

The 1912 J.T. Crysap House
LOCATION -- 1607 Main Street
Project Description Letter

July 5, 2024

On behalf of the current owners, I submit the following application:

- This request for a City Bastrop historical marker on the house at 1607 Main Street without any ancillary structures, and description of three qualifying categories.
- Years of construction, alteration, and restoration
- Qualifying categories:
 - # 1 and #2 – “embodies the distinctive characteristics of a type, period, or method of construction and represents the work of a master designer, builder or craftsman.”
 - #3 - association with the lives of persons significant in Bastrop’s past.
 - #4 – “Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.”
- Record of Ownership
- A sketch detailing site and all structures on the same property
- photographs from all sides of each structure to be designated, pages
- copy of current tax payment to the Bastrop County Tax Collector
- statement of HLC status filing fee

Your respectfully,

Ken Kesselus

Application for Historical Landmark Designation

Four qualifying categories:

1 and #2 – “embodies the distinctive characteristics of a type, period, or method of construction and represents the work of a master designer, builder or craftsman.”

The house under consideration sits on 0.564 acre of land that is part of Farm Lot #3 East of Main Street.

This important historic structure is a two-story, frame building with a porte cochere on the south side, a double hipped roof, and projected portico and gallery. It represents the “Prairie Style” and includes “one-over-one windows and strong horizontal ribbon of siding at the base and between the floors.” It benefited from original electrical service in every room. (Robbie Moore Sanders, *Historic Homes of Bastrop, Texas*, Texas A & M Press, 2022, page 107.) More important, it became the first house in Bastrop with central heating, supplied by a coal-fired furnace in the basement and sheet metal ducts that are still present in the interior walls.

Constructed in 1912, it is characteristic of a genre of houses in the now near-northern section of old town Bastrop, within the farm-lot portion that was developed nearly a century after the town’s founding. Its size marks it as a house built during a time of prosperity created largely by the cotton industry and the development of lignite mining a few miles north of town and gives the area a distinctive character that survives until the present.

J.R. Pfeiffer, the premier local building during the early decades of 20th century, had constructed several one-story houses in Bastrop, each following an identical pattern, probably resulting from a single plan that he purchased. The Crysups House, however, stands out from these early examples of Pfeiffer’s work, illustrating his flexibility and perhaps his ability to follow a specific architectural design called for in his contract with the Crysups. (interview, Ken Kesselus, April 23, 2024.)

The house was prominently featured in the 1912 Bastrop County Fair Catalog. (Bastrop County Historical Society Archives.)

Throughout the last hundred and twelve years, only a few changes in the structure have taken place. These include the following.

In 1917, the original owners, J.T. and Lillie Crysups, added an extension to the rear of the house to provide a large kitchen, butler’s pantry, stairway, and a large bedroom on the second floor. The addition was built consistent with the original Prairie Style. At the time, the original wooden roof was covered with galvanized pressed tin shingles, which also covered the addition. These shingles, still on the house and referred to by subsequent residents as “the new roof,” not only serves for fire protection but also adds an appealing aesthetic feature.

When Camp Swift, an important army training base was established six miles north of Bastrop built during World War II, the presence of nearly 90,000 military personnel caused the Bastrop Chamber of Commerce to appeal to all residents to create rental space for officers and their families as well as business operators who flooded into the town. Accordingly, portions of the interior of the house were reconfigured to provide rooms for rent and the porte cochere and the area above were enclosed, again maintaining the Prairie Style, to provide additional rooms for rent.

In 1978, owners John and Doris Clark returned the interior to its original configuration and removed an extra entry door that had been added during World War and rebuilt an original chimney that had been removed years before

In 1990, Joe and Ann Emmert, added a two-story porch to the rear of the house to conform with modern needs.

Qualifying category #3 - association with the lives of persons significant in Bastrop's past.

