



**US Army Corps
of Engineers** ®
Fort Worth District

Public Notice

Subject: Section 408 Permission for the Domain at the Bluff
Residential Development
Date: February 16, 2017

Purpose

The purpose of this public notice is to inform you of a proposed project in which you might be interested. It is also to solicit your comments and information to better enable us to make a reasonable decision on factors affecting the public interest.

Section 408

Under Section 14 of the Rivers and Harbors Act of 1899 the United States Army Corps of Engineers has the authority to grant permission to alter federally authorized civil works projects if the proposed action will not be injurious to the public interest and will not impair the usefulness of the project. This is codified in Title 33 United States Code Section 408 (Section 408). A Section 408 permission is a federal action and subject to the National Environmental Policy Act (NEPA) and other environmental laws, executive orders, regulations, and policies.

Section 106

Section 106 of the National Historic Preservation Act of 1966 (NHPA) requires federal agencies to take into account the effects of their undertakings on historic properties. The federal agency together with the State Historic Preservation Office (SHPO) assesses whether there will be an adverse effect on historic properties. The agency consults to resolve adverse effects with the SHPO, federally recognized Indian Tribes, permit applicants, local governments, and the public to avoid, minimize, or mitigate the adverse effects.

Contact

For environmental questions please contact Jason Story, Environmental Resources Specialist, at 817-886-1852, or email at jason.e.story@usace.army.mil

For cultural resources and Section 106 questions please contact Joseph Murphey, Historic Architect, at 817-886-1722, or email at joseph.s.murphey@usace.army.mil

PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT

SUBJECT: Request for a Section 408 permission to alter the Fort Worth Floodway. The Domain at the Bluff is a proposed 10.8-acre multi-family residential development. This public notice is part of the National Environmental Policy Act (NEPA) process required for the Section 408.

REQUESTER: Tarrant Regional Water District (TRWD)
800 East Northside Drive
Fort Worth, TX 76102

DATE ISSUED: February 15, 2017

LOCATION: The proposed project is located in Fort Worth, in Tarrant County, Texas within the Fort Worth Floodway, a U.S. Army Corps of Engineers federally authorized civil works project that requires 33 United States Code (Section 408) compliance.

OTHER AGENCY AUTHORIZATIONS: This project also may require a permit under Section 404 of the Clean Water Act, which is a separate authorization. For questions concerning Section 404 of the Clean Water Act or any other Regulatory Program permits please contact the Fort Worth District Regulatory Division at (817) 886-1731 or visit their website at <http://www.swf.usace.army.mil/Missions/Regulatory/>

REGULATORY PROJECT NUMBER: SWF-2016-00455

PROJECT DESCRIPTION: The Domain at the Bluff to be constructed by Domain at Bluff View, LLC (Applicant), is a proposed 10.8-acre multi-family residential development, located in Fort Worth, Texas (Figure 1). The development would be a 353 unit multi-family complex anchored by the historic Garvey House as the leasing office and boutique resident space for guests. It would have an amenity building with state of the art fitness, presentation kitchen, and living spaces with an infinity edge pool overlooking the scenic views of downtown Fort Worth and Panther Island to the west. A proposed resident park is designed and centered around a signature 57 inch diameter live oak and will include social areas, grilling areas, horseshoe pits, and other outdoor activities. In addition, approximately 2.5 acres of open space are proposed as part of the complex. Construction of portions of the proposed storm water drainage system and outfall and the sanitary sewer line connection would occur below the federal project boundary line along the east bank of the West Fork Trinity River, just west of Samuels Avenue.

EXISTING CONDITIONS: The Preferred Alternative is located within an urban setting in proximity to parks, single and multi-family residential, commercial and manufacturing properties (Figure 2). One waterway, the West Fork Trinity River, and no wetlands are associated with the Preferred Alternative.

Vegetation within the Preferred Alternative area was an assemblage of species that have been heavily influenced by residential development. The herbaceous vegetation was dominated by Bermuda grass, Texas winter grass, hedge parsley, greenbrier, and poison ivy. Woody vegetation above the federal project boundary, has an understory dominated by Chinese privet and Japanese ligustrum. The overstory is dominated by hackberry, chinaberry, cedar elm,

American elm, pecan, post oak, bois d'arc, and live oak. The grassland vegetation is located next to the West Fork Trinity River and is dominated by Bermuda grass, Johnson grass, silver-leaf nightshade, hibiscus, and sedges. The grassland area is routinely maintained. The deciduous forest/shrubland, below the federal project boundary has an understory dominated by Chinese privet, hedge parsley and greenbrier. The overstory is dominated by hackberry, chinaberry, bois d'arc and cedar elm.

During the cultural resources survey, archeological site delineation, and architectural assessment, one archeological site (41TR302), 15 buildings and structures, and one Traditional Cultural Property (TCP) were documented within the approximate 10.9-acre direct area of potential effect. The identified cultural resources, their NRHP eligibility potential, and adverse effect determinations are described in detail within the attached cultural resources report.

ALTERNATIVES: The No Action and the Preferred Alternative were determined to be the only two reasonable alternatives for this project. The No Action Alternative would not allow for the construction of a 10.8 acres multi-family residential complex, installation of the storm water outfall structure, piping, and sanitary sewer connection near the West Fork Trinity River. If the outfall structure and associated piping were not constructed, the storm water drainage system for the multi-family residential complex would not function as designed. The proposed development and adjacent properties could potentially flood without proper storm water drainage. Furthermore, the proposed development would not meet local storm water drainage requirements. If the sanitary sewer connection and associated piping were not installed, the sanitary sewer system would not have a means to discharge from the property. The No Action Alternative would not meet the purpose of and need for the Proposed Action.

The Preferred Alternative would include impacts from construction of a 10.8 acres multi-family residential complex. Installation of a storm water outfall structure and piping to the West Fork Trinity River; and the construction of a sanitary sewer connection within TRWD flowage and maintenance easements, are located within USACE Civil Works project boundaries and below the federal project boundary of the Fort Worth Floodway. Improvements below the federal project boundary would consist of a 5-foot by 3-foot reinforced concrete box culvert outfall structure along the West Fork Trinity River and include the associated 210 linear feet of 30-inch reinforced concrete pipe (RCP) to the outfall. The outfall structure would be placed 3 feet below the normal water surface elevation per TRWD requirements. Storm water best management practices would be built into the storm water drainage system to reduce storm water runoff pollution. Inlets and/or manholes near inlets, above the federal project boundary, would be equipped with SNOUT™ storm water systems containing SAFL™ baffles. These storm water quality devices would reduce floatables, oils, and total suspended solids (TSS) in storm water runoff before it is discharged to the West Fork Trinity River.

MITIGATION: Adverse impacts to waters of the U.S. would be avoided and minimized to the extent practicable. The need for compensatory mitigation for adverse impacts to waters of the U.S. is not necessary since the proposed impacts are minimal both individually and cumulatively with respect to Section 404.

The removal of existing trees would be compensated by the retention of existing canopy and planting new trees to meet the requirements of the City of Fort Worth Urban Forestry Ordinance. The retention of 24,768 square feet (0.57 acre) of existing canopy and the planting of 167,400 square feet (3.8 acres) of new canopy would result in 192,168 square feet (4.4 acres) of canopy coverage for the site.

Disturbed areas would be re-sodded upon completion of construction activities. Buffalo grass sod would be placed along the West Fork Trinity River to match the current dominant vegetation. Buffalo grass sod would be placed on disturbed areas within deciduous forest/shrubland below the federal project boundary. It is assumed that current vegetative communities in this area would recolonize the area.

THREATENED AND ENDANGERED SPECIES: The USFWS lists two species as threatened, the piping plover (*Charadrius melodus*) and red knot (*Calidris canutus rufa*), and two species as endangered, interior least tern (*Sterna antillarum*) and whooping crane (*Grus americana*) within Tarrant County. Piping plover and red knot only need to be considered for wind energy projects, which does not apply in this case. There are no designated critical habitats present for the federally listed species within the Preferred Alternative. Federally listed species were not observed within the proposed project area during site investigations. Our initial review indicates that the proposed work would have no effect to species listed as threatened or endangered by the United States Fish and Wildlife Service within the Section 408 permission area.

SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT: The requester, TRWD, proposes to allow the Applicant, to construct an outfall for discharge of runoff waters into the West Fork Trinity River and a sanitary sewer line from the Applicant's proposed residential development known as the Domain at the Bluff. The USACE issuance of a 408 permission to TRWD constitutes an undertaking under the National Historic Preservation Act.

The attached cultural resources report submitted to USACE outlines an Area of Potential Effect (APE), identifies properties within the APE, and assesses impacts to historic properties. In summary, three historic properties were found to be adversely affected. USACE accepted the findings of the report as its determinations under 36 CFR Part 800 and is coordinating the findings with the Texas Historical Commission.

USACE seeks comments from the public regarding the effects on historic properties as a result of its issuance of a 408 Permission.

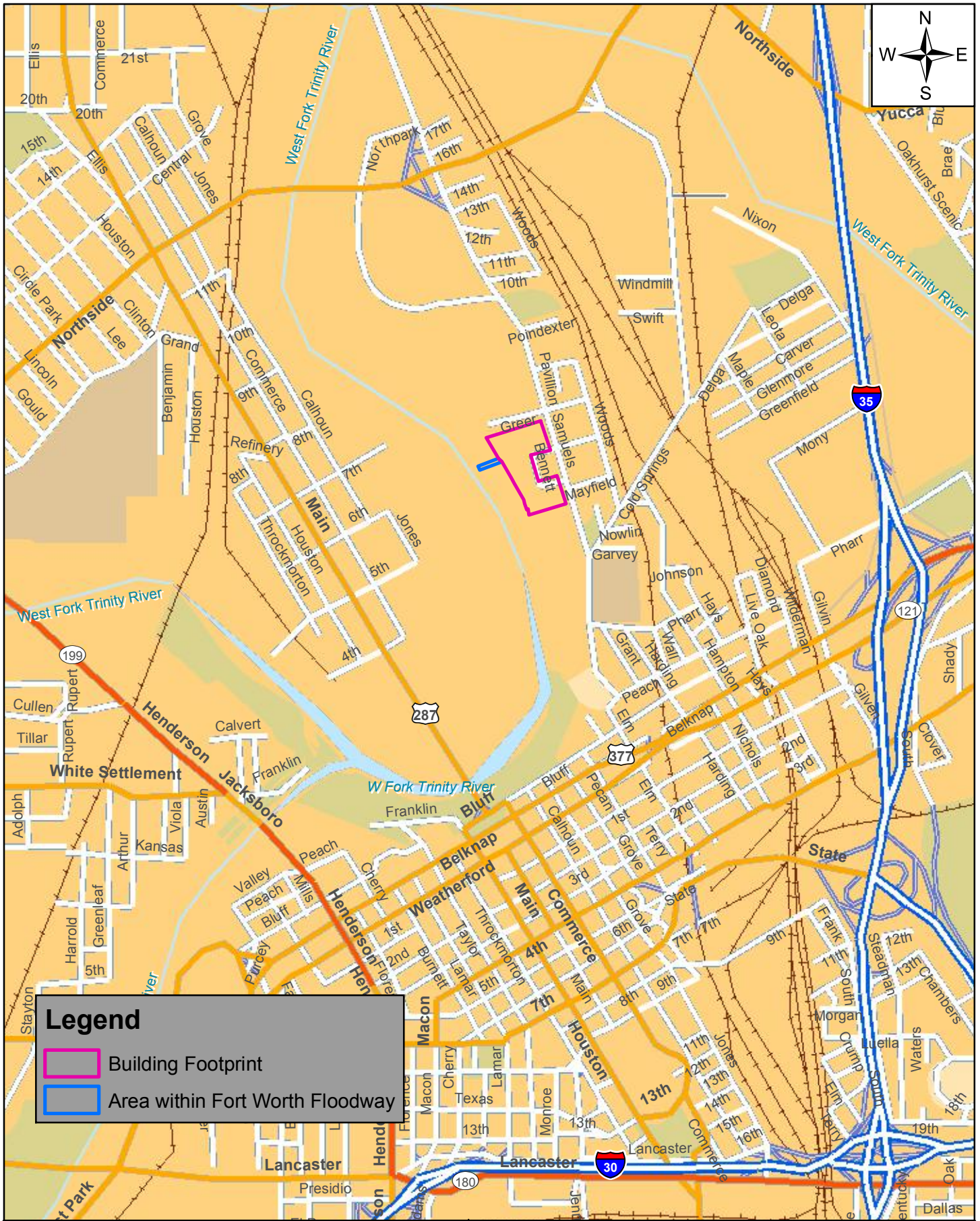
SOLICITATION OF COMMENTS: This public notice is being distributed to all known interested persons in order to assist in developing facts upon which a decision by the USACE may be based. For accuracy and completeness of the record, all data in support of or in opposition to the proposed work should be submitted in writing setting forth sufficient detail to furnish a clear understanding of the reasons for support or opposition.

CLOSE OF COMMENT PERIOD: All comments related to this public notice must reach this office on or before March 17, 2017 which is the close of the comment period. Comments and requests for additional information should be submitted to: Jason Story (environmental questions) (817) 886-1852, or email jason.e.story@usace.army.mil; or Joseph Murphey (cultural resources) 817-886-1722, or email joseph.s.murphey@usace.army.mil.

Comments can be mailed to:

U.S. Army Corps of Engineers
RPEC Environmental Compliance Branch
Attention: Domain at the Bluff Section 408 comments
PO Box 17300
Room 3A12
Fort Worth, TX
76102-0300

ATTACHMENT
Cultural Resources Report



Legend

- Building Footprint
- Area within Fort Worth Floodway



**The Domain at the Trinity Bluffs
Section 408
Project Location Map**
Base Layer Source: ESRI StreetMap USA

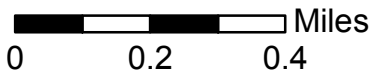
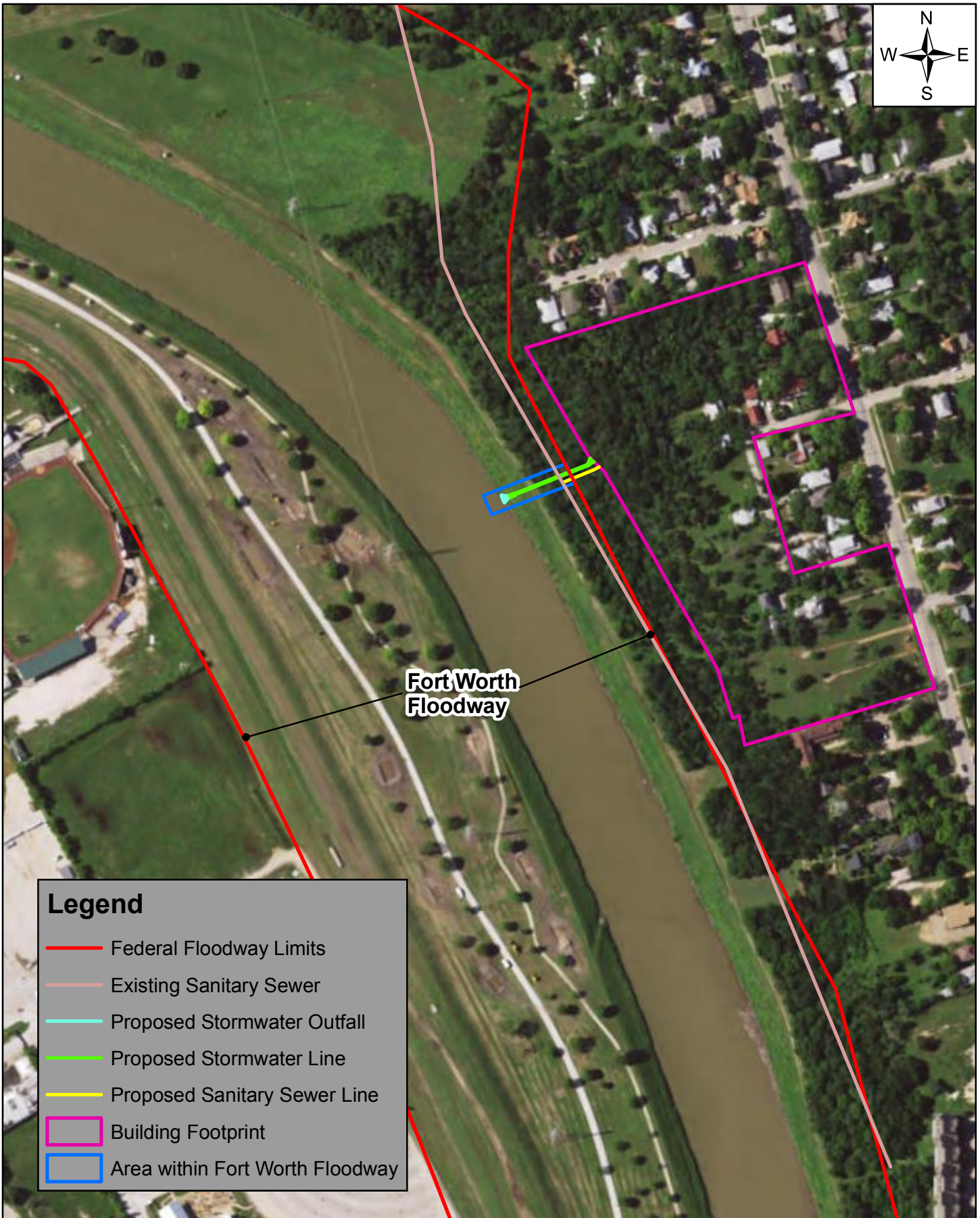


Figure 1
Created by: M. Fennell
Date: 08 February 2017



Legend

- Federal Floodway Limits
- Existing Sanitary Sewer
- Proposed Stormwater Outfall
- Proposed Stormwater Line
- Proposed Sanitary Sewer Line
- Building Footprint
- Area within Fort Worth Floodway



**The Domain at the Trinity Bluffs
Section 408
Project Site Map**

Base Layer Source: U.S. Department of Agriculture - National Agriculture Imagery Program, 2014 Digital Ortho Photo Image.

