second floor. At this time our intent is to place the air handling unit in one of the upstairs closets and run the ductwork in the attic.

Phase II is the restoration of the outbuildings. The is no mechanical work anticipated in this phase.

Phase III is the construction of a pavilion and site development. The pavilion restrooms will be heated with ceiling mounted electric resistance heaters. Exhaust fans will be designed for the existing restroom and the new pavilion restrooms. Ceiling fans will be designed for the porches and the pavilion. Existing ceiling fans will be rehabilitated and reused to the greatest extent possible.

The estimated cost of the historical home (Phase I) HVAC systems is $17,000 to $22,500 depending on the type and efficiency of equipment applied. The cost of the pavilion restroom heat and exhaust (Phase III) is $1,800 to $2,600. The cost of the ceiling fans is included in the electrical portion of this report.

(936) 634-6641 1607 East Denman, Lufkin, Texas 75901 Fax (936) 639-5004

Electrical:

The electrical service for the house has recently been upgraded but the location of the existing new panel does not meet code (it is in a clothes closet). We do not think the existing service is large enough for the air conditioning and the new pavilion and site lighting.

The service entrance panel and weather head must be moved to meet your site appearance requirements. The electrical panels will be replaced and relocated. A new 400-Amp to 600-Amp 120-240 volt single phase service or a 225-Amp to 400 Amp 120-208Y/3/60 service (depending on the type of mechanical equipment installed).

All electrical wiring in conduit will be inspected and replaced as required. "Romex" cables will be removed and replaced with THHN conductors in conduit. Existing receptacles and light fixtures will be inspected and reused if serviceable. Existing serviceable light fixtures will be removed, refurbished and replaced. Emergency and exit lights will be added as required by code. The outbuildings will be rewired (Phase II) and additional site lighting will be installed.

The estimated cost of the electrical work in the historic building (Phase I) is $16,500 to $28,750 depending on the type of service selected and the number of fixtures requiring replacement. Extensive repairs to existing fixtures could cause the price to exceed the above listed maximum. The estimated cost of rewiring the outbuildings (Phase II) is $3,000 to $4,500.

The pavilion and additional site lighting, including ceiling fans will be designed under Phase III. The estimated cost of Phase III electrical work is $12,350 to $19,550 depending on the number of ceiling fans, site lights and style of light fixtures.

Plumbing:

Most of the plumbing in the historic house will be inspected and repaired, and the first floor bathroom will be brought up to ADA standards. A janitor's sink will be designed for the kitchen pantry. The existing gas piping for the space heaters will be removed with only the floor valves remaining for decorative purposes. The estimate cost of the plumbing work in the historic house (Phase I) is $14,000 to $18,500 depending on the conditions found under the house.

There is no plumbing work anticipated for the outbuildings (Phase II), although the owners my want to install hose bib to facilitate cleanup of the buildings. We estimate the cost of this to be less than $1,000.

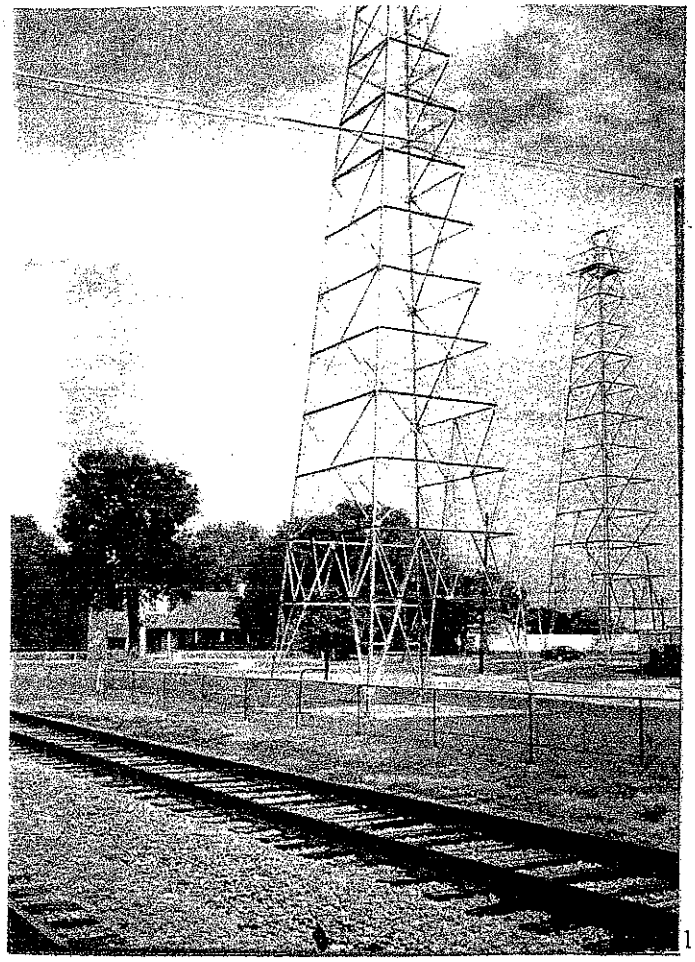
The plumbing for the pavilion will be designed to satisfy code requirements for minimum number of fixtures and handicapped access. The site utilities are hard to estimate at this time because don't know the routing required to limit the number of meters to one per service. The estimated cost of the pavilion plumbing (Phase III) is $10,000 to $16,500.

We hope this information will be adequate for preparation of the Grant Application. Please contact us if you require additional information or clarification of our estimates.

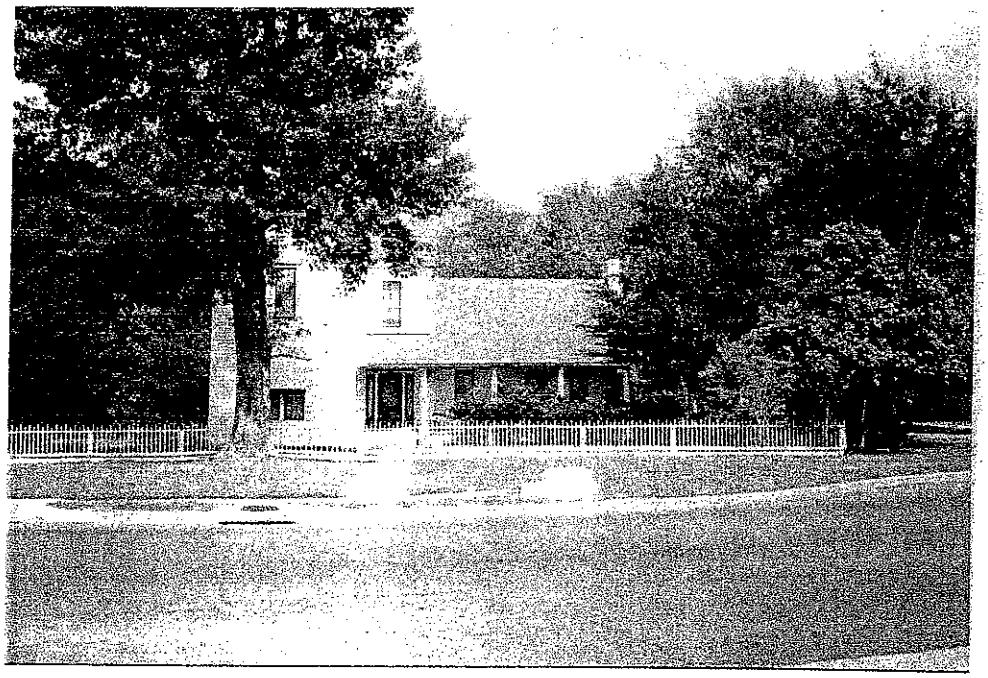
STATE OF TEXAS
T. L. PAXSON
57556
REGISTERED PROFESSIONAL ENGINEER
9/29/03

SINCERELY,

T. L. (Tom) Paxson P.E., NSPE
President



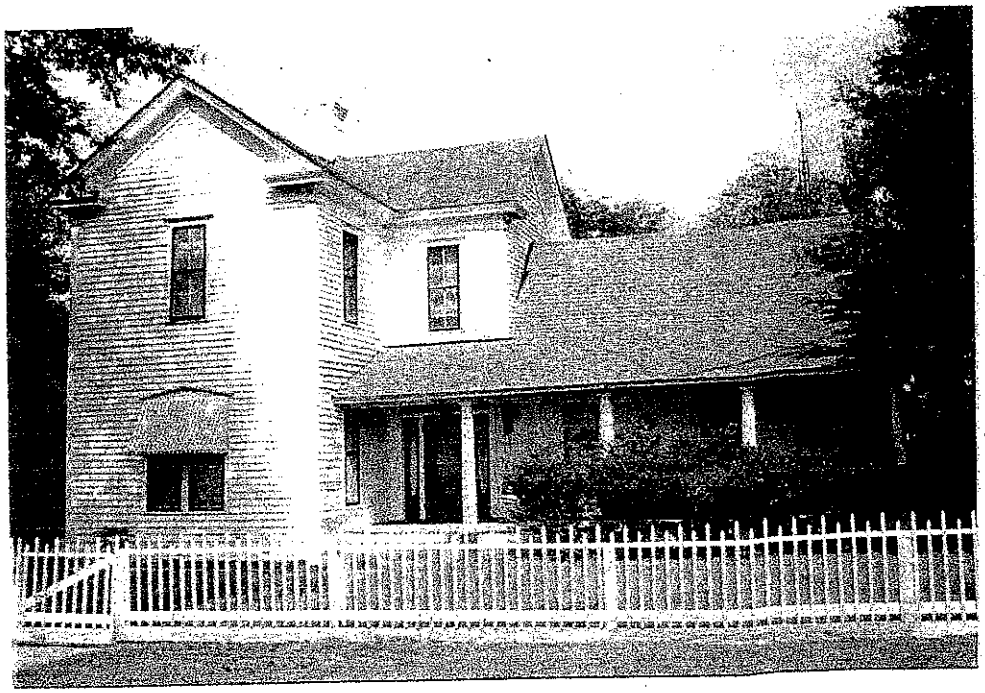
1 Surrounding Site / South to North View



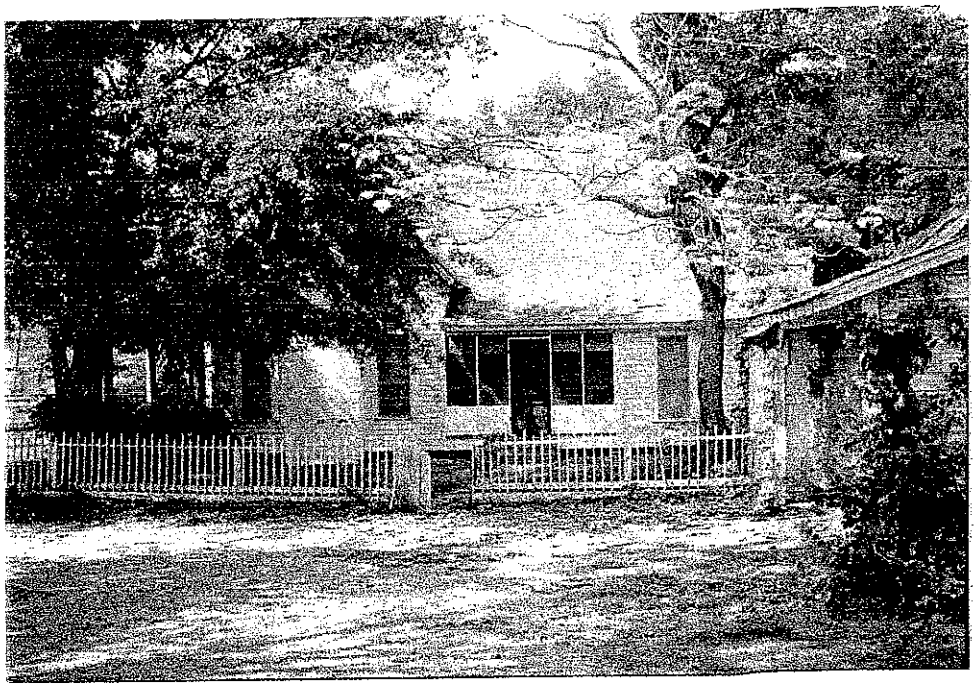
2 House Site / South Elevation View

3 East Drive / North to South View
Proposed Pavilion Site to Right

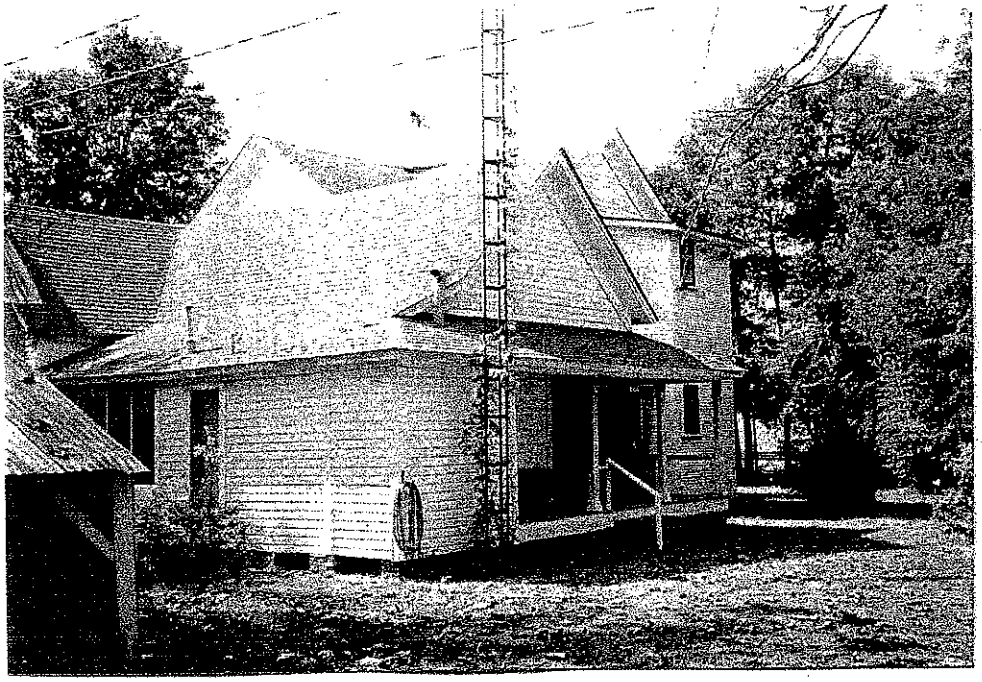
4 East Drive / North to South View
Site of Proposed Cotton Field / Vegetable Garden