James. Travis Crysups was an original owner of the house who commissioned its construction. He was lured to Bastrop in 1909 by a group of businessmen eager to create a second bank there. Led by Paul D. Page, prominent attorney and the last resident of Bastrop County to serve in the Texas Senate, investors secured necessary capital and a state banking charter but possessed no knowledge of professional banking. Accordingly, the directors persuaded Crysups to leave Crockett, Texas, where he had formerly served as president of the Crockett Farmers and Merchants Bank. The directors gave him the title of Cashier and authorized him to run the bank's day-to-day operations. (Kenneth Kesselus, *The Citizen State Bank, 1909-1984*.) At the time of his hiring, Thomas B. Love, State Commissioner of Banking, said that Crysups was "one of the most competent men of this state in his line." (*Bastrop Advertiser*, January 16, 1909.) The Citizens State Bank prospered under his leadership until he was forced to retire in 1923 as a result of illness.

During a mere decade and a half, Crysups became a leading businessman in Bastrop. For example, he was "instrumental in organizing the Bastrop Furniture Company and the Powell Cotton Seed Oil Mill and the Bastrop Hotel." (Sanders, *Historic Homes*, page. 108.) He joined the local Methodist Church and was a prominent member of the local Masonic Lodge and the Ben Hur Shrine Temple of Austin.

Lillie Crysups was co-owner of the house and also took an active part in the community. For example, she served as publicity chair of the county-wide Red Cross during World War I, and to celebrate the end of this war, she gave a large Christmas party for the public in this house. Mrs. Crysups was member of the Women's Missionary Society and the Methodist Church. After he husband's death, she continued to manage the house and mirrored his business-oriented ways by purchasing and renovating the Bastrop Hotel. "Under her management, it was reborn to its former glory." She died in 1941. (Sanders, *Historic Homes*, page. 108.)

Joe Emmert, with his wife Ann, bought the house in 1979. Dr. Emmert arrived in Bastrop at a transitional time in the life the old town and contributed greatly to its success. He joined a fresh group of new and native residents who began to fill the void left by the previous generation and moved the town into a stronger, more complex, and more sophisticated community.

He moved to Bastrop after graduation from Texas A & M and University of Texas Dental School, and after his active service in the United States Air Force, he severed in the Air Force Reserves until his retirement with the rank of colonel. From 1980 until his retirement , he engaged in a very successful dental practice.

Almost immediately upon moving to Bastrop Dr. Emmert began a life-long practice of community service, providing leadership in the Bastrop Opera House Association, Bastrop Lions Club, Calvary Episcopal Church, Bastrop Chamber of Commerce, 1981 Main Street Program undertaking, Salinas Art Festival, city-wide wildflower project, Trade Days, Masonic Lodge,

Qualifying category #4 – “Is designated as a Recorded Texas Historic Landmark or State Archeological Landmark, or is included on the National Register of Historic Places.”