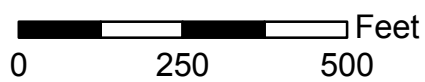


Figure 2

Created by: M. Fennell
Date: 14 February 2017

CULTURAL RESOURCES REPORT



Cultural Resources Survey for the Domain at the Bluff Project,
Tarrant County, Texas



**US Army Corps
of Engineers®**

Prepared for:

U.S. Army Corps of Engineers

On Behalf of:

Embrey Partners, Ltd.

&

Tarrant Regional Water District



February 2017

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Cultural Resources Survey for the Domain at the Bluff Project, Tarrant County, Texas

by

Kevin Stone, MA, RPA
Principal Investigator,

Anne Gibson, MA
Project Archeologist,

&

Thomas Chapman, MA
Project Archeologist

Submitted to:

Prepared by:

Integrated Environmental Solutions, LLC

610 Elm Street, Suite #300
McKinney, Texas 75069

Cultural Resources Report
February 2017

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ABSTRACT

This report documents the substantive findings and management recommendations of a cultural resource inventory conducted by Integrated Environmental Solutions, LLC (IES) for the Domain at the Bluff. IES was contracted by Embrey to assist in obtaining permission from the U.S. Army Corps of Engineers (USACE) Southwest Division Fort Worth District (SWF) to install a stormwater outfall and sanitary sewer pipeline within the Trinity River Flood Control System (TRFCS). As the TRFCS is a completed federal public works project, the project will require a Section 14 of the Rivers and Harbors Act of 1899 evaluation (33 U.S. Code [USC] 408) known as a Section 408 Request by the USACE, and would be subject to the provisions within Section 106 of the NHPA of 1966, as amended. As such, an investigation was conducted to identify any archeological sites, buildings, structures, or other cultural resources located within the project area that may be eligible for inclusion on the National Register of Historic Places (NRHP) or listing as a State Antiquities Landmark (SAL).

The cultural resources inventory was conducted by archeologists Kevin Stone, Thomas, Chapman, and Anne Gibson on the 24 and 25 of January 2017. During the IES survey, one newly recorded archeological sites (41TR302), 15 buildings and structures, and one Traditional Cultural Property (TCP) was assessed within the 10.9-acre direct Area of Potential Effects (APE). In addition, 33 cultural resources were assessed within the indirect APE.

Through subsequent analysis, it was determined that cultural resources potentially eligible and eligible for NRHP listing would be affected by the undertaking that would result in an Adverse Effect. The following report provides documentation detailing the NRHP status, adverse effect determinations, and management recommendations of each cultural resource identified within the direct and indirect APE.

Although the IES Principal Investigator considered this cultural resources survey a complete inventory, in the unlikely event that significant archeological resources (other than those detailed within this report) are unearthed during construction, the operators should cease work immediately in that area. The project environmental consultant should then be contacted to initiate further consultation with the State Historic Preservation Officer prior to resuming construction activities. All records will be permanently curated at the IES office in McKinney, Texas.

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LIST OF ACRONYMS AND ABBREVIATIONS

APE	Area of Potential Effects
AR	Architectural Resource
CBD	Central Business District
CFR	Code of Federal Regulations
cm	centimeters
cmbs	centimeters below surface
CoFW	City of Fort Worth
CTA	Council of Texas Archeologists
EIS	Environmental Impact Statement
GLO	General Land Office
GMI	Geo-Marine, Inc.
GPS	Global Positioning System
ha	hectare
IES	Integrated Environmental Solutions, LLC
m	meter
MOA	Memorandum of Agreement
NARA	National Archives and Records Administration
NHPA	National Historic Preservation Act
NRCS	Natural Resources Conservation Service
NRHP	National Register of Historic Properties
PALM	Potential Archeological Liability Map
RTHL	Recorded Texas Historic Landmark
SAHD	Samuels Avenue Historic District
SAL	State Antiquities Landmark
SHPO	State Historic Preservation Officer
SWF	Southwest Division Fort Worth
TASA	Texas Archeological Site Atlas
TCAD	Tarrant County Appraisal District
TCHRS	Tarrant County Historic Resources Survey
TCP	Traditional Cultural Property
THC	Texas Historical Commission
THO	Texas Historic Overlay
THSA	Texas Historic Site Atlas
TRA	Trinity River Authority

TRFCS Trinity River Flood Control System
TRWD Tarrant Regional Water District
TXDOT Texas Department of Transportation
USACE U.S. Army Corps of Engineers
USC U.S. Code
USDA U.S. Department of Agriculture
USGS U.S. Geological Survey

APPENDICES

- Appendix A – Engineering Designs
- Appendix B – Photograph Location Map and Photographs
- Appendix C – Indirect APE Architectural Resources
- Appendix D – EDR Aerial Photograph Decade Package
- Appendix E – Archeological Site Location
- Appendix F – Garvey-Veihl House RTHL Documentation
- Appendix G – Trinity River Bluff TCP Documentation
- Appendix H – Archival Research

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CHAPTER 1: PROJECT DESCRIPTION

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 brief description of the project area or Area of Potential Effects (APE), environmental setting, and methodology; followed by the results of the investigations and recommendations. This report documents the cultural resources survey necessary to satisfy the National Historic Preservation Act (NHPA) Section 106 requirements.

1.1 Introduction

On behalf of Embrey Partners, Ltd. (Embrey), Integrated Environmental Solutions, LLC (IES) performed a cultural resources survey for the Domain at the Bluff Project located southwest of the intersection of Samuels Avenue and Greer Street, Fort Worth, Tarrant County, Texas. IES was contracted by Embrey to assist in obtaining permission from the U.S. Army Corps of Engineers (USACE) Southwest Division Fort Worth District (SWF) to install a stormwater outfall and sanitary sewer pipeline within the Trinity River Flood Control System (TRFCS). As the TRFCS is a completed federal public works project, the project will require a Section 14 of the Rivers and Harbors Act of 1899 evaluation (33 U.S. Code [USC] 408) known as a Section 408 Request by the USACE, and would be subject to the provisions within Section 106 of the NHPA of 1966, as amended. As such, an investigation was conducted to identify any archeological sites, buildings, structures, or other cultural resources located within the project area that may be eligible for inclusion on the National Register of Historic Places (NRHP) or listing as a State Antiquities Landmark (SAL).

Through consultation with Embrey and the USACE, it was determined that a multi-faceted cultural resources survey would be required to satisfy the requirements of the NHPA. During the background review conducted prior to the survey, it was determined that multiple historic-aged standing structures and residential homes were present within the project area. In addition, it was determined that the project area contained a high potential for containing archeological deposits due to its prolonged historical use and occupation. To satisfy NHPA requirements, an indirect effects assessment of cultural resources located directly adjacent to the project area was conducted to assess each residence's potential NRHP and SAL eligibility.

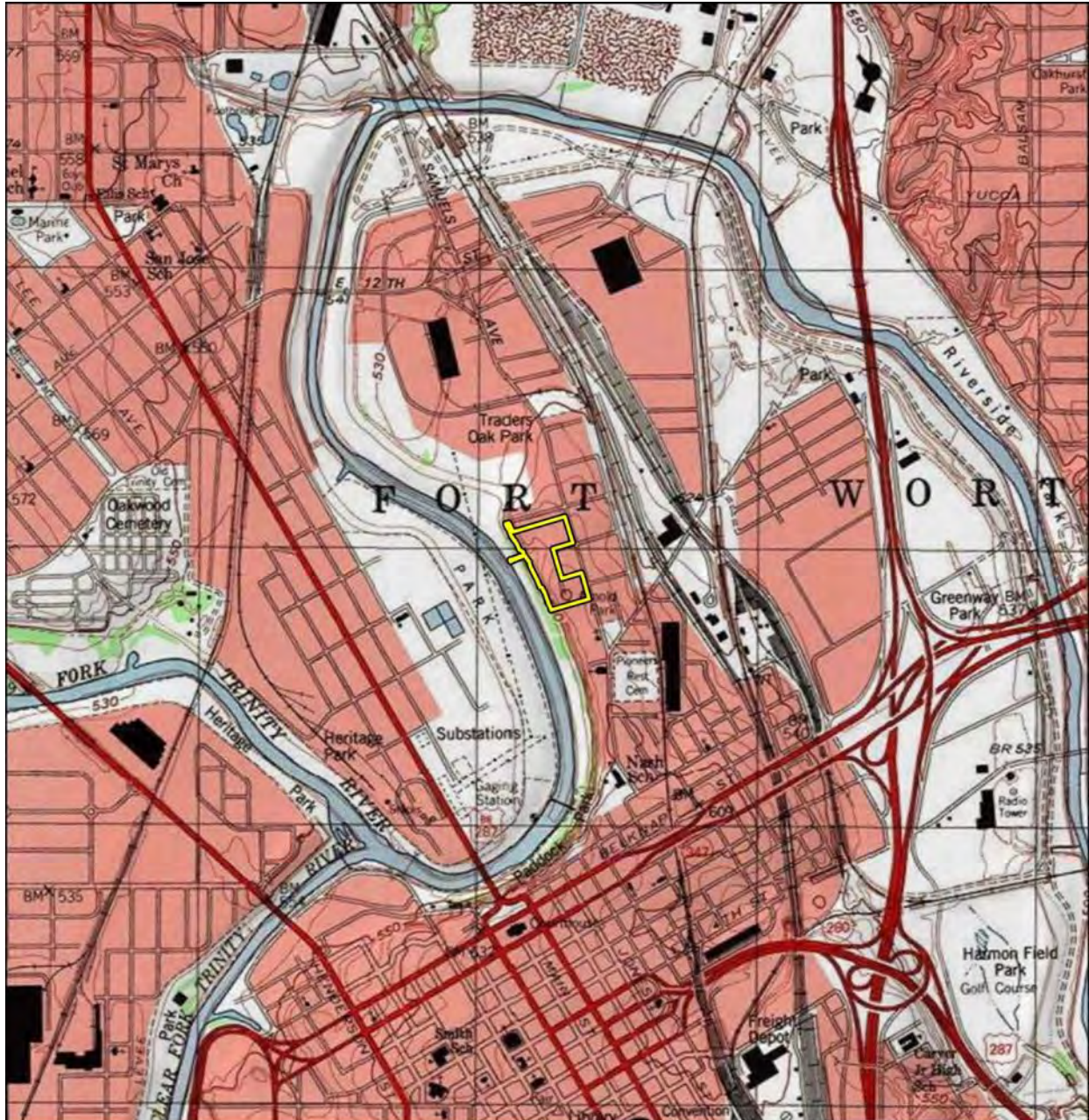
1.2 Area of Potential Effects



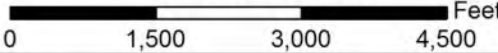
The project area or APE is plotted on recent aerial photographs and the Haltom City 7.5 Minute Series U.S. Geological Survey (USGS) Quadrangle sheets (**Figures 1.1** and **1.2**). The APE for this project is comprised of both a direct and indirect APE and described in detail below.

1.2.1 - Direct APE

Current project designs entail the construction of a multi-family apartment complex within an approximate 10.9-acre property. The apartment complex will consist of a community leasing office, five multi-family buildings, 7 multi-family townhome buildings, one amenity building, roads, parking lots, and recreational areas. The community leasing office will be rehabilitated Garvey-Veihl House discussed within the following report. The Potential subsurface impacts that are anticipated for the project will include standard construction procedures associated with residential developments, contouring of the surface, terracing, and the installation of stormwater outfall and sanitary sewer pipeline. Although the extent of subsurface impacts was unknown at the time of survey, field investigations were conducted to the bottom of soils capable of containing archeological deposits (**Appendix A**).





<p>Figure 1.2 Topographic Setting</p>	<p> Area of Potential Effects - Direct</p> <p style="text-align: right;">  </p>
<p>County: Tarrant State: Texas Date map created: 2/2/2017 Source: USGS Topographic Map 7.5' Quadrangle Haltom City 1982</p>	<p style="text-align: right;">1 inch = 1,500 feet</p> <p style="text-align: right;">  </p>

1.2.2 - Indirect APE

As the project requires a federal permit from the USACE, an assessment of the project's indirect effects is required to satisfy Section 106 of the NHPA requirements. The sole potential indirect effect of the undertaking is related to visual effects associated with the construction of multiple above-ground buildings and structures. The tallest buildings will be four stories tall and located along the bluff edge, while three-story buildings will be located along the north, east, and south perimeter of the direct APE. To account for potential visual impacts associated with these above-ground elements, an indirect APE was considered surrounding the direct effects APE. The indirect APE was developed in coordination with the USACE and encompassed areas directly adjacent to the APE along Greer Street, Samuels Avenue, Locust Street, Bennett Street, and Morrison Street. Thus, any standing structure or building of historic age, encountered within the footprint of proposed construction, or within the indirect APE, was photographed and assessed for their potential NRHP eligibility.

1.3 Administrative Information

Sponsor: Embrey Partners, Ltd.
Review Agency: U.S. Army Corps of Engineers, Texas Historical Commission (THC)/State Historic Preservation Officer (SHPO)
Principal Investigator: Kevin Stone, MA, RPA
IES Project Number: 04.240.057
Days of Field Work: 24 and 25 January 2017
Area Surveyed: Direct APE – 10.9 acres (4.4 hectares [ha]), Indirect APE – 18.9 acres (7.6 ha)

Archeological Sites Recommended as Eligible for National Register Listing Under Criteria in 36 Code of Federal Regulations (CFR) 60.4:

None

Archeological Sites not Recommended as Not Eligible for National Register Listing Under Criteria in 36 CFR 60.4:

- 41TR302

Architectural Resources Recommended as Potentially Eligible for National Register Listing Under Criteria 36 CFR 60.4:

- Architectural Resource (AR)-6 (King-Terry House)
- AR-7

Architectural Resources Recommended as Eligible for National Register Listing Under Criteria 36 CFR 60.4:

- Trinity River Bluff Traditional Cultural Property (TCP)
- Architectural Resource (AR)-1 Main Residence (Garvey-Veihl House), and
- AR-3 Main Residence (Talbot-Wall House)

Architectural Resources Not Recommended as Eligible for National Register Listing Under Criteria 36 CFR 60.4:

- AR-1 Two Detached Garage Apartments,
- AR-2,
- AR-3 Shed Outbuilding,
- AR-4,
- AR-5, and
- AR-6 Shed and Garage Outbuildings.

Curation Facility: No artifacts were collected. Field notes will be curated permanently at IES office in McKinney, Texas.

