



AEI Consultants

Environmental & Engineering Services

July 24, 2017

Texas Historic Commission
Ms. Rebecca Shelton
P.O. Box 12276
Austin, Texas 78711

Re: **ADDENDUM LETTER: PHASE I ENVIRONMENTAL SITE ASSESSMENT AND SUBSEQUENT CULTURAL RESOURCES SURVEY**

Colonel Etheridge Boulevard & Financial Plaza
Huntsville, Texas 77340
THC Track #201609685
Reference: Brazos Crossing

Dear Ms. Shelton:

On August 4, 2016, AEI issued a *Phase I Environmental Site Assessment* for the above-referenced property. As part of HUD guidelines, AEI submitted a request to the Texas Historical Commission (THC) regarding determination on whether development of the subject property will affect property repair, rehabilitation of an existing structure, conversion of use, demolition, new construction, or the acquisition of undeveloped land. On August 10, 2016, AEI received a response from the THC stating that the subject property has never been formerly surveyed for cultural resources and there is potential for archeological resources to be present within the project area. In addition, the THC was notified of a log cabin being present on the property in 2014 and requested more information on the log cabin including: the original location of the cabin, the circumstances of the move, any modifications made to the structure after the move, and to provide photographs of the structure prior to the move. Based on this information, the THC recommended that a professional archaeologist conduct an intensive archeological survey of the entire project area, thus the Phase I conclusions included this recommendation as well. This letter serves as the addendum to the *Phase I Environmental Site Assessment* and provides the results of the *Cultural Resources Survey* which was subsequently performed on the subject property per recommendation by the THC.

On July 13, 2017, AmaTerra Environmental, Inc. was contracted by AEI Consultants and performed an intensive cultural resources inventory of the subject property, a 9.1-acre tract in Granbury, Texas. The tract consisted of undeveloped private property. The goal of the survey was to locate, identify, and assess any cultural resources that could be adversely affected by proposed development, and to evaluate such resources for their potential eligibility for listing in the National Register for Historic Places (NRHP) or eligibility for listing as a State Antiquities Landmark (SAL). All work conformed to 36 Code of Federal Regulations (CFR) Part 800, and 13

Texas Administrative Code (TAC) 26, which outline the regulations for implementing the Section 106 of the NHPA and the ACT, respectively.

The cultural resources inventory was conducted on June 27, 2017. The entirety of the project area or Area of Potential Effects (APE) was subjected to visual inspection supplemented by shovel tests in order to evaluate the cultural resources located within the project area. During the survey, a prehistoric lithic scatter and historic-aged cultural resource were documented within the 9.1-acre APE. Based on our research and field assessment, it was determined that the prehistoric lithic scatter (41HD94) was determined to be ineligible for listing on the NRHP or as a SAL. The historic-age cabin, the Old Ferry Master's Cabin, documented within the APE is recommended as eligible for listing in the NRHP under Criterion A at the local level with Criteria Consideration B for a building removed from its original location. The cabin has historically been associated with the water and rural setting. The proposed construction would change the view shed of the cabin, the association with the water, and remote feel of the cabin. Thus, the integrity of association would be impacted by the proposed project. Since the proposed undertaking would result in direct impacts to the integrity of setting, feeling, association, a finding of adverse effects is recommended for the Old Ferry Master's Cabin. Should the proposed project change in scope or design, the potential to affect the historic-age resource should be taking into consideration.

No artifacts were collected as part of this survey. All records will be curated at the Texas Archeological Research Laboratory (TARL).

Based on results of field investigations and historical research, no additional cultural resources investigations within the 9.1-acre tract are warranted and as such, AEI recommends no further investigation at this time. Furthermore, for your consideration, it should be noted that to date, the cabin structure has been donated to the City of Granbury and is not considered part of future development plans, which are outlined in the attached report. Additionally, the City of Granbury has expressed plans to make the cabin available for public knowledge and access. Furthermore, the proposed development has been approved by the City of Granbury, along with zoning requirements. As such, while the development will result in a visual, adverse impact, it is of AEI's opinion that the proposed development move forward as planned, taking into consideration protecting the historical integrity of the cabin as well as its safety during construction activities.

Enclosed is the full technical report and figures.

Please contact me at (214) 393-5810 if you have any questions.

Sincerely,

AEI Consultants



Rachel Kirkpatrick
Senior Author, Regional Director – Texas



July 19, 2017

Don Murphy
Avalon Property Company
P.O. Box 997
Granbury, TX 76048

Re: Zoning Verification for 717 Hill Blvd.

Dear Mr. Murphy,

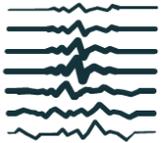
At your request, we have examined our records with respect to certain real property in the City of Granbury located at 717 Hill Blvd. (the "Property"), and we are pleased to advise you that:

- a) As of this date, the Property is zoned Planned Development, Multiple-Family ['PD/MF'] under the City of Granbury Zoning Ordinance, which zoning ordinance governs the permitted uses of the Property. The PD/MF zoning district permits use as an apartment complex as a matter of right without the necessity of obtaining a conditional or special use permit, variance, special exception or other authorization or approval.
- b) The Ordinance approving said Planned Development was approved by the City Council on May 16th, 2017, and is filed as Ordinance #17-33, a copy of *which can* be provided through an Open Records Act request filed with the City.
- c) Formal acceptance of the 0.25 acre parkland dedication including the historic log cabin will be finalized at the time the final plat is filed for record at the Hood County Clerk's Office, per Section 4.12.D.3 of the City of Granbury Subdivision Ordinance.

Thank you,

A handwritten signature in black ink that reads "Brett Mangum" with a long horizontal flourish extending to the right.

Brett Mangum, AICP
Planner
City of Granbury



CULTURAL RESOURCES SURVEY FOR A 9.1-ACRE TRACT AT GRANBURY, HOOD COUNTY, TEXAS

By

Joshua T. Hamilton and Erica Howard



July 20, 2017

**CULTURAL RESOURCES SURVEY
FOR A 9.1-ACRE TRACT AT GRANBURY,
HOOD COUNTY, TEXAS**

by

Joshua T. Hamilton and Erica Howard

Prepared for

AEI Consultants

Prepared by

AmaTerra Environmental, Inc.
Austin, Texas



Technical Report No 208

July 20, 2017

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4009 Banister Lane, Suite 300
Austin, Texas 78704

AmaTerra Project No. 269-04

Cover photograph: Old Ferry Master's Cabin

ABSTRACT

This report documents the substantive findings and management recommendations of a cultural resources inventory conducted by AmaTerra Environmental, Inc. (AmaTerra) for the 9.1-acre tract in Granbury, Hood County, Texas. As a federal grant has been provided to the developer by the U.S. Department of Housing and Urban Development (HUD), the project will be subject to the provisions of the National Historic Preservation Act (NHPA) of 1966, as amended.

The goal of the survey was to locate, identify, and assess any cultural resources that could be adversely affected by proposed development, and to evaluate such resources for their potential eligibility for listing in the National Register for Historic Places (NRHP) or eligibility for listing as a State Antiquities Landmark (SAL). All work conformed to 36 Code of Federal Regulations (CFR) Part 800, and 13 Texas Administrative Code (TAC) 26, which outline the regulations for implementing the Section 106 of the NHPA and the ACT, respectively.

The cultural resources inventory was conducted by archeologist Joshua Hamilton and architectural historian Erica Howard on June 27, 2017. The entirety of the project area or Area of Potential Effects (APE) was subjected to visual inspection supplemented by shovel tests in order to evaluate the cultural resources located within the project area. During the survey, one prehistoric lithic scatter and one historic-aged cultural resource were documented within the 9.1-acre APE. Based on our research and field assessment, the prehistoric lithic scatter (41HD94) is recommended to be not eligible for listing on the NRHP or as a SAL. The historic-age resource is identified as the Old Ferry Master's Cabin and is recommended as eligible for listing in the NRHP under Criterion A at the local level with Criteria Consideration B for a building removed from its original location. The cabin has historically been associated with the water and rural setting. Current development of the area does not include using the cabin nor moving it to another location, and the cabin has been donated to the City of Granbury for their use. The proposed HUD development project has been approved by the City. Even though the cabin will not be relocated, the proposed development construction would change the historic view shed of the cabin, the association with the water, and remote feel of the cabin. Thus, the integrity of association would be impacted by the proposed project. Since the proposed undertaking would result in direct impacts to the integrity of setting, feeling, association, a finding of adverse effects is recommended for the Old Ferry Master's Cabin. Should the proposed project change in scope or design, the potential to affect the historic-age resource should be taking into consideration.

No artifacts were collected as part of this survey. All records will be curated at the Texas Archeological Research Laboratory (TARL). No further work is warranted; however, if any cultural resources, other than those documented within this report, are unearthed during construction, the operators should stop construction activities, and immediately contact the project environmental representative to initiate coordination with the THC prior to resuming any construction activities.

TABLE OF CONTENTS

ABSTRACT	I
CHAPTER 1. INTRODUCTION AND MANAGEMENT SUMMARY	1
CHAPTER 2. ENVIRONMENTAL SETTING	5
Physiography	5
Climate.....	5
Geology and Soils.....	5
Current Setting.....	6
CHAPTER 3. REGIONAL CHRONOLOGY AND CULTURAL BACKGROUND	9
Paleoindian (11,500–8500 Years BP).....	9
Archaic (8500–1250 Years BP).....	9
Early Archaic (8500–6000 Years BP)	9
Middle Archaic (6000–3500 Years BP)	10
Late Archaic (3500–1250 Years BP).....	10
Late Prehistoric (1250–400 Years BP)	10
Protohistoric (AD 1550–1800)	11
Historic.....	11
Cultural Resources in Proximity to the APE	13
Historical Background	14
CHAPTER 4. METHODOLOGY	17
CHAPTER 5. SURVEY RESULTS	19
Archaeological Results	19
Site 41HD94.....	23
Historic Resources Results	24
Current Condition of the Cabin Compared to 1974 Photograph	25
Evaluating the Applicable Criteria.....	26
Assessment of Effects.....	28
CHAPTER 6. CONCLUSIONS AND RECOMMENDATIONS	31
REFERENCES CITED	33
APPENDIX A. SHOVEL TEST LOG	37
APPENDIX B. HISTORIC RESOURCES SURVEY PHOTOGRAPHIC LOG	41

LIST OF FIGURES

Figure 1. Project Location Topographic Map	2
Figure 2. Project Location Aerial Imager	3
Figure 3. Proposed Construction Plans	4
Figure 4. Soil Types within the APE.	7
Figure 5. Cultural Resources within 1-kilometer of the APE.	14
Figure 6. Project APE on a 1953 USGS Aerial Image.	20
Figure 7. Historic-aged Road within the APE.	21
Figure 8. Shovel Test Locations within the APE.....	22
Figure 9. Lithic Debitage Observed within Site 41HD94.....	24
Figure 10. Hammerstone Observed within Site 41HD94.	24

LIST OF TABLES

Table 1. Soil Types Located within the APE (USDA-NRCS 2015)	6
Table 2. Previous Archeological Surveys Conducted within 0.62-Mile (1-Km) of the APE	13

CHAPTER 1

INTRODUCTION AND MANAGEMENT SUMMARY

This report has been written in accordance with the guidelines for reports prepared by the Council of Texas Archeologists (CTA 2002). The report presents a description of the project area or Area of Potential Effects (APE), environmental setting, cultural resources background, and methodology; followed by the results of the investigations and recommendations. This report serves as the cultural resources report to satisfy the requirements of Section 106 consultation under the National Historic Preservation Act of 1966 (NHPA), as amended.

AmaTerra Environmental, Inc. (AmaTerra) performed a cultural resource inventory to locate any prehistoric or historic-period cultural resources within the 9.1-acre (3.68-hectare [ha]) APE located 115 feet (35 meters [m]) northeast of the intersection of Hill Boulevard and North Avalon Court in Granbury, Texas. As a federal grant has been provided to the developer by the U.S. Department of Housing and Urban Development (HUD), the project will be subject to the provisions of the National Historic Preservation Act (NHPA) of 1966, as amended. The APE is plotted on the Granbury 7.5-minute series U.S. Geological Survey (USGS) Quadrangle sheet and recent aerial photographs (**Figure 1** and **Figure 2**).