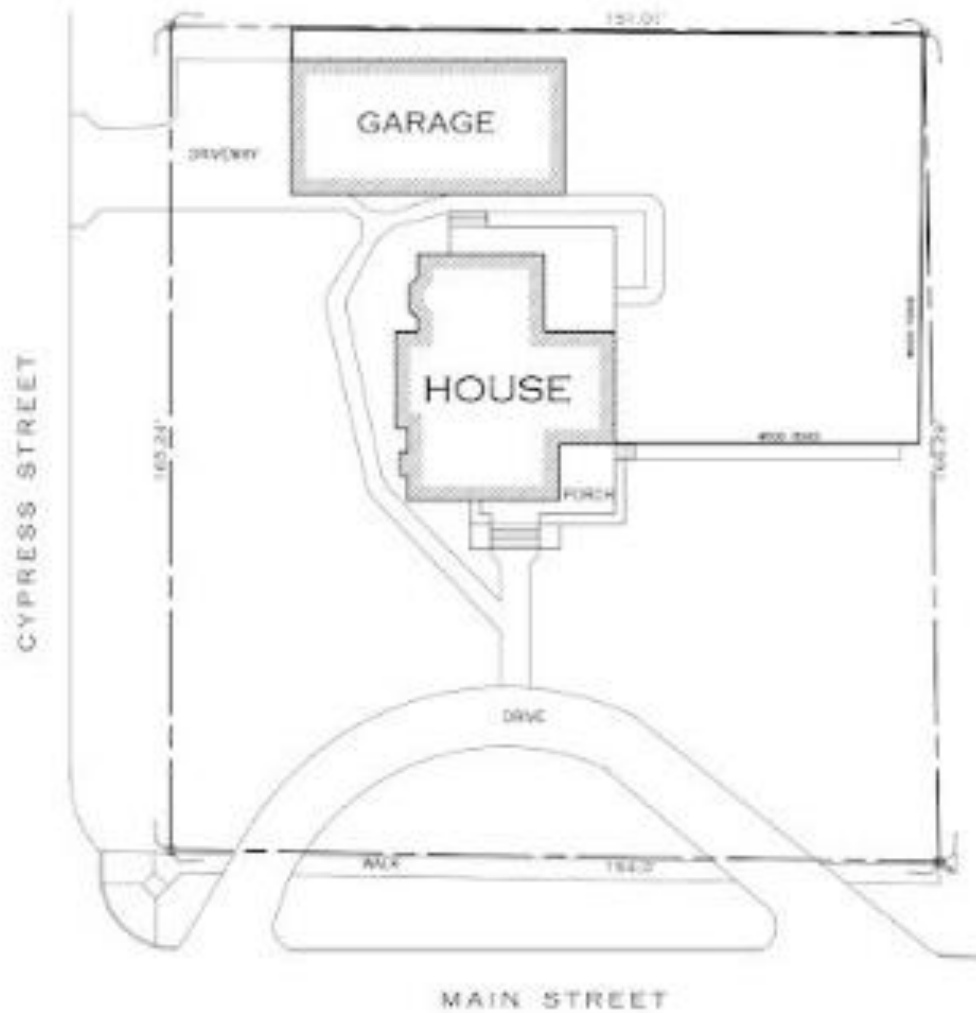
The Crysap House was placed on the National Register of Historic Places in 1976. (Bastrop County Historical Commission.)

RECORD OF OWNERSHIP

- 1827 - Republic of Mexico grant to Stephen F. Austin (his “Little Colony.”).
- Ayuntamiento of Mina to Thomas Toulson (Farm Lot 3 East of Main Street) - April 23, 1835, Bastrop County Deed Records (DR) Vol. B, page 251.
- Toulson to Bartholomew Manlove – November 20, 1835, DR Vol. A, page 400.
- Manlove to L.B. Harris – January 20, 1848, DR Vol. F, page 49.
- Harris to Sherman Reynolds – December 31, 1850, DR Vol. G, page 363.
- A judgment of district court ordered Reynolds to forfeit this property to cover an unpaid debt to R.M. Hubbard. At a subsequent Sheriff’s sale John C. Buchanan purchased the property – December 3, 1855, DR Vol. K, page 20.
- J.C. Buchanan to Sherman Reynolds – April 13, 1863, DR Vol. Y, page 547.
- This property was subdivided, leaving the portion bound by present Cedar, Cypress, Main, and Water Streets – and this portion was sold by Adelia McLean (nee Reynolds) and A.C. McLean to A.A. Elzner – July 21, 1902, DR Vol. 38, pages 68-69.
- A.A. Elzner and wife to J.L. Wilbarger -September 9, 1902, DR Vol. 38, pages 144-45.
- J.L. Wilbarger to C.L. and Hattie Moncure – August 22, 1910 ---DR Vol. 47, page 353.
- C.L. and Hattie Moncure to James T. and Lillie Crysap – June 8, 1911, DR Vol. 52, page 386, -- the North half of the above listed property, i.e. the north half of the area bound by present Cedar, Cypress, Main, and Water Streets
- After the death of James Crysap, Lillie Crysap became the sole owner of above-mentioned property. Subsequently, the eastern portion of the property was sold, leaving the house on the northwest quarter of the land bound by present Cedar, Cypress, Main, and Water Streets.
- After Lillie’s death, her executor sold the remaining property to Robert A. and Mary Tullis, October 31, 1955, DR Vol. 142, page 331.
- After Robert Tullis died, Mary Tullis gave her daughter Margaret Adkins an undivided one-half of the property and retained life estate, July 29, 1979, DR Vol. 254, 190-1.
- Mary Tullis and Margaret Adkins, sold the property to John F. Clark Jr. and Doris Clark, August 24, 1979, DR Vol. 278, page 840.
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- John and Doris Clark to Joe and Ann Emmert, July 15, 1980, DR Vol. 289, page 100.
- The Emmert's sold the property to Sarah Emmert and Heath Redfearn (married couple, May 8, 2023, DR Vol. 178, page 795.