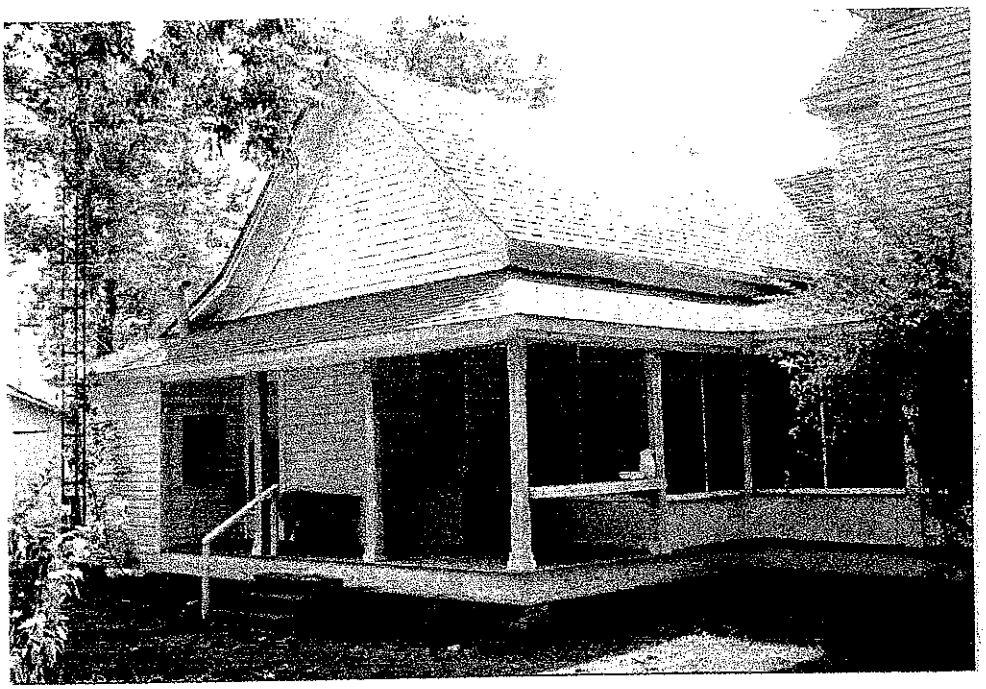
5 House - South Exterior Elevation



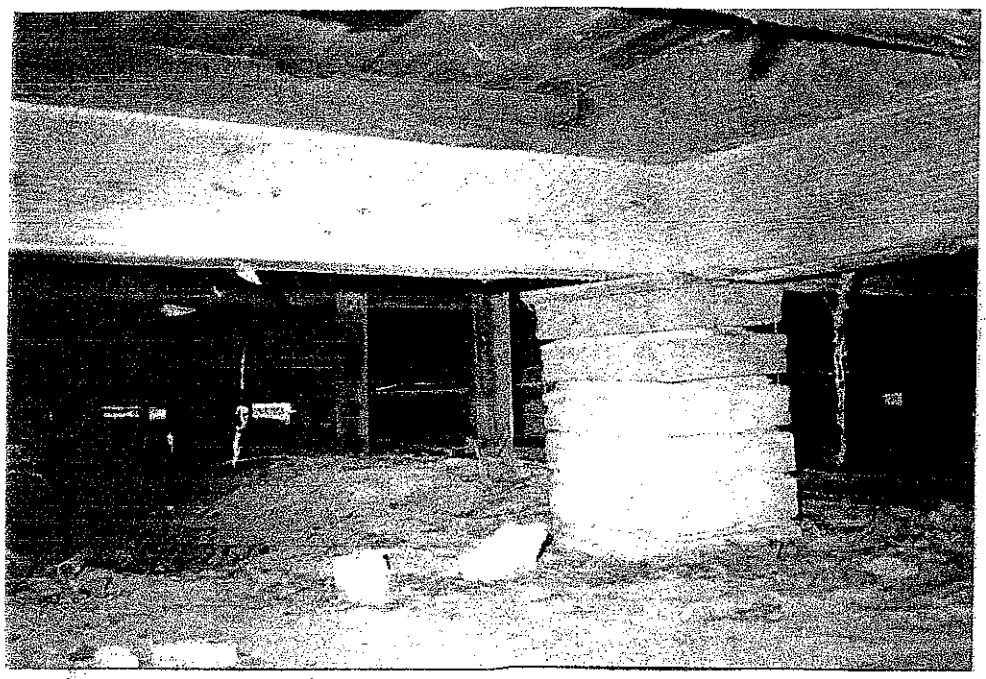
6 House - East Exterior Elevation



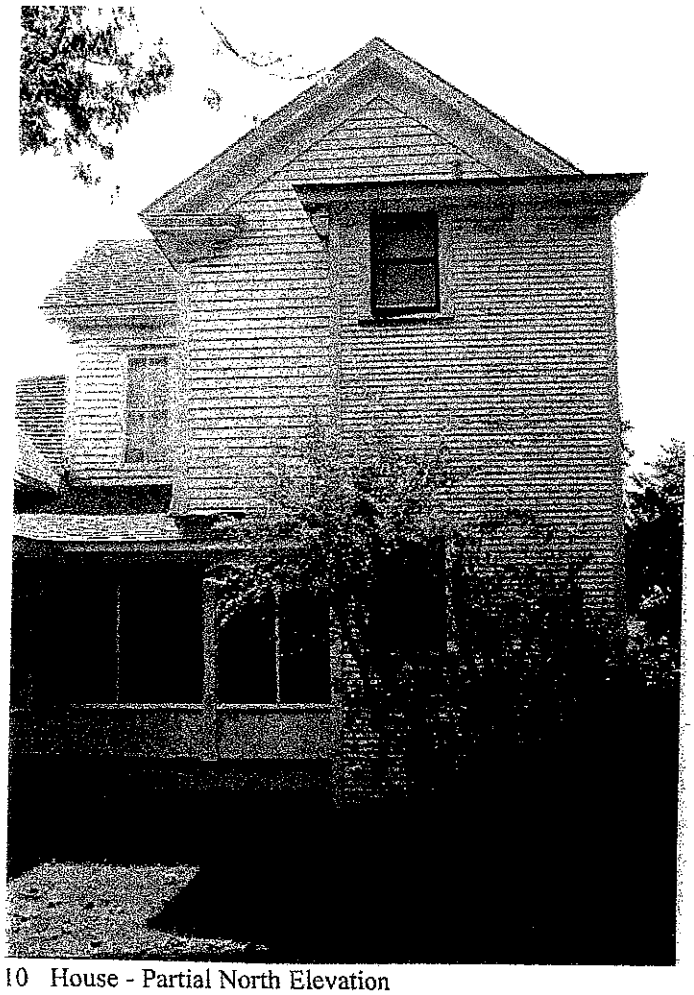
7 House - Northeast Exterior Elevation



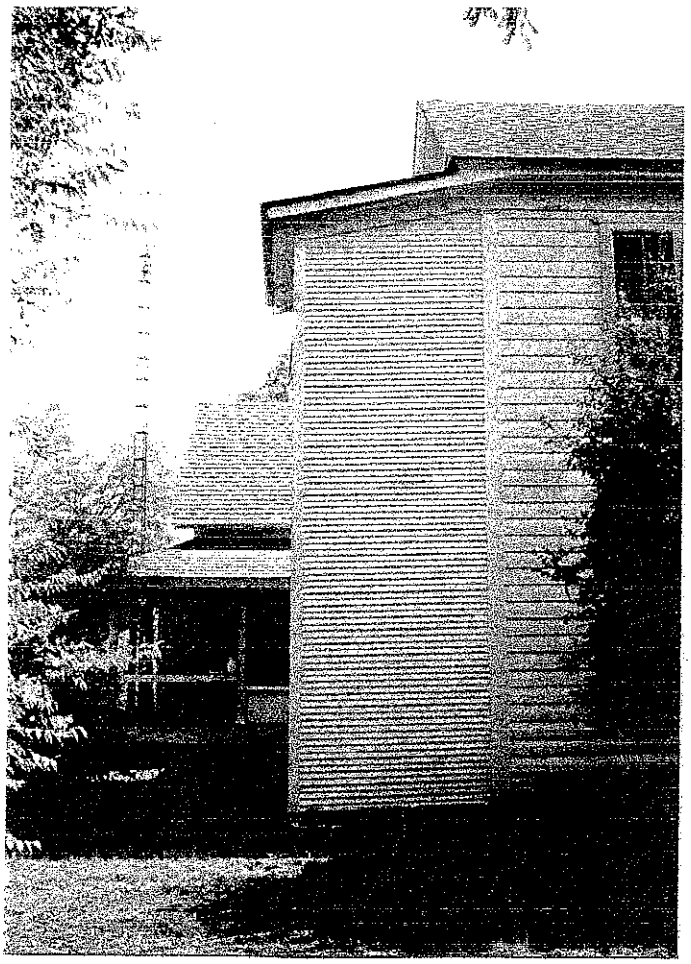
8 House - Partial North Exterior Elevation



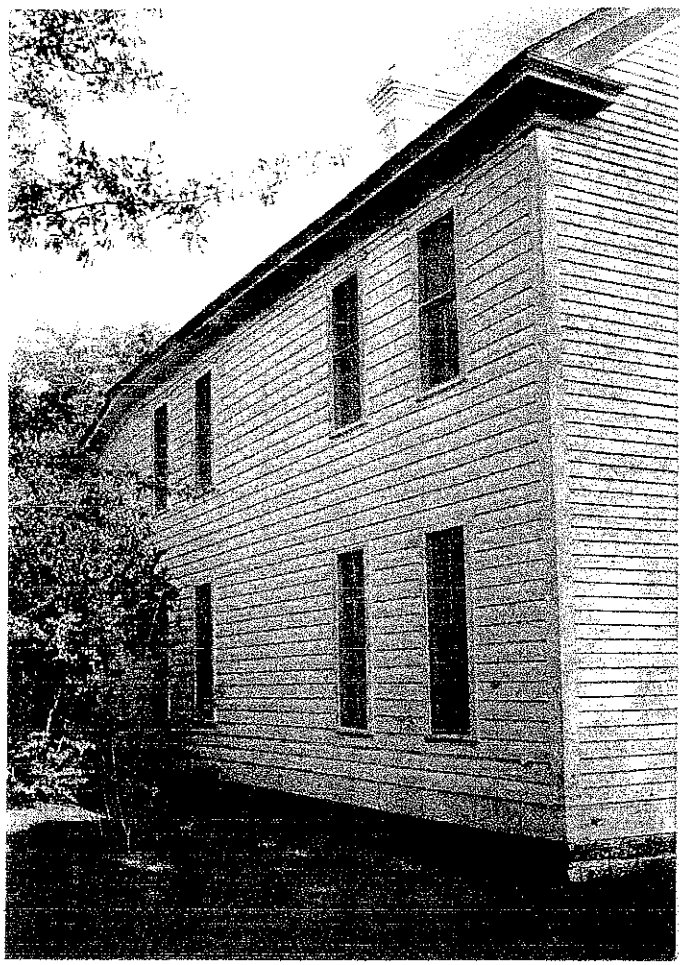
9 House - Masonry Foundation at Porch 3



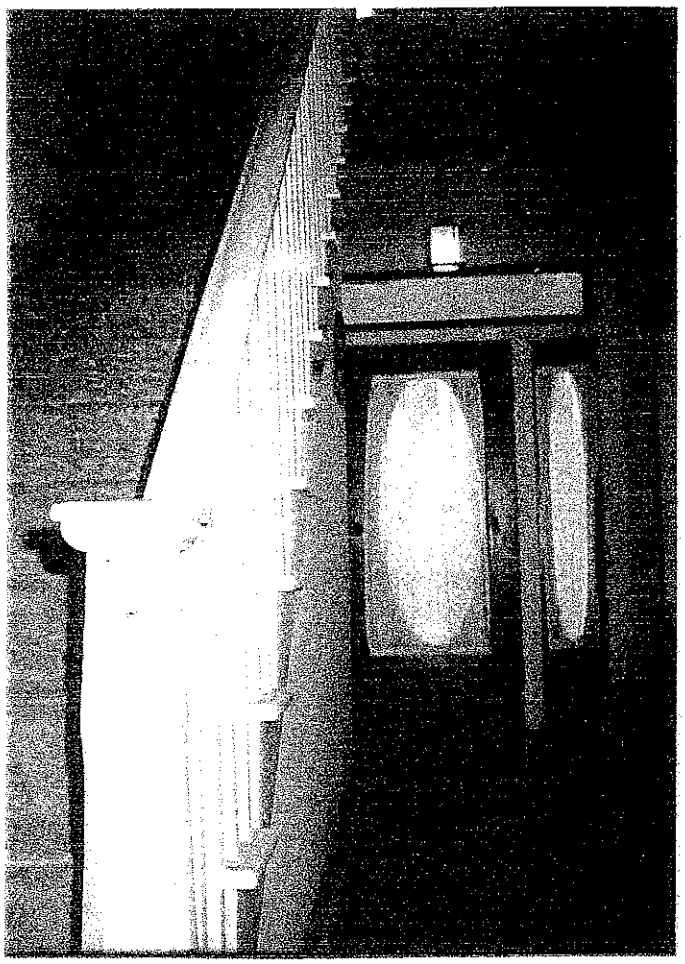
10 House - Partial North Elevation
c. 1881 Two-Storey Addition