Current design plans call for the development of residential houses with associated garages and parking areas, utility lines, sidewalk, stone walls, and a pool within the 9.1-acre tract referred to as the APE (**Figure 3**). Although the exact depth of ground disturbing activities has not yet been determined, subsurface investigations within the APE were assessed to culturally sterile soil. As the project will require compliance with Section 106, an assessment of indirect effects will be required per Section 106 guidelines. Thus, any structure of historic age encountered within the footprint of proposed construction or within 300 feet (approximately 100 m) of the APE, was photographed and assessed for potential eligibility for listing on the National Historic Register of Historic Places (NRHP).

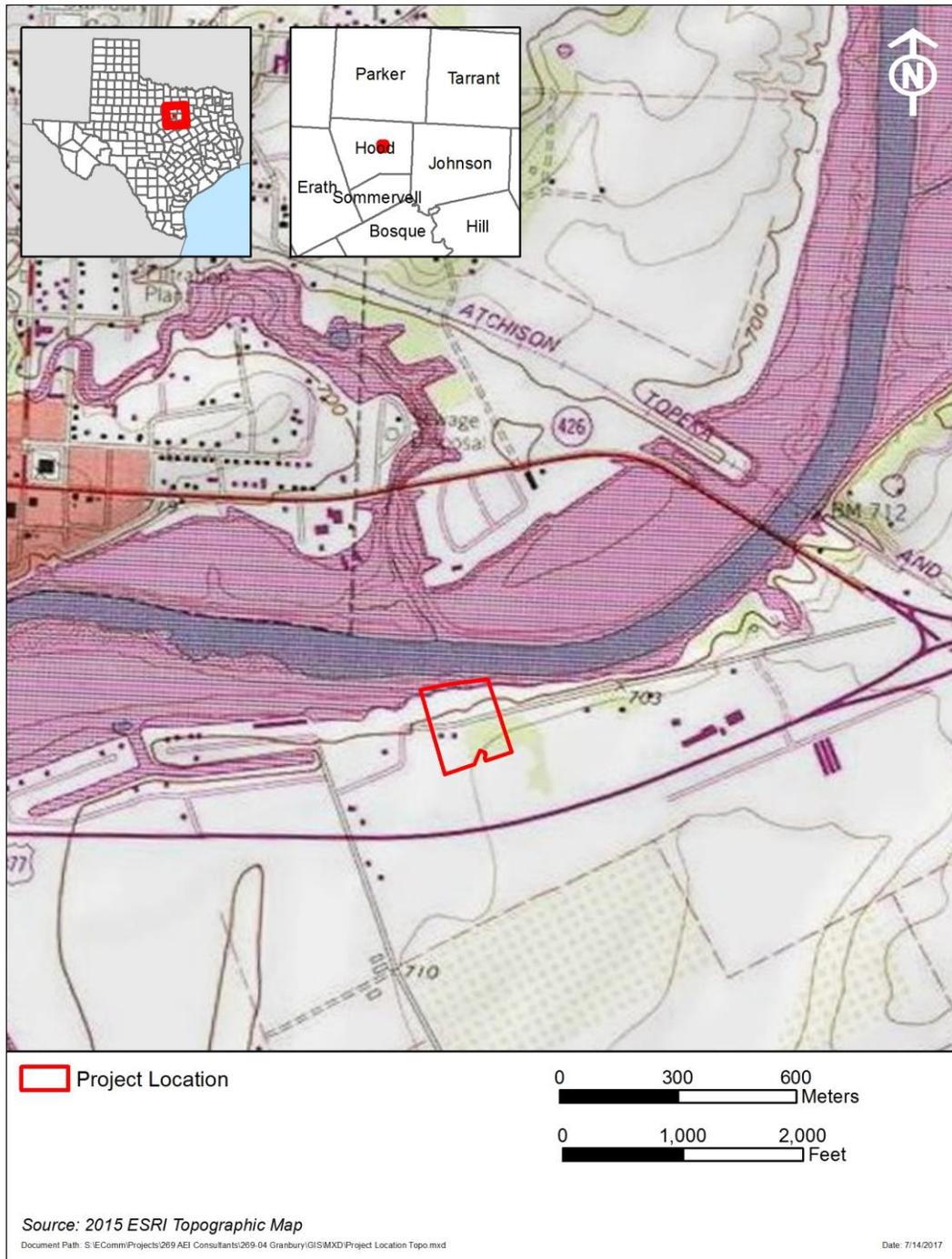


Figure 1. Project Location Topographic Map

The cultural resources survey was conducted on June 27, 2017. Nick Trierweiler served as the Principal Investigator, Joshua Hamilton as the Project Archeologist, and Erica Howard as the Architectural Historian.

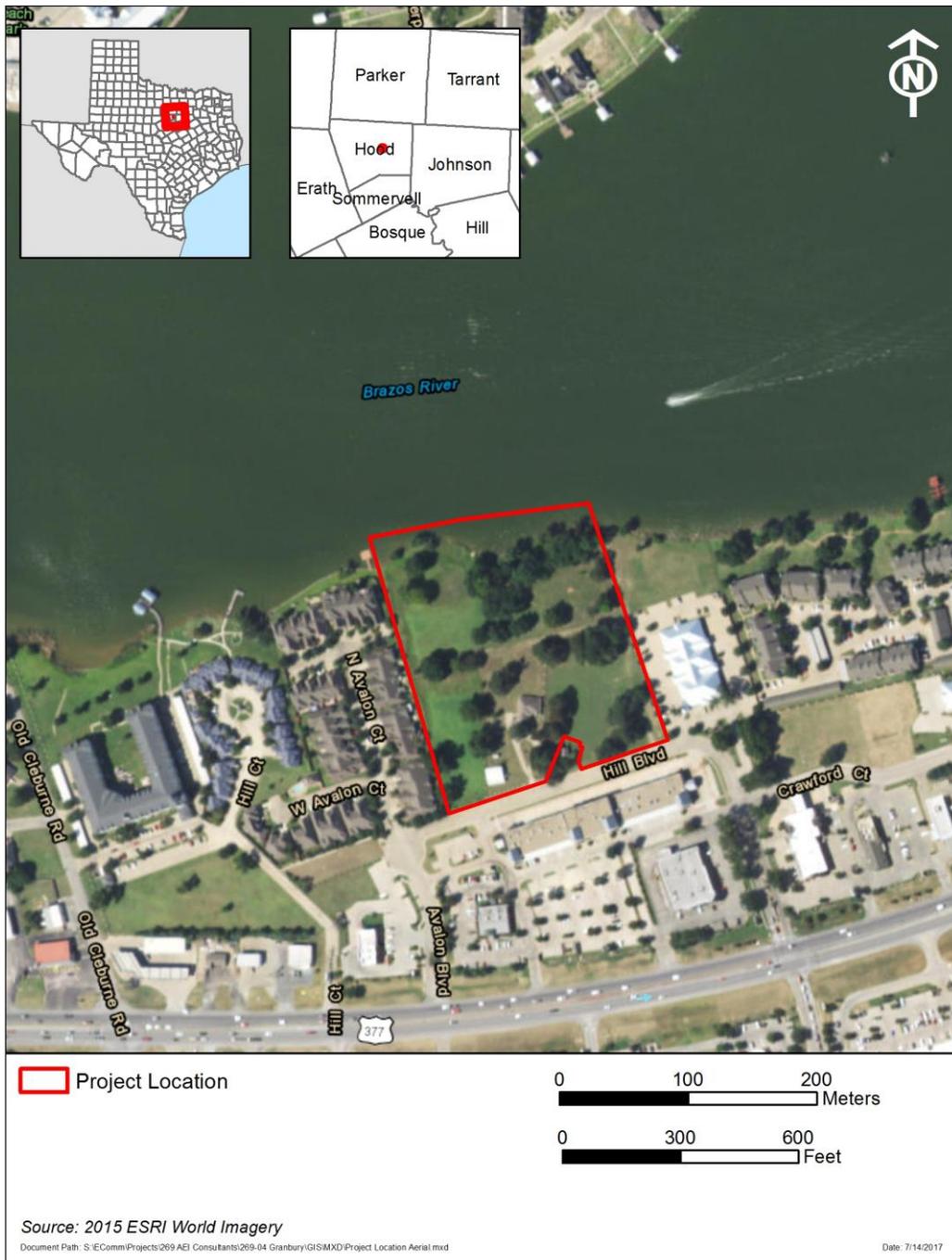


Figure 2. Project Location Aerial Imager

The goals of the investigation were to: locate all prehistoric and historical archeological sites, if present within the project area; establish vertical and horizontal site boundaries; and evaluate the significance of recorded sites and structures with regard to NRHP and State Antiquities Landmark (SAL) eligibility. A total of ten hours were expended in the field in support of this project. Weather conditions were good and the archeologist and architectural historian encountered no difficulties in completing the investigations. Artifacts were observed during field investigations, but none were collected. All project related documents will be curated at the Texas Archeological Research Laboratory (TARL).

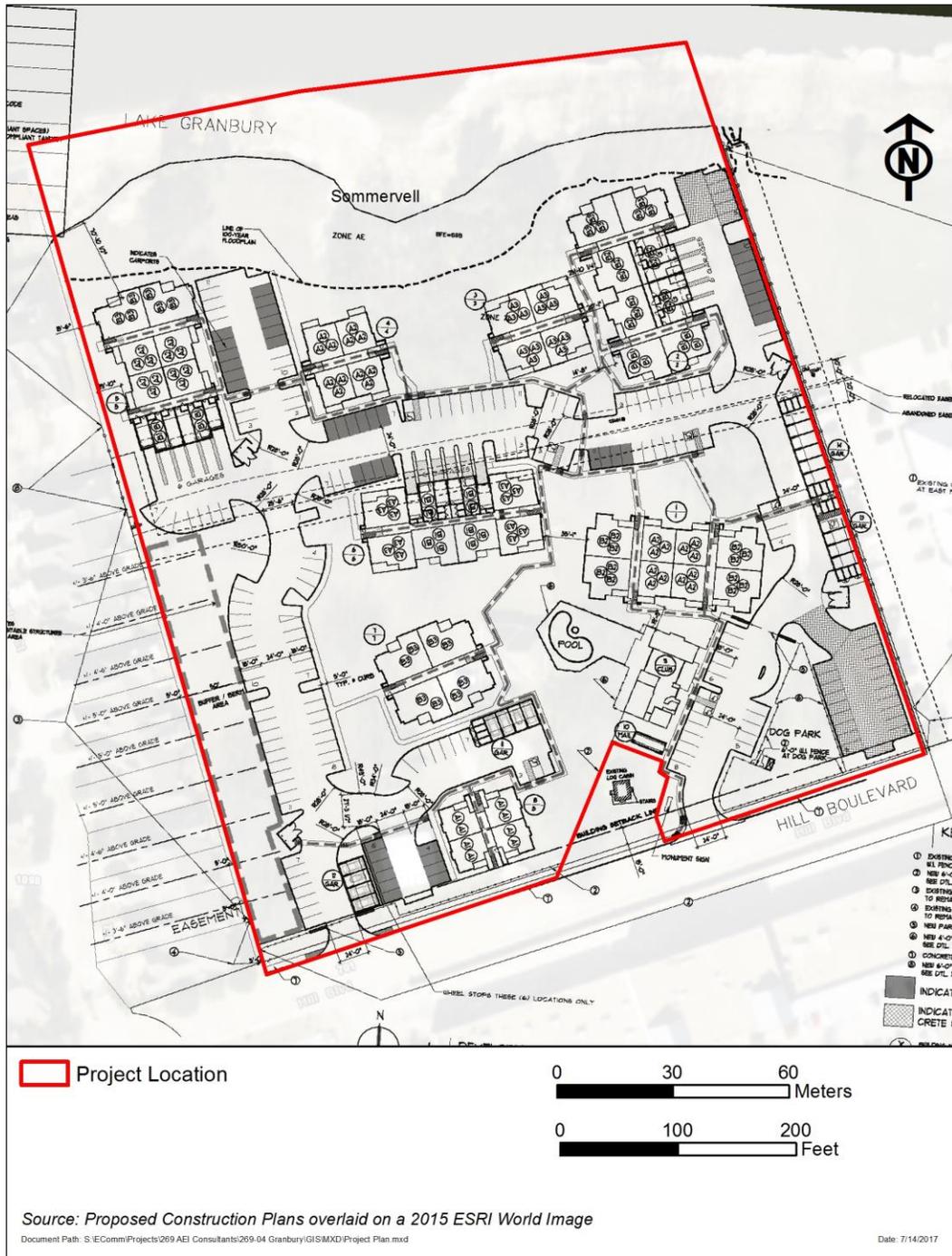


Figure 3. Proposed Construction Plans

CHAPTER 2

ENVIRONMENTAL SETTING

Physiography

The APE is located within the Grand Prairie, a sub-region of the Cross Timbers ecoregion (Griffith et al. 2007). The Grand Prairie is characterized by undulating plains underlain by limestones with interbedded marl and clay. Before extensive settlement, the Grand Prairie was dominated by tall and short grasses. Forested areas were generally restricted to draws and drainages along stream banks and river valleys and meandering streams and waterways deeply incise through the limestone surface. Although a significant portion of the Grand Prairie has been converted for agricultural purposes, the region supports some of the largest areas of native grass in Texas (Texas A&M Forest Service 2014).