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CHAPTER 2: ENVIRONMENTAL BACKGROUND

2.1 Environmental Setting

2.1.1 - Climate

Tarrant County is in the North-Central part of the state of Texas. This region has a humid subtropical climate and an annual rainfall averaging between approximately 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. The subtropical region tends to have a relatively mild year round temperature with the occasional exceedingly hot and cold snaps (Estaville and Earl 2008; Brooks et. al 1964).

2.1.2 - Topographic Setting

The USGS Haltom City 7.5' Quadrangle map illustrates that the APE was located just downstream from the confluence of the Clear and West forks of the Trinity River. The APE was situated east of the West Fork Trinity River on the edge of the river's associated bluff. The highest topographic elevations were located within the southern end of the APE and gently sloped downward to the north, east, and south. At the western edge of the APE, the bluff's edge rapidly drops in elevation and descends to the river's floodplain.

2.1.3 - Geology, and Soils

The APE is located within the Grand Prairie physiographic province of the Cross Timbers ecoregion (Wermund 1996). Before extensive settlement, the Grand Prairie was characterized by open plains dominated by tall and short grasses. Forested areas were limited to draws and drainages along stream banks and river valleys. Although a significant portion of the Grand Prairie has been converted to cropland or improved pasture, the region supports some of the largest areas of native grass in Texas (Texas A&M Forest Service 2014).

Soils within the APE consist of Quaternary terrace deposits dating to the Holocene and Pleistocene Epochs (McGowen et al. 1972). These deposits are composed of sand, silt, clay, and gravel and were formed with the Trinity River changed course and cut deeper into the valley floor (USGS 2017) (**Figure 2.1**) (Scoggins 2004).

According to the *Soil Survey of Tarrant County, Texas*, the APE contains two soil types (U.S. Department of Agriculture [USDA] 2017, Ressel 1981) (**Figure 2.2**). The two soil series roughly divided the APE into two halves with the eastern half of the APE containing soils pertaining to the Bastsil-Urban land complex, 0 to 5 percent slopes and the western half containing soils pertaining to the Aledo-Bolar-Urban land complex, 3 to 20 percent slopes (USDA 2017). **Table 2.1** provides a brief description of the two soils and their percentages within the APE.

Table 2.1: Soils Located within the APE

Map Unit Number	Soil Description	Approximate Percentage of the APE
10	Aledo-Bolar-Urban land complex, 3 to 20 percent slopes – This component is described as being gravelly clay loam located on ridges and backslopes. The component has a depth to a root restrictive layer or bedrock of 8 to 40 inches. The natural drainage class is well drained.	38.6
3	Bastsil-Urban land complex, 0 to 5 percent slopes – This component is described as a fine sandy loam alluvium. This soil is located on stream terraces and has a depth to a root restrictive layer or bedrock of more than 80 inches. The natural drainage class is well drained.	61.4

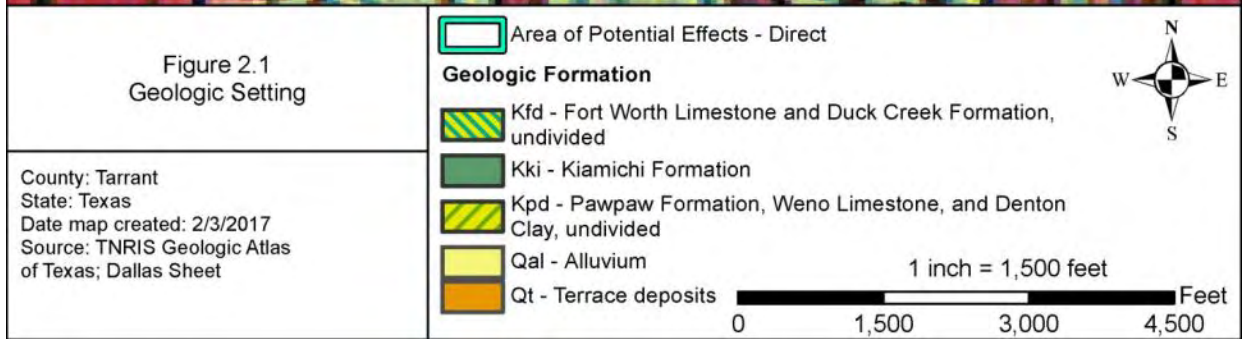
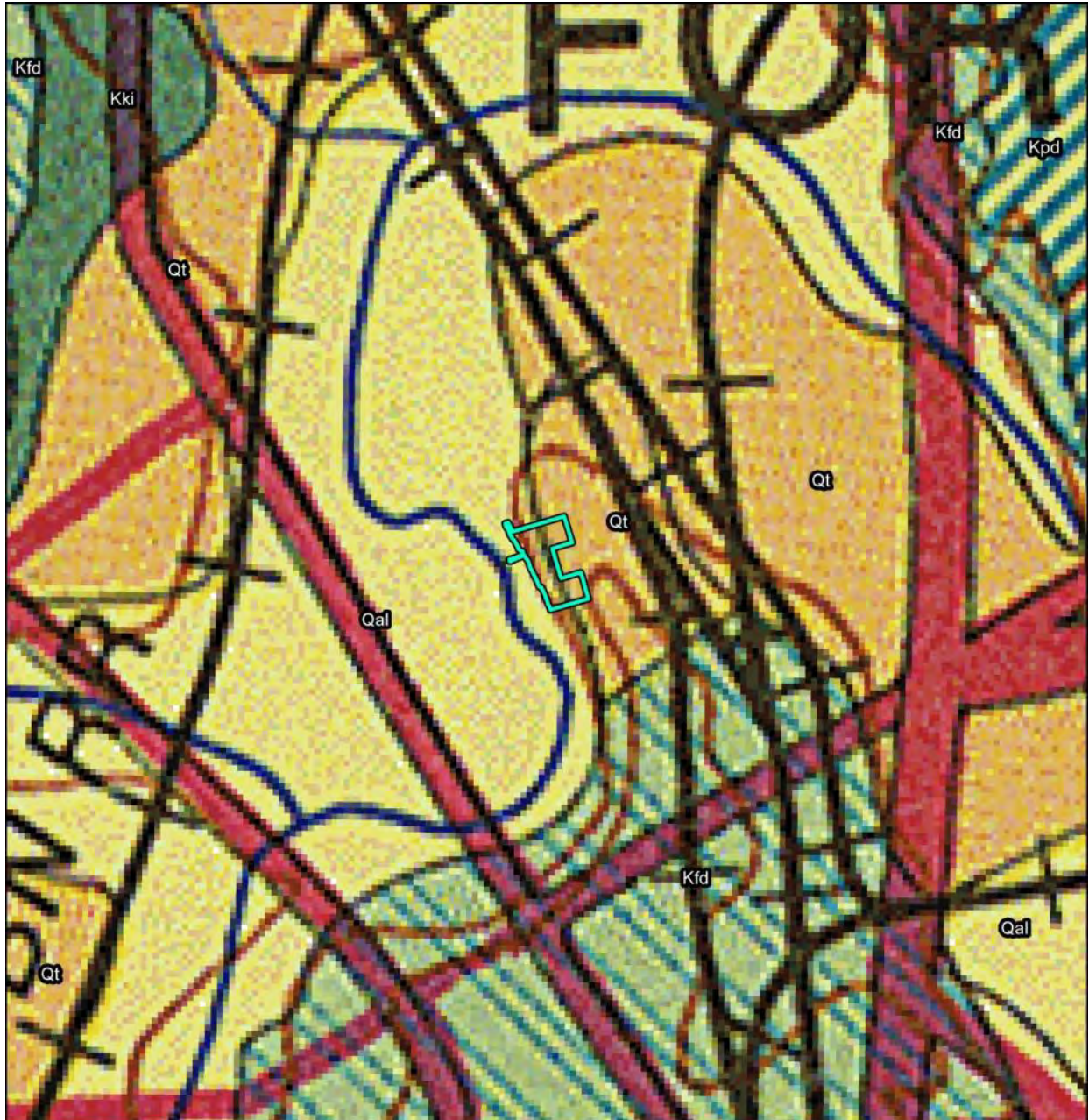




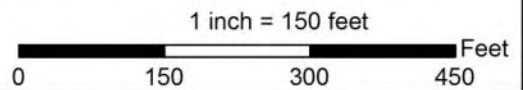
Figure 2.2
Soil Map Units Located Within and
Adjacent to the APE

County: Tarrant
State: Texas
Date map created: 2/2/2017
Source: 2007 USDA
NRCS Digital Soils Database

Area of Potential Effects - Direct

Soil Description

- Other Values
- 10 - Bastsil-Urban land complex, 0 to 5 percent slopes
- 3 - Aledo-Bolar-Urban land complex, 3 to 20 percent slopes



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CHAPTER 3: BACKGROUND RESEARCH

3.1 Historic Atlas Results

3.1.1 - Previous Investigations

A file search within the Texas Historic Sites Atlas (THSA) database, maintained by the THC, identified that one previously conducted architectural survey has been conducted within the APE.

During the late 1980s and early 1990s, the Historic Preservation Council for Tarrant County, Texas sponsored a citywide study detailing significant historic-aged buildings. The survey was conducted by the architecture and planning firm Page, Anderson, & Turnbull, Inc. of San Francisco. The results of the survey were published in the *Tarrant County Historic Resources Survey* (TCHRS) that was an eight volume publication that was geographically organized. The Central Business District (CBD) volume documented architectural resources along Samuels Avenue and surrounding side streets. The CBD survey component was conducted in 1981. At the time the survey was conducted, the scope and quality of the research was unequalled within the state at the time.

During the survey, a great emphasis was placed not only on determining if individual properties were eligible for listing in the NRHP, but identifying if any neighborhoods, districts, and communities which possess significant architectural and historical value. As a result of the survey, it was determined that a potential historic district was present along Samuels Avenue. The potential Samuels Avenue Historic District (SAHD) from East Bluff Street to just north of Pavillion Street and bounded on the west by the Trinity River and on the east by the Gulf, Colorado, & Santa Fe Railroad and Wood Avenue. The survey noted there were 250 historic-aged resources within the SAHD, but that only 18 were included in the district's nomination form. Seven of the 18 were identified as individually eligible for the NRHP, two had been demolished post-survey, and the remaining were not individually eligible for the NRHP but were contributing elements to the SAHD.

3.1.2 - Identified Resources

Of the 18 architectural resources identified during the TCHRS with the potential SAHD, five of the resources were determined to be located within the direct APE. These homes were located at 769 Samuels Avenue (Gravey-Veihl House), 915 Samuels Avenue (Talbot-Wall House), 815 Bennett Street (Unnamed), 901 Bennett Street (King-Terry House), and 761 Samuels Avenue (Foster-Hodson-Pool House). However, prior to the IES survey, it was determined that the residence at 761 Samuels Avenue had been demolished between 2001 and 2003. The TCHRS also identified one additional SAHD contributing property within indirect APE located at 823 Samuels (Reilly-Lehane House) (Roark 1991).

The THSA records illustrated that one Official Texas Historical Marker was present within the APE. Marker Number 2105 pertained to the Garvey-Veihl House (761 Samuels Avenue) and detailed some of the family history and architectural elements of the Queen Anne style home. The Garvey-Veihl House was designated as a Recorded Texas Historic Landmark (RTHL) in 1993 as the house exhibits hallmark features of the Queen Anne style (THSA 2017).

3.2 Archeological Sites Atlas Results

3.2.1 - Previous Investigations

A file search within the Texas Archeological Site Atlas (TASA) database, maintained by the THC, identified that the APE had not been previously surveyed for archeological resources. However, the TASA records did identify 13 archeological surveys that had been conducted within one-mile of the APE. These surveys are summarized in **Table 3.1** and illustrated in **Figure 3.1**.

Table 3.1: Previous Surveys within One-Mile of the APE

Agency	Firm/Institution	Antiquities Permit #	Date	Survey Type	Location (Approximate)
Unknown	Unknown	-	-	Linear	Through northern portion of APE
City of Fort Worth (CoFW)	Unknown	1665	1997	Linear	0.77-mile west of APE
Federal Housing Authority	Unknown	-	2000	Linear	0.26-mile northwest of APE
USACE – SWF	Geo-Marine, Inc. (GMI)	-	2005	Area	0.75-mile north of APE
Texas Department of Transportation (TXDOT)	SWCA	4924	2009	Area	0.73-mile northeast of APE
TXDOT	GMI	5160	2009	Area	0.12-mile east of APE
TXDOT	SWCA	4924	2009	Area	0.76-mile northeast of APE
North Central Texas Council of Governments, City of Fort Worth, American Recovery and Reinvestment Act	GMI	5521	2010	Area	0.11-mile east of APE
USACE – SWF / Trinity River Authority (TRA)	Amaterra, Inc.	6381	2012	Area	0.94-mile southwest of APE
Federal Transit Administration / Tarrant County	URS Corporation	4775	2013	Area	0.29-mile east of APE
Atmos Energy Corporation	CoFW	7216	2015	Area	0.94-mile west of APE
TRA	Amaterra, Inc.	6948	2016	Area	0.44-mile west of APE
Fort Worth Transportation Authority	Jacobs Engineering	7643	2016	Area	0.29-mile east of APE

While the APE has not been previously surveyed for archeological sites, a cultural resources study conducted for the Central City Segment of the Trinity River Vision Master Plan. This study was conducted as part of the Environmental Impact Statement (EIS) for the construction of a bypass channel, associated flood control structures, and an urban water feature. Through the survey, 38 cultural resources were identified as eligible NRHP listing.

3.2.2 - Identified Resources

The TASA detailed that there were no previously recorded archeological sites within the APE. The TASA records did illustrate that five archeological sites have been recorded within one-mile of the APE. All of these sites were documented along the West and Clear Forks of the Trinity River and range from historic-aged subsurface accumulations of construction debris to deeply buried multiple-component prehistoric sites (TASA 2017). These sites are summarized in **Table 3.2**.