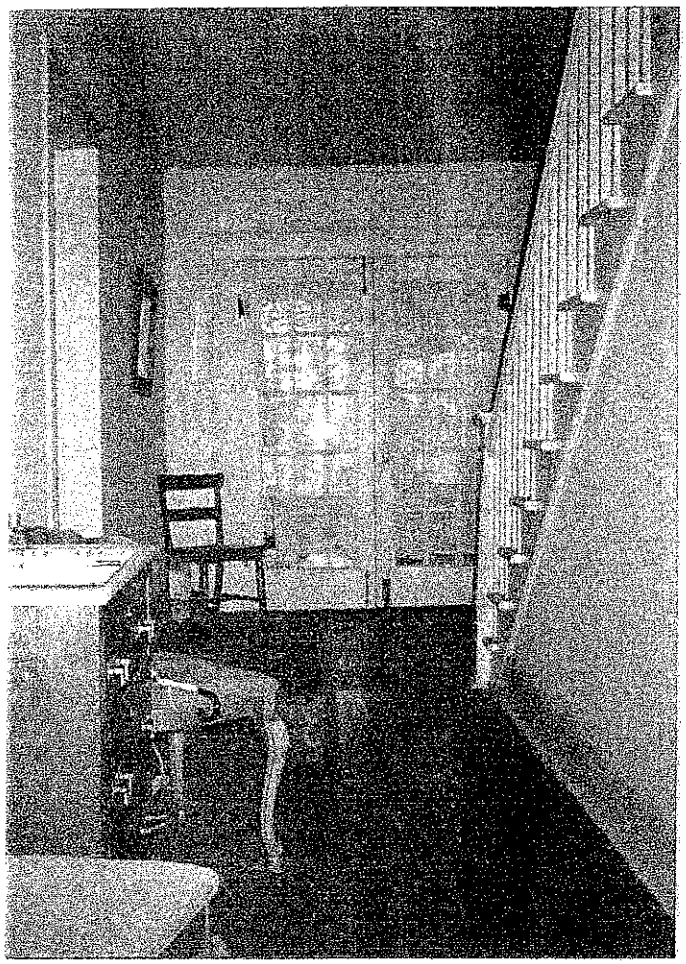
11 House - Partial West Exterior Elevation
c. 1881 Two-Storey Addition



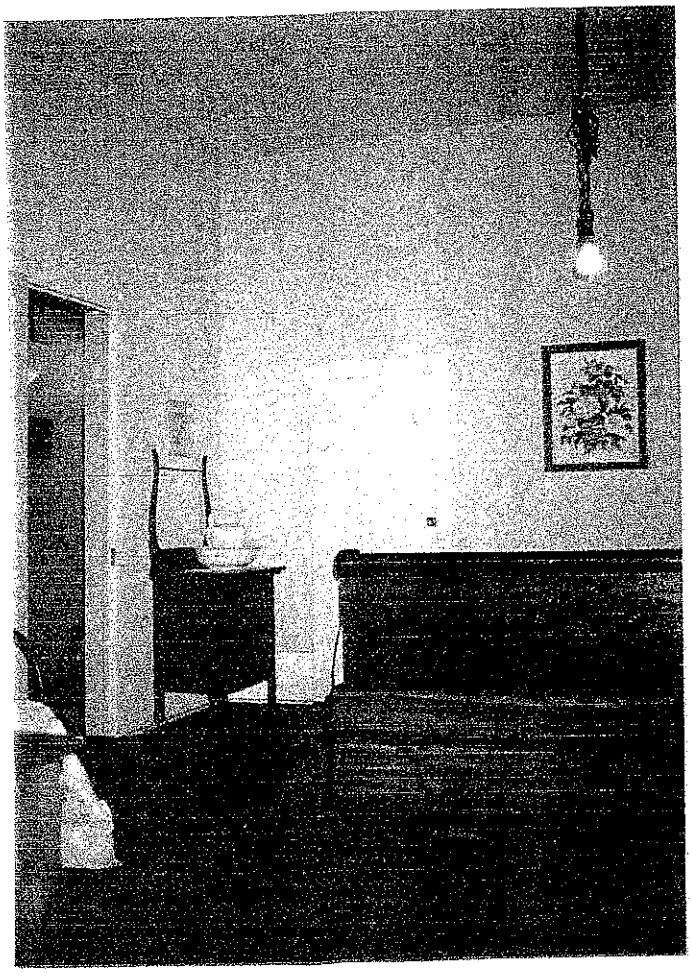
12 House - West Exterior Elevation
Southwest to North View



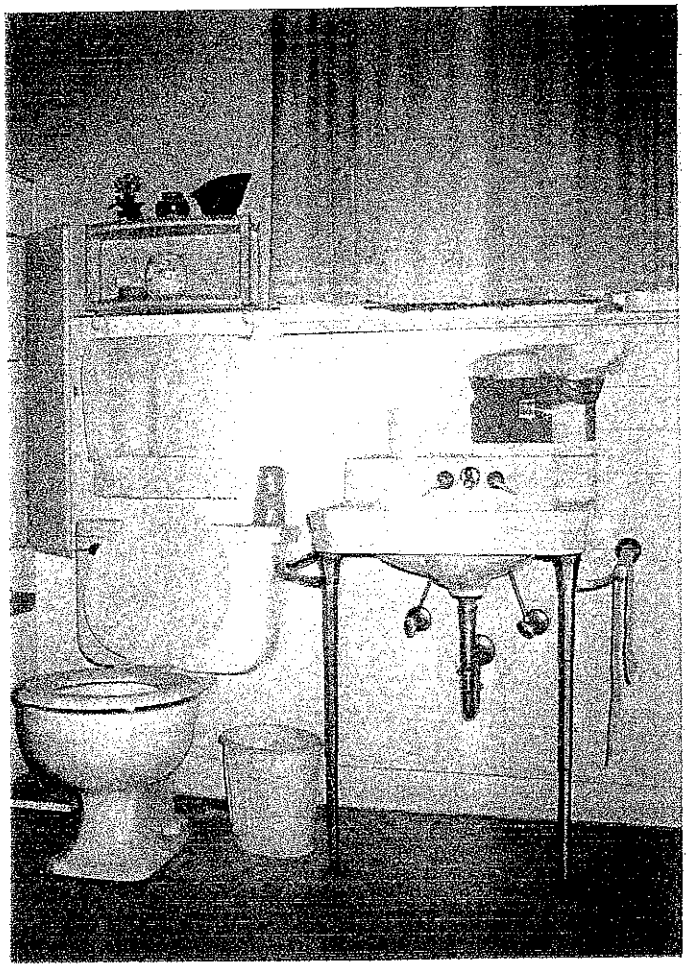
13 House - First Floor Interior Elevation
Hall 1 - South to North View



14 House - First Floor Interior Elevation
Hall 1 - North to South View

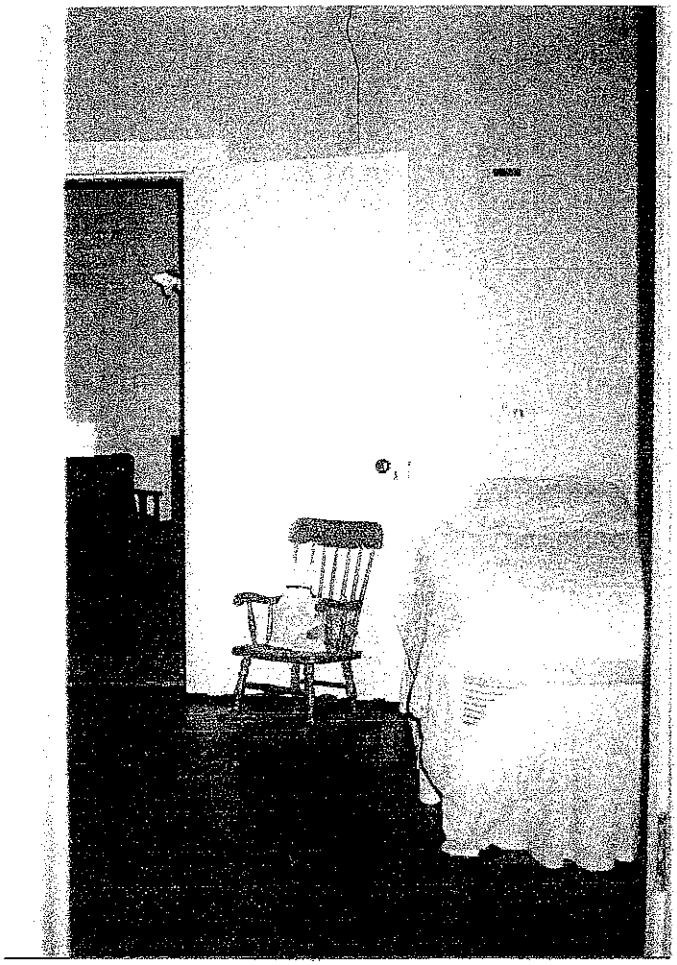


15 House - First Floor Interior Elevation
Bedroom 1 - Northwest to Southeast View

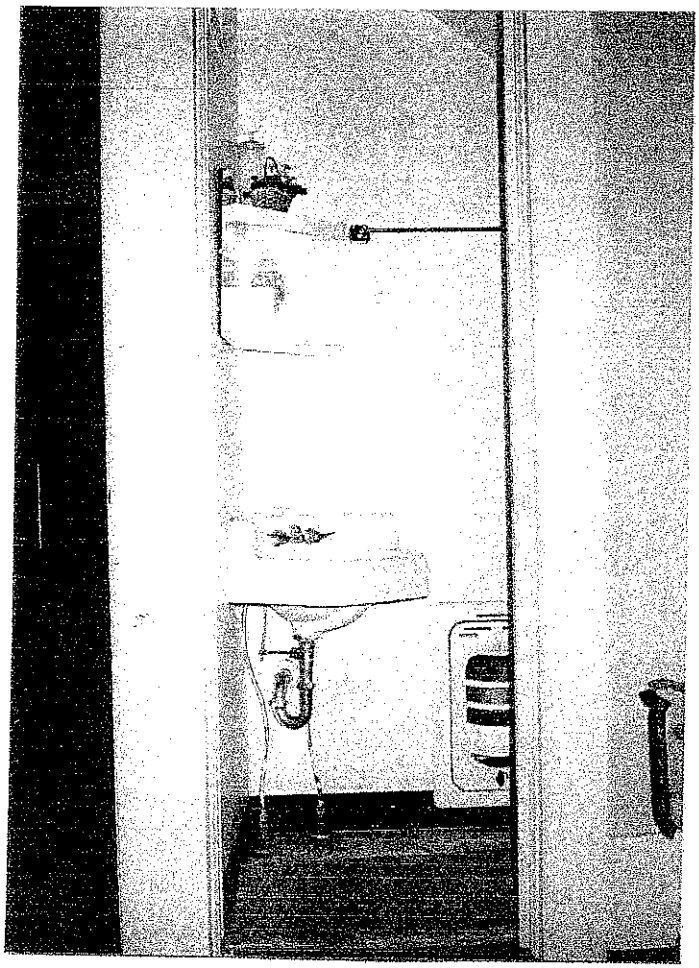


16 House - First Floor Interior Elevation
Bath 1 - North Wall View

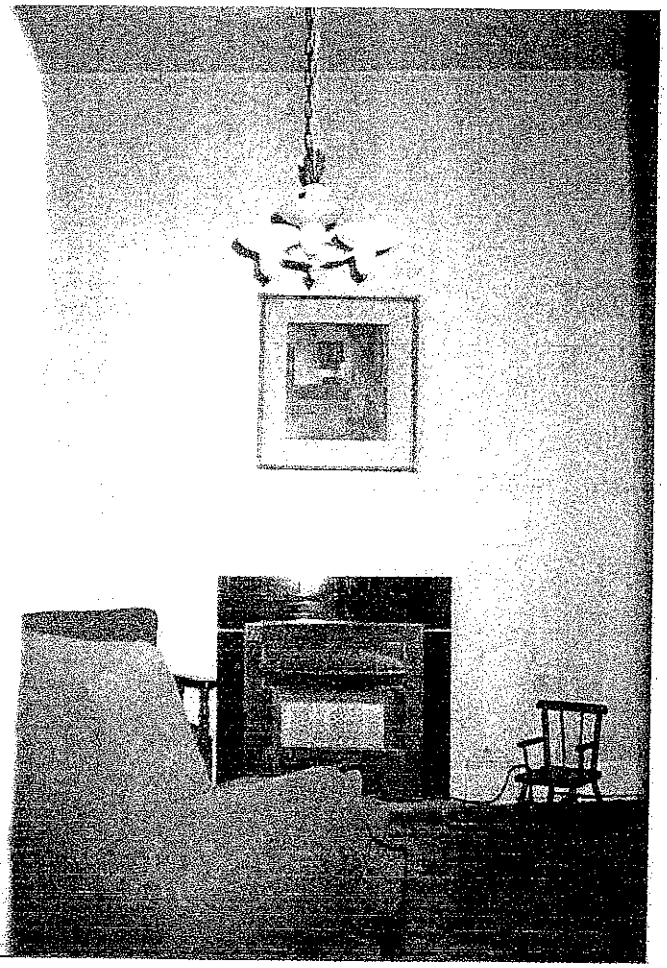
17 House - First Floor Interior Elevation
Bedroom 2 - Northeast to Southwest View