Climate

Hood County is located in the north-central part of Texas. This region has a humid subtropical climate and an annual rainfall averaging between 35.01 to 40.00 inches. About half of the rain usually falls between April and May, with July and August being the two driest months of the year (Estaville and Earl 2008). The APE is located within a transitional area between the moist climate of east Texas and the drier climate of the Great Plains (Griffith et al. 2007).

Geology and Soils

As the APE is located adjacent to the Brazos River and its associated terraces, it is underlain by Pleistocene-aged fluvial terrace deposits (Qt) (McGowen et al. 1974). These terraces are composed of alluvium and were formed when the river abandoned its previous course and the new channel cut deeper into the earth (Scoggins 2004).

Three soil series are located within the APE (**Figure 4**). **Table 1** provides a brief description of the three soils and their percentages within the APE. According to the *Soil Survey of Hood and Somervell Counties, Texas* (Coburn 1978) and U.S. Department of Agriculture Natural Resources Conservation Service web soil survey data for Hood County (USDA NRCS 2017), the three soil types that dominate the APE are Paluxy very fine sandy loam, 5–8 percent slopes, Bastrop loamy fine sand, 1–5 percent slopes, and Bastrop fine sandy loam, 3–5 percent slopes.

Table 1. Soil Types Located within the APE (USDA-NRCS 2017).

Map Unit	Soil	Approximate Percentage of the APE
2	Bastrop loamy fine sand, 1–5 percent slopes - This component is described as a loamy fine sand that is located along stream terraces. Depth to a root restrictive layer, bedrock, lithic, is more than 80 inches. The natural drainage class is well drained.	25.7
5	Bastrop fine sandy loam 3–5 percent slopes - This component is described as a fine sandy loam located along stream terraces. Depth to a root restrictive layer, bedrock, lithic, is greater than 80 inches. The natural drainage class is moderately well drained.	1.8
36	Paluxy very fine sandy loam, 5–8 percent slopes – This component is described as a very fine sandy loam located along stream terraces. Depth to a root restrictive layer, bedrock, lithic, is greater than 80 inches. The natural drainage class is well drained.	5.2

Current Setting

The APE is located southeast of downtown Granbury, 115 feet (35 m) northeast of the intersection of Hill Boulevard and North Avalon Court. Largely surrounded by residential houses and commercial buildings, the APE contains a single-story residential building, an outlying structure, a modern well, and the historic-aged cabin belonging to the Old Ferry Master. Overall, the topography within the APE slopes from the south-south-east to the north-north-west as it approaches Granbury Lake and ranges in elevation between 700 to 718 feet above mean sea level. Several pronounced terraces dissect through the sloping central and northern portions of the APE along a general west-south-west and east-north-east orientation and were likely formed by periodic flooding from Lake Granbury.

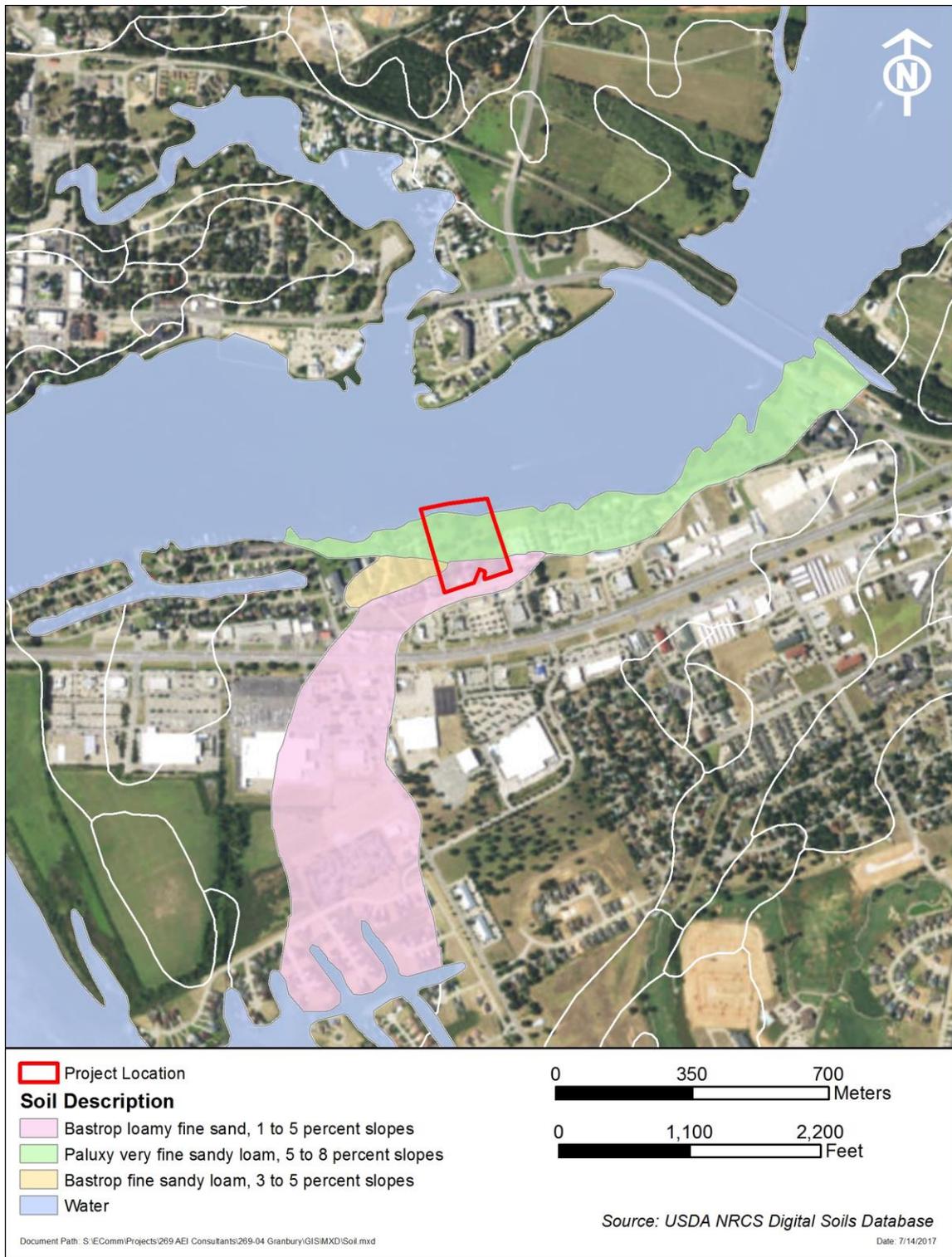


Figure 4. Soil Types within the APE.

CHAPTER 3

REGIONAL CHRONOLOGY AND CULTURAL BACKGROUND

The APE is situated within the North-Central Texas Archeological Region (Perttula 2004). Due to a lack of well-preserved archeological sites and few archaeological investigations of well stratified sites, the region's prehistory is incompletely understood. However, based on regional studies, the occupation of North-Central Texas is currently divided into five broad time periods: Paleoindian, Archaic, Late Prehistoric, Protohistoric, and Historic.

Paleoindian (11,500–8500 Years BP)

The first inhabitants of North-Central Texas arrived around 11,500 years BP to mark the beginning of the Paleoindian Period. This period is characterized by cooler and wetter climatic conditions than today and unique subsistence patterns, which consisted of hunting now extinct mega-fauna like mammoth, mastodons, bison, camel, and horse (Black 1989, Mauldin et al. 2003). These small bands of nomadic big game hunters also exploited small game (Collins 1995) and plant resources. Paleoindian lithic technology typically consisted of lanceolate-shaped and often fluted projectile points, polyhedral blade cores, blade tools, and the use of exotic raw materials. The warmer and drier climatic conditions coupled with the extinction of mega-fauna resulted in a shift in Paleoindian subsistence strategies around 8500 years BP. This shift marked the end of the Paleoindian Period and the beginning of the Archaic Period. Recorded Paleoindian sites in North-Central Texas include the Aubrey Clovis Site (41DN479) and the Horn Shelter No. 2 Site (41BQ46).

Archaic (8500–1250 Years BP)

In North-Central Texas the Archaic Period dates from 8500 to 1250 years BP (Prikryl 1990). This period is characterized by a broader diet breadth, which included an increased reliance on a wider range of floral and faunal resources, a wider variety of project point styles (Collins 1995), population growth, a decrease in mobility, and the development of distinct group territories (Prikryl 1990). Previous studies (Peter and McGregor 1988; Yates and Ferring 1986) have observed Archaic Period archeological sites within buried deposits of flood plain alluvium along the West Fork of the Trinity River. The Archaic Period is typically sub-divided into the Early, Middle, and Late Archaic subperiods.

Early Archaic (8500–6000 Years BP)

The changing climatic conditions and dwindling mega-fauna populations that occurred at the beginning of this subperiod resulted in a shift towards new subsistence strategies. This shift resulted in a more hunting-and-gathering based economy, which included an emphasis on deer, fish, and plant materials (Black 1989). In addition, projectile point technology changed from unstemmed to stemmed varieties, including the Early Split Stemmed varieties and possibly Angostura project points (Prikryl 1990; Story 1990).

Middle Archaic (6000–3500 Years BP)

During the Middle Archaic subperiod, the climate was initially similar to that of the Early Archaic. However, as the Middle Archaic progressed it is believed that the climatic conditions became wetter (Albert and Wyckoff 1984). The continued supply of moisture allowed the development of the Cross Timbers physiographic region (Prikryl 1990). Previous studies (Prikryl 1990) revealed that Middle Archaic archeological sites observed along the lower Elm Fork of the Trinity River are situated on the first terrace above stream flood plains, suggesting a utilization of terraces along major drainages by Middle Archaic peoples. In addition, Prikryl (1990) noted a lack of burned rock middens within the Elm Fork region of North-Central Texas, which implies different subsistence strategies than neighboring regions. Dart points common to this period consists of the Basal Notched variety, which includes Calf Creek, Bell, and Andice projectile points. Other projectile points common to this region include Wells, Dawson, Carrollton, and Bulverde projectile points. Similarities between artifact assemblages at the Calvert Site and adjacent regions indicate broad cultural interactions. However, by the end of the Middle Archaic Period regional differences begin to emerge (Prikryl 1990). North-Central Texas and similar archeological sites with Middle Archaic components include the R. W. Watts Site No. 2 (41CP14; McKay et al. 2003) and the Calvert Site (41DN103; Ferring and Yates 1997).