SKETCH OF THE HOUSE AND GROUNDS



SITE PLAN



PHOTOGRAPHS

Facing North



Facing West



Facing South



Facing East



- copy of current tax payment to the Bastrop County Tax Collector

Property Location
1507 MAIN ST BASTROP 78602

Legal Description
FARM LOT 3 E N ST, ACRES 0.564

Ellen Owens
TAX ASSESSOR-COLLECTOR

Property ID
R27927

Owner ID
00111661

Owner Name
EMMERT, JOSEPH H

2023 PROPERTY TAX STATEMENT

Bastrop County Tax Office (512) 581-7191
Appraisal District (512) 303-1930

Exemptions: HS,QA **Assessment Ratio:** 100%

Land	Improvement	AG Market	AG Use	Cap Adjustment	Appraised	Assessed
115,715	348,458	0	0	0	464,173	464,173

Where do your tax dollars go?

Taxing Unit	Tax Rate	Exemption	Taxable	Tax Due
City Of Bastrop	0.4904000	0	464,173	1,806.03
Bastrop County	0.3214900	25,000	439,173	1,411.90
County Road	0.0720400	25,000	439,173	316.38
Bastrop ISD	1.0702000	110,000	354,173	1,643.75
TOTAL ANNUAL TAXES DUE ON OR BEFORE JANUARY 31				\$5,178.06

A) Cities 34.68%
B) County 33.38%
C) Schools 31.74%

Payment Options
Visit our website for eCheck and credit card payments
<https://bastropac.com>

DISC. VER VISA echeck

Inst	Due By	Payment Amount
1st	01/31/2024	1,294.52
2nd	03/31/2024	1,294.51
3rd	05/31/2024	1,294.51
Due	01/31/2024	1,294.52

> We will accept a partial payment, however, any balance owed on February 1, will incur penalty and interest.
 > To avoid the accrual of penalty and interest, all payments, including metered mail, online bill pay and e-checks, **must bear a USPS postmark or be received on or before January 31st**.
 > Depositing payment in a USPS collection box does not guarantee a postmark for that day and could result in the accrual of penalty and interest if done on or near a delinquency date.
 > By state law, failure to receive a tax bill does not relieve the owner of tax, penalty or interest liability. If you did not receive a statement for each piece of property you own, you may visit our website to view property taxes, payment history, current statements, payment options and other information at: <https://bastropac.com>
 > The Tax Assessor-Collector does **NOT** have the legal authority to forgive or waive any penalty or interest charges.
 > If you receive a tax statement and a mortgage company is responsible for payment of the taxes, contact your mortgage company immediately.

Copy of payment for application --

INVOICE

Invoice ID: 24-000729

**INVOICE FOR**

Ken Rosserko
 Akash James Press
 1301 Church Street
 Dallas, TX 75202

INVOICE FROM

City of Dallas, TX
 Melissa Goodson
 1311 Chestnut Street
 Dallas, TX 75202

FEE NAME	ACCOUNT NO.	AMOUNT
Technology Fee	100-00-00-4025	\$ 0.00
AMOUNT DUE		\$0.00

This document is for payment purposes only and is not for record.

Issue Date
 May 22, 2024

Due Date
 June 21, 2024

Project Name
 1807 Main St - Historic
 Landmark Designation

Project ID
 24-000729

Department
 Planning Department

Project Address
 1807 Main St, Dallas, TX
 75202