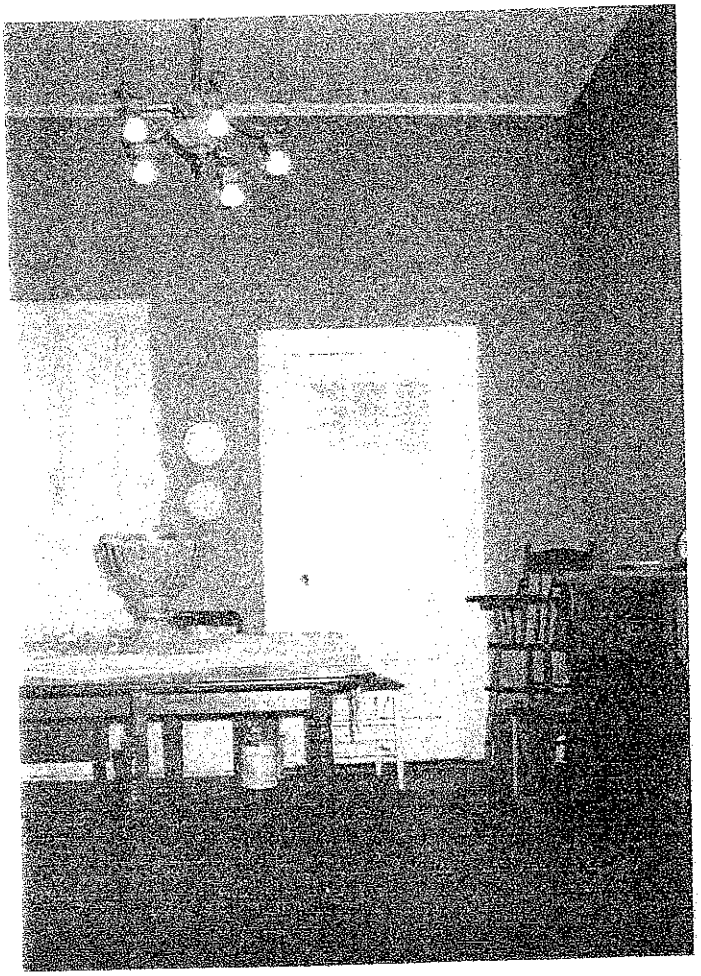
18 House - First Floor Interior Elevation
Bedroom 3 - Partial East Wall View



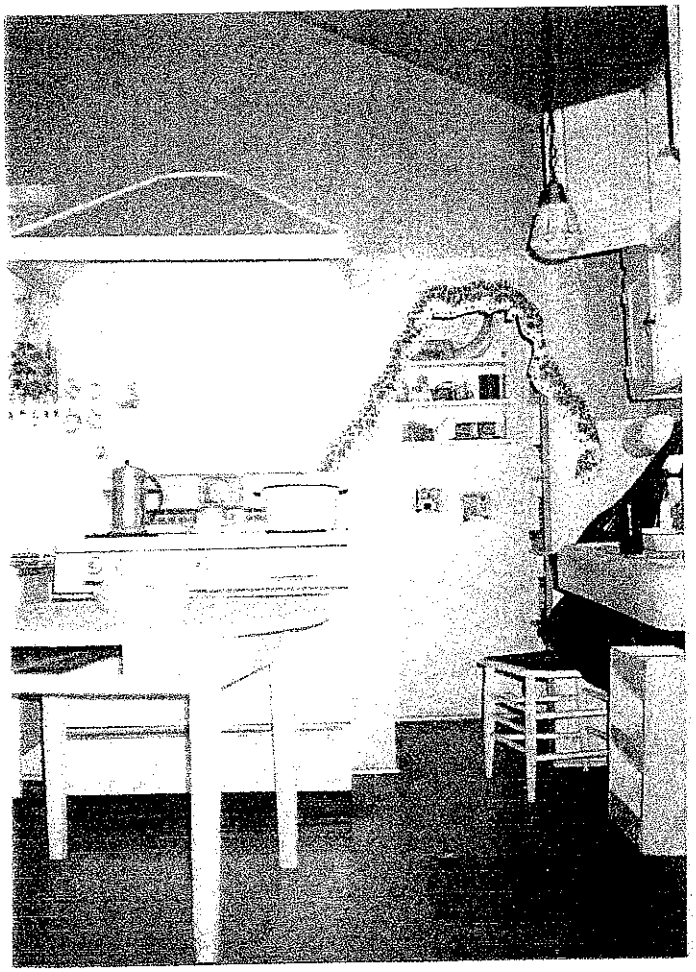
19 House - First Floor Interior Elevation
Bath 2 - Partial West Wall View



20 House - First Floor Interior Elevation
Living - Partial East Wall View

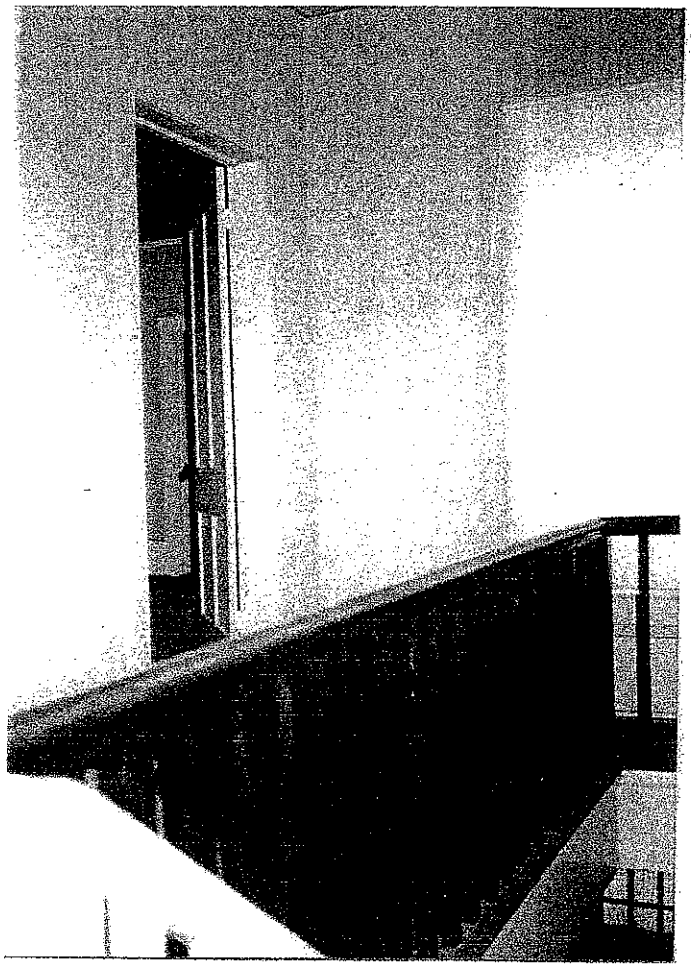


21 House - First Floor Interior Elevation
Dining - Partial East Wall View



22 House - First Floor Interior Elevation
Kitchen/Pantry - Partial North Wall View

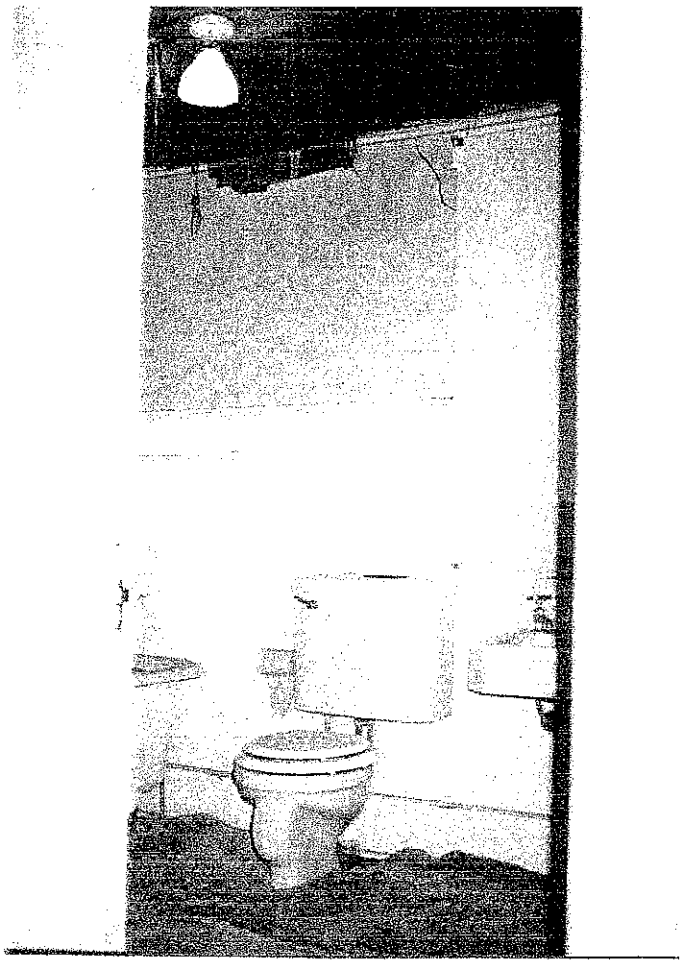
23 House - Second Floor Interior Elevation
Stair - Upper to Lower Floor View



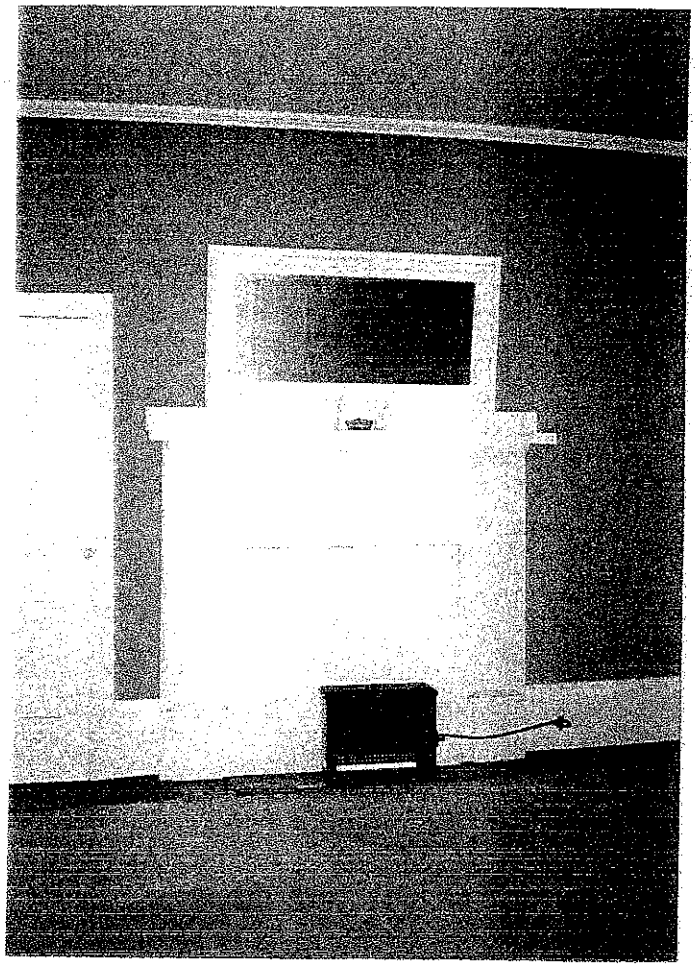
24 House - Second Floor Interior Elevation
Hall 2 - Southeast to Northwest View

25 House - Second Floor Interior Elevation
Bedroom 4 - Partial South Wall View

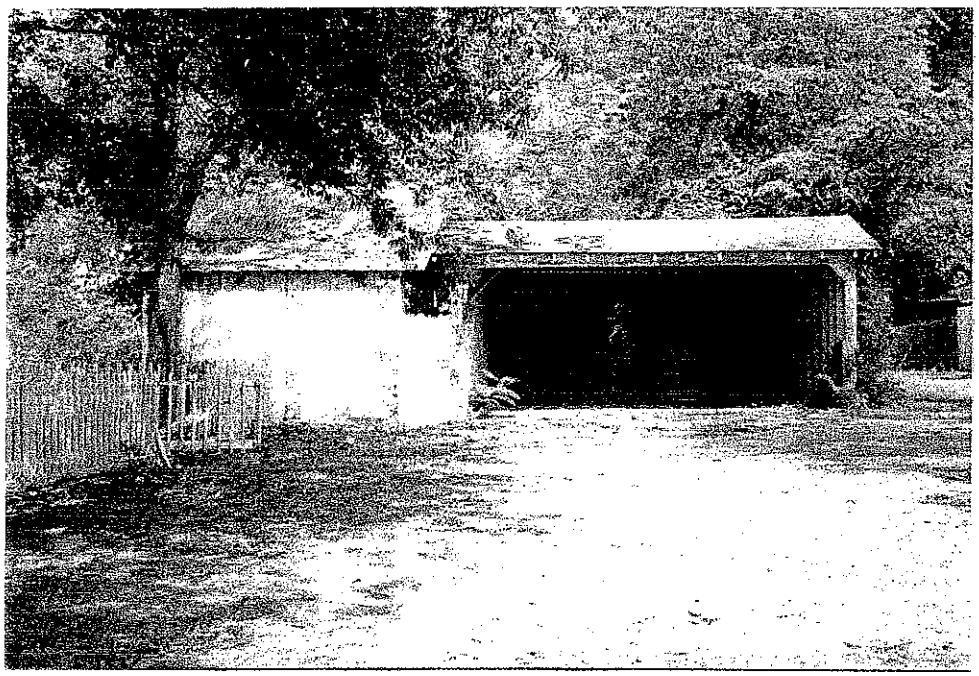
26 House - Second Floor Interior Elevation
Bedroom 4 - Damaged Window