Late Archaic (3500–1250 Years BP)

The Late Archaic subperiod is characterized by a decrease in mobility, an increase in the number of archeological sites, and a greater distribution of sites across the landscape (Prikryl 1990). During the Late Archaic, climatic conditions are believed to have gotten wetter (Ferring 1986). The increase in moisture, as well as the introduction of technological innovations, new subsistence strategies, reduced group mobility, and an increase in cultural knowledge may have resulted in the dramatic increase in population density during this subperiod (Nickels and Dowling 2014). In fact, Dan Prikryl (1990) concluded that Late Archaic sites were three to four times more numerous than were sites dating to the Middle Archaic in North-Central Texas. In addition, cultural interactions with neighboring groups may have decreased, which is evident in more diverse tool kits and differing subsistence patterns. Late Archaic subsistence strategies include a reliance on smaller game and plant materials (Nickels and Dowling 2014), as well as an increased reliance on shellfish (Anthony and Brown 1994). Prikryl (1990) also observed that 62 percent of the projectile points found within North-Central Texas were composed of local raw materials, specifically Ogallala quartzite, which might indicate reduced mobility and/or interactions with neighboring groups. Late Archaic projectile points common to this region include Ellis, Ensor, Palmillas, Yarbrough, Kent, Elam, Dallas, Edgewood, Godley, and Trinity points (Prikryl 1990; Story 1990). Important Late Archaic sites located within the region include the Joe Pool Lake Site (Peter and McGregor 1988) and the Lake Ray Roberts Site (Ferring and Yates 1997; Prikryl and Yates 1987).

Late Prehistoric (1250–400 Years BP)

The shift from Late Archaic lifeways to the Late Prehistoric was likely a result of the regional exchange of information rather than environmental or climatic change (Ferring and Yates 1997). This period can be divided into an early and late phase based on arrow point and ceramic technologies (Lynott 1977; Prikryl 1990). Early Phase (1250 to 750 BP) groups continued to follow subsistence practices used during the Late Archaic Period; however, sand grog tempered ceramics, as well as arrow points including Scallorn, Steiner, Cathoula, and Alba were incorporated into the tool assemblages (Lynott 1977; Prikryl 1990). Early Phase Late Prehistoric archeological sites occur along terraces, on the floodplain, as well as along

the Cross-Timbers/Blackland Prairie boundary. This site patterning may be attributed to a drier climate, which occurred around 1000 BP (Prikryl 1990).

The shift from the early to late phase occurred around 750 BP (AD 1200) and was marked by an increase in mobility, as well as trade with neighboring groups (Prikryl 1990). This time period is characterized by Nocona Plain ceramics, unstemmed triangular projectile points, the Perdiz arrow point, horticulture, and bison procurement. Like the early phase, late phase Late Prehistoric archeological sites are frequently found on terraces, as well as at the Cross Timbers/Blackland Prairie boundary (Nickels and Dowling 2014). Despite an increase in trade during this phase, regional traditions developed independently of neighboring regional groups (Ferring and Yates 1997; Story 1990). The Cobb-Pool Site (41DL148) located in Dallas provides valuable insight into our understanding of the Late Prehistoric period.

Protohistoric (AD 1550–1800)

In general, the term “Protohistoric” refers to a time period during which an indigenous culture which has not developed writing is initially contacted and documented in writing by a second culture. In North-Central Texas, the first European contact with indigenous peoples likely began with the arrival of Cabeza de Vaca and the Narvaez expedition in 1528 (Nickels and Dowling 2014). From the mid-AD 1500s, Europeans entered Texas only sporadically and did not settle there until around AD 1700 (Webb 1952). Reliable historical information for the Trinity River basin during the Protohistoric Period is somewhat limited, and it is not well understood which aboriginal groups resided in north-central Texas during this temporal period. Limited data suggest that Caddoan language speakers, possibly members of the Wichita Confederacy, occupied the area. Other peoples with possible occupations in this region include the Comanche, Kiowa, and Lipan Apache. Material culture typically included arrow points (Fresno, Harrell, and Washita types), thick end scrapers, T-shaped perforators, bifacial gun flints, bison hoes, elbow pipes, Womak Engraved pottery, metal knives, horse tack, shot, kettle fragments, trade beads, and various European ceramics.

Historic

Hood County

Hood County was formed in November 1866 from land that was once part of Robertson, Navarro, McLennan, Johnson, and Erath Counties. After lengthy debate and controversy surrounding the location for the county seat, Granbury was chosen and named after Confederate General Hiram Bronson Granbury. The population of Hood County steadily increased during the late 1800s and early 1900s. Agriculture drove the economy of the county with the primary crops as cotton, corn, and oats. With the completion of the Fort Worth and Rio Grande Railway in 1887, farmers and ranchers were able to send their produce and livestock to market by way of rail (Callaway 2017).

Hood County was created out of Johnson and Erath Counties by the Eleventh Texas Legislature to commemorate Lieutenant General John Bell Hood. At that time, it also contained the territory which in 1875 would be separated into Somervell County to the south. Hood County’s seat was named after Brigadier General Hiram B. Granbury who had commanded local Upper Brazos River troops in the war under General Hood and was killed at the Battle of Franklin in Tennessee on November 30, 1864 (Mayborn 2017).

By the turn of the century, Hood County continued to grow and was able to support several towns; including, Granbury, Acton, Tolar, Lipan, and Cresson. Not only did the towns support primary education for children, but several higher education schools were established. Add-Ran College, which went on to become Texas Christian University, was established in Granbury in 1873. Like many places in Texas, the population in Hood County prospered in the late 1800s through early 1900s. With industrialization, many people were moving closer to town leaving farms and ranches behind. The population began to decrease during the mid-1900s, due to the younger population wanting to move to the bigger cities of Fort Worth and Dallas (Callaway 2017; Ewell 1895; Saltarelli 2009).

Granbury, Texas

The town of Granbury, Texas, lies on U.S. Highway 377 where it crosses the Brazos River and roughly 41 miles (66 kilometers [km]) southwest of Fort Worth. It is located within the Western Cross Timbers area of North Texas that is characterized by prairie shortgrasses and scrub trees and blackjack and post oaks (Jordan et. al 1984: 30-32, 35-36).

The area around Granbury and Hood County was occupied during historic times by nomadic Comanches and, secondarily, by Lipan Apaches and Kiowas. During the early 19th Century, the Peneteka (Honey Eaters) band of the Comanches roamed this area and Comanche Peak, located approximately five miles (eight kilometers) south of Granbury, was a noted meeting place for the Comanche people. The name of the town of Lipan in northwest Hood County commemorates the Lipan Apaches who occupied a portion of the Kickapoo Valley (Callaway 2017).

The first European settlers came into the area now known as Granbury in the early 1850s at a time when the west bank of the Brazos River, this far north, was considered to be Indian Territory. Sometime around 1854, Elizabeth Crockett, the widow of David Crockett, and two of her sons took up her gift of 320 acres (129.5 ha) of property in an area now known as the David Crockett Survey near the Acton community just southeast of Granbury. The tract had been granted to her by the State of Texas in recognition of Colonel Crockett's service at the Alamo during Texas's War for Independence (Strickland 2017).

It was not until after the close of the Civil War in 1866 that Granbury and Hood County came into existence in honor of two Confederate heroes.

The town site for Granbury was based on forty acres on the west/north banks of the Brazos River donated by two blind brothers, Jesse and Jacob Nutt. The brothers built a rough log store at that crossing point on the Brazos in the hopes that a town would become the county seat and make their store a success (Mayborn 2017).

Granbury prospered in the 1870s as an agricultural trading center with markets for cotton, peanuts, pecans, peaches, wheat, and cattle. The Reunion Park was established early in the life of the city to honor local Civil War veterans and to provide a place for annual veterans' reunions, as well as regular livestock auctions and the Hood County Fair (Mayborn 2017). The earliest resource in the proposed project area, the Wright-Henderson-Duncan House, was first built as a center-passage, one-story house in 1873 and then expanded with a second story and galleries in 1881.

In 1886, the Frisco System began constructing a line, chartered as the Fort Worth and Rio Grande Railroad, that was to run originally from Fort Worth to Brownwood with a spur to Coleman. Within a year the first 40 miles (64.4 km) to Granbury had been completed. With the arrival of the Fort Worth and

Rio Grande Railroad through Granbury in 1887, agricultural markets were reinforced and cheap transportation made available to allow local producers to ship at market rates. This helped solidify Granbury’s position as the hub city for Hood County (Reed 1941: 420–22).

During the 1880s and 1890s a real building boom ensued in Granbury and many historic structures that still stand were built; including the Granbury Opera House (1886), the impressive, stone, Second Empire-style Hood County Courthouse (1890), the Victorian Vernacular two-story stone Wright-Henderson-Duncan House noted above in the proposed project area (1873, expanded greatly in 1881), and the Eastlake-Italianate Smith-Savage House (1883). Many of the buildings that make for the impressive Courthouse Square area date from the last two decades of the nineteenth century and form the heart of the impressive Courthouse Historic District downtown (see Texas Historic Sites atlas: Hood County).

As settlers began to migrate west, conflicts arose between the immigrants and the indigenous peoples. U.S. Army General William J. Worth proposed a line of forts stretching from the confluence of the West and Clear Fork of the Trinity River, south to Eagle Pass along the Rio Grande (Campbell 2003). In 1849, following the General Worth’s death, General William S. Harney established Fort Worth along the banks of the Trinity River. Although the military closed the fort shortly after its establishment, a small community had already formed around it, naming itself Fort Worth after the former military camp.

Cultural Resources in Proximity to the APE

The Texas Archeological Site Atlas (TASA) database, maintained by the Texas Historical Commission (THC), indicated that no previously recorded archeological sites are within the APE. However, the TASA indicated that two sites, 41HD11 and 41HD38 are located within a kilometer of the APE (**Figure 5**). Site 41HD11 was an open campsite that was located 0.47-mile (0.76-km) northeast of the APE. The site was originally recorded by Edward Moorman in 1952; however, the site was revisited in 1984 and it was determined that site was significantly disturbed, if not destroyed, by construction. Site 41HD38 was a lithic scatter that was located 0.26-mile northwest of the APE. The site was originally recorded by S. A. Skinner in 1968 and it was determined that the site was significantly disturbed by erosional activities.

While no archeological surveys have occurred within the APE, the TASA archives indicate that four previous archeological surveys occurred within 0.62-mile (1 km). All surveys within 0.62-mile (1 km) are summarized in **Table 2**. In addition, one National Register District, the Hood County Courthouse Historic District, and one NRHP Listed Property, the Baker-Carmichael House, are located on the northwest periphery of the 0.62-mile (1 km) buffer.

Table 2. Previous Archeological Survey Conducted within 0.62-mile (1-km) of the APE.

Agency	Texas Permit No.	Firm/ Institution	Date	Survey Type	Location (Approximate)
NPS	Unknown	Unknown	1971	Block	0.39-mile (0.63-km) east of the APE
NPS	Unknown	Unknown	1971	Block	0.38-mile (0.61-km) northeast of the APE
Unknown	Unknown	Unknown	1980	Linear	0.16-mile (0.26-km) south of the APE
TPWD	3696	AR Consultants	2005	Block	0.44-mile (0.71-km) northeast of the APE
City of Granbury	7273	BVRA	2015	Block	0.52-mile (0.84-km) east of the APE