Table 3.2: Recorded Archaeological Sites within One-Mile of the APE

Site	Time Period	Site Type	Site Size	Depth Extent (centimeters)	Cultural Materials	Topographic Setting	Reference
41TR202	Historic	Artifact Scatter	2 m diameter	100-120	Bottles, glass shards, brick fragments, porcelain and whiteware sherds, pig bones, and nails	Terrace	Tine 2008
41TR203	Prehistoric	Habitation Site	5,000 m ²	300	Burned rock features, faunal bone, mussel shell, lithic flakes	Floodplain	Haefner 2009
41TR211	Historic	Artifact Scatter	Unknown	250	Bricks, glass shards, bone, shell, ceramics	Terrace	Craver 2005
41TR285	Historic	Artifact Scatter	29 X 72 m	100	Red brick, metal hardware, glass shards, milk glass, whiteware, stoneware, ceramic pipe	Terrace	Feit and Setters 2015
41TR286	Historic	Artifact Scatter	62 X 100 m	100	Red brick, metal hardware, glass shards, milk glass, whiteware, stoneware, ceramic pipe	Terrace	Feit and Setters 2015

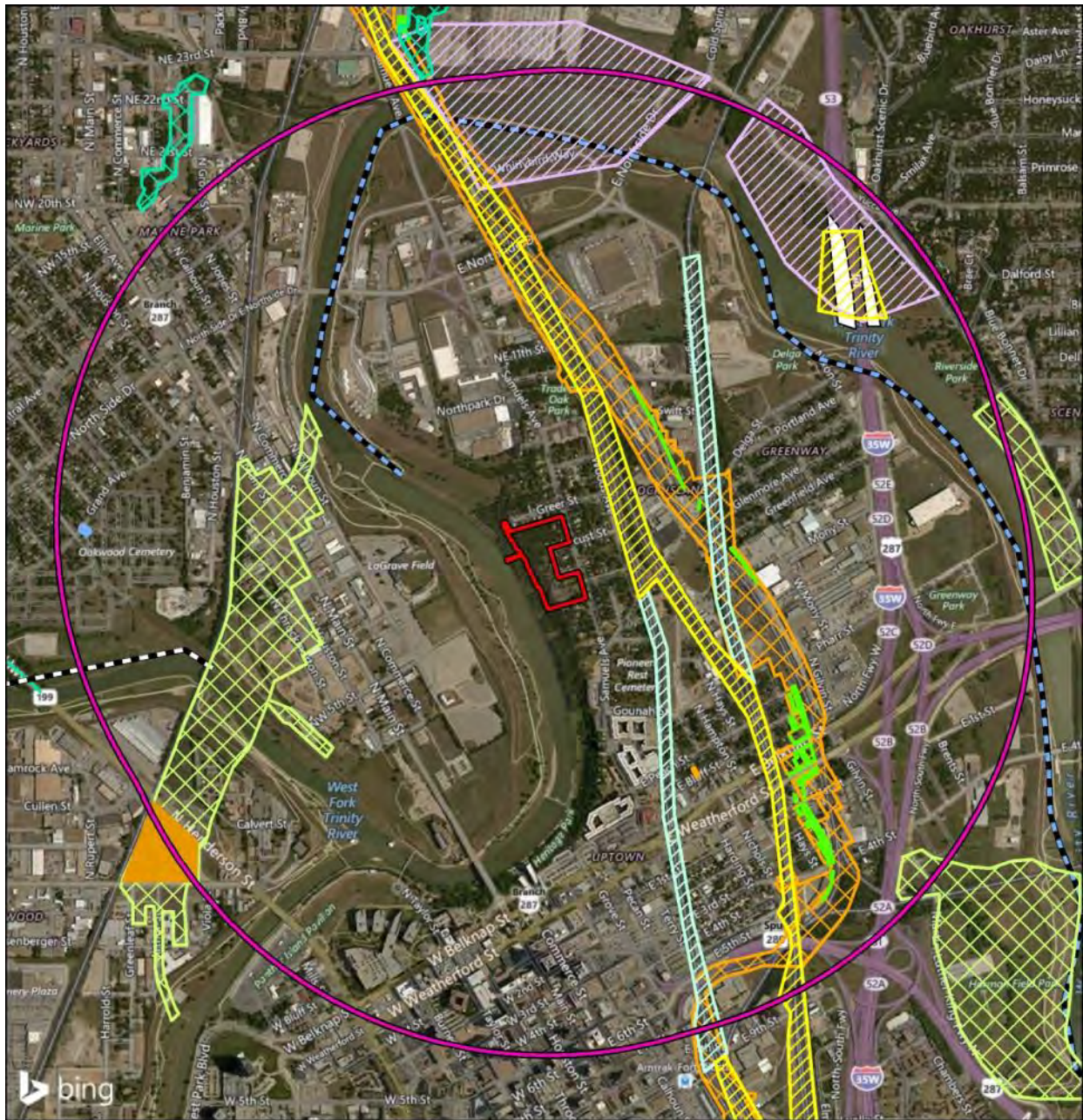
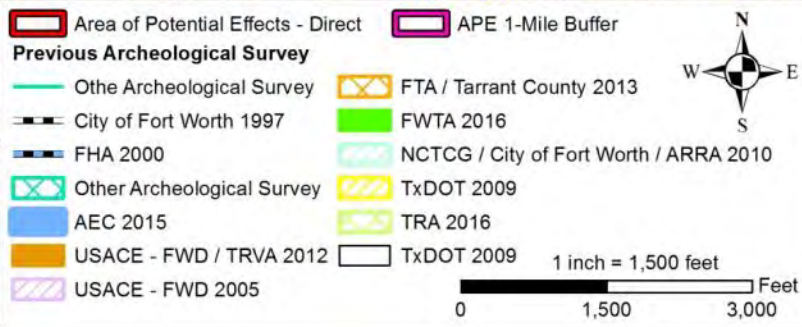


Figure 3.1
Previous Investigations Within
One-Mile of the APE

County: Tarrant
State: Texas
Date map created: 2/2/2017
Source: (c) 2009 Microsoft Corporation
and its data suppliers; ESRI 10.4



3.3 Cultural Resources Potential

In addition to the TASA and THSA reviews, several additional sources were referenced to determine the overall potential for encountering cultural resources within the APE. These sources included the *Soil Survey of Tarrant County, Texas*, the Geologic Atlas of Texas (Dallas Sheet), the USGS topographic map, the Natural Resources Conservation Service (NRCS) digital soil database for Tarrant County, the National Archives and Records Administration's (NARA) 1940 Census Enumeration District Maps for Tarrant County, the Texas Historic Overlay (THO) georeferenced maps, the Potential Archeological Liability Map (PALM) for Tarrant County, the Historic and Architectural Survey of Fort Worth, the TCHRS, Sanborn Fire Insurance Maps, and both past and current aerial photography. This review was performed by Kevin Stone on 23 January 2017

3.3.1 - Archeological Resource Potential

Although few archeological sites have been documented within one-mile of the APE, this lack of known sites is not the result of a low potential, but the fact that the vast majority of the existing development occurred prior to many state and federal regulations requiring cultural resources compliance.

However, due to the prolonged historical habitation and land modification identified within historical aerial photographs as early as 1942 and the steeply sloped topography along the western margins of the direct APE, it was determined the potential for encountering prehistoric archeological deposits was low to negligible. The Tarrant County PALM supports this theory and indicated that the western half of the direct APE contained a low potential for shallow deposits and a low potential for deeply buried deposits, while the eastern half contained a negligible potential.

Historical maps illustrated that the residential development associated with expanding Fort Worth encompassed the direct APE by the early 1880s. Historical utilization and occupation within the direct APE was visually confirmed within historical aerial photography from 1942. Since the late 19th century, landscape modification has included grading and terracing for lot development, landscaping, and erosion prevention. In addition, numerous structures have been built, demolished, and transplanted within the direct APE.

Modern aerial photographs depicted several empty lots where residences once stood. The demolition of these structures, plus the prolonged historical utilization and occupation within the direct APE indicated that encountering a widespread scattering of archeological deposits was likely. For these reasons, it was determined the potential for encountering historic-period archeological resources was high within the direct APE.

3.3.2 - Architectural Resource Potential

Modern aerial photography indicated that 15 buildings/structures associated with residential occupation were present within the direct APE. Through background research detailed previously, it was determined that the standing structures varied in design, level of preservation, and architectural significance.

Through background research, it was determined that 32 residences were present within the indirect APE. While a few of the structures were constructed during modern times, the vast majority were historic-aged. Although the earliest residences along Samuels Avenue and its side streets were constructed in the 1880s, the majority of the residences within the indirect APE date from the early 1900s.

3.3.3 - Other Cultural Resources Potential

Through coordination with the USACE, it was determined that one TCP was located within the APE. The TCP was documented during the Central City Segment of the Trinity River Vision Master Plan cultural resources survey as the Trinity River Bluff and was considered to be potentially eligible for NRHP listing resource for its "historical role in defining and shaping the city of Fort Worth" (Prior et al.

2009:161). The TCP follows the east bank of the West Fork Trinity River and originates west of the Paddock Viaduct or Main Street Bridge and follows the wooded bluff past the current APE and north of Greer Street.

The history of Fort Worth and the Trinity River Bluff TCP were thoroughly researched and documented within the report titled *Below the Bluff: Urban Development at the Confluence of the West Fork and Clear Fork Trinity River, 1849-1965 – Expanded Edition*. Excerpts from this report detailing the NRHP eligible status of the Trinity River Bluff and the historic context in which it was evaluated are included within **Appendix G**.

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CHAPTER 4: METHODOLOGY

4.1 Archeological Methods

4.1.1 - Pedestrian Survey

The methods met or exceeded the minimum requirements for field tactics stipulated by the THC and CTA Archeological Survey Standards for Texas (CTA 1996, 2001). Prior to field work, the IES staff conducted a historical and archeological records search to determine what cultural resources have been recorded within the APE and within a one-mile (~1,600 meter [m]) radius of the APE. This information was detailed previously. Additionally, IES staff reviewed ecological, geological, and soils data, as well as, historical and modern topographic maps and aerial photography.

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. Areas displaying high levels of disturbance were photographed to document the lack of potential for intact archeological deposits. Components of the survey included, but were not limited to, archival and background research, pedestrian survey and reconnaissance, shovel testing, artifact inventories, site recordation, and site assessment. The archeological survey utilized a multiple transect scheme space at approximate 40 m intervals. Transects were conducted in a north to south orientation.

4.1.2 - Shovel Testing

In areas with potential for archeological materials, shovel tests were excavated to the top of culturally sterile deposits. Each shovel test was 30 centimeters (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. If the clay content was high and could not be efficiently screened, material was troweled through by hand and inspected for cultural deposits. In addition, the physical properties of each arbitrary level were recorded. All test locations were provided a unique identifying number (i.e. KS1), recorded on paper, and plotted using hand-held Global Positioning System (GPS) units. Investigators documented the results of each test on standardized shovel test forms. CTA survey standards recommend that an APE with an area of 10.9 acres, displaying little to no disturbance, should have approximately six shovel tests (one shovel test per two acres) excavated during the pedestrian survey. All positive shovel tests, cultural features, and other site data were geospatially recorded using Trimble XT handheld GPS unit.

4.1.3 - Site Recording

Archeological site delineation standards require that no fewer than six shovel tests (when applicable) are required to assess the horizontal extent and to characterize the depth of archeological deposits. Negative shovel tests, the distribution of surficial artifacts/features, topography, and/or the APE extent delineated the boundaries of each 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 shovel testing, a positive shovel test containing two 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 State of Texas Archeological Site Data forms.

4.1.4 - Site Assessment

A scaled map was prepared for each identified archeological site, and each site was plotted on the appropriate 7.5-minute USGS topographic map. The data from any encountered site was recorded in the field was processed at the IES office in McKinney, Texas to determine site significance and potential NRHP eligibility. When applicable, a variety of data was used to assess site significance including date(s), artifact density, artifact variety, features density, feature variety, feature preservation, and stratigraphic integrity.

4.1.5 - Archival Research

A deed search was conducted for sites that contained evidence that dated to the historic-period. The purpose was to identify historically notable persons possibly associated with the site. Initial research was carried out by examining deed and land title records at the Tarrant County Clerk's office. The identified persons also researched for historic significance in The Handbook of Texas Online, Fort Worth Star Telegram, and within various publications.

4.2 Architectural Methods

4.2.1 - Field Methods

Typical methods accepted by the THC place the cut-off date for historic-aged resources as those determined to be 50 years or older, which for this project was 1967. In the field, each previously identified AR was visited to observe and briefly document primarily through photographs. The existing conditions and architectural elements of each AR were evaluated at the IES office for NR eligibility determination and potential indirect effects assessment.

4.3 National Register Evaluation Criteria

When evaluated within its historic context, a cultural resource property must be shown to be significant for one or more of the four criteria for evaluation (A, B, C, or D) (36 CFR 60.4 [a-d]). These criteria pertain to cultural resource properties, which include districts, sites, buildings, structures, objects:

- Criterion A: that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B: that are association with the lives of persons significant in our past; or
- Criterion C: that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D: that have yielded, or may be likely to yield, information important in prehistory or history.

4.3.1 - National Register Integrity Requirements

Overall, the property must also retain the defining features and characteristics that were present during the property's period of significance to be considered eligible NRHP listing. The NRHP defines seven aspects of integrity as; location, setting, design, materials, workmanship, feeling, and association.

Resources in the APE that may be considered eligible under Criteria A and B are those associated with events or broad patterns in history or persons affiliated with those activities. Although it is necessary to consider the architectural and physical integrity for resources evaluated under Criteria A or B, attributes of historical integrity will be more highly valued for these criteria. Thus, the most important aspects of integrity for evaluating resourced under these criteria are location, feeling, and association.

Properties eligible for the NRHP under Criterion C derive significance from the physical qualities of their design, construction, and/or craftsmanship, which includes elements like engineering or architecture. A property significant under Criterion C is one that clearly represents a noteworthy example of a defined property type, dates from a period of significance of one or more historic context(s), and exhibits the character-defining features of its property type. Therefore, a property must retain a high degree of physical integrity, as well as having relation to the historic context.

4.4 Curation

The survey employed a non-collection strategy. All field-generated documents will be permanently curated at the IES office in McKinney, Texas.

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CHAPTER 5: HISTORICAL CONTEXT

5.1 History of Fort Worth

The City of Fort Worth began as a military outpost at the edge of the Texas frontier. In 1849, Major Ripley S. Arnold was ordered to find a new fort site near the West Fork and Clear Fork of the Trinity River as part of plan proposed by Army General William Jenkins Worth to have a line of forts bordering the frontier. Arnold established Camp Worth on the bank of the Trinity River near a grove of oaks and a spring, known as Cold Springs. However, an infestation of mosquitos and a related outbreak of malaria caused the military camp to be moved to a north-facing bluff overlooking the Trinity. The new location was officially named Fort Worth in honor of General Worth. The fort operated at the site for several years before being evacuated for posts further west in 1853. Settlers living nearby moved into the abandoned fort and used the former barracks for businesses. In 1860, Fort Worth became the county seat for Tarrant County and began construction on a county courthouse (Garrett 1999; Schmelzer 2010).

The-Civil War and Reconstruction years during the 1860s saw the population decrease, as well as, economic decline and shortages. During the late 1860s and early 1870s, the developing cattle industry provided the economic boom the city needed. Cowboys driving cattle north on the Chisholm Trail to Kansas would stop in Fort Worth, spending money at local businesses and stocking up on supplies for the long journey ahead. The infamous Hell's Half Acre, a red-light district of saloons, dance halls, and bawdy houses in the southern part of the city, attracted many of the cattle drivers as well as outlaws. During the 1870s, the local economy was further aided by the construction of the Texas and Pacific Railroad and the Missouri-Kansas-Texas Railroad through Fort Worth (Schmelzer 2010; Selcer 2016).

In the late 19th century, the cattle industry continued to grow and change with the founding of the Texas Dressed Beef and Packing Company, the Union Stockyards Company, and the Fort Worth Stockyards. These businesses created a centralized livestock market in Fort Worth that utilized the newly built railroad lines to transport cattle or packed meat to other consumer markets. In 1903, the Armour Company and Swift Company of Chicago opened a meat packing plant adjacent to the stockyards after Fort Worth citizens offered a money incentive to locate there. The success of the stockyards and packing plants helped create the now famous stock shows (Pate 2016; Schmelzer 2010).

During the early 20th century, the discovery of oil fields in west Texas caused a surge in the local economy. As it was one of the largest cities closest to these oil resources, Fort Worth attracted several pipeline and refinery companies to its developing downtown business district. In 1924, the city limits were expanded outward to include new subdivisions and additions. The economy flourished until the peak of the Great Depression in 1932. Unlike many other urban centers in the nation, Fort Worth did not experience the same magnitude of unemployment in the early years of the Depression due to ongoing public works supported by federal funds. After the implementation of the New Deal that put Americans back to work on public work projects, the economy continued to improve with the onset of World War II, which permanently established Fort Worth as an aviation powerhouse in both the military and manufacturing sectors (Schmelzer 2010).

Population growth within the city was immense during the mid to late 20th century, rising from 277,000 in 1950 to 534,000 by 2000. The population growth was linked to several key components, including: aviation and manufacture, interstate highway construction, and the completion of the Dallas/Fort Worth (DFW) International Airport. Today, the City of Fort Worth has maintained its frontier atmosphere, while serving as a vital component to the Dallas-Fort Worth metropolitan area (Schmelzer 2010).

5.2 History of the Samuels Avenue Neighborhood

The Samuels Avenue neighborhood is one of the oldest residential areas within the City of Fort Worth. The historic neighborhood extends from the southern boundary of East Bluff Street to approximately 125 feet north of Pavillion Street and is bounded by the Trinity River to the west and by the Gulf, Colorado, & Santa Fe Railroad tracks and Woods Avenue to the east. Unlike other historic Fort Worth residential neighborhoods, this area has a history that can be traced back to the earliest years of the city.

Within a park, 500 feet north of the neighborhood, stands a centuries-old live oak, known as Traders Oak, once part of a grove of live oaks growing near a spring. Behind the Traders Oak is where Henry Clay Daggett and Archibald Leonard opened a log cabin mercantile store in 1849 (Riley and Smith 2015). The store attracted soldiers from the nearby fort and Native Americans with pelts and buckskins to be traded for goods (*Ibid*). The trading post operated at this locale until 1853 when Daggett and Leonard moved the business into the abandoned barracks of Fort Worth (*Ibid*).

