

HURRICANE HARVEY, IRMA, MARIA - ESHPF GRANT PROGRAM



Bracht House 1879 Rockport • Aransas County • Texas

History

Bracht House is a Queen Anne-style two-story wood framed residence in L-plan form with asymmetrical wraparound porch, distinctive polygonal corner turret, gabled dormers and hipped roof. The house was originally a modest-sized, two-story French Second Empire-style dwelling. The original house was built in 1879 by F.C. Finney, an Oklahoma developer. Leopold and Clara Bracht, prominent merchants to Rockport's early commercial development, purchased the house around 1887 and moved it to its current location. In 1900, the Bracht family enlarged and remodeled the residence into an expansive Queen Anne-style residence.

Rehabilitation Project

The exterior envelope was heavily damaged by Hurricane Harvey. First & second-floor columns were damaged and porch framing compromised. Second-floor decking was damaged and framing was weakened. The multi-hour storm collapsed the remaining 10-feet of the balcony roof and damaged exterior siding, trim and windows.

Rehabilitation included replacement of the second-floor wrap-around porch, first and second-floor porch columns, decking, trim, and reconstruction of the original porch railing. The balcony reconstruction included framing and roofing systems and finishes to match the original as documented in historic photos. Additional exterior envelope work included window reconstruction, louvers, glazing and window putty replacements. There was also replacement of damaged and deteriorated gutter and downspouts, siding, trim, sealant, and painting. Non-historic wall openings were closed following removal of air conditioning units.

DESIGNATION: Recorded Texas Historic Landmark (RTHL), Eligible for National Register of Historic Places

HISTORIC USE: Private Residence

CURRENT USE: Private Residence / Bed & Breakfast

QUALIFIED EXPENSES: \$332,519

CONTACT: Jennifer & James Day, Owner