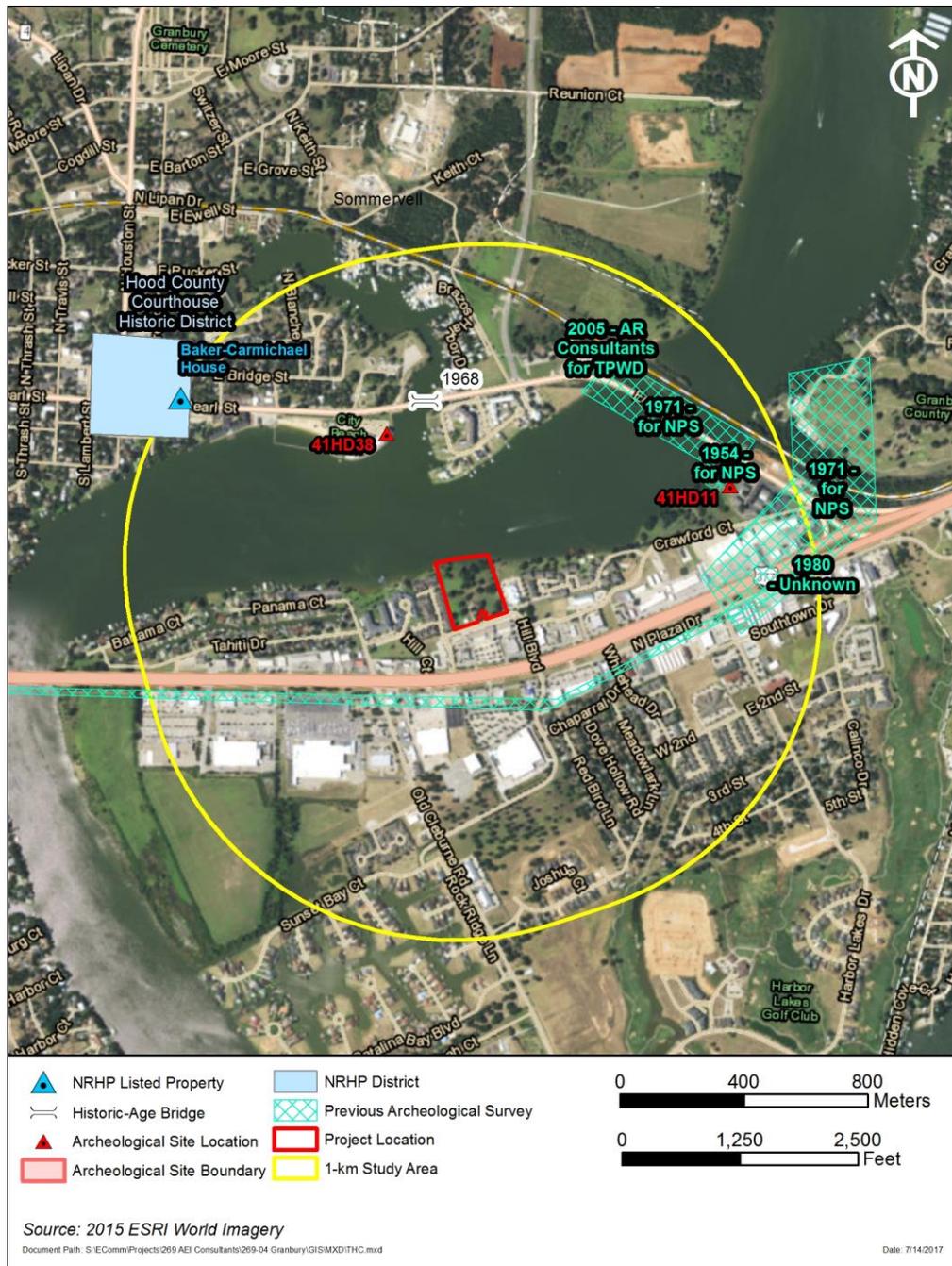


Figure 5. Cultural Resources within 1-kilometer of the APE.

Historical Background

Originally part of the Robertson Land District, Marcus Smith received two patents in 1836 for 1/3 league each on the south side of the Brazos River. At the time of the original patent, the land was part of Johnson County. The initial patent was not located; however, in a survey document dated 1849/1856, Smith was deceased and did not receive property. Thus, the patents were transferred to legal representation/heirs of Marcus Smith. Based on notes of the survey, it is presumed that John Boyd was the recipient of the patents (GLO 2017).

No information was found about Marcus Smith or his relationship with John Boyd. While conducting deed research, there does not appear to be any link between Marcus Smith and later owners.

When the family of Young J. (Y. J.) Rylee arrived in the area, he, along with several slaves who traveled with them, scouted the area on the south bank of the Brazos River. He arranged to purchase 2,000 acres (809.4 ha) on the south banks of the Brazos River for 50 cents an acre. At the time, this land was part of Johnson County (Hood County was not formed until 1866 and Granbury not until 1871). Rylee chose this site to build his house because it was the highest point which allowed him to enough to oversee his land. The first house that was constructed used lumber found in the area; however, Rylee was not satisfied with this and wanted a more substantial house to protect his family. When a group of Norwegians were travelling through the area looking for work, Rylee hired them to build a stone masonry house. Originally, the house was a dog-trot plan with two stone cabins connected by an open breezeway. Later the breezeway was enclosed to make a larger house. Rylee and his family became one of the first pioneer families to settle in what would become Granbury and Hood County (Hood County Genealogy 2017).

During early homesteading, traveling proved to be a challenge. Many roads were mere Indian trails and were only wide enough to travel on foot or by horse. Water crossings posed a different problem and many streams could only be crossed at low water points. Crossing rivers was much more difficult and often hazardous. During periods of drought, river flow decreased and many rivers and streams could be crossed. During periods of flooding locally or regionally, travelers needed to be familiar with the area or find someone to guide them across. The ferry at Granbury was the primary mode of transportation across the Brazos River locale and ferry stops were located at regular intervals along the rivers. The Rylee landing ferry was used most often because of its close proximity to the town on the north bank (Durham 2001).

Constructed by Rylee shortly after he built his rock cabin circa 1856, which is still located in its original location on what is now Crawford Street, the cabin that was used as a residence and office by the ferry master, Samuel Knight, Y. J.'s son-in-law. The ferry was used by Mr. Rylee and his family, as well as settlers of Hood County and travelers (Hood County Tablet 1939; Hood County News 1971). The Old Ferry Master's Cabin is the second oldest structure believed to be still intact in Hood County and it is likely to be the oldest log cabin that remains (Personal communication with Don Murphy on July 7, 2017).

When Y. J. Rylee passed away in 1876, his land was divided between his daughter Narcissa (husband Ed Aikens), who inherited the land with the rock house, and John, who inherited the land with the Ferry Master's Cabin. The chain of title on the land is unclear, as no documentation was found between the original land grant. A deed from October 1899 was examined and correlated to when R. E. Doyle purchased the land for one dollar from S. L. Knight and his wife,

Ollie. The next deed, dated November 1946, is the transfer of property from Henry Zweifel to his daughter and son-in-law, A. B. and Norma Crawford. In the 1946 deed, it states that the land being sold was not the homestead of Zweifel and that he resided in Fort Worth for the last 18 years. The only mention of buildings is in reference to the tract boundary. The boundary description mentions Granbury Bridge, a wagon bridge, and the rock chimney of the Rylee house. The land has belonged to the Zweifel/Crawford family to the present day after Mrs. Norma Crawford sold the property to her daughter, Mary Jo Hill, and her husband, John M. Hill in 1989 (Hood County Deed volume 1257 page 697).

During a phone conversation with project historian Don Murphy of Granbury, Texas, he provided information regarding the location of the cabin, which is said to be the Ferry Master's Cabin. The original location was approximately one-quarter mile from where it stands today, nearer to the Rylee-Aikens House on Crawford Street. It was first moved closer to the road from its original location around 1968, due to the flooding of the Brazos River to create Lake Granbury. The cabin was moved again to the parcel adjacent to its current location where it remained until a few years ago (Personal communication with Don Murphy on July 7, 2017).

While it is known that the cabin is not in its original location, the cabin essentially remains on the same land as when it was originally constructed. The move in 1968 was done out of necessity to save the history of the early pioneers of Hood County and Granbury. It was during this time when the historic preservation of Granbury began and, as Norma Crawford belonged to the society, it is likely she saw the need to save the Old Ferry Master's Cabin (Saltarelli 2009a; THC 2017).

CHAPTER 4

METHODOLOGY

The archaeological inventory for the project was conducted on June 27, 2017. The methods and density of excavating shovel test met the minimum requirements stipulated by the THC and the Council of Texas Archaeologists (CTA) for Archeological Survey Standards for Texas. Prior to field investigations, AmaTerra staff conducted a historical and archeological records search to determine what cultural resources have been recorded within the APE and within a 0.62-mile (1-km) radius of the APE. In addition, historical maps, aerial photographs, and resources from the Granbury Library were consulted to identify and assess possible prehistoric and historic-aged sites. Communication with the landowner and the THC, prior to fieldwork, indicated that a historic-aged log cabin was located within the APE. Although the log cabin had been previously moved from its original location, a more detailed assessment of the cabin and its locations was required. To satisfy this end, the architectural historian conducted a thorough field investigation, conducted additional research at the Granbury Library and other locations containing historical information, and contacted several local historical experts.

The 100 percent intensive pedestrian survey consisted of a careful examination of the ground surface and existing subsurface exposures for evidence of archeological sites within the APE. The survey consisted of walking multiple transect lines within the APE. Additional shovel test units were placed within the northeastern portion of the APE in close proximity to surface artifacts and other positive shovel test units. Areas displaying high levels of disturbance were photographed to document the lack of potential for intact archeological deposits. Other documentation methods included narrative notes, maps, photographs, and shovel test records.

Shovel tests were excavated along each transect line and within areas with potential for cultural materials. Shovel tests were excavated to 80 centimeters (cm) or the bottom of culturally sterile deposits, whichever was encountered first. Each shovel test was 30 cm in diameter and was hand excavated in natural stratigraphic levels not exceeding 20 cm in thickness. Excavated soil was screened using ¼-inch hardware cloth to test for the presence of buried cultural material. All shovel test units were recorded on maps and plotted using hand-held global positioning system (GPS) units. The archeologist documented the results of each test on standardized shovel test forms. According to the Archeological Survey Standards of Texas, for a project area between 3 and 10 acres, two shovel tests should be excavated for every acre. As such, approximately 19 shovel tests were needed to appropriately test for archeological resources within the 9.1-acre APE. All shovel tests, cultural features, and other data were geospatially recorded using a Garmin Map GPS 64.

The archeological site was evaluated through no fewer than six shovel tests to assess the horizontal extent and characterize depth of archeological deposits. Negative shovel tests, the distribution of surficial artifacts, topography, and the APE extent delineated the boundaries of the site. For the purposes of this survey, an archeological site was defined as five or more surface artifacts within a 10 m radius, a cultural feature observed on the surface or exposed during excavating shovel tests, a positive shovel test

containing three or more subsurface artifacts, or two or more positive shovel tests located within 30 m of each other. All newly-documented sites were assigned a temporary field number and were recorded on the State of Texas Archeological Site Data forms, photographed, sketch mapped, and plotted on the USGS topographic quadrangle.

The survey employed a non-collection strategy. Records, files, field notes, forms, and other documentation will be included in the curation package. All field-generated documents will be temporarily curated at the AmaTerra office. These documents and photographs will be organized and catalogued according to TARL Curation Standards.

CHAPTER 5

SURVEY RESULTS

The topography within the APE consisted of a broad, north-northwest trending slope that abuts the Brazos River / Granbury Lake. Surface water naturally drains to the northern central portion of the APE resulting in a steeper slope and less surface vegetation due to erosional processes. Based on historical aerial images and maps, the APE has been exposed to variable amounts of previous ground disturbing activities. The most widespread level of disturbance was related to the damming of the Brazos River to create Lake Granbury. Periodic flooding has resulted in the formation of three to five natural terraces within the sloping northern portion of the APE. In addition, natural and man-made, through the use of motorized crafts that cause wakes, fluvial activities continue to erode the APE's river bank. A 1953 USGS aerial image of the APE illustrates that portions of the APE had been cleared and a road had been constructed through the Center of the APE (**Figure 6**). The historic-aged road was approximately 10 feet (3 meters) wide with an elevated berm that extended 15 feet (4.6 m) to either side of the road (**Figure 7**). The berm elevated the compact gravel road approximately 3 feet (0.9-m) above the surface. A modern gravel roadway entered the southeast corner from Hill Boulevard and paralleled the eastern boundary until it merged with the historic-aged road in the central-eastern extent of the APE. The modern gravel road was constructed between 2008 and 2013.

Archaeological Results

During the pedestrian survey, a total of 25 shovel tests were excavated, of which 22 tested negative and three tested positive for cultural material (**Figure 8**). Although the minimum requirements stipulated by the THC and CTA Archeological Survey Standards for Texas was 19 for the acreage of the APE, six additional shovel tests were excavated during the delineation of an archeological site. Shovel tests excavated within the APE were terminated at an average depth of 55 centimeters below the surface (cmbs) upon encountering a compact clay soil. Shovel tests excavated within the southern half of the APE generally contained deeper soils than the shovel tests within the northern half. Excavating shovel tests within the APE revealed three predominant soil types across the APE which was relatively consistent with the data received from the soil survey. The southern and central portions of the APE were dominated by a sandy loam and sandy clay loam pertaining to the Bastrop loamy fine sand, 1–5 percent slopes. The soils contained a dark red brown (2.5YR 3/3) sandy loam upper layer that overlaid a dark red (2.5YR3/6) sandy loamy clay to sandy clay at approximately 30–50 cmbs. The *Soil Survey of Hood and Somerville Counties, Texas* (Coburn 1978) and the USDA NRCS Digital Soils Database (2017) indicated the central and northern portions of the APE's landscape were comprised of a Paluxy very fine sandy loam, 5–8 percent slopes. However, excavated soils within those portions were more similar to the Bastrop loamy fine sand found within southern portion of the APE. Only two shovel tests located in close proximity to the lake within the northwestern portion of the APE contained very fine sandy soils pertaining to the Paluxy very fine sandy loam soil series.