In 1850, an area of 640 acres of land was claimed by Felix G. Mulliken and granted to him by the State of Texas under Abstract Number 1045. Shortly after receiving the land patent, Felix G. Mulliken unexpectedly passed away and the 640 acres were sold by his widow under suspicious circumstances (State of Texas Land Patent Number 649, Volume 10, Certificate 548). Colonel Nathaniel Terry, a former lieutenant governor of Alabama, bought a portion of this land from Colonel Middleton Tate Johnson for his plantation (Garrett 1999). The Terry plantation was located north of Greer Street and encompassing land from the Trinity River bottom to a grove of oak trees to the future spot of the Armour and Swift meat packing plants (600 East Exchange Avenue)(*Ibid*). Using locally cut limestone, Colonel Terry had his slaves construct a Greek revival-style plantation house at a currently unknown location west of Traders Oak (Garrett 1999; Nichols 2014). In 1854, his wife Elizabeth purchased 410 acres south of the plantation, including the area of the Samuels Avenue neighborhood (Tarrant County Deed Record Volume D, Page 168).

Colonel Terry was a wealthy and prominent citizen of Fort Worth. He was known locally for the large number of slaves he owned as well as his involvement in politics (Garrett 1999). Terry was famous for holding a debate featuring Sam Houston and Hardin Runnels on his property at a spot called Live Oak Point or Terry Springs (*Ibid*). All residents of Tarrant County were invited for the political event and a feast of meats, cakes, pies, and watermelons were provided by the colonel himself (*Ibid*).

Due to financial troubles during the Civil War, Nathaniel and Elizabeth Terry put their plantation and land up for sale. The land was purchased in 1863 by David Snow, a shoemaker, and then sold to Baldwin L. Samuel in 1870 (Garrett 1999). Samuel was a farmer from Kentucky who had procured a considerable amount of wealth as a gold digger during the California gold rush (Pate 1994). Samuel resided at the Terry plantation home and the road leading to the farmstead came to bear his name: Samuel's Avenue (Garrett 1999; Pate 1994). Prior to his death in 1879, he divided and sold a large portion of his property, some of which was deeded to his daughter Mary Foster and grandson Charles Foster.

Beginning in the 1870s, the growing cattle industry and expansion of railroads to Fort Worth caused the local economy to flourish. During this time, Samuels Avenue attracted some of Fort Worth's most affluent families. The area offered scenic views from the bluffs overlooking the Trinity River and was in proximity to a burgeoning downtown Fort Worth, but still far enough away from the chaos of the young city for a bit of peace and quiet.

The neighborhood layout originally contained long lots west of Samuels Avenue that extended from the road to the river. The oldest known existing house in the neighborhood and perhaps within the entire city is the Bennett-Fenelon House (731 Samuels Avenue) built around 1875 (Roark 1991). The Italianate house was occupied by David C. Bennett, a merchant who later became vice-president of First National Bank (*Ibid*). Another large Italianate style home (761 Samuels Avenue) was constructed a few blocks north by Isaac Foster, a farmer with landholdings, and his wife Mary in 1882 (*Ibid*).

The Fosters deeded a few acres north of their house to their daughter Lula Foster Garvey and son-in-law William B. Garvey, the owner of grocery business; later to become involved in real estate (Roark 1991). The Garvey's initially lived in a small cottage or farm house on the property. In the 1890s, they updated the simple one story cottage to a lavish, multi-story Queen Anne style manor (769 Samuels Avenue). The Victorian house, often viewed as the most grand of the Samuel Avenue homes, features a prominent tower, porches and balconies, colored glass windows, elaborate exterior and interior wood decorative elements, and Classical style elements.

At the corner of Bennett Street and Locust Street was the home of Richard H. "Dick" King, a prominent local blacksmith (Garrett 1999). Prior to living at the vernacular style folk Victorian house at 901 Bennett Street, King resided at a house located at 915 Samuels Avenue (Roark 1991). After King moved, the house was purchased by George Thompson, a lawyer for the Texas and Pacific Railroad (Laing 2010). In 1898, the house was bought by Dr. Richard D. Talbott, a physician from Ohio (Williams 1995). Dr. Talbott had the previous home demolished and constructed an elegant Dutch Colonial Revival style house on the property in 1903 (*Ibid*). Other prominent residents of Samuels Avenue include: Charles E. Nash, a hardware magnate, Mitchell W. Greenwall, treasurer of Greenwall Opera House, and Conrad and Hannah Morgan, owners of a freight business and multiple thoroughbred racing horses (Garrett 1999; Nichols 2014).

During the same period, wealthy Fort Worth citizens were migrating to the area. The Samuels Avenue neighborhood garnered considerable attention not only for its grand houses, but for its various entertainment venues that lay outside of city limits. A driving park containing a horse race track and stands was located to the northeast of the neighborhood (Nichols 2014). Because the tracks attracted a large number of men to the area, the neighborhood had a small red-light district. A brothel was located in a robust, two-story, brick steamboat gothic style house on Cold Springs Road between Samuels Avenue and Woods Avenue. The brothel lost a considerable amount of business when the driving park was closed in 1889 for the construction of railroad tracks (*Ibid*). The brothel soon after closed, and the house of ill repute was bought and converted into an orphanage after two local women, working within ministry, talked the Tarrant County commissioners into the purchase (Pate 1994).

To the west of the driving park was Rosedale Pavilion, a trolley park created to increase ridership on streetcar lines (Nichols 2014). The pavilion was located at the north end of the Rosedale streetcar line that operated along Samuels Avenue, through downtown, and to the Missouri Pacific Railroad infirmary (St. Joseph Hospital). In 1889, the pavilion was purchased by Peter Grunewald and renamed Grunewald's Pavilion (*Ibid*). The pavilion was a wooden structure where people went to drink beer, picnic, dance and listen to music (*Ibid*). Deed records indicate a brewery, aptly named Bluff Brewery, was once located on the bluffs southwest of the pavilion and near Greer Street. The brewery was constructed by Colonel Terry as part of his plantation and subsequently changed hands until the turn of the century. According to an account from the 1930s, the foundation, cellar, dam, and watercourse were still intact and visible (Garrett 1999).

Although the opening of the Armour and Swift plants in 1903 were widely celebrated and seen as bringing in a new era of prosperity to the city, the new meat packing plants inadvertently caused the Samuels Avenue neighborhood to decline. The plants were located approximately 1.25 miles northwest of the neighborhood on the other side of the Trinity River. A variety of sources indicate strong odors associated with cattle and meat processing had wafted into the area (Nichols 2014, Williams 1995). As a result, fewer people visited the malodorous area, causing Grunewald's Pavilion to close in 1905 as attendance dropped (Nichols 2014). After 1903, only a couple more grand homes, the Hoadley-Greenwall-Stewart House and the Peter C. Grunewald House, were constructed along Samuels. After the pavilion closed, the structure was dismantled and the lumber used to build Grunewald's house on Samuels Avenue and six other houses along Pavillion Street (Nichols 2014). Following the plant opening and the rising popularity of new architectural design trends in the Colonial Revival or Art & Crafts styles,

it appears that prospective home buyers with socio-economic status began to build more stylish residences in other up and coming neighborhoods in other parts of Fort Worth.

A second economic boom, caused by newly discovered oil fields in west Texas, occurred in the 1910s and 1920s. During this time, new subdivisions were created within the Samuels Avenue neighborhood by demolishing a few existing houses and splitting up the original land lots. The houses constructed on these lots were smaller, simpler in layout, and lacked the same craftsmanship and embellishment found in the 19th century houses. The economic decline of the neighborhood is indicative in these subdivisions, generic mid-century brick homes, and the current deterioration of some of the remaining Victorian houses.

CHAPTER 6: RESULTS

During the pedestrian survey, archeological site delineation, and architectural assessment, one archeological site (41TR302), 15 buildings and structures, and one TCP were documented within the approximate 10.9-acre direct APE. In addition, 33 properties were assessed for potential visual impacts within the indirect APE. Shovel test unit locations are illustrated in **Figure 6.1**, a photograph location map and resource specific photographs are located in **Appendix B**, a summary of the indirect APE architectural assessment is located in **Appendix D**, and a site location map is in **Appendix E**.

6.1 Archeological Survey

6.1.1 - Past Ground Disturbances

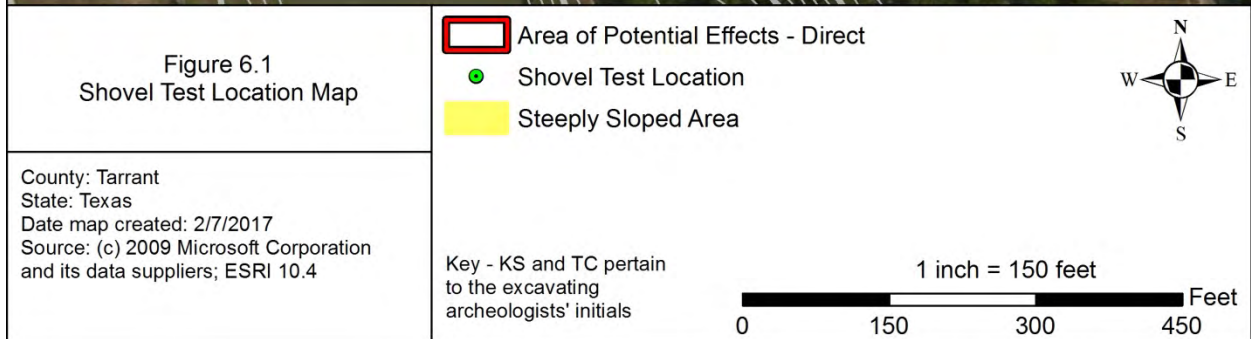
Historical maps illustrated the APE was developed as early as the 1880s. Residential development was verified on historical aerial photography from 1942. Land disturbances since the late 19th century has included grading, development terracing, landscaping, and erosion prevention. Numerous structures have been constructed, cleared, and transplanted within the APE. This is evident in modern aerial photography where several empty lots are present where residences once stood. More recently, two scours were cut down the bluff face that spanned from the bluff's shoulder and extended down toward the West Fork Trinity River.

6.1.2 - General Survey Observations

Field investigations verified the historical disturbances observed through aerial photography and documented that a large portion of the APE had once housed historic-period buildings and structures that were removed. During the removal of these building and structures associated debris was spread throughout the APE (**Appendix B, Photographs 01 through 48**). Archeological evidence of the extensive and prolonged historical occupation was apparent across the entire APE through a widespread scattering of construction debris, archeological features, landscaping, and lot improvements. During the survey, seven main residential homes and eight associated outbuildings were identified that were assessed as architectural resources rather than archeological features and will be discussed within Chapter 6.3.

6.1.3 - Shovel Testing

During the pedestrian survey, 17 positive shovel test units and four negative shovel test units were excavated within the 10.9-acre APE. While archeological survey standards for the State of Texas call for two shovel test units excavated per acre, shovel testing density was reduced due to the presence of graded lots, man-made terraces and elevated berms, and the steeply sloped setting along the bluff face. Shovel testing was conducted throughout the minimally-sloped upland terrace and along the edge of the bluff where there was potential for archeological deposits. In addition to shovel testing, subsurface exposures including animal burrows and disturbed patches were examined. Shovel testing revealed two distinct soils. Approaching the bluff, the soil profile featured brown (10YR 4/3) silty clay loams overlaying light reddish brown (2.5YR 6/4) silty clay loams. Approaching Samuels Avenue, the soil profile featured dark brown (7.5YR 3/3) sandy clay loams overlaying dark reddish brown (5YR 3/4) sandy clay loams. The depth of the shovel tests ranged between 30 and 50 cmbs and terminated at either a degrading limestone bedrock or sandy clay soil. Shovel tests within proximity to the modern scours (TC10 and TC12) featured high quantities of limestone and concrete chunks. Due to the highly-sloped nature of the bluff, no shovel testing was performed on the western boundary of the APE (*see* **Figure 6.1**).



6.2 Encountered Cultural Resources

6.2.1 - 41TR302

During the IES survey, a newly recorded historic-period site (41TR302) was encountered that occupied approximately eight acres of the 10.9-acre direct APE (Figures 6.2, 6.3, and 6.4). The site measured approximately 308 m by 131 m (1,000 feet by 432 feet), as defined by 17 surface features and subsurface accumulation of artifacts. The majority of these surface features were visually confirmed within a historical aerial photograph from 1942 (Figure 6.5). The site's boundary was determined based on a variety of factors that included topography, distribution of surficial features and artifacts, the presence of non-archeological architectural resources, and the APE boundary.

6.2.1.1 - Shovel Testing

Through the excavation of 17 positive shovel tests, a variety of artifacts pertaining to the previously demolished homes were encountered. These artifacts were primarily in the form of construction debris, but a few artifacts were found that were related to domestic household items (Tables 6.1 and 6.2). Recovered cultural materials included clear window pane glass shards, colored and clear bottom glass shards, ceramic sherds, a variety of round-head wire-cut nails, a modern-styled button, metal bottle caps, scrap metal, asphalt fragments, brick fragments, and concrete chunks. While no diagnostic maker's marks were observed on recovered cultural materials, the general characteristics they possessed indicated that they were from the 20th century.

Overall, shovel testing revealed that many portions of the site contained severe subsurface disturbance. This was most evident typically within the upper 20 cmbs where the majority of the artifacts were encountered. Evidence of this was observed through large chunks of concrete, brick, and rock protruding from the ground surface and buried PVC pipe. Shovel test KS 4 contained a dense accumulation of gravel and was located within an elevated terrace. The least disturbed soils were identified within the southeast corner of the APE near shovel test KS 7.

Table 6.1: Positive Shovel Tests of 41TR302

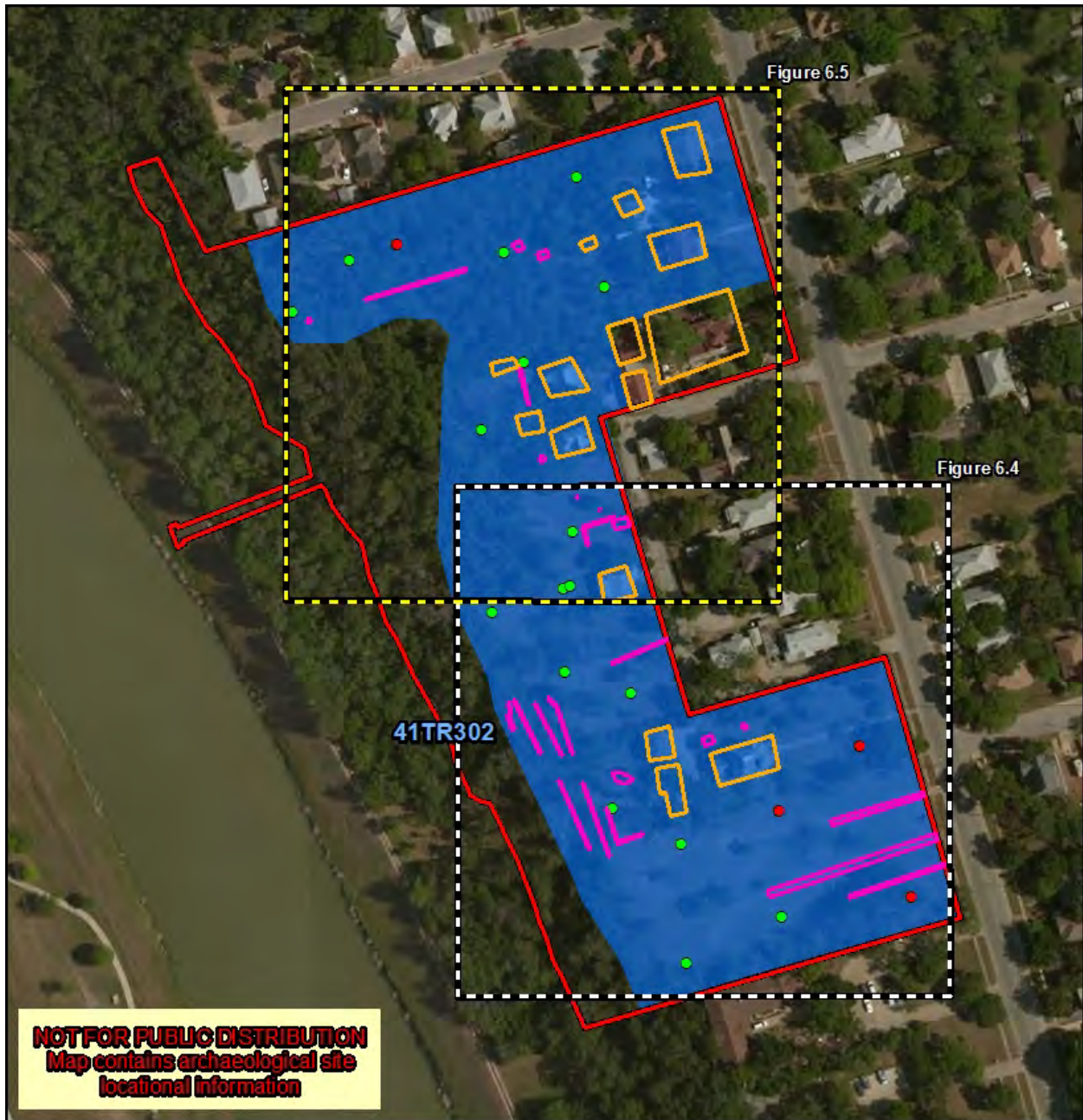
Depth (cmbs)	Shovel Test									Artifact Total			
	TC1	TC2	TC3	TC4	TC5	TC6	TC7	TC8	TC9				
0-20	2 gls; 1 bf; 3 cc; 1 crm	5 asp; 5 cc	2 asp; 2 bf	1 crm	1 gls; 2 cc	2 cc; 1 bf	1 cc; 1 asp	1 asp	5 cc	36			
20-40	CSS	CSS	3 asp	CSS	CSS	CSS	1 cc	CSS	1 cc	5			
40-60			CSS				CSS		CSS	CSS	CSS	CSS	CSS
60-80			CSS				CSS		CSS	CSS	CSS	CSS	CSS
Artifact Total	7	10	7	1	3	3	3	1	6	41			