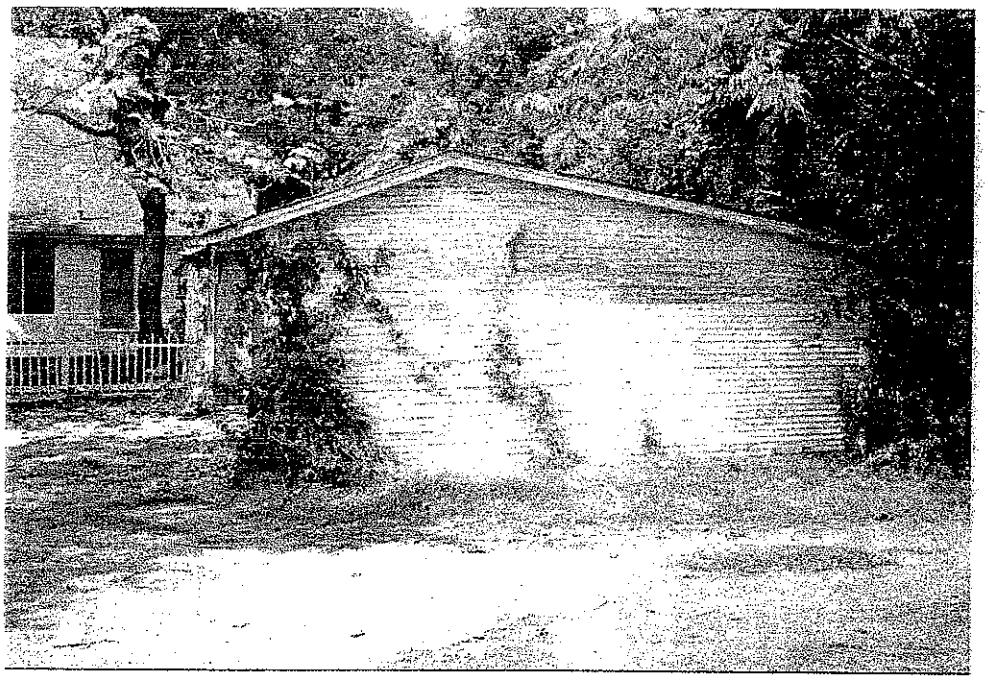
27 House - Second Floor Interior Elevation
Bath 3 - Partial North Wall View



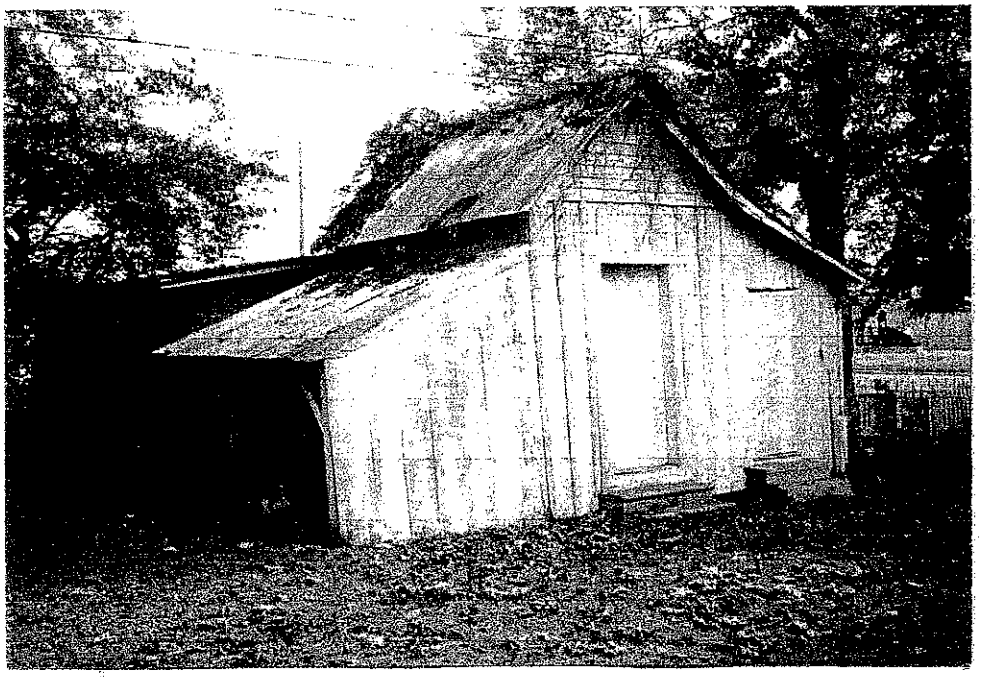
28 House - Second Floor Interior Elevation
Bedroom 5 - Partial North Wall View



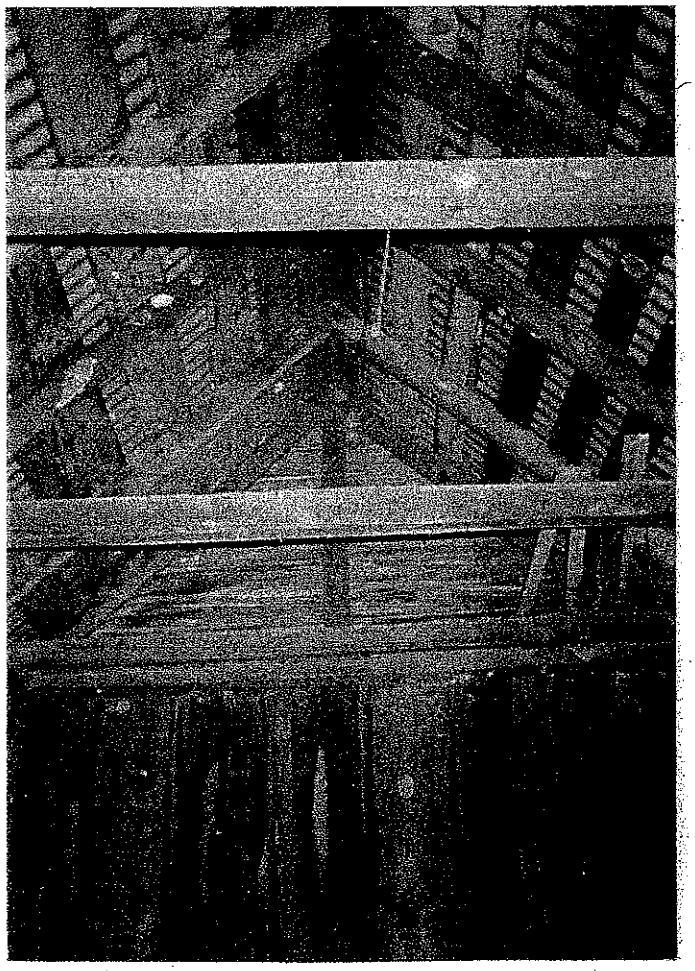
29 Garage / Storage - South Exterior Elevation



30 Garage - East Exterior Elevation



31 Shed / Smokehouse / Storage
Northwest Exterior Elevation View



32 Smokehouse - Interior Elevation
Ceiling West to East View

The following recommendations are based on the evaluation of existing conditions and priorities related to safety, accessibility, restoration, preservation, and site development. Since funding will dictate the accomplishment of the master plan, a phased program is provided to correlate with the priorities.

Reference Site Improvements Plan, Existing First Floor Plan, and Existing Second Floor Plan within this section for corresponding recommendations and cost projections. Costs are projected to Spring 2004.

Phase I - Restoration of the Existing House

Priority 1 - Stabilization / Exterior Restoration / Site Drainage / Mechanical and Electrical

. Level and stabilization	$ 12,000.	
. Termite control	600.	
. Exterior soffit vent and roof ridge vent	5,800.	
. Attic and crawl space insulation	10,400.	
. Exterior wood siding and trim restoration	13,800.	
. Exterior wood doors restoration and accessible doors	2,500.	
. Exterior windows and window screens restoration	5,000.	
. Masonry restoration and cleaning	8,000.	
. Foundation skirting	2,400.	
. Wood porches, columns, and steps restoration	2,800.	
. Site drainage improvements and detention pond	6,300.	
. Removal of existing abandoned and leaning electrical pole	500.	
. Plumbing	16,300.	
. Heating, ventilating, and air conditioning	19,800.	
. Electrical	22,600.	
. Contingency	6,000.	
. Asbestos / lead inspection	2,800.	
. Asbestos abatement / lead stabilization allowance	5,500.	
. Topographical survey	1,800.	
. Contractors fee	22,400.	
. Architectural/Engineering fee	17,600.	
Total Phase I / Priority 1		$ 184,900.

Priority 2 - Exterior Improvements

. Accessible ramp	$ 1,900.	
. Exterior walks restoration	2,500.	
. Accessible walk around House	16,900.	
. Drive and parking area	14,100.	
. Landscaping allowance	5,000.	
. Underground sprinkler system allowance	4,000.	
. Restoration of existing tv antenna	500.	
. Contingency	2,800.	
. Contractors fee	10,500.	
. Architectural/Engineering fee	8,200.	
Total Phase I / Priority 2		$ 66,400.

Phase I (continued)

Priority 3 - Interior Restoration and Improvements

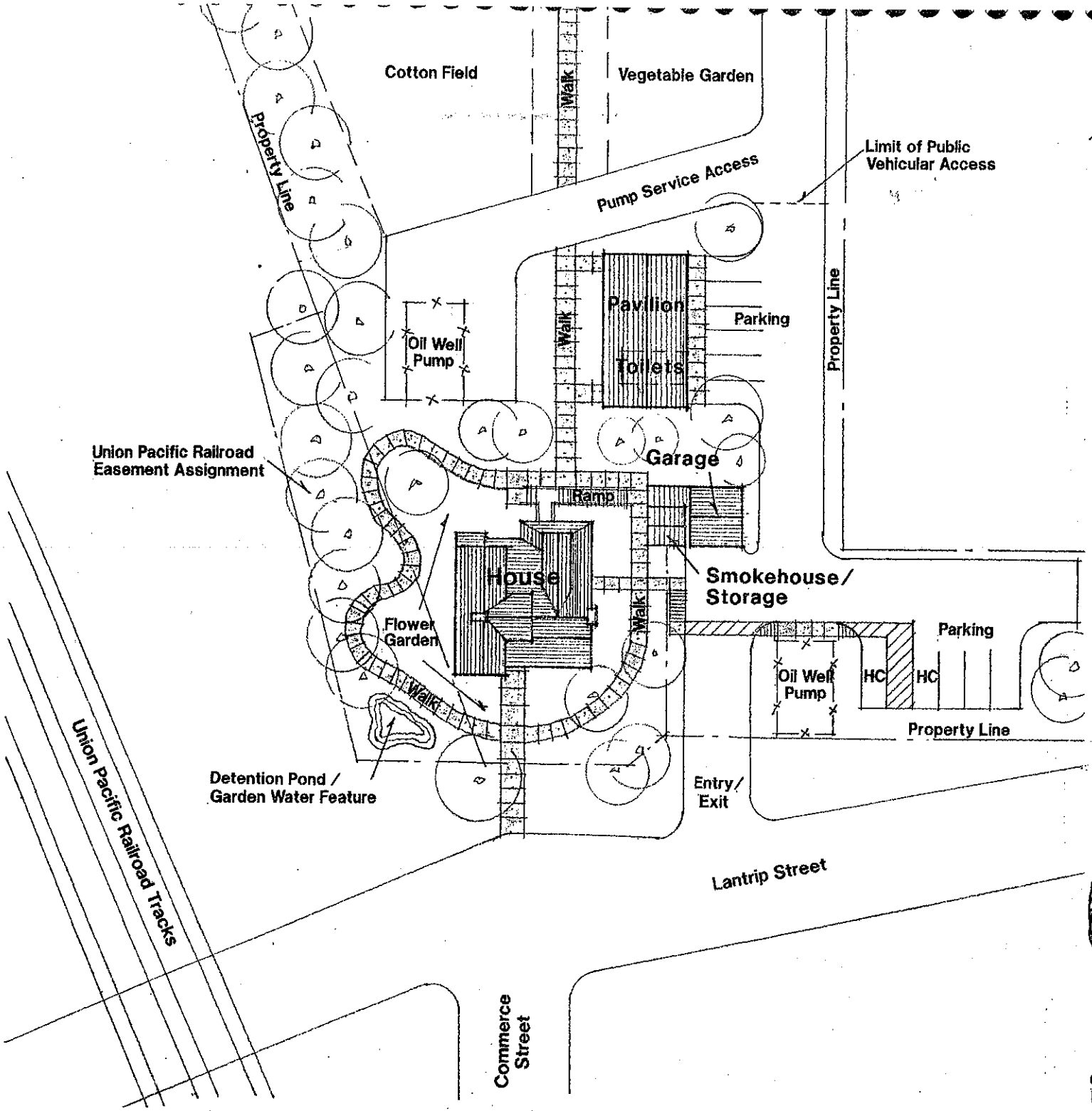
. Interior wood doors and trim restoration	$ 4,800.	
. Plexiglass cover at well with lighting	300.	
. Wood fencing and gates restoration	7,400.	
. Wall and ceiling gypsum board substrate	6,500.	
. Period wall and ceiling covering	12,000.	
. Wood floors, mantels, stair restoration	20,500.	
. Period linoleum flooring	1,200.	
. Contingency	2,600.	
. Contractors fee	10,000.	
. Architectural fee	5,200.	
Total Phase I / Priority 3		$ 70,500.
Total Phase I		$ 321,800.

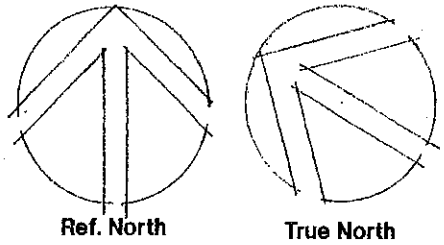
Phase II - Restoration of Existing Outbuildings

. Site clearing	$ 3,400.	
. Stabilization and reconstruction	12,100.	
. Termite control	800.	
. Painting	3,100.	
. Plumbing	500.	
. Electrical	3,800.	
. Contingency	1,200.	
. Contractors fee	4,500.	
. Architectural/Engineering Fee	3,500.	
Total Phase II		$ 32,900.

Phase III - Site Development / New Pavilion and Toilets

. Pavilion and Toilets construction	$ 77,500.	
. Parking and drive	11,700.	
. Accessible walks	6,000.	
. Plumbing	13,300.	
. Toilets heat and exhaust	2,600.	
. Electrical	16,000.	
. Contingency	3,800.	
. Contractors fee	23,600.	
. Architectural/Engineering fee	18,500.	
Total Phase III		$ 173,000.
Total All Phases		**$ 527,700.**



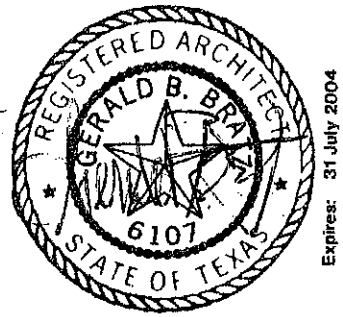


Site Improvements Plan

Scale: 1" = 50'-0"

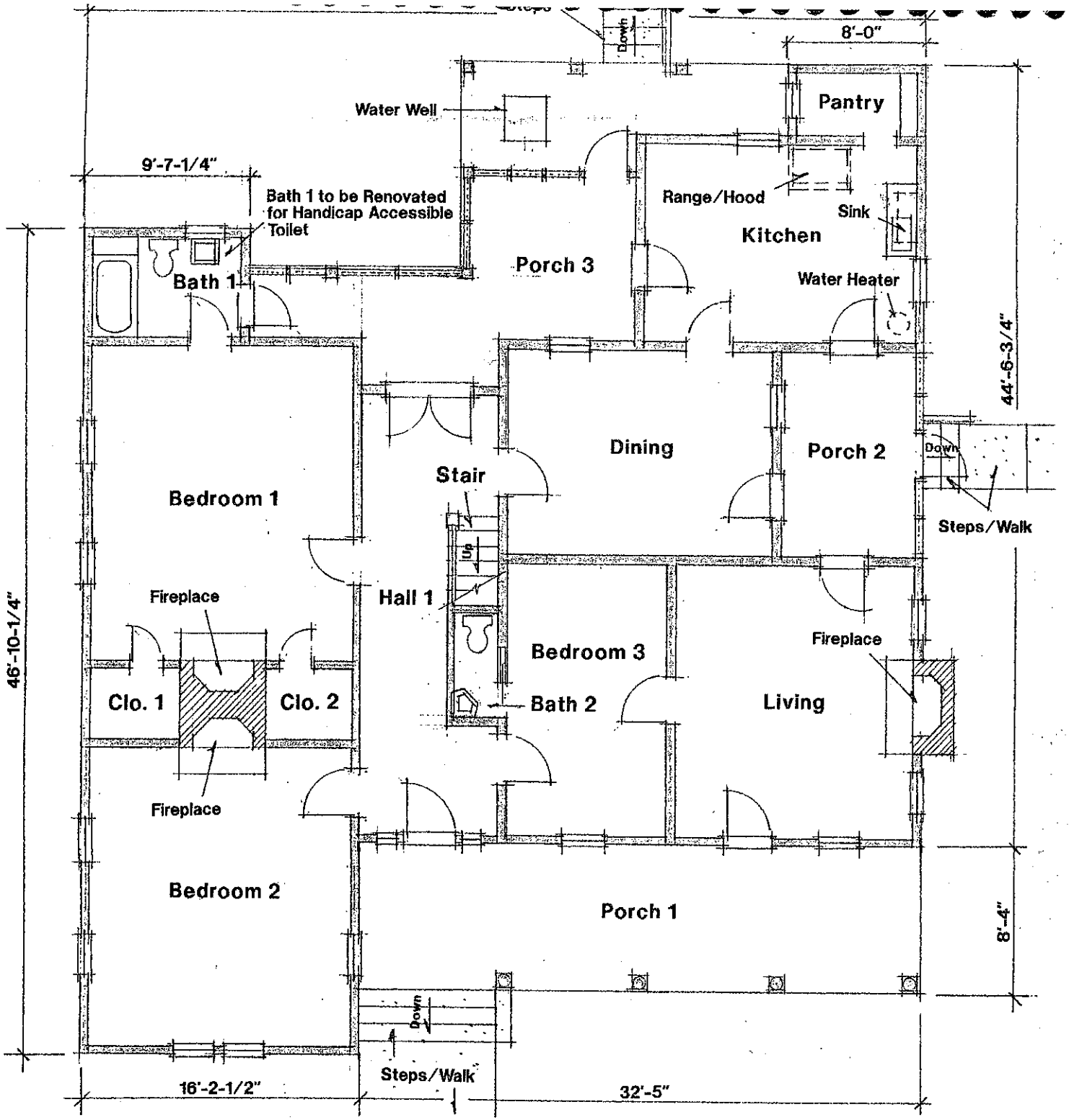
Master Plan for the
Historic Dean-Keener-Crim House
Kilgore, Texas

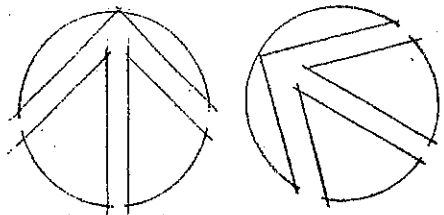
Not for Construction.
This Drawing Sheet for Reference and Planning Purposes Only.



29 September 2003

Gerald B. Bratz Architect/Consultant
Longview, Texas





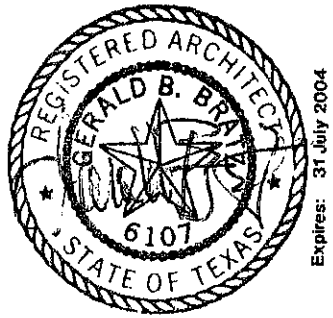
Existing First Floor Plan

Scale: 1/8" = 1'-0"

c. 1902 to Present

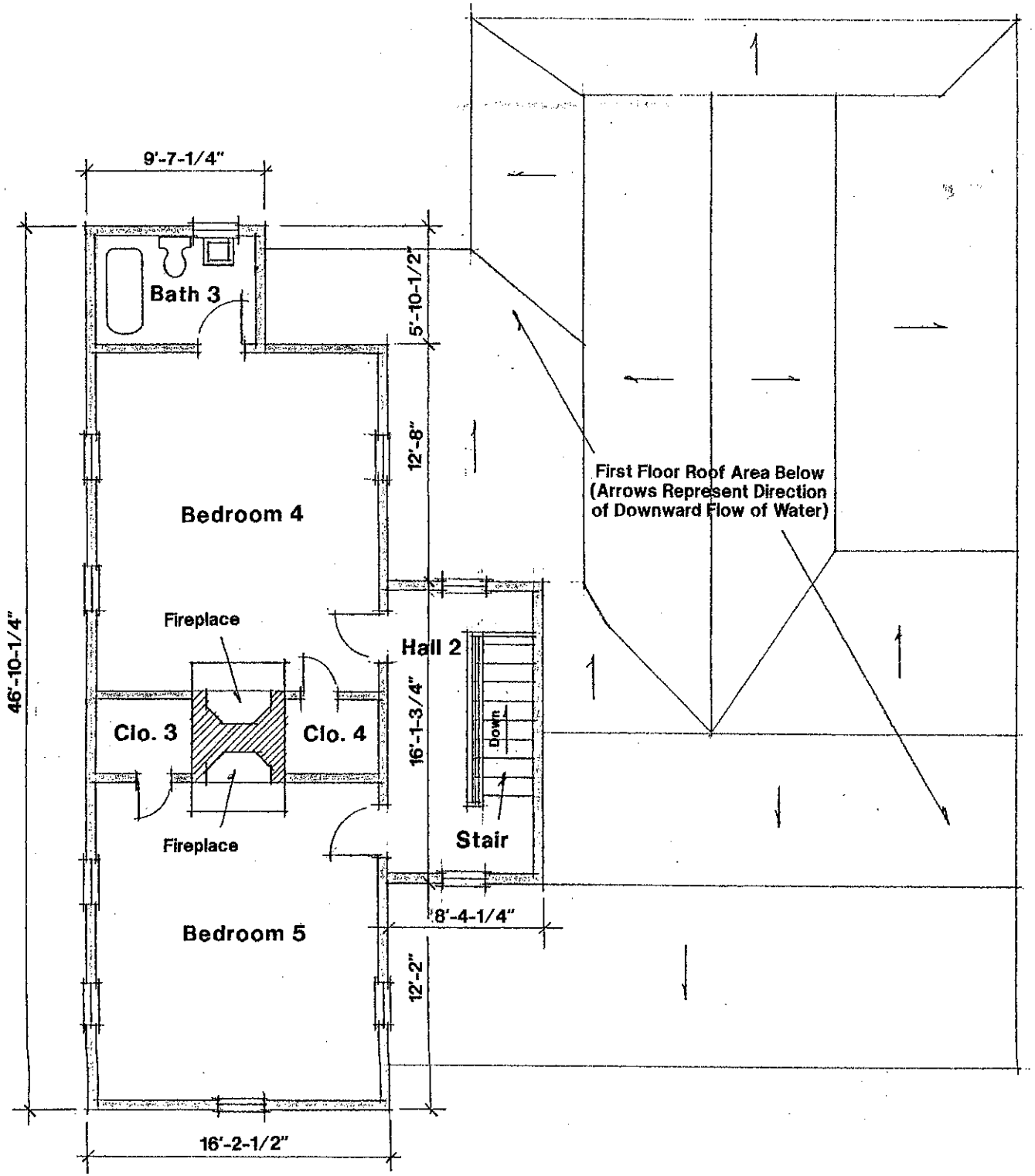
Master Plan for the
Historic Dean-Keener-Crim House
Kilgore, Texas

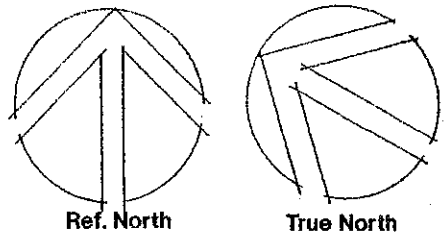
Not for Construction.
This Drawing Sheet for Reference
and Planning Purposes Only.



29 September 2003

Gerald B. Bratz Architect/Consultant
Longview, Texas





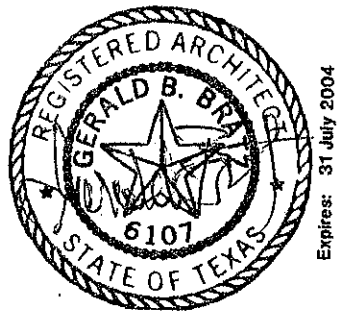
Existing Second Floor Plan

Scale: 1/8" = 1'-0"

c. 1902 to Present

Master Plan for the
Historic Dean-Keener-Crim House
Kilgore, Texas

Not for Construction.
This Drawing Sheet for Reference
and Planning Purposes Only.



29 September 2003

Gerald B. Bratz Architect/Consultant
Longview, Texas

Conclusion

This document for the historic Dean-Keener-Crim House in Kilgore, Texas was initiated by the Kilgore Historical Preservation Foundation to identify areas of restoration, preservation, maintenance, and improvements. Identified needs by the Owner and a determination for the building use primarily as a house museum but also a facility for special community events will breathe new life into an architectural significant structure important to Texas history.

The 2,813 sf house is to be restored to its oil boom appearance depicting life during the 1930's. This time era fits with other restoration work in downtown Kilgore that focuses on the oil boom heritage. The Dean-Keener-Crim House has seven producing wells on surrounding property that give tangible evidence to Kilgore's reputation as a town where residents had oil wells in their front yard. It is within walking distance of the World's Richest Acre which not only features a to-scale replica of downtown Kilgore's tangle of oil wells, but also has the landmark restored life-size derricks defining the skyline.

The house will serve as the northern cornerstone for the downtown historical corridor which will include the World's Richest Acre, the commercial art-deco exteriors of the downtown buildings, and the Crim and Texan theaters.

As stewards of the Dean-Keener-Crim House, the Kilgore Historical Preservation Foundation intends to protect and promote this Kilgore treasure and make it available to students, citizens and tourists. However, an unstable foundation and deterioration of building components indicates an immediate preservation need. Reference the *Evaluation of Existing Conditions* section and photos documenting the existing conditions.

Proposed site improvements include restoration of the outbuildings, handicap accessibility, on-site parking, construction of a pavilion with public toilets, installation of a flower garden, cotton field and vegetable garden, and the installation of landscaping and walks.

Should financial constraints limit proceeding with the entire plan at one time, a phased program of accomplishment in order of priority is outlined in the *Recommendations* section.

State regulations administered by the Texas Department of Health require due diligence from property owners and building industry professionals regarding asbestos and lead containing materials. Before beginning any renovation work, owners of buildings used by the public must file a certified asbestos/lead inspection report as well as a certified notification of proper abatement if hazardous materials are discovered. Cost of the inspection and report for the house and outbuildings is included in the *Recommendations* section. Since the extent of abatement (if required) is unknown, this particular cost item can only be estimated after the inspection is completed.

Prior to proceeding with any restoration, renovation, or construction, notification and plans must be submitted to the Texas Historical Commission (reference *Recorded Texas Historic Landmarks - Review of Proposed Changes* within the *Appendix*) and the Texas Department of Licensing and Regulation (*Texas Accessibility Standards* for handicap compliance review and approval).

It is suggested this document be updated on a yearly basis should implementation be delayed and/or recommendations be changed from the outlined format. Building preservation and maintenance should be in strict conformance with *The Secretary of the Interior's Standards for Rehabilitation* (reference standards contained in the *Appendix*).

Trends indicate costs will increase over time, therefore it is advantageous to proceed as early as possible to limit the total expenditure.

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

(This article was taken from the National Park Service's Heritage Preservation Services Division web site at http://www2.cr.nps.gov/ for distribution by the Texas Historical Commission.)

The Standards (36 CFR Part 67) apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

TEXAS HISTORICAL COMMISSION

RECORDED TEXAS HISTORIC LANDMARKS REVIEW OF PROPOSED CHANGES

The Texas Historical Commission's Official Texas Historical Marker Program was inaugurated in 1962, although the idea of marking the state's historic sites was not a new one at the time. The Texas Centennial Commission had placed more than 1,500 granite markers as part of its statewide celebration in 1936. With the beginning of the building medallion and subject marker programs in 1962, the THC opened a new era in documenting Texas' significant historic events, persons, sites, and buildings. More than 12,000 markers now have been placed.

Any property that has received a medallion or both a medallion and plate (building marker) is designated a Recorded Texas Historic Landmark (RTHL). Some properties with subject markers also have been designated RTHLs (noted at the end of the inscription). This special designation indicates that the State Marker Review Board, which is composed of THC members, considers the building particularly significant in the architectural history of the state. The landmark status is a permanent designation that cannot be transferred to another structure.

The exterior appearance of RTHL buildings should retain their historical integrity after designation. If architectural or structural changes, including the relocation of the building, are desired, the applicant will conform to the provisions of the Texas Government Code, Chapter 442, Section 442.006 (f), which state that:

> A person may not damage the historical or architectural integrity of a structure the commission has designated as a Recorded Texas Historic Landmark without notifying the commission at least 60 days before the date on which the action causing the damage is to begin. After receiving the notice, the commission may waive the waiting period or, if the commission determines that a longer period will enhance the chance for preservation, it may require an additional waiting period of not longer than 30 days. On the expiration of the time limits imposed by this section, the person may proceed, but must proceed not later than the 180th day after the date on which notice was given or the notice is considered to have expired.

Violation of this law is subject to a civil penalty of not less than $50 nor more that $1,000 for each day of violation. If appreciable or unwarranted changes are observed to have been made on a landmark structure, the designation and the marker may be withdrawn by the State Marker Review Board.

To ensure the continued landmark designation, the THC strongly encourages owners considering changes to their buildings to contact the Division of Architecture as early in the planning process as possible. The THC staff person can provide valuable services, such as producing sources for hard-to-locate materials. In addition, by consulting with staff early, and providing project information and photographs of the project area, property owners can avoid work that may be damaging or inappropriate for the particular historic landmark.

Often, owners of significant properties are pressured by tradespersons or others to perform unnecessary work. Since the Division of Architecture is involved in the review of hundreds of projects annually, many of the potential problems that an owner will face often have been resolved at other properties. Do not hesitate to contact THC staff should you have concerns or questions.

Commission reviews of project work are based on the *Secretary of the Interior's Standards for Rehabilitation*. Copies are available from our office.

Division of Architecture
Texas Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711
512/463-6094

TEXAS HISTORICAL COMMISSION
The State Agency for Historic Preservation

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

November 16, 2001

Gem Meacham, President
Kilgore Historical Preservation Foundation
P.O. Box 885
Kilgore, TX 75663-0885

Re: **TEXAS PRESERVATION TRUST FUND GRANT AWARD OF $1,750**
for the Dean Keener Crim House, Kilgore, Gregg County

Dear Mr. Meacham:

We are pleased to inform you that the Texas Historical Commission has awarded a Texas Preservation Trust Fund Grant for the Dean Keener Crim House. In August, the THC received 86 applications requesting over $2.7 million in grant funds. Thirty-one projects have been selected for funding for fiscal year 2002.

Our experience has shown that in order to become familiar with the grant administration process an orientation meeting is beneficial for the project representative/professional. Jeffrey Harris of the Architecture Division will contact you by telephone to set up this meeting.

The Texas Historical Commission looks forward to working with you in preserving this historic landmark. If you need additional information or have any questions please feel free to contact Jeffrey Harris at 512/463-6094.

Sincerely,

F. Lawerence Oaks
Executive Director

FLO/lah

cc: Jeffrey Harris, Texas Historical Commission
Dr. Norman Black, Gregg County Historical Commission

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

October 7, 2003

Jan Jaynes
Kilgore Historical Preservation Foundation
P.O. Box 885
Kilgore, TX 75663-0885

Re: *Dean-Keener-Crim House, Kilgore, Gregg County, Texas (TPTF)*

Dear Ms. Jaynes:

Thank you for submitting a copy of the preservation master plan for the Dean-Keener-Crim House for our review. The study is the final product of the above referenced project funded through the Texas Preservation Trust Fund (TPTF).

The proposed restoration and improvements at the site, as outlined in the master plan, meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as long as the following concern is addressed:

per phone conversation with Gerald Bratz, GB will respond 10-13-03

- We have some concerns about the visual impact of the proposed roof ridge vents on the historic integrity of the house. Are they absolutely necessary? We recommend omitting them from the proposal or exploring alternatives to provide ventilation only at the ridges that are minimally visible from the front of the house or at the rear and side gable ends.

Please refer to the grant manual, already provided, for specific information regarding the preparation of the project completion report and reimbursement procedures.

The Texas Historical Commission appreciates your interest in the preservation of this historic building. We anticipate a successful project and are pleased to be a part of the effort to preserve this valued landmark. **If you have any questions about your grant, please contact Jeffrey Harris at 512/463-7687.**

Yours truly,

Jeffrey Harris
Preservation Specialist
Division of Architecture

Cc: Gerald B. Bratz, AIA
Dr. Norman Black, Gregg County Historical Commission

Gerald B. Bratz Architect / Consultant
820 Stuckey Drive • Longview, Texas 75601 • Tel / Fax 903-753-1160

24 October 2003

Mr. Jeffery Harris, Preservation Specialist
Texas Historical Commission
P. O. Box 12276
Austin, Texas 78711-2276

Re: Master Plan for the Historic Dean-Keener-Crim House
Kilgore, Gregg County, Texas

Dear Mr. Harris:

The following information addresses the concerns noted in your letter dated 7 October 2003 to Jan Jaynes, President of the Kilgore Historical Preservation Foundation, regarding the above referenced document:

Concern: Visual impact of the proposed roof ridge vents on the historic integrity of the house.

Response: The proposed ridge vent and soffit vent are the same previously approved by the Texas Historical Commission for the Re-Roofing of Zion Hill Church in Nacogdoches, Nacogdoches County, Texas and the restoration of the Thruston House (Bankhead Highway Trails & Visitors Center) in Mount Vernon, Franklin County, Texas.

Original roofing material was wood shingles, therefore natural ventilation was present. The historic house has since been re-roofed with new plywood roof decking and asphalt composition shingles. No provisions were made to ventilate the attic space at the soffit, gables, or ridge.

Enclosed is a catalog cut-sheet indicating the type of ridge vent proposed. The low profile ridge vent would be utilized with a continuous two-inch wide white pvc soffit vent for proper ventilation of the attic space. The soffit vent would be installed at the outside edge of the eave to minimize its visibility.

An alternate venting method would be to slightly angle the wood siding at the gable ends and install insect screen behind. This installation was utilized on the historic Jewish Synagogue and Catholic Convent buildings in Jefferson, Marion County, Texas. The continuous soffit vent would be installed as well to create a cross flow of air from low to high points.

Your consideration and approval of the above attic ventilation provisions are appreciated. Please contact me should you have further questions or need additional information.

Sincerely,

Gerald B. Bratz, AIA

Enclosures
Copy: Ms. Jan Jaynes, President / Kilgore Historical Preservation Foundation
Dr. Norman Black, Chairman / Gregg County Historical Commission

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

December 12, 2003

Jan Jaynes
Kilgore Historical Preservation Foundation
P.O. Box 885
Kilgore, TX 75663-0885

Re: *Dean-Keener-Crim House, Kilgore, Gregg County, Texas (TPTF)*

Dear Ms. Jaynes:

Thank you for submitting your reimbursement request for the preservation master plan for the Dean-Keener-Crim House, funded through the Texas Preservation Trust Fund (TPTF).

Before we can process your reimbursement request and close out your grant file, we will need additional information, as requested in the grant manual:

- A signed copy of the contract for professional services.
- Please submit a written request signed by the legal representative of the grant recipient indicating the number of the request (first request, etc.), the time period in which the costs were incurred, and a listing of costs by work category.
- A copy of the invoice for payment from Gerald Bratz.

The Texas Historical Commission appreciates your interest in the preservation of this historic building. We anticipate a successful project and are pleased to be a part of the effort to preserve this valued landmark. **If you have any questions about your grant, please contact Jeffrey Harris at 512/463-7687.**

Yours truly,

Jeffrey Harris
Preservation Specialist
Division of Architecture

Cc: Gerald B. Bratz, AIA
Dr. Norman Black, Gregg County Historical Commission

P.O. BOX 12276 · AUSTIN, TX 78711-2276 · 512/463-6100 · FAX 512/475-4872 · TDD 1-800/735-2989
www.thc.state.tx.us

TEXAS HISTORICAL COMMISSION

The State Agency for Historic Preservation

RICK PERRY, GOVERNOR

JOHN L. NAU, III, CHAIRMAN

F. LAWERENCE OAKS, EXECUTIVE DIRECTOR

June 28, 2005

Ms. Jan Jaynes, Chairman
Kilgore Historical Preservation Foundation
PO Box 885
Kilgore, TX 75663-0885

Re: *Lead-based paint Abatement and Exterior Repainting of the Dean-Keener-Crim House, 101 Lantrip, Kilgore, Gregg County, (RTHL).*

Dear Ms. Jaynes,

Thank you for sending information regarding the proposed lead-based paint abatement and exterior repainting for the aforementioned Recorded Texas Historic Landmark. This letter presents the comments of the Executive Director of the Texas Historical Commission.

The review staff, led by Derek Satchell, has reviewed the project documentation submitted and received on June 23, 2005. Based on this information, we have determined that your proposal is generally in keeping with the Secretary of the Interior's Guidelines for Rehabilitation. We do offer the following recommendations:

- Utilize interim controls consisting of, but not limited to: dust removal; covering of adjacent landscaping, thorough wash down and clean-up of exposed surfaces; paint stabilization and repainting (either oil/alkyd or latex); possible covering of lead-contaminated soil (bark, mulch, sod or 3" topsoil); and making tenants aware of lead hazards.

- Foster on-going maintenance and evaluation.

- Existing painted wood siding shall be repaired and retained. If not feasible, new siding shall match the existing in-kind.

- Care should be taken to avoid damage to this historic property. Any damage done during this project should be repaired to its appearance prior to the work. Remove only the minimum amounts of historic materials necessary to make the required repairs.

Thank you for the opportunity to comment on this proposed project in accordance with Recorded Texas Historic Landmark legislation. **If you have any questions concerning our review or if we can be of further assistance, please contact Derek Satchell at 512/463-7687.**

Yours truly,

Derek Satchell, Project Reviewer
for: F. Lawerence Oaks, State Historic Preservation Officer

cc: Dr. Norman Black, Chair, Gregg County Historical Commission
Dan Utley, Historian, Texas Historical Commission

Smart Nails™ Included!

Cobra

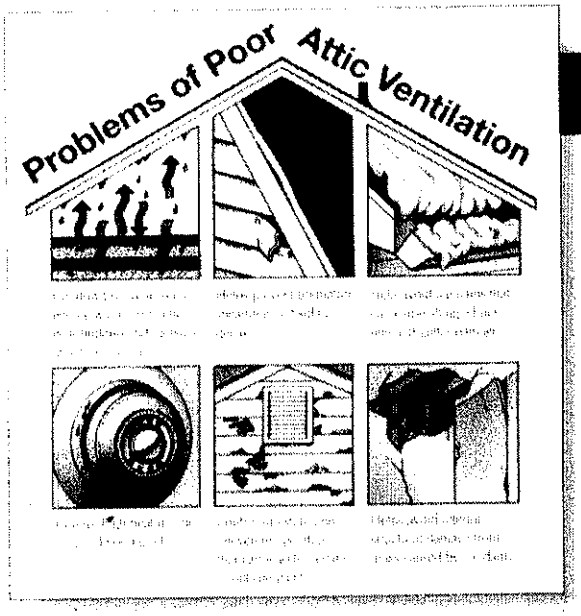
EXHAUST VENT FOR ROOF RIDGE

Cobra
EXHAUST VENT FOR ROOF RIDGE

"World's Best Attic

Looks Terrific

- Virtually invisible when installed.
- Low profile ¾" (1.9cm) under-shingle application keeps Cobra® Ridge Vent hidden from view.
- Eliminates the need for less attractive attic fans, turbines and louvers.
- Keeps the quality look of your roof line.
- Lets the beauty of your home stand out.



Protects Your Home & Attic

- Helps prevent wood rot in your attic or roof deck.
- Guards against ice damming in harsh winter climates.
- Minimizes peeling and extends the life of your exterior paint.
- Helps prevent soaking of insulation which diminishes its effectiveness.
- Helps safeguard your attic possessions from mildew and other damage.
- Helps prevent problems with insect, bird and animal infestation.

Peace of Mind

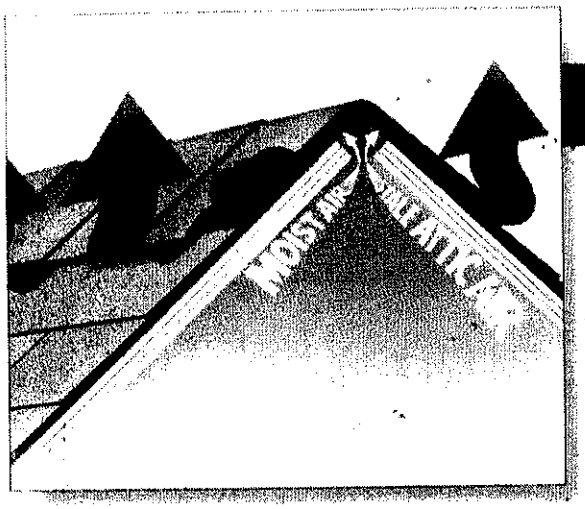
- 40 year ltd. warranty.*
- Backed by GAF Materials Corporation.
- Quality you can trust since 1886...from North America's largest roofing manufacturer.

*See ltd. warranty for complete coverage and restrictions.

entilation System"

The Weather Stopper® 5-Part Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system. (Refer to Good Housekeeping Magazine for its consumer protection policy.)

Good Housekeeping Promises — Limited Warranty to Consumers — Replacement or Refund if Defective



Superior Venting Performance

- Cobra® Ridge Vent, when properly installed with eave and soffit vents, provides superior attic ventilation.
- Equalizes temperature and pressure inside the attic more effectively than many other types of ventilation products.
- Allows a flow-through of fresh air, removing unwanted moisture and maintaining even attic temperatures.
- Patented PolyFibe® construction inhibits dirt and moisture buildup. Permits maximum air flow.

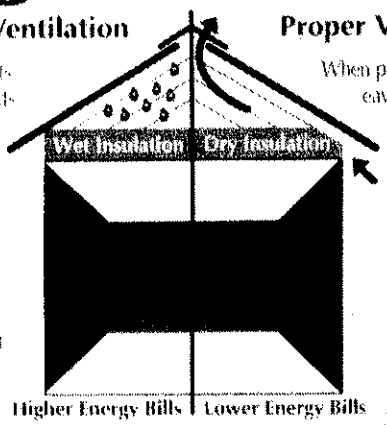
Greater Comfort & Lower Energy Bills

COLD CONDITIONS

Improper Ventilation

Condensation gets trapped and builds up on rafters in attic. Causes soggy insulation.

- Interior of home loses heat rapidly.
- Higher energy bills may result.



Proper Ventilation

When properly installed with eave and soffit vents, most attic air escapes through Cobra® Ridge Vent, minimizing condensation buildup.

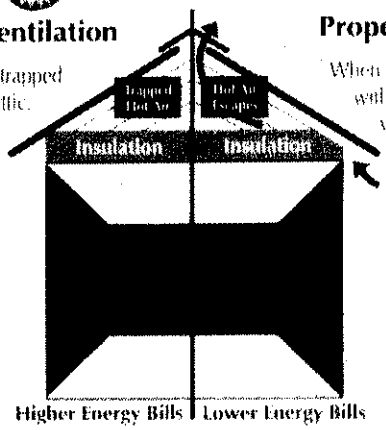
- Insulation stays dry.
- Inside of home stays warm.
- Lower energy bills may result.

HOT CONDITIONS

Improper Ventilation

Hot, stale air gets trapped and builds up in attic.

- House gets hotter.
- Forces air conditioning to work harder.
- Higher energy bills result.



Proper Ventilation

When properly installed with eave and soffit vents, hot, stale attic air escapes through Cobra® Ridge Vent.

- Inside of home may stay cooler.
- Lower energy bills may result.

Saves Money, Too...

COST EFFECTIVE TO INSTALL

Typical Installation Comparison

20 ft. (6.1 meter) Coil of COBRA® Ridge Vent is equivalent to and will replace any of the items below:

1-20 ft. Coil of COBRA® Ridge Vent

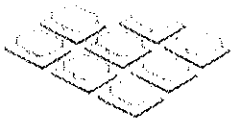
20% MORE COSTLY TO INSTALL

1-1120 CFM Power Fan

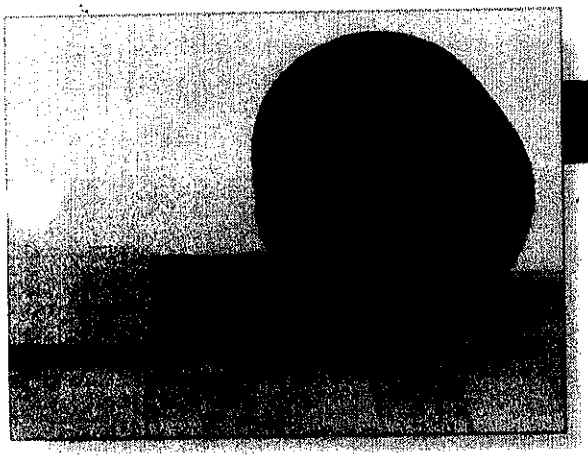
80% MORE COSTLY TO INSTALL

4-Turbine Vents

20% MORE COSTLY TO INSTALL



8 Roof Louvers at 45 Square Inches Each



Most Reliable

- Cannot crack or dent during shipping or installation.
- Will not corrode, rust or turn brittle.
- Will not be damaged by hail or ice.

Quality You Can Trust

- Unique blend of fiber and polymer chemistry produces a durable, long-lasting material.
- No fabric overwrap or filters to clog or deteriorate.
- Won't warp, curl or loosen from weather conditions.
- Installed properly, Cobra® Ridge Vent meets all attic ventilation code requirements.
- Over 1 million homes have Cobra® Ridge Vent installed!

Environmentally Friendly

- Made with over 90% recycled fiber; over 30% post consumer content.

Fulfills Shingle Warranty

- All shingle manufacturers require adequate attic ventilation—Cobra® Ridge Vent is the only system specifically recommended by GAF Materials Corporation—North America's largest roofing manufacturer.

Most Versatile

Vents All of These Applications

- Ridges
- Roof To Wall
- Shed
- Soffits
- Unequal Slope
- Parapet
- Steep Slope (up to 20:12)

Most Flexible

Works With All These Roofing Materials

Standard 10 ½" Cobra® Ridge Vent

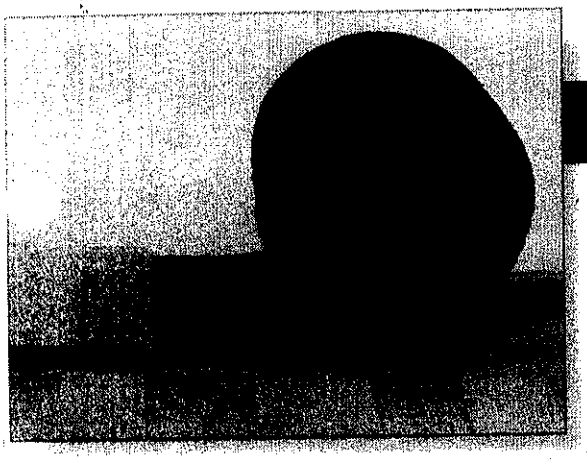
- English sized 3-tab and dimensional fiberglass & organic shingles

29.85cm Cobra® Ridge Vent

- Metric sized 3-tab and dimensional fiberglass & organic shingles

8" Cobra® Ridge Vent

- Cedar Shakes



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29.85cm Cobra® Ridge Vent

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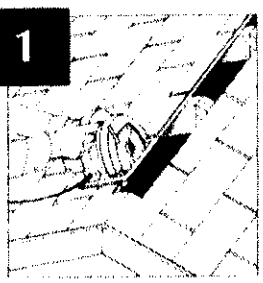
8" Cobra® Ridge Vent

- Cedar Shakes

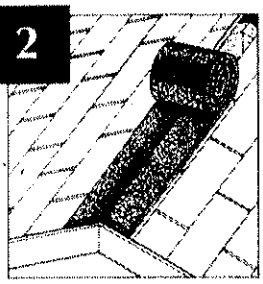
Installation Is As Easy As 1 - 2 - 3

1



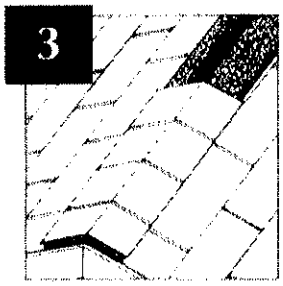
Cut a 2" slot along ridge line.

2



Uncoil Cobra® Ridge Vent.

3



Install ridge cap shingles directly over Cobra® Ridge Vent.

- Requires no special parts or tools.
- Cobra® Smart Nails™ are included in every package for easy, uniform installation.
- Ends simply butt with caulk — no fabric to cut or fold.
- No need for complicated fitting, wrapping or connectors.
- Lightweight for easy handling and transport.

Product Features

	Cobra® Ridge Vent On A Coil	Other Ridge Vents On A Roll	Plastic Ridge Vents	Aluminum Ridge Vents	Roof Venting Cans
Virtually invisible when installed	✔	✔			
Provides superior attic ventilation	✔	✔			
No fabric overwrap	✔		✔	✔	✔
Eliminates waste — every piece can be used	✔				✔
No complicated fitting, wrapping or connectors	✔				✔
Cannot crack or dent during shipping or installation	✔	✔	✔		
Lowest profile in the industry	✔	✔			
Will not warp, curl or loosen from weather conditions	✔	✔			
No external baffle to trap dirt or snow	✔	✔	✔		✔
Flexible, easy to handle and transport	✔	✔			
Will not corrode, rust or turn brittle	✔	✔	✔		
Will not be damaged by hail or ice	✔	✔	✔		

Product Description: COBRA® RIDGE VENT attic ventilation system is the only single-layer, non-fabric-covered ridge vent on a coil. It is a strong, durable, modified polyester, non-woven, non-wicking, fiber-based matting of three-dimensional construction.

Composition and Materials: UV stable, polyester composite.

Maintenance: COBRA® RIDGE VENT properly installed is maintenance-free.

Color: Black

Installation: COBRA® RIDGE VENT is easily installed without special tools. Joints can be simply cut square, butted and caulked without connectors or baffles. COBRA® won't dent, crack, or rust, and has no sharp edges. COBRA® is flexible, easy to handle and transport, and conforms to any roof pitch from 2/12 to 20/12.

Net Free Area: NET FREE AREA is 16.9 sq. in. per lin. ft. COBRA® RIDGE VENT must be installed with soffit vents to meet HVI recommendations. Air flow is unrestricted by any fabric covering.

Codes: COBRA® RIDGE VENT when properly designed and installed with soffit or eave vents meets the net free area requirements of national building codes including CABO, BOCA, SBCCI and ICBO, and meets the requirements of FHA and U.S. Department of Housing and Urban Development. COBRA® RIDGE VENT is licensed for sale under U.S. Patent #5167579.

COBRA® RIDGE VENT Testing Certified by: Construction Research Laboratories, Miami, FL (Report #5515B, Static Pressure Structural Uplift Test, Report #5515C, Wind Driven Rain Test @ 8 in. per hr. rainfall at 110 MPH Report #5704 Simulated Snow Infiltration, ETL Testing Laboratories, Inc., Cortland, NY (Accelerated Dust Clog Test, Self-Ignition Temperature Test), United States Testing Company, Inc., Fairfield, NJ (Air Permeability Test), Penwalt Laboratories, CA (UV Stability Test), Atochem, CT (Standard Tear and Tensile Test, Cold Crack Resistance Test) Metropolitan-Dade County acceptance #97-1118.21

Technical Data:

Property	Test	Values
Air Permeability	ASTM D737	>>700 cu. ft. per minute
Tear and Tensile Strength	ASTM D1294-86	Tear: Machine 25 p.p.i. Counter 25 p.p.i.
	ASTM D2261-83	Tensile: Machine 25 p.p.i. Counter 25 p.p.i.
Self-Ignition Temperature	ASTM D1929	96.0° F
Cold Crack Resistance	LORIN C-115	-25° F
Snow Infiltration	CRL 5704	-0-

Cobra® EXHAUST VENT FOR ROOF RIDGE

Dimensions:
Weight: 4.9 oz./lin. ft.
Thickness: .75 inches nominal
Width: 10.5 in. ± 0.125
Length: 20' (6.1 meters) or 50' (15.2 meters) rolls

Made from over 90% recycled fiber, over 30% post-consumer content

CLASSIFIED UL

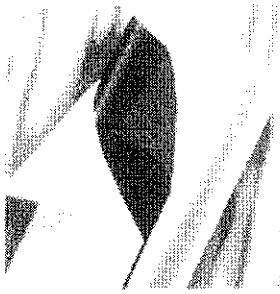
BOCA
Gen BOCA Evaluation Services, Inc. Research Report #98-49

DADE COUNTY
Acceptance #97-1118.21

The Weather Stopper™ 5-Part Roofing System

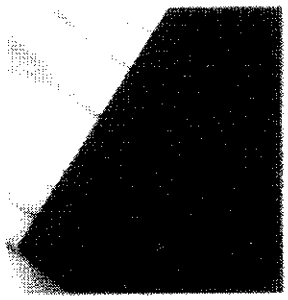
The Weather Stopper™ 5-Part Roofing System has earned the prestigious Good Housekeeping Seal, which means that Good Housekeeping stands behind the products in this system.

1 Leak Barrier



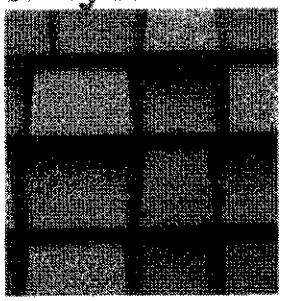
Weather Watch and **StormGuard** are the ultimate Leak Barriers! They provide critical protection against wind-driven rain, and, in the North, ice dams.

2 Roof Deck Protection



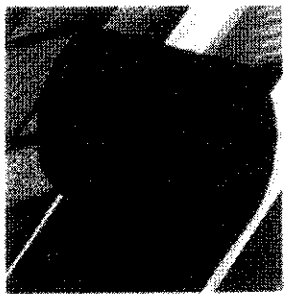
Shingle-Mate Roof Deck Protection lays flatter for a better looking roof. (In the West, premium **Leatherback** Roof Deck Protection is a great alternative.)

3 Quality Shingles



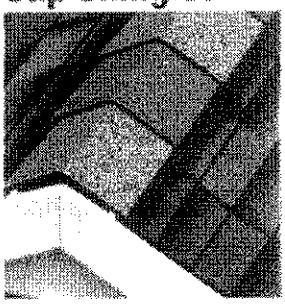
GAF Materials Corp. Class A Shingles are your safest choice in roofing. From the name homeowners have trusted since 1886!

4 Effective Attic Ventilation



Cobra and **Master Flow** Ventilation Products help protect against premature roof deterioration... for a longer lasting roof (when used in a properly balanced ventilation system).

5 Distinctive Ridge Cap Shingles



TIMBERTEX and **TimberRIDGE** Distinctive Ridge Cap Shingles enhance the appearance of your home while guarding against leaks at the ridge line.

And Ventilation

GAF MATERIALS CORPORATION

Quality You Can Trust Since 1886... from North America's Largest Roofing Manufacturer