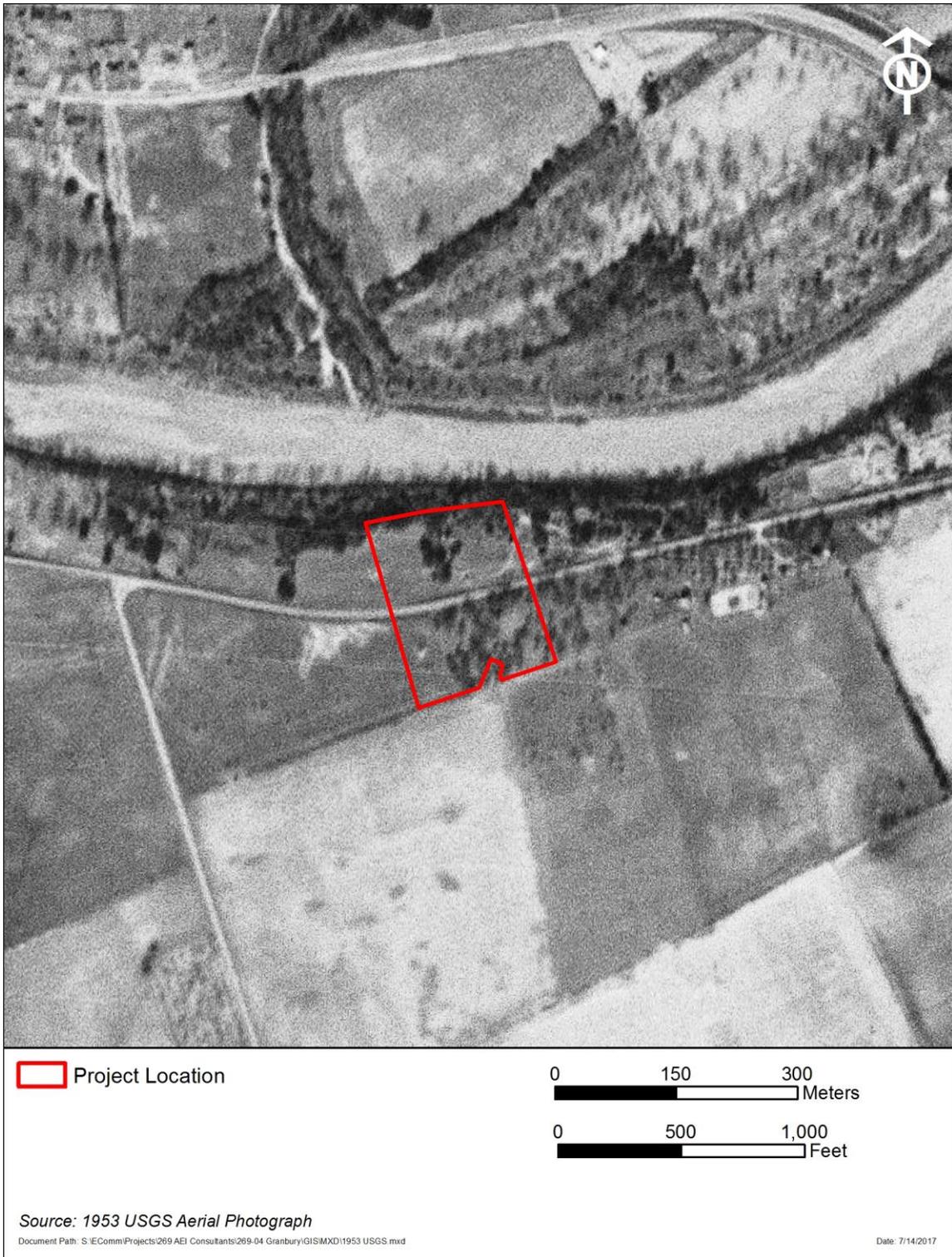


Figure 6. Project APE on a 1953 USGS Aerial Image.

The remaining shovel tests within the central and northern portions of the APE contained a brown (10YR 5/3) sandy loam, ranging between 0 and 30 cmbs, overlaid by a dark red brown (2.5YR 3/3) sandy loam, generally ranging between 30 and 50 cmbs, overlaid by a more compact dark red (2.5YR 3/6) sandy clay loam to sandy clay, that ranged between 50 and 80 cmbs. Ground surface ranged between obscure in most areas to patchy along the northern central portion of the APE. Subsurface exposures including animal burrows, disturbed patches, and cutbanks and drainages along erosional features were examined. Excavating shovel tests and visual inspections revealed that there are no soils suitable for containing deeply buried cultural material within the APE.



Figure 7. Historic-aged Road within the APE.

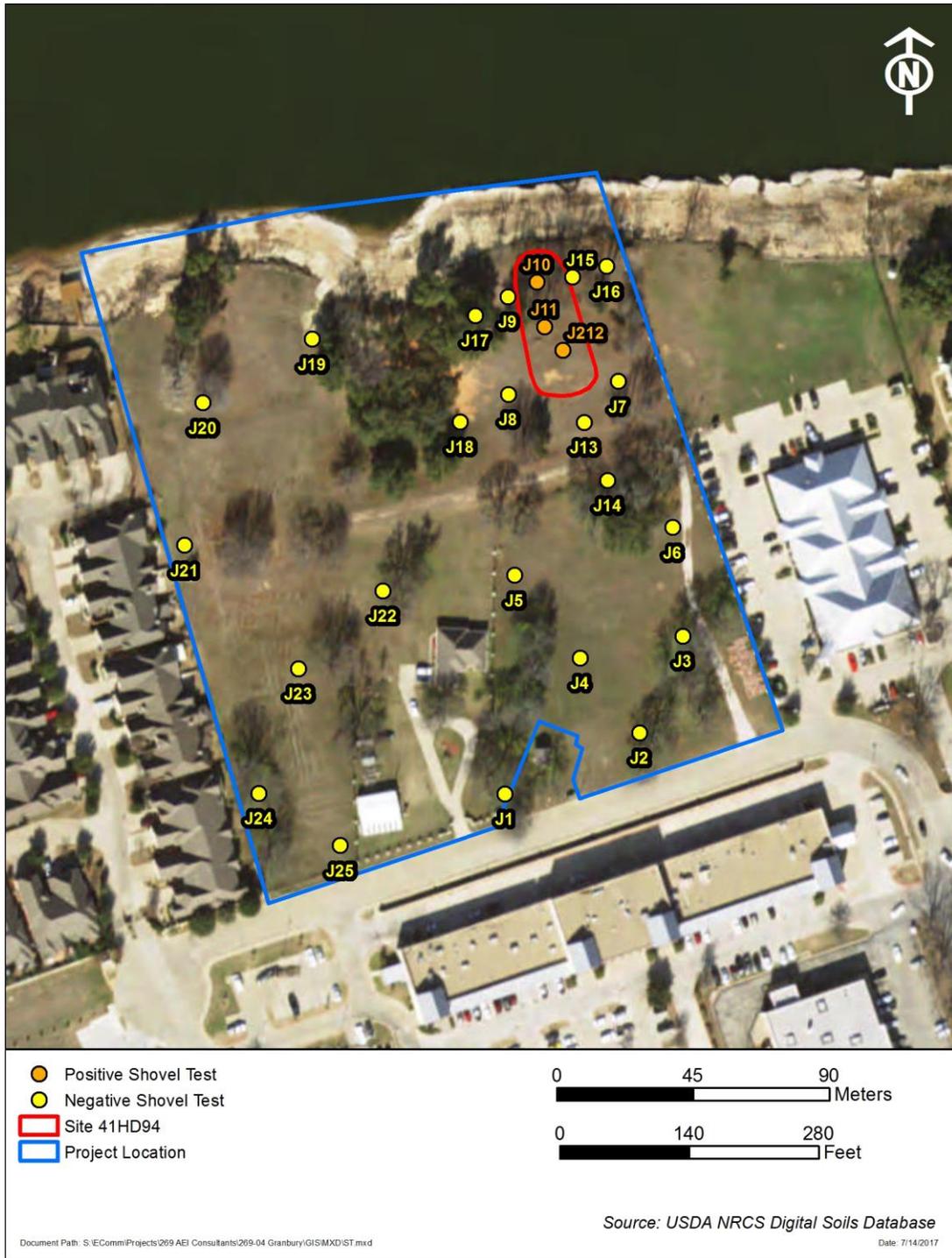


Figure 8. Shovel Test Locations within the APE.

Site 41HD94

Archaeological site 41HD94 is a newly recorded prehistoric scatter with an ephemeral scatter of lithic material from an undetermined age. The site was defined by a surface and subsurface accumulation of prehistoric lithic flakes and a quartzite hammerstone. The site was located within the northeastern portion of the APE and oriented along a SSE to NNW sloping landform that abuts the Brazos River / Granbury Lake. The site extended approximately 170 feet (51.8 m) along a SSE to NNW orientation and 70 feet (21.3 m) along a west to east orientation. The site occupied three minor terraces that extended along a southwest and northeast orientation.

The archeologist manually excavated 12 of the 25 shovel tests within a close proximity to the site area. Groundcover was limited due to short grasses throughout the site, as well as senescent foliage covering the ground within the northern forested portion of the site. The few areas devoid of vegetation were examined and contained a few surface artifacts along the surface. While delineating the site, shovel tests were placed ten meters from the nearest surface artifact or positive shovel test. Three of the 12 shovel test excavated tested positive for cultural materials. The lithic assemblage observed resembled middle and late stage reduction sequences in an area that contained low quality chert sources. A total of 19 artifacts were recorded for the site (**Figure 9**). Five flakes were found within three shovel tests and 13 flakes, a burin spawl, and a quartzite hammerstone were found along the surface. The hammerstone contained evidence of use from peck marks on both faces and light peck marks on one lateral edge (**Figure 10**). The light peck mark patterns on the faces and one lateral edge suggest that the hammerstone was likely used for cracking nuts rather than reducing raw lithic materials, which would have had peck marks on the ends, or grinding, which would have resulted in fewer peck marks and a smoother, potentially polished, surface.

Several disturbances were observed during the site delineation that have reduced the site's overall integrity. These disturbances included the construction of a historic-aged road along the southern extent of the site and erosion from the sloping landform and periodic flooding from the lake. Site 41HD94 was a newly recorded prehistoric site with an ephemeral scatter of prehistoric lithic materials from an undetermined age. The site is located within the northeastern portion of the APE and abuts Grandbury Lake. The majority of site 41HD94 is located within a continually eroding area where surface water flows downhill into the lake and cycles of periodic flooding from the lake continually erode the banks. While artifacts were observed along the surface and subsurface, these materials occur in low densities and were general in nature.



Figure 9. Lithic Debitage Observed within Site 41HD94.



Figure 10. Hammerstone Observed within Site 41HD94.

Historic Resources Results

On June 27, 2017, a historian from AmaTerra Environmental visited the APE. Photographs were taken of the cabin and notes were taken regarding the current integrity of the cabin. The cabin sits approximately 500 feet from the shoreline of Lake Granbury and approximately 50 feet from Hill Boulevard.

The small, one-room, cabin is constructed of hand hewn logs with a single saddle notching to form a locking joint (**See Appendix B**). The logs are chinked lime mortar and stone aggregate. The cedar log rafters are covered with milled 2" x 8" beams and wood shingles. There is a door and a small window opening on the east façade, a stone chimney on the south façade, a door on the west façade, and a long rectangular window opening on the north façade. The hinges on the doors and window openings appear to have replacement hinges and hardware, as well as some replacement milled wood framing. The rock foundation wall that the cabin sits on appears to be modern day materials.