** gls = glass shard; crm = ceramic sherd; cc = concrete chunk; bf = brick fragment; asp = asphalt; CSS = culturally sterile soils; (cmbs) = centimeters below surface

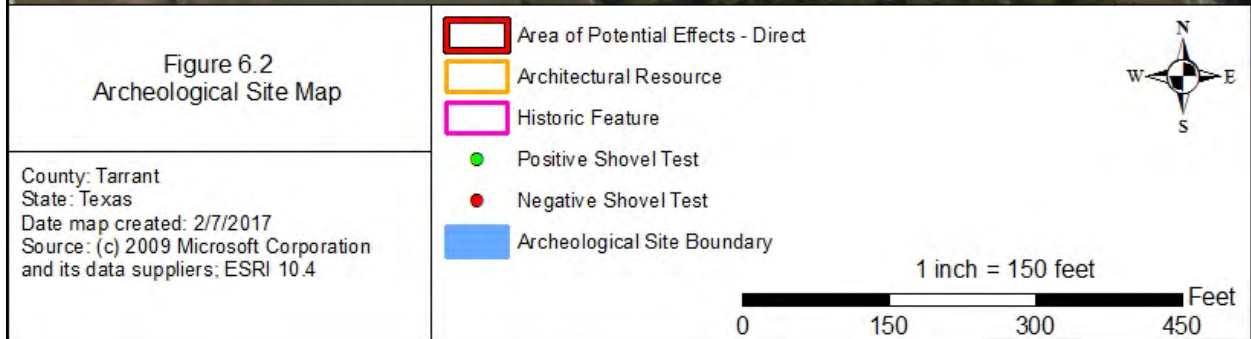
Table 6.2: Positive Shovel Tests of 41TR302

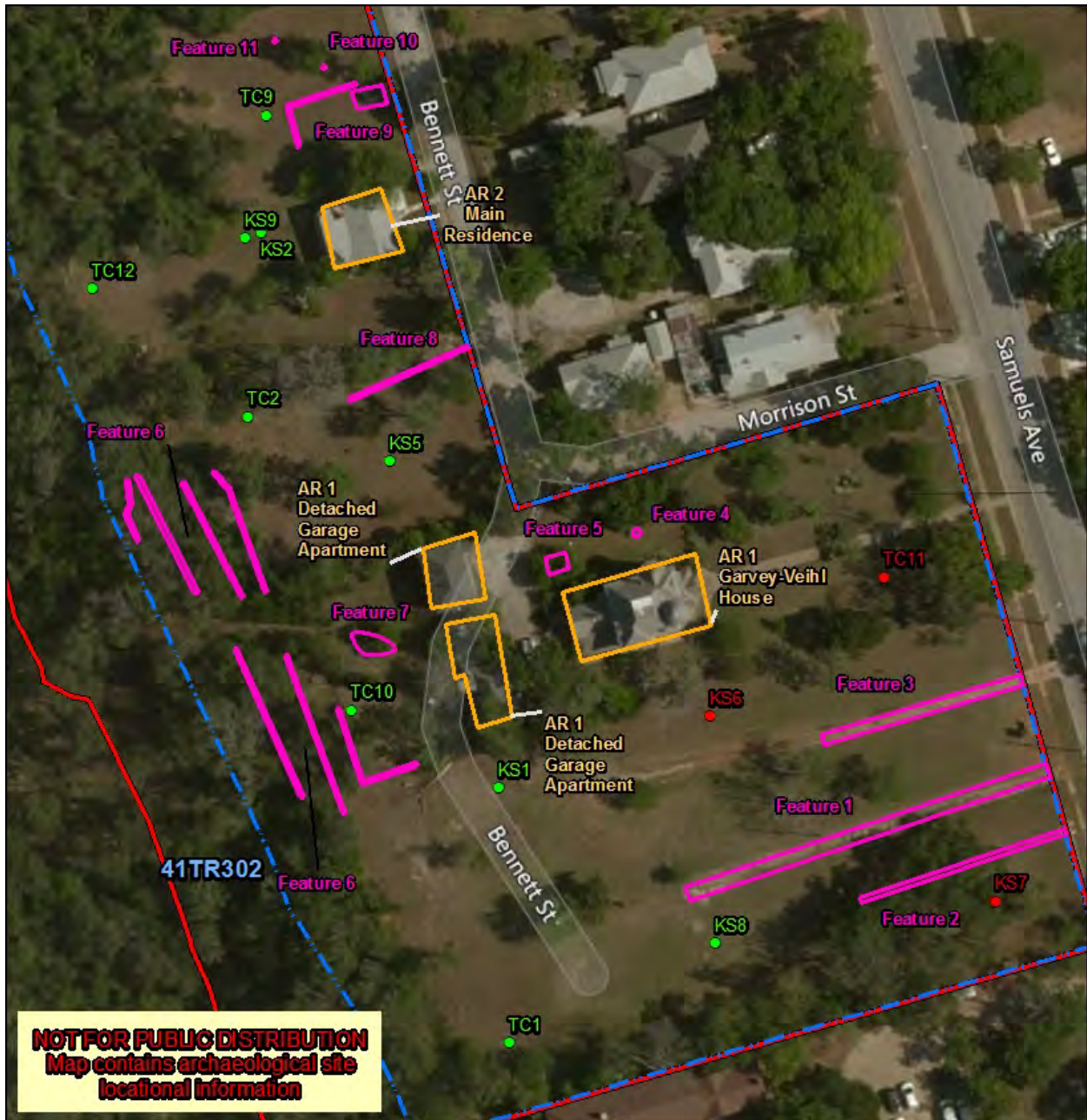
Depth (cmbs)	Shovel Test								Artifact Total		
	TC10	TC12	KS1	KS2	KS3	KS5	KS8	KS9			
0-20	1 asp	2 gls	2 nl; 5 gls; 1 crm; 1 bf	7 nl; 12 gls; 6 crm; 1 bf; 1 but; 1 btc	2 nl; 2 btc; 1 crm; 1 msc	2 crm	3 bf	2 nl; 9 gls; 3 crm	65		
20-40	CSS	CSS	3 crm; 2 bf	1 gls	CSS	CSS	CSS	CSS	5		
40-60			CSS	CSS					CSS	CSS	CSS
60-80			CSS	CSS					CSS	CSS	CSS
Artifact Total	1	2	14	29	6	2	3	14	71		

** gls = glass shard; crm = ceramic sherd; cc = concrete chunk; bf = brick fragment; asp = asphalt; nl = nail; but = button; btc = bottle cap; msc = metal scrap; CSS = culturally sterile soils; (cmbs) = centimeters below surface



NOT FOR PUBLIC DISTRIBUTION
Map contains archaeological site
locational information





NOT FOR PUBLIC DISTRIBUTION
 Map contains archaeological site locational information

Figure 6.3
 41TR302 Southern
 Inset Map

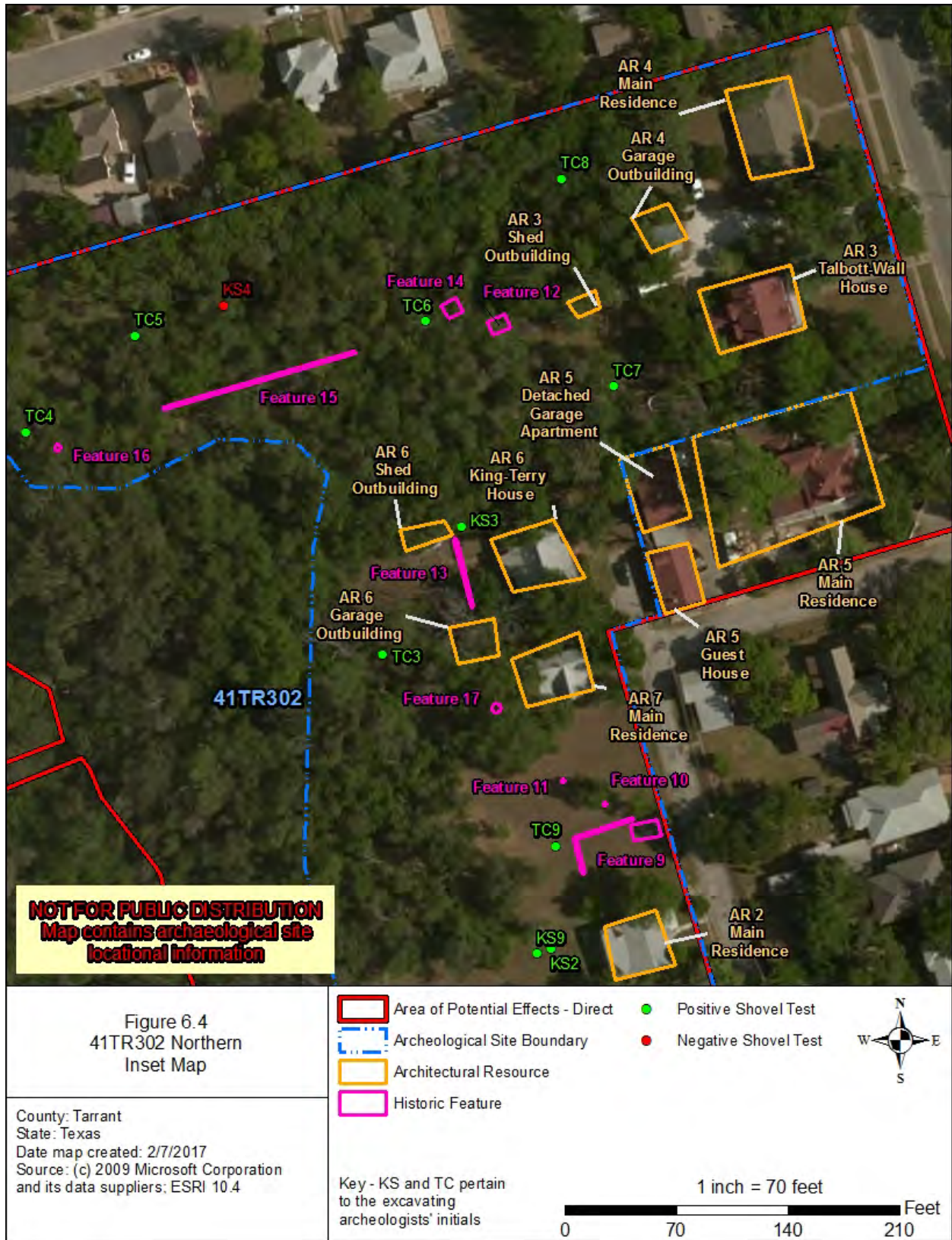
County: Tarrant
 State: Texas
 Date map created: 2/7/2017
 Source: (c) 2009 Microsoft Corporation
 and its data suppliers; ESRI 10.4

Area of Potential Effects - Direct	Archeological Site Boundary	
Architectural Resource	Positive Shovel Test	
Historic Feature	Negative Shovel Test	

Key - KS and TC pertain to the excavating archeologists' initials

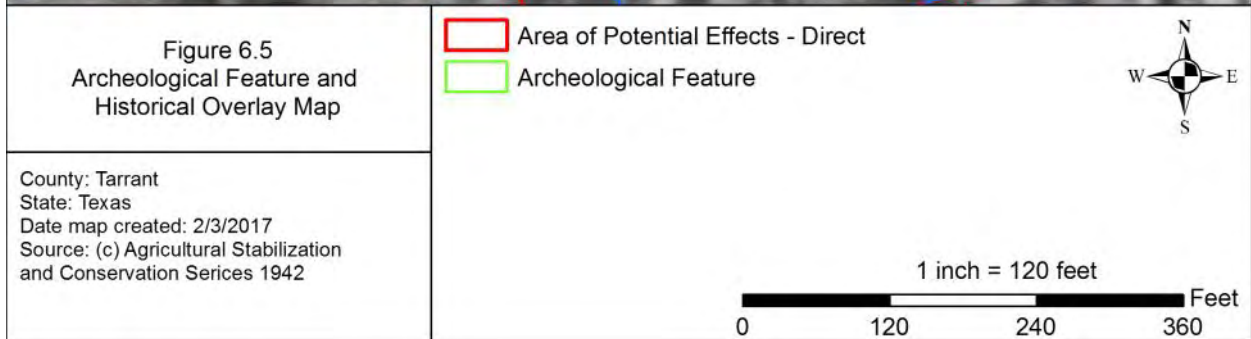
1 inch = 70 feet

0 70 140 210 Feet





NOT FOR PUBLIC DISTRIBUTION
 Map contains archaeological site
 locational information



6.2.1.2 - Features

Feature 1 was a concrete driveway that stretched from Samuels Avenue to the location of a previously demolished dwelling associated with 761 Samuels Avenue (**Appendix B, Photograph 49**). The feature measured approximately 2 m to 3 m wide and 65 m (210 feet) long. Feature 1 was predominately covered by grass at the time of survey.

Feature 2 was a concrete sidewalk that stretched from Samuels Avenue to the location of a previously demolished dwelling associated with Feature 1 and 761 Samuels Avenue (**Appendix B, Photograph 50**). The feature measured approximately 1 m wide and 120 m (393 feet) long.

Feature 3 was a concrete driveway that stretched from Samuels Avenue to the location of a previously demolished dwelling associated with 765 Samuels Avenue. It measured approximately 2 m wide and 35 m (115 feet) long. Feature 3 was highly visible with minimal grass covering.

Feature 4 was a circular concrete planter approximately 1.5 m in diameter and was raised approximately 1 m off the ground by a central circular concrete support. The planter featured lilies and a single central sprinkler spout. Feature 4 was located approximately 5.5 m (18 feet) north of the Garvey-Veihl House.

Feature 5 was a rough-cut stone storm or root cellar approximately 7 m (24 feet) north of the western corner of AR-1 (**Appendix B, Photographs 51 through 53**). The stones feature a concrete façade. The feature measures approximately 4 m by 2.5 m (14 feet by 7 feet). Since the feature was nearly full of soil, construction rubble, and modern trash the exact depth of the cellar was unknown and no descending stairs were observed.

Feature 6 was a series of retaining walls descending the bluff (**Appendix B, Photographs 54 through 65**). This feature contained a mixture of a mortared natural stone and dry-laid natural stone that stretched for approximately 60 m (200 feet) along the shoulder of the bluff. The retaining walls were bisected by a modern road that cut through the terraces and created an elevated berm down the face of the bluff. The northern section of the feature consisted of four terraces that occupied an area of approximately 20 m by 25 m (65 feet by 80 feet). The southern section contained three runs that occupied an area of approximately 25 m by 30 m (80 feet by 99 feet). The southern section also featured a rod-iron gate that was placed along the top terrace and was located approximately 44 m (142 feet) west of Garvey-Veihl House, and a stone stairway placed along the bottom of the lowest terrace. Several concrete and stone stairways were present throughout the terraces.

Feature 7 was a pile of natural stones that measured approximately 7 m by 4 m (22 feet by 14 feet) and was located approximately 30 m (100 feet) west of the Garvey-Veihl House (**Appendix B, Photograph 66**). This feature was located adjacent to the modern road cutting through Feature 6 and most-likely pertained to the stones removed from Feature 6 during the construction of the road.

Feature 8 was a concrete driveway that connected Bennett Street and a previously demolished dwelling associated with the former residence located at 813 Bennett Street. The feature measured approximately 2 m to 3 m wide and 21 m (71 feet) long and was predominately covered by grass at the time of survey.

Feature 9 was a concrete slab foundation and associated raised platform associated with the former residence located at 813 Bennett Street (**Appendix B, Photograph 67**). The concrete slab measured approximately 5.5 m by 3 m (18 feet by 9 feet) and was partially grass-covered. The associated raised platform was a partially discernable raised feature extending approximately 11 m (36 feet) west of the concrete foundation. Only the northern and western boundary of the platform was discernable.

Feature 10 was the remnants of a brick and concrete foundation approximately 4 m (13 feet) north of Feature 9 (**Appendix B, Photograph 68**). This feature consisted of two full bricks and a brick fragment cemented in a small concrete foundation. This likely was the pier for a column and beam support related to a previously demolished home. No maker's marks were visible on the bricks.

Feature 11 was the remnants of a brick and concrete foundation that was partially exposed approximately 11 m (35 feet) north of Feature 9 (**Appendix B, Photographs 69 and 70**). This feature consisted of a single brick with no makers' mark that was still cemented to a section of concrete foundation. Directly west of the remaining foundation was scattering of limestone rock that range from small pebble-sized to 10 cm cobbles that was likely the location a former residence.

Feature 12 was a small semi-collapsed shed located approximately 36 m (120 feet) west of the Talbott-Wall home at 915 Samuels Avenue (**Appendix B, Photograph 71**). The shed measured 2 m by 3.5 m. (6 feet by 11 feet) and was comprised of a milled wood frame and corrugated tin siding and roofing. This feature likely served as an animal pen or storage shed.

Feature 13 was an approximate 15 cm (1.5-foot) tall retaining wall constructed from mortared natural rock that spans 13 m (44 feet) north/south and was associated with the King-Terry Home (**Appendix B, Photograph 72**).

Feature 14 was a concrete water trough located approximately 5 m (16 feet) west of Feature 12 (**Appendix B, Photographs 73 through 75**). This feature measured approximately 3 m by 3 m. .

Feature 15 was a dry-laid stone edge to a raised earthen and gravel terrace that was approximately 19 m (63 feet) west of Feature 14 (**Appendix B, Photographs 76 through 79**). This feature was approximately 40 m (125 feet) long and was orientated east to west and was located along a fence line observed within historical aerial photography from 1942. Several bricks, metal scraps, and modern debris were located along this feature.

Feature 16 was a small erosional prevention wall located approximately 21 m (70 feet) west of Feature 15 (**Appendix B, Photograph 80 through 81**). This feature was comprised of several large, dry-laid natural stones placed along the boundary of the bluff and within a shallow erosion scar.

Feature 17 was the location of a large oak tree locally known as the "Heritage Oak" (**Appendix B, Photograph 82**). This tree is visible on historical aerial photography as early as 1942.

6.2.1.3 - Archival Research

According to the Tarrant County Appraisal District (TCAD) Map Search and the Texas General Land Office (GLO) database, site 41TR302 was located within 13 parcels, Lots 5A through 12 of the Mulligan Addition, which are part of the Felix G. Mulliken survey. The Felix G. Mulliken survey was patented on the 23rd of November 1854. Chains of title were generated for these parcels and are presented within **Appendix H**.

A search through a database containing articles from the Fort Worth Star-Telegram, Fort Worth Morning Register, and Handbook of Texas Online identified only one previous property owner (See **Section 6.3.1.3: AR-3**). While a portion of the land within the site was associated with the Georgy Thompson family, no cultural resources were identified that pertained to the family's ownership. Through our research, it was determined that although George Thompson was a successful lawyer and banker, his accomplishments did not have a major individual impact or influence on the local community.

6.2.1.4 - Site Summary

Site 41TR302 was a newly recorded historic-period site that contained the remnants of a historic-period community along Bennett Street and a portion of Samuels Avenue. Archival information and historical maps indicated the site originated in the mid-19th century; however, artifacts associated from the 20th century or were non-diagnostic were encountered. Site boundaries were determined through the distribution of 17 surficial archeological features and the excavation of 17 positive shovel test units.

6.3 Architectural Resource Assessment

6.3.1 - Direct APE Assessment

Through the reconnaissance survey, 15 buildings and structures were identified that were grouped into seven architectural resources within the direct APE. Five of the seven AR identified were determined to be multiple-building resources. Each resource's property composition and architectural characteristics are summarized in this chapter (**Figure 6.6**). Representative photographs of each architectural resource are provided within **Appendix B**.

6.3.1.1 - AR-1

6.3.1.1.1 - Existing Conditions

This resource was originally documented in 1981 during the TCHRS. The residence was referenced in the TCHRS as the Garvey-Veihl House located at 769 Samuels Avenue. Through the TCHRS, the Garvey-Veihl House was described as a two and one-half story Queen Anne style house dominated by a bell domed tower with a stair tower with stained glass windows on the north side. As mentioned in Chapter 3, the Garvey-Veihl House was listed as a RTHL for its Queen Anne style appearance in 1993. Prior to listing as an RTHL, the property was assessed in 1992 and documented in great detail by John C. Shiftet. This documentation is included in **Appendix F**.

During the IES survey, this resource was identified as a multiple-building property. In addition to the Garvey-Veihl House, two associated garage/apartment buildings were assessed in association with the residence.

The Garvey-Veihl House was comprised of two different parts that are distinctly different from each other. The original section of the home was constructed in 1883 or 1884 and consisted of a small wood-frame cottage that faced south. Although in the 1901 photograph of the house taken by Charles L. Swartz and published within the *Views of Fort Worth*, there was a covered porch on the south side of the home that was supported by turned posts painted with bands of contrasting colors, this porch was not present and may have been enclosed. This portion of the home was clad in horizontal wooden siding and featured a red brick chimney at the east end, a circular attic vent, and a picketed window hood. During the IES assessment, the chimney stack above the roof line was not present. Previous assessment of the property also indicate the original cottage may have been larger at one time as evidence of a fire was observed where the cottage joins the main structure and that tax records indicate a larger structure was present prior to 1900. Although two-over-two windows were previously documented in 1980, single sash windows were documented during the IES assessment. All windows and doorways on the first and second floors were boarded to prevent vandalism and trespassing.

By 1890, the second part of the home had been completed. This much larger home attached to east end of the original cottage and reoriented the front of the house to the east facing Samuels Avenue. The two-and-one-half house was constructed in the Free Classic adaptation of the Victorian Queen Anne style, which was very popular during the 1890s. Due to the structures combination of Colonial and Classical elements the home represents a late example of the style. The RTHL designation was given in 1993 due to the hallmark elements of this newer addition, which included asymmetrical massing, pedimented entry porch, Corinthian style columns, second story balcony, and a beehive turret. The home also featured stylistic accents like diamond-paned windows, pocket doors, roof eaves with paired cornice brackets, stain glass windows, coursed shingled roof, raised limestone block foundation, eyebrow trefoil dormer, and projecting stairwell bays.

Located behind the Garvey-Veihl House are two detached garage apartment buildings. These buildings were built between 1926 and 1938 during the Veihl family occupation of the home and are aligned in a row facing east. The southern garage apartment was a two storied building with a single garage entrance.



Figure 6.6
Direct APE Architectural Resource
Location Map

- Area of Potential Effects - Direct
- Architectural Resource



County: Tarrant
State: Texas
Date map created: 2/6/2017
Source: (c) 2009 Microsoft Corporation
and its data suppliers; ESRI 10.4

1 inch = 105 feet



The building was accented by wide exposed eaves, single hung windows, drop-beveled wood siding, a hipped roof with asphalt shingling, and a modern metal carport at the building's north side. The northern apartment garage was a two story building with a double garage entrance. The building was accented by a brick lower level, drop-beveled wood siding on the upper story, wide exposed eaves, a hipped roof with asphalt shingling, and a Colonial-esque porch.

6.3.1.1.2 - Archival Research

The Garvey-Veihl House is located within Lot 6 of the Mulligan Addition (**Appendix H, Table 3**). The property was granted to Lula Foster Garvey and her husband, William B. Garvey, by her parents Isaac Foster and Mary C. Foster. The Garvey's initially built and lived in a cottage on the property. During the 1890s, the house was upgraded to its present Victorian Queen Anne style appearance. In 1915, both William and Lula Garvey passed away within months of each other and subsequently the manor was bequeathed to the Southwest Baptist Theological Seminary. A few years later, Lena B. Veihl and Robert C. Veihl bought and resided at the house. When Lena B. Veihl died in 1958, the house was abandoned during multiple ownerships over a period of 14 years before being purchased by the Kelley brothers. In the 1990s, Gordon S. Kelley and Dorian B. Kelley restored the house to its former glory.

While the home was associated with the William B. Garvey family, through our research, it was determined that although William Garvey was an affluent entrepreneur in the grocer, real estate, and fire insurance avenues his accomplishments did not have a major individual impact or influence on the local community. A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no other historically notable persons associated with the property.

6.3.1.2 - AR-2

6.3.1.2.1 - Existing Conditions

This resource was a single building property located at 809 Bennett Street. Based on historical aerial photography, this residence was constructed sometime between 1956 and 1968. The property consisted of a single story residence with a modern addition at the rear of the house. The house was rectangular and had a side-gabled roof covered by asphalt shingles. The home featured horizontal board and batten wooden siding with a roofed shed extension at the front entryway and a second roofed shed extension that covered the front porch. Both shed extensions were supported by non-decorative, Stick style-esque square posts. Horizontal slit attic vents were present under each gable. The foundation of the residence was not visible and enclosed by scrap plywood.

The rear addition extended the whole length of the residence, was clad in plywood siding, and supported by wooden timber. There was a small wooden deck, approximate 3-foot wide, which extended from the back of the addition along its entire length. Although the residence as a whole exhibited extreme deterioration, the back addition was in the worst structural condition. Overall, the layout and design of this residence was general in nature and lacked unique architectural design or qualities.

6.3.1.2.2 - Archival Research

The property is located at Lot 8B, being 0.25 acre within the original Lot 8 (**Appendix H, Table 7**). Based on records, the residence was associated with the Key family from the 1950s to the late 1990s. A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the property.

6.3.1.3 - AR-3

6.3.1.3.1 - Existing Conditions

This resource was originally documented in 1981 during the TCHRS. This resource was referenced in the TCHRS as the Talbott-Wall House located at 915 Samuels Avenue. Through the TCHRS, the Talbott-Wall House was described as a Dutch Colonial Revival style home that was constructed in 1903. The TCHRS documented that the house featured a gambrel roof with decorative dormer-like porches.

During the IES survey, this resource was identified as a multiple-building property. In addition to the main residence, a shed was also assessed in association to the residence. The Talbott-Wall House was largely in original condition at the time of the IES survey. Similar to the TCHRS, IES identified a corbelled gambrel roof with twin columned dormers with barrel vault ceilings. In addition, IES also identified a roofed porch supported by Corinthian columns, front entryway transom and side lights, horizontal wooden siding (first story), course red shingles (roof and second story), a raised rough-faced concrete block foundation, nine over one ribbon windows, circular attic vents, single sash windows with original glass, and twin red brick chimneys. The rear of the house also has two twin front gabled dormers with moderate pitch roofs and flaring eaves. One addition was identified at the rear of the house that was added prior to 1926 and styled to mirror the original construction, but lacked the raised concrete block foundation.

The shed was located at the rear of the main residence and was comprised of small, rectangular shed that had a single entry and horizontal board and batten wooden siding. Although the shed was standing, the door to the outbuilding was not functioning and the structure as a whole showed clear signs of deterioration. The shed was roofed with red asphalt shingles. Overall, the outbuilding was generic in design.

6.3.1.3.2 - Archival Research

The Talbott-Wall House is located in Lot 11 (**Appendix H, Table 12**). Prior to the current Dutch Colonial Revival style house, a cottage was located on the property. The cottage was inhabited by Richard King before he moved into another house at 901 Bennett Street (AR-6). George Thompson, a prominent lawyer for the Texas and Pacific Railroad, resided on the property for 12 years (Laing 2010). Thompson sold the cottage to Dr. Richard D. Talbott, a doctor from Ohio. Dr. Talbott used the cottage for a few years before demolishing it and building the currently standing Dutch Colonial Revival style house. When Dr. Talbott died in the 1940s, his daughter Frances Wall inherited the house. The Wall's lived in the family home until 2014, when the heirs of Richard T. Wall sold the property.

A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the Talbott-Wall house. Although not associated with the present Talbott-Wall house, George Thompson was featured in an article in the Handbook of Texas Online.

6.3.1.4 - AR-4

6.3.1.4.1 - Existing Conditions

This resource was a multiple-building property located at 919 Samuels Avenue. In addition to the main residence, a garage was also assessed in association to the residence. Based on historical aerial photography, this residence was constructed between 1952 and 1956. The property consisted of a single story residence that had rectangular roof line. Within that rectangular roofline was a shallow front facing, "U"-shaped plan, which created a narrow porch. The residence had a symmetrical design with two front facing doors, twin wooden clad dormers, and ornate floral lattice porch supports. The residence featured asphalt shingles, manufactured brick cladding, wide boxed eave overhangs without brackets, and simple drop siding. Based on the symmetrical design of the residence it was likely used a duplex. Although the structure was in good condition, the design and architectural elements observed were general in nature.

A single garage was located adjacent to the rear of the main residence. The garage featured a mixture of original architectural elements and more modern modifications. The garage contained two car ports enclosed by wooden double doors. The exterior walls and support columns were constructed from rough faced concrete blocks similar to those observed within the main residence's foundation. More modern modifications to the roof and electrical lighting additions were noted as well. Although the garage was in good condition and contained stylistic elements similar to the main residence, the design was simplistic in design.

6.3.1.4.2 - Archival Research

The multiple-building property consists of 1.68 acres within Lot 12 (**Appendix H, Table 13**). Based on records, the property is associated with the Anglin and Prescott families from the mid-1950s to present. A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the property.

6.3.1.5 - AR-5

6.3.1.5.1 - Existing Conditions

This resource was a multiple-building property located at 905 Samuels Avenue. The property consisted of a two-story main residence, a two-story garage apartment, and single-story guest house. The main residence was constructed prior to 1911 with the guest house constructed before 1926 and possibly prior to 1911. When originally constructed, the home was designed as a Prairie or Four-square style home. Architectural elements of this style were observed during the IES assessment and included; a broad flat chimney and a hipped roof with a front facing hipped dormer. However, the majority of the original architectural elements of this residence were removed in the 1970s when the home was renovated into a Spanish Colonial or Eclectic style home that featured a stucco exterior and an exterior hallway with symmetrical arched windows and doorways. At this time, an addition to the second story was added to the back of the residence and a garage apartment was built. A stucco wall was also constructed that encompassed the entire compound. Although the main residence was constructed prior to 1911, the vast majority of the residence's original features have been removed and has lost its integrity of design through modern renovations and additions.

6.3.1.5.2 - Archival Research

The property is located at Lot 10A, being a portion of the original Lot 10 (**Appendix H, Table 10**). Based on records, the main residence was mainly associated with the Rominger family and later the Hutchens family when the property was renovated. A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the property.

6.3.1.6 - AR-6

6.3.1.6.1 - Existing Conditions

This resource was originally documented in 1981 during the TCHRS. The residence was referenced in the TCHRS as the King-Terry House located at 901 Bennett Street. Through the TCHRS, the King-Terry House was described as an L-plan designed home that had a roofed shed porch supported by turned posts and clad in narrow clapboard siding. The TCHRS also noted the front gabled bay that contained a single window with scroll-sawn brackets supporting a window hood. According to the TCHRS, this home was constructed in 1886 by Richard H. King who was reportedly the first civilian blacksmith in Fort Worth.

During the IES survey, this resource was identified as a multiple-building property. In addition to the King-Terry House, two associated outbuildings, a garage and storage shed, were also assessed in

association with the residence. Similar to the TCHRS, IES identified the residence still retained the L-plan, front gable bay with scroll-sawn bracketed window hood, and roofed shed porch with turned posts.

However, several changes to the King-Terry House were identified by IES that have transpired since the TCHRS and/or the residence's original construction. First, the clapboard siding identified by the TCHRS has been replaced by vinyl siding. In addition, although the residence's roof was entirely comprised of asphalt shingles, it was undetermined if asphalt shingles were present during the TCHRS.

The two outbuildings identified by IES were not assessed as part of the TCHRS. The shed outbuilding located at the rear of the main residence contained three entryways that appeared to have been added at different points through time. The original cladding of the structure was comprised of wooden board and batten siding that was painted red; however, portions have been replaced with other materials. A single outhouse was noted at the western end of the structure. The foundation of the structure appeared to have been a mixture of concrete and natural rock.

The garage was located at the rear of the main residence and was comprised of a rectangular front gabled structure. The garage appeared to originally contain two car ports, but one of the car ports was walled off with the other containing a wooden vertical panel double door entry. This structure was also painted red and contained a mixture of wooden and metal siding.

6.3.1.6.2 - Archival Research

The King-Terry House is on a 0.63-acre parcel consisting of Lots 9B and 10B (**Appendix H, Table 9**). The house was built on Lot 10B in 1886 for Richard H. King, whom was the first civilian blacksmith for the village of Fort Worth, and his wife. In 1905, the property was sold by the Kings to James L. Terry. The Terrys lived at this location for almost 60 years before selling the property to Murray Poston and Nona Poston.

A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the property.

6.3.1.7 - AR-7

6.3.1.7.1 - Existing Conditions

This resource was documented in 1981 during the TCHRS. The property was assessed as a single building property located at 815 Bennett Street. The TCHRS states that the property was constructed around 1900 and moved to its current location in the early 1920s. A photograph provided within the TCHRS illustrated the residence displayed Folk Victorian style elements with a front gable L-plan home with a roofed shed porch with Stick style-esque detailing and delicate window and porch screens.

During the IES survey, this resource was identified as a single building property. While the exact date of construction was undetermined, the 1926 Sanborn Fire Insurance map illustrates this structure was present at its current location. Similar to the TCHRS, IES identified the residence still retained the L-plan, front gable bay, a single roofed shed porch supported by wooden posts. The Stick style-esque detailing on the porch and above the main front facing window was also still present. The main front facing window contained a low-pitch hipped rock with similar vernacular trim detailing.

However, several changes to the residence were identified by IES that have transpired since the TCHRS and/or the residence's original construction. For example, the south side of the home had an additional roofed shed porch with turned posts that had been reroofed using corrugated tin, while the rest of house contained asphalt shingling. While the vast majority of the residence was clad in narrow horizontal clapboard siding, portions of the siding underneath the south facing porch contained board and batten siding. It's possible some of the board and batten siding could be related to post construction modifications. In support of this, the 1926 Sanborn Insurance Map detailed the structure ended at the

west end of the south facing porch; however, an additional room west of the porch was identified by IES. While this may have been a later addition to the house, the clapboard siding and two pane windows were similar to the rest of the house.

6.3.1.7.2 - Archival Research

The property is located at Lot 9B, being part of the 0.63-acre parcel including Lot 10B (**Appendix H, Table 9**). Based on records, the residence was mainly associated with the Wall family. Because the Wall family resided at the Talbott-Wall House on Samuels Avenue, the house at 815 Bennett Street was likely used as a rental property. It appears during the 19th century that multiple parcels within the APE were simultaneously claimed by different people. According to Tarrant County deed records and tax cards for the Mulligan Addition, Mrs. D.D. Wall was deeded Lot 9 in 1891. However, the deed records also show the property was still owned by David C. Bennett at this time (**Table 9** reflects this chain of title). The Wall family owned this property for nearly 60 years since the 1905 deed to Mrs. D.D. Wall. In 1963, the Poston family purchased 9B and combined it with 10B for the current parcel.

A search through the Handbook of Texas Online, the Fort Worth Star-Telegram and Fort Worth Morning Register database, and the TexGen website identified no historically notable persons associated with the property.

6.3.2 - Indirect APE Assessment

To satisfy Section 106 requirements, indirect visual impacts must be assessed. Through coordination with the THC History Programs an indirect APE was developed. The indirect APE was designed to include the maximum distance any adverse visual impacts could occur for a three-story building. The developed indirect APE incorporated areas adjacent to the direct APE from Greer Street to Arnold Park along Samuels Avenue and its side streets that totaled approximately 18.9 acres.

6.3.2.1 - Existing Conditions

Through the indirect APE survey, 32 historic-aged resources and one TCP were assessed for indirect visual impacts. Locations of these properties are illustrated and are summarized within **Appendix C**. Several modern buildings were within the indirect APE that were not assessed for potential NRHP eligibility as there was low potential any of these properties had achieved historical importance since construction. The limits of the indirect APE were verified in coordination with the USACE, to ensure that no properties outside this distance could be adversely affected by the undertaking.

Overall, the properties within the indirect APE were primarily constructed within the 1910s, 20s, and 30s and represent vernacular representations of Victorian and Craftsman architectural styles. The condition of the homes within the indirect APE widely varies, but they predominately show signs of deterioration, neglect, and modern alternations. One property located at 760 Samuels Avenue had been heavily restored at the time of the survey. The residence was constructed and renovated in the Queen Anne style. However, many of the most prominent features of the home are not original and added in recent years. These features include the twin windows under the hip-on-gable end of the roof, the fish scale shingling, the wraparound porch, the gabled roofed front porch and support columns, and the back entryway.

6.4 Traditional Cultural Property Assessment

As detailed previously within the report, prior to the IES survey it was determined that the Trinity River Bluff TCP was located within the direct APE and would need to be assessed as part of the survey. The Trinity River Bluff TCP is located along the east bank of the West Fork Trinity River and originates west of the Paddock Viaduct or Main Street Bridge and follows the wooded bluff past the current APE and north of Greer Street. As the TCP was considered to be a potentially eligible NRHP listing for its “historical and cultural role in shaping the identity and beliefs of Fort Worth’s citizens and former citizens,” an assessment of the resource was conducted under this context (Roark 1991). The TCP

importance to the heritage of Fort Worth is most evident through the distinct military advantage of its elevated position and wide open vista, the location of Major Arnold's fort that attracted settlers and entrepreneurs, the role the bluff played in shaping the city's layout and development, and the importance of the bluff as an iconic landmark of the city. An excerpt from the Central City Segment cultural report that details the Trinity River Bluff TCP is included within **Appendix G**.

The goal of the IES landscape assessment was to determine if the proposed undertaking would have any adverse effects on this resource. To determine this potential, IES cultural resources specialist visually assessed the bluff edge.

6.4.1 - *Existing Conditions*

Within the APE, the bluff was primarily characterized by a natural rounded shoulder that marked the boundary between the gently sloping ridgeline to the east and the steep backslope of the bluff. Nearly the entirety of the bluff was heavily vegetated by woody secondary growth that has grown in thickness since the realignment of the West Fork Trinity River between 1952 and 1956. The understory was relatively open and dominated by small saplings and shrubs. Within an approximate 60 m (200-foot) long area, the bluff's shoulder and backslope had been modified during historical occupation. The modifications included the construction of a series of five terraces that began at the shoulder of the bluff and extended for approximately 18 m (60 feet) downslope. The terraces were detailed previously within this report and documented as a feature of 41TR302. Below these terraces, the slope drops sharply until reaching the footslope where it begins to level off. An additional modification to the bluff's natural appearance was noted where a bulldozed path and elevated road bisected the historic-aged terraces and proceeded down the entire bluff face.

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CHAPTER 7: NRHP ELIGIBILITY RECOMMENDATIONS

During the pedestrian survey, archeological site delineation, and architectural assessment, one archeological site (41TR302), 15 buildings and structures, and one TCP were documented within the approximate 10.9-acre direct APE. In addition, 33 properties were assessed for potential visual impacts within the indirect APE. The eligibility recommendations of the eight cultural resources within the direct APE and the 33 indirect APE cultural resources are briefly summarized below within **Tables 7.1** and **7.2** and in **Appendix D**.

Table 7.1: Direct APE Summary of NRHP Eligibility Recommendations

Resource ID	Architectural Elements	NRHP Eligibility Recommendations
41TR302	N/A	Ineligible
Trinity River Bluff TCP	N/A	Potentially Eligible
AR-1	AR-1 (Garvey-Veihl House)	Eligible
	AR-1(Two Detached Apartment Garages)	Ineligible
AR-2	Main Residence	Ineligible
AR-3	AR-3 (Talbot-Wall House)	Eligible
	AR-3 (Shed Outbuilding)	Ineligible
AR-4	Main Residence	Ineligible
	Garage Outbuilding	Ineligible
AR-5	Main Residence	Ineligible
	Guest House	Ineligible
	Detached Garage Apartment	Ineligible
AR-6	King-Terry House	Potentially Eligible
	Shed Outbuilding	Ineligible
	Garage Outbuilding	Ineligible
AR-7	Main Residence	Potentially Eligible

Table 7.2: Indirect APE Summary of NRHP Eligibility Recommendations

Resource ID	NRHP Eligibility Recommendations
1 through 27, and 29 through 32	Ineligible
28 (823 Samuels Avenue)	Potentially Eligible
Trinity River Bluff TCP	Potentially Eligible

7.1 Direct APE

41TR302 was a newly recorded historic-period site containing the remnants of several residential homes that dated to the late 19th and early 20th centuries. During IES investigations, a high-density subsurface accumulation of construction and household debris and 17 surficial features were encountered. Due to the lack of association with a significant historical event(s) or person(s), the low potential to yield significant archeological data, and the poor level of architectural preservation and significance, site 41TR302 is recommended as ineligible for NRHP listing under Criteria A, B, C, or D.

Trinity River Bluff TCP was a previously recorded TCP that has been determined as potentially eligible for NRHP listing. During the IES assessment of this property, it was determined that the TCP within the APE still retained the character defining qualities that make the TCP potentially eligible for NRHP listing.

AR-1 was documented as a multiple-building property comprised of a main residence (known as the Garvey-Veihl House) and two associated detached garage apartment buildings located at 769 Samuels Avenue. The original cottage portion of the Garvey-Veihl House was constructed in 1883 or 1884 with the significant Queen Anne style addition completed by 1900. The Garvey-Veihl House was listed as an RHTL in 1993 for its outstanding representation of the Queen Anne style around the turn of the 20th century. During the IES assessment of this property, it was determined that many of the original hallmark architectural elements and distinct detailing of the Queen Anne portion of the house were still present and the house has retained a high degree of cultural integrity. The two associated detached garage apartments were constructed between 1926 and 1938. These buildings were in deteriorated states and the architecture lacked distinctive characteristics of type, period, or method of construction. While the home was associated with the William B. Garvey family, through our research, it was determined that although William Garvey was an affluent entrepreneur in the grocer, real estate, and fire insurance avenues his accomplishments did not have a major individual impact or influence on the local community. For these reasons, it was determined the Garvey-Veihl House was considered eligible for NRHP listing under Criterion C. The two associated detached garage apartments were determined to be non-contributing elements to the Garvey-Veihl House and considered ineligible for NRHP listing under Criterion C. The property was considered ineligible for NRHP listing under Criteria A and B.

AR-2 was documented as a single building property located at 809 Bennet Street. Based on historical aerial photography, this residence was constructed sometime between 1956 and 1968. During the IES assessment of the property, it was determined that AR-2 does not have association with a significant event or person (NRHP Criteria A and B) and the architecture lacked distinctive characteristics of type, period, or method of construction (NRHP Criterion C). Therefore, the building is considered ineligible for NRHP listing under Criteria A, B, and C.

AR-3 was documented as a multiple-building property comprised of a main residence (known as the Talbott-Wall House) and shed outbuilding located at 915 Samuels Avenue. The Talbott-Wall House was constructed in the Dutch Colonial style and possessed hallmark features of the style. The Talbott-Wall House was assessed through the TCHRS and determined to be individually eligible for NRHP listing. During the IES assessment of the property, it was determined that many of the original hallmark architectural elements and distinct detailing of the house were still present and the house has retained a high degree of cultural integrity. While the home was associated with the Richard Talbott family, through our research, it was determined that although Richard Talbott was an affluent individual and medical practitioner, his accomplishments did not have a major individual impact or influence on the local community. For these reasons, it was determined the Talbott-Wall House was eligible for NRHP listing under Criterion C. The associated outbuilding was determined to be non-contributing elements to the Talbott-Wall House and considered ineligible for NRHP listing under Criterion C. The property was considered ineligible for NRHP listing under Criteria A and B.

AR-4 was documented as a multiple-building property located at 919 Samuels Avenue. Based on historical aerial photography, this residence was constructed sometime between 1952 and 1956. During the IES assessment of the property, it was determined that AR-4 does not have association with a significant event or person (NRHP Criteria A and B) and the architecture lacked distinctive characteristics of type, period, or method of construction (NRHP Criterion C). Therefore, the building is considered ineligible for NRHP listing under Criteria A, B, and C.

AR-5 was documented as a multiple-building property comprised of a main residence, a two-story detached garage apartment, and a single-story guest house located at 905 Samuels Avenue. The main residence was constructed prior to 1911 and the guest house constructed before 1926 and possibly as early as 1911. The vast majority of the main residence's original architectural elements, associated with the Prairie or Four-square style, were lost in the 1970s when the home was renovated into a Spanish Colonial/Eclectic style home. During the IES assessment of the property, it was determined

that AR-5 does not have association with a significant event or person (NRHP Criteria A and B) and the architecture lacked distinctive characteristics of type, period, or method of construction (NRHP Criterion C). Therefore, the building is considered ineligible for NRHP listing under Criteria A, B, and C.

AR-6 was documented as a multiple-building property comprised of a main residence (known as the King-Terry House), a shed outbuilding, and a detached garage located at 901 Bennett Street. The King-Terry House was constructed in 1886 in the Folk Victorian style. The King-Terry House was assessed through the TCHRS and determined to be a contributing element to the potential SAHD. During the IES assessment of the property, it was determined that many of the original architectural elements of the house were still present and the house has retained a high degree of cultural integrity. While the home was associated with the Richard H. King family, through our research, it was determined that his accomplishments did not have a major individual impact or influence on the local community. For these reasons, it was determined the King-Terry House was considered potentially eligible for the NRHP under Criterion C as a contributing element to the potential SAHD, but was considered ineligible as an individual property. The associated outbuildings were determined to be non-contributing elements to the King-Terry House and considered ineligible for NRHP listing under Criterion C. The property was considered ineligible for NRHP listing under Criteria A and B.

AR-7 was documented as a single building property located at 815 Bennett Street. The house was constructed around 1900 in the Folk Victorian style and moved to its current location in the early 1920s. The house was assessed through the TCHRS and determined to be a contributing element to the potential SAHD. During the IES assessment of the property, it was determined that many of the original architectural elements of the house were still present and the house has retained a high degree of cultural integrity. While the home was owned by the Wall family, through our research, it was determined that the property was primarily used as a rental property and none of the Wall family members lived at this property. For these reasons, it was determined AR-7 was considered potentially eligible for NRHP listing under Criterion C as a contributing element to the potential SAHD, but was considered ineligible as an individual property. The property was considered ineligible for NRHP listing under Criteria A and B.

7.2 Indirect APE

Of the 33 properties identified during the indirect APE assessment, only two properties were determined to be potentially eligible for NRHP listing. The first property was located at 823 Samuels Avenue and known as the Reilly-Lehane House. The Reilly-Lehane House was assessed through the TCHRS and determined to be individually eligible for NRHP listing and is a contributing element to the potential SAHD. During the IES assessment of the property, it was determined that many of the original architectural elements of the house documented during the TCHRS