Current Condition of the Cabin Compared to 1974 Photograph

Roof

Based on comparison to historic photographs found in newspaper articles and in the History of Hood County documents, the cabin appears to have new roofing materials. In a 1974 photograph, the roof is a corrugated metal sheathing, while the current material is wood shingle. In a description referenced by the Hood County Texas Genealogical Society, the rock cabin that was built by Y. J. Rylee around the same time had hand hewn shingles for the roof. It is likely that the same material would have been used for the cabins as well.

Doors and window openings

A few things were noticed in the comparison to the historic photographs when looking at the doors and window openings. The first thing is that the doors and window openings open outward, while the photographs indicate that they opened in toward the house. Also, the hardware on the doors and window openings do not appear in the historic photographs of the cabin. The current openings have milled wood frames, which are not seen in the historic photographs. The 1974 photographs show an opening above the window opening on the north façade. This has been covered up, but can still be seen under the current boards.

Steps

The current steps are made of stone and mortar. There appears to be a step in the historic photographs, but it is unknown what was used for construction material.

Foundation

While the cabin appears to be elevated in the historic photographs, it is unclear whether it was placed on a concrete slab or stone masonry.

Evaluating the Applicable Criteria

The Old Ferry Master's Cabin was evaluated by applying the NRHP criteria of eligibility as presented in 36 CFR Part 60.4 [a-d]. In brief, to be considered eligible for inclusion in the NRHP, a resource must be 50 years of age or older and meet at least one of the four following criteria:

- (a) an associated with events that have made a significant contribution to the broad patterns of history; or
- (b) an associated with the lives of persons significant in our past; or
- (c) embody the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- (d) has the ability to yield or potential to yield information important in prehistory or history [36 CFR § 60.4].

Criterion A

The Old Ferry Master's Cabin is significant under Criterion A. The period of significance for the property begins when the cabin was constructed and used by Samuel Knight, the ferry master, circa 1856. The ferry was the primary mode of transportation across the Brazos River. Ferry stops were located at regular intervals along the rivers. The Rylee landing ferry was used most often because of the proximity to town on the north bank (Durham 2001).

Constructed by Rylee shortly after he built his rock cabin in 1856, the cabin was used as a residence and an office by the ferry master, Samuel Knight, Y. J.'s son-in-law. The ferry was also used by Rylee and his family, as well as settlers of Hood County and travelers. The Old Ferry Master's Cabin is believed to be the second oldest structure still intact in Hood County and it is likely to be the oldest log cabin that remains (Personal communication with Don Murphy on July 7, 2017).

While it is known that the cabin has been moved approximately one-quarter mile from its original location near the Rylee-Aikens House, it remains on the initial 2,000 acres purchased by Y. J. Rylee in the late 1850s. When the land was divided in 1876, it still remained in the family until 1926 when it was sold to the Zweifel/Crawford family, where it still remains in a trust. In the late 1950s, plans were underway to dam the Brazos River downstream from Granbury in an effort to purify waters of the Brazos River (Brazos River Authority 2017). At this time the cabin was relocated closer to the Rylee house. In the 1980s, the apartment buildings were constructed behind the Rylee House and the cabin was relocated to the parcel adjacent to its current location. Within the last five years, the cabin was located to its current location near Hill Boulevard (Personal communication with Don Murphy on July 7, 2017).

Due to the significance of the ferry crossing to the development of Granbury and Hood County, the Old Ferry Master's cabin is recommended eligible under Criterion A at the local level with Criteria Consideration B for a building removed from its original location.

In certain circumstances, considerations are taken for properties such as cemeteries, birthplaces, moved structures, reconstructed historic buildings, or those that have achieved significance in the last 50 years. For purposes of the cabin, Criteria Consideration B is for a "building or structure removed from its original location, but...is the surviving structure most importantly associated with a[n]...event." The

period of significance for the ferry would have ended shortly after the bridge was constructed in the late 1890s. The cabin has survived 150 years, due to the relocation of the cabin when Lake Granbury was created, then when the apartments surrounding the Rylee-Aikens House were constructed.

Criterion B

The Old Ferry Master's Cabin lacks significance under Criterion B. The property is not known to be the best representation of important achievements in the life of a significant person. No more is known regarding the history than Y. J. Rylee built it to be used by the ferry master and Samuel Knight was the ferry master. As outlined in the National Register Bulletin *How to Apply the National Register Criteria for Evaluation*, a property cannot be eligible under Criterion B "if its justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, social, or ethnic group. It must be shown that the person gained importance within his or her profession or group." While the cabin is associated with the Rylee family, the cabin does not retain significance under Criterion B for association with a historic person.

Criterion C

The Old Ferry Master's Cabin lacks significance under Criterion C. The cabin was restored in 1994. The materials used for the restoration are sympathetic to the original design. It is likely that the original cabin design had wood shingles, but that cannot be verified. The doors and window openings are in the original location. While the stone chimney has likely been rebuilt, the location and design of the chimney remains. Evidence of hand hewn logs can be seen with axe marks on many of the logs used in the wall. It is unknown whether these are original to the 1860s cabin. Due to the instability of the material, the lime mortar would have been replaced as needed. The workmanship of the restoration is sympathetic to the original design and craftsmanship. Care was taken over the last 150 plus years to maintain and preserve the integrity of the cabin. Despite the restoration of the cabin being sympathetic to the original design, it does not retain significant integrity of location, association, feeling, or setting to be considered eligible for listing under Criterion C.

Criterion D

The Old Ferry Master's Cabin lacks significance under Criterion D. As discussed previously, the cabin has been relocated several times due to development of Lake Granbury and the construction of the Towne Lake Apartment complex. Due to the relocation, the area around the cabin's current location would not yield significant information that would be important to Hood County.

Therefore, due to the association with one of the earliest pioneer families and the contribution to the development of Hood County and Granbury, as well as an early modes of transportation in the area, the Old Ferry Master's Cabin is recommend eligible for listing in the NRHP under Criterion A at the local level with Criteria Consideration B for a building removed from its original location. The cabin is not associated with the lives of significant persons in Hood County, therefore, the cabin is recommended not eligible for listing under Criterion B. While the cabin does embody the distinctive characteristics of a 1850s log cabin, the cabin has been moved and restored multiple times, therefore, the cabin is recommended not eligible under Criterion C. Since the cabin is not in its original location, it is not likely

to yield any significant information important to the history of Hood County and therefore is recommended not eligible for listing under Criterion D.

Assessment of Effects

Adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. The Old Ferry Master's Cabin, currently located at 717 Hill Boulevard, is recommended eligible for listing in the NRHP under Criterion A at the local level with Criteria Consideration B for a building removed from its original location. The effects of the undertaking are determined by applying the seven aspects of integrity to the historic property. Because the proposed construction will be confined to a separate parcel surrounding the cabin, the aspects of location, materials, design, and workmanship will not be affected. The remaining three aspects of integrity—setting, feeling, and association—are more subjective, so each are discussed below in greater detail.

Setting refers to the character of the place where the historic resource is located. It includes natural and man-made features and how those features relate to the resource. Examples include buildings, dependencies, roads, paths, fences, open spaces, topographical characteristics, and view sheds. For a resource to have integrity of setting, it should retain the majority of the significant landscape features that it had during the period of significance.

The proposed complex includes the construction of 8 two- and three-story apartment buildings, a 1-story clubhouse, and a parking lot with 223 covered and uncovered parking spaces (**Figure 3**). A six-foot tall fence will be constructed along the new parcel boundary of the cabin to separate it from the apartments. Despite the cabin being relocated, currently it remains in an open field surrounded by trees and grass. The area to the south is the only direction that urban development is blatantly obvious, development in other directions is partially obscured by trees. The new construction would change the view shed of the cabin and thus would affect the integrity of the setting through introduction of visual impacts.

Feeling is “a property's expression of the aesthetic or historic sense of a particular period of time.” To have integrity of feeling, a building must have surviving physical features that express its historic character and help the observer experience awareness of its history and importance. Because the new construction would change the view shed of the cabin, the access to the water, and remote feel of the cabin, the integrity of feeling of the property would be negatively affected by the proposed project.

Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” Integrity of association relies on two factors. First, the site must be the actual place where something significant happened. A property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).

The cabin has historically been associated with the water and rural setting. The new construction would change the view shed of the cabin, the association with the water, and remote feel of the cabin. Thus, the integrity of association would be impacted by the proposed project.

Because the proposed undertaking would result in direct impacts to the integrity of setting, feeling, and association, a finding of adverse effect is recommended for the Old Ferry Master's Cabin. Should the proposed project change in scope or design, the potential to affect the historic-age resource should be taken into consideration.

CHAPTER 6

CONCLUSIONS AND RECOMMENDATIONS

AmaTerra conducted a cultural resources survey of a 9.1-acre tract in Granbury, Hood County, Texas. The project was conducted under work conformed to 36 Code of Federal Regulations (CFR) Part 800 which outline the regulations for implementing the Section 106 of the NHPA. Access was available to 100 percent of the APE and AmaTerra staff encountered no conditions that inhibited fieldwork.

A thorough pedestrian survey was conducted and 25 shovel tests were excavated in support of this project. One new prehistoric archeological site, 41HD94, was recorded during field investigations. The site was a prehistoric lithic scatter with an ephemeral scatter of lithic material from an undetermined age. The site was located within the northeastern portion of the APE and located along sloping landform that abuts the Brazos River. Due to the commonality and general nature of the site described above, site 41HD94 is recommended ineligible for listing on the NRHP under Criteria A, B, or D. Based on the results of this survey, no additional archeological investigations within the proposed APE are warranted.

The historic-age resource, the Old Ferry Master's Cabin, is recommended as eligible for listing in the NRHP under Criterion A at the local level with Criteria Consideration B for a building removed from its original location. The cabin has historically been associated with the water and rural setting. Current development of the area does not include using the cabin nor moving it to another location, and the cabin has been donated to the City of Granbury for their use. The proposed HUD development project has been approved by the City. Even though the cabin will not be relocated, the proposed development construction would change the historic view shed of the cabin, the association with the water, and remote feel of the cabin. The proposed construction would change the view shed of the cabin, the association with the water, and remote feel of the cabin. Thus, the integrity of association would be impacted by the proposed project. Since the proposed undertaking would result in direct impacts to the integrity of setting, feeling, association, a finding of adverse effects is recommended for the Old Ferry Master's Cabin. This recommendation is preliminary and final determination is left up to the State Historic Preservation Office at the Texas Historical Commission. Should the proposed project change in scope or design, the potential to affect the historic-age resource should be taking into consideration.

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APPENDIX A

SHOVEL TEST LOG

Cultural Resources Survey for a 9.1-acre Tract, Granbury, Hood County, Texas

ST	Site	Depth (cmbs)	Color	Texture	Disturbances	Cultural Material	Notes
J1	-	0-60	2.5YR 3/3	Sa Lo	*	N	Located on flat area, 10 m south of cabin
	-	60-80	2.5YR 3/6	Sa Lo Cl	*	N	
J2	-	0-60	2.5YR 3/3	Sa Lo	*	N	Located on flat area, SE APE, encompassed by trees
		60-80	2.5YR 3/6	Sa Lo Cl			
J3	-	0-50	2.5YR 3/3	Sa Lo	*	N	Located 15 m west of project boundary
		50-70	2.5YR 3/6	Sa Cl			
J4	-	0-50	2.5YR 3/3	Sa Lo	*	N	Located on flat area in open field
		50-70	2.5YR 3/6	Sa Cl			
J5	-	0-30	2.5YR 3/3	Sa Lo	*	N	Located 10 m east of fence, beginning of slope towards Lake Granbury
		30-50	2.5YR 3/6	Sa Cl			
J6	-	0-50	2.5YR 3/3	Sa Lo	*	N	Located 20 m east of boundary, beginning of slope towards Lake Granbury
		50-70	2.5YR 3/6	Sa Cl			
J7	-	0-30	2.5YR 3/3	Sa Lo	*	N	Located 15 m east of APE
		30-50	2.5YR 3/6	Sa Cl			
J8	-	0-30	2.5YR 3/3	Sa Lo	*	N	Located on flat area within undulating area
		30-50	2.5YR 3/6	Sa Cl			
J9	-	0-30	10YR 5/3	Sa Lo	*	N	25 m south of river
		30-60	2.5YR 3/3	Sa Lo			
		60-70	2.5YR 3/6	Sa Cl			
J10	FS1	0-20	10YR 5/3	Sa Lo	*	1 secondary flake 0-20 cmbs	15 m southeast of Lake Granbury
		20-30	2.5YR 3/3	Sa Lo			
		30-40	2.5YR 3/6	Sa Cl			
J11	FS1	0-20	2.5YR 3/3	Sa Lo	*	1 secondary and 1 tertiary flake 20-30 cmbs	Located 15 m east of APE
		20-30	2.5YR 3/6	Sa Lo			
J12	FS1	0-20	10YR 5/3	Sa Lo	*	1 primary flake 0-20 and 1 tertiary flake 20-30	
		20-30	2.5YR 3/3	Sa Lo			
		30-40	2.5YR 3/6	Sa Cl			
J13	-	0-20	10YR 5/3	Sa Lo	*	N	Located on 2nd terrace
		20-30	2.5YR 3/3	Sa Lo			
		30-40	2.5YR 3/6	Sa Cl			
J14	-	0-50	10YR 5/3	Sa Lo	*	N	Located on 3rd terrace
		50-60	2.5YR 3/3	Sa Lo			
		60-70	2.5YR 3/6	Sa Cl			

Cultural Resources Survey for a 9.1-acre Tract, Granbury, Hood County, Texas

ST	Site	Depth (cmbs)	Color	Texture	Disturbances	Cultural Material	Notes
J15	-	0-20	10YR 5/3	Sa Lo	*	N	Located on 1st terrace
		20-30	2.5YR 3/3	Sa Lo			
		30-40	2.5YR 3/6	Sa Cl			
J16	-	0-30	10YR 5/3	Sa Lo	*	N	Located on 1st terrace
		30-40	2.5YR 3/3	Sa Lo			
		40-50	2.5YR 3/6	Sa Cl			
J17	-	0-60	2.5YR 3/3	Sa Lo	*	N	
		60-80	2.5YR 3/6	Sa Cl			
J18	-	0-40	10YR 5/3	Sa Lo	*	N	
		40-50	2.5YR 3/3	Sa Cl			
J19	-	0-20	10YR 8/3	Sa	Large rocks within unit	N	Located 8 m south of Lake Granbury
		20-40	2.5YR 3/3	Sa Lo			
J20	-	0-20	2.5YR 3/3	Sa Lo	*	N	
		20-30	2.5YR 3/6	Sa Cl			
J21	-	0-30	2.5YR 3/3	Sa Lo	*	N	Located 10 m east of fence, beginning of slope towards Lake Granbury
		30-50	2.5YR 3/6	Sa Cl			
J22	-	0-40	10YR 5/3	Sa Lo	*	N	
		40-50	2.5YR 3/3	Sa Lo			
		50-60	2.5YR 3/6	Sa Cl			
J23	-	0-80	2.5YR 3/3	Sa Lo	*	N	
J24	-	0-50	10YR 5/3	Sa Lo	*	N	
		50-60	2.5YR 3/3	Sa Lo			
		60-70	2.5YR 3/6	Sa Cl			
J25	-	0-30	10YR 5/3	Sa Lo	*	N	
		30-40	2.5YR 3/3	Sa Lo			
		40-50	2.5YR 3/6	Sa Cl			

APPENDIX B

HISTORIC RESOURCES SURVEY

PHOTOGRAPIC LOG
GRANBURY, TEXAS
OLD FERRY MASTER'S CABIN

Photo # 001	Field Address: 717 Hill Boulevard	
Historic Name: Ferry Master's Cabin	Current Name: Old Ferry Master's Cabin	
Construction Date: c.1856	Latitude: 32.436546	Longitude: -97.774964
Historic Use: residence/office	Current Use: vacant	Stylistic Influence: no style/Log Cabin
Property Type: Domestic	Subtype: single dwelling	

Building Description:

The small, one-room, cabin is constructed of hand hewn logs with a single saddle notching to form a locking joint. The logs are chinked lime mortar and stone aggregate. The cedar log rafters are covered with milled 2" x 8" beams and wood shingles. There is a door and a small window opening on the east façade, a stone chimney on the south façade, a door on the west façade, and a long rectangular window opening on the north façade. The hinges on the doors and window openings appear to have replacement hinges and hardware, as well as some replacement milled wood framing. The rock foundation wall that the cabin sits on appears to be modern day materials.

Condition:, Integrity, Applicable NRHP Criteria:

Building Condition: Good

Retains Integrity of:	Location	<input type="checkbox"/>	Setting	<input type="checkbox"/>	Workmanship	<input checked="" type="checkbox"/>	Association	<input type="checkbox"/>	Feeling	<input type="checkbox"/>
	Materials	<input checked="" type="checkbox"/>	Design	<input checked="" type="checkbox"/>						
Previous Designations:	NHL	<input type="checkbox"/>	NR	<input type="checkbox"/>	RTHL	<input type="checkbox"/>	SAL	<input type="checkbox"/>	Local	<input type="checkbox"/>
NRHP Criteria:	Criterion A	<input checked="" type="checkbox"/>	Criterion B	<input type="checkbox"/>	Criterion C	<input type="checkbox"/>	Criterion D	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Contributing to an Potential or Existing District:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	N/A	<input type="checkbox"/>		<input checked="" type="checkbox"/>		

Date:
June 27, 2017

Direction Photo Taken:
West

Description:
East façade of the log cabin. Modern construction visible in the background.



Photo No. 002	Date: June 27, 2017
Direction Photo Taken: Northwest	
Description: Oblique view of the cabin. Modern construction visible in the background.	



Photo No. 003	Date: June 27, 2017
Direction Photo Taken: North	
Description: South façade of the cabin; view towards Lake Granbury. Stone chimney likely rebuilt when cabin was relocated to this location. Modern construction visible in the background.	



Photo No. 004	Date: June 27, 2017
Direction Photo Taken: Northeast	
Description: Oblique view of the cabin. Modern construction visible in the background.	



Photo No. 005	Date: June 27, 2017
Direction Photo Taken: East	
Description: West façade of the cabin. Modern construction visible in the background.	



Photo No. 006	Date: June 27, 2017
Direction Photo Taken: Southeast	
Description: Oblique view of the cabin. Modern construction visible in the background.	



Photo No. 007	Date: June 27, 2017
Direction Photo Taken: South	
Description: North façade of the cabin. Modern construction visible in the background.	



Photo No. 008	Date: June 27, 2017	
Direction Photo Taken: Southwest		
Description: Oblique view of the cabin. Modern construction visible in the background.		

View of surrounding area of the cabin.



View facing east.



View facing southeast.



View facing south.



View facing southwest.

View of surrounding area of the cabin.



View facing west.



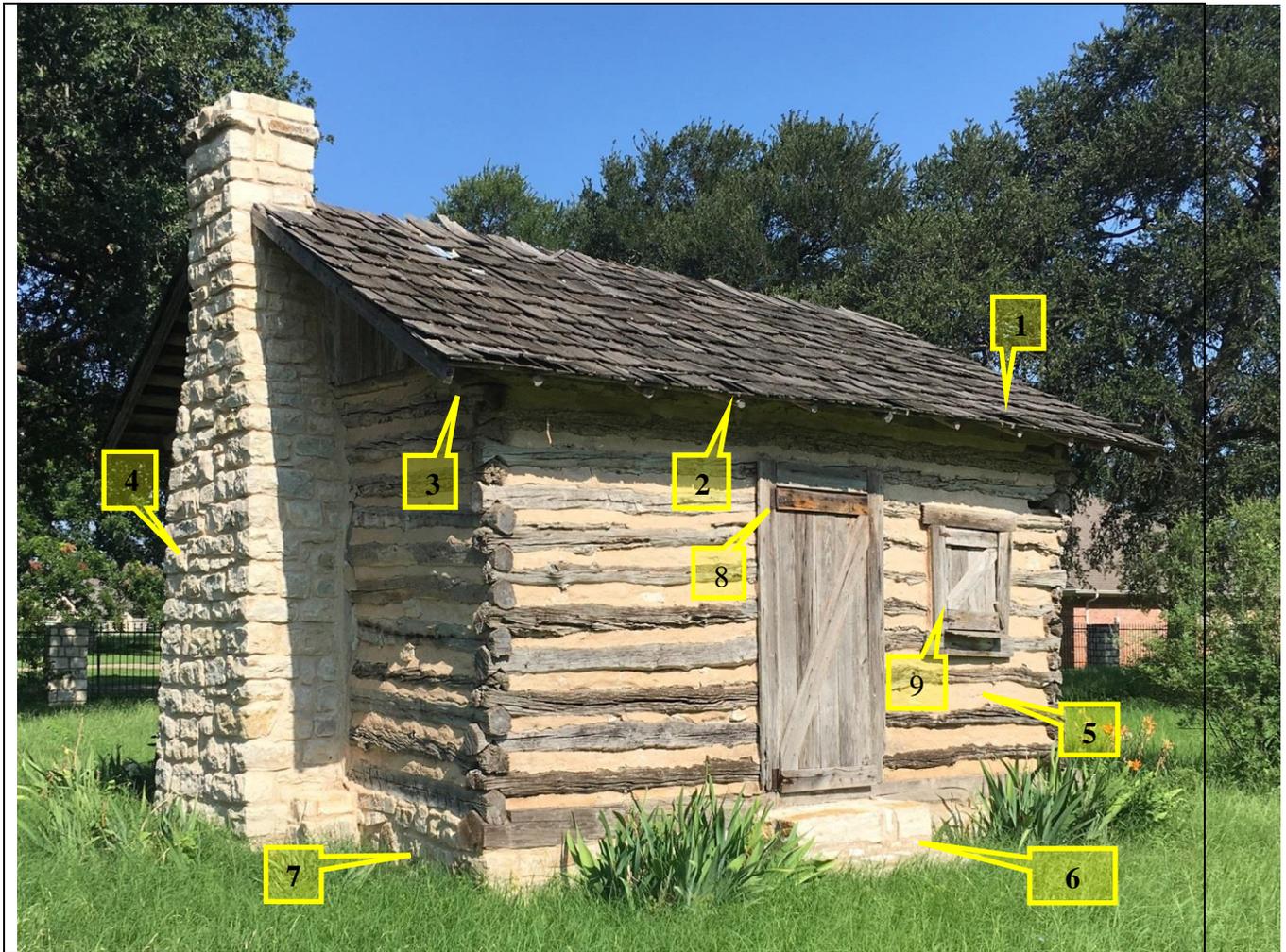
View facing northwest.



View facing north.



View facing northeast.



1. Replacement wood shingle roof.
2. Replacement roofing members.
3. Overhang bigger than original design (see 1970 photographs of the cabin below).
4. Chimney rebuilt when moved in 2013 (It is possible that the stone was recycled from original cabin).
5. Replacement mortar is thicker in places than the original design (see 1970s photograph below).
6. Modern steps constructed when cabin was moved.
7. Modern foundation constructed during cabin relocation.
8. Modern hardware replacement.
9. Modern door and window opening framing.



1. Replacement wood shingle roof.
2. Replacement roofing members.
3. Overhang bigger than original design (see 1970 photographs of the cabin below).
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5. Replacement mortar is thicker in places than the original design (see 1970s photograph below).
6. Modern steps constructed when cabin was moved.
7. Modern foundation constructed during cabin relocation.

Photo No. 001	Date: June 27, 2017
Direction Photo Taken: Northwest	
Source: AmaTerra Environmental, Inc.	



Photo No. N/A	Date: c. 1965
Direction Photo Taken: Northwest	
Source: Hood County History in Picture and Story: 1970.	



Photo No. N/A	Date: June 27, 2016	
Direction Photo Taken: Northeast		
Source: AmaTerra Environmental, Inc.		

Photo No. N/A	Date: c. 1974	
Direction Photo Taken: Northeast		
Source: Ferry Master's Cabin in Granbury, Texas, 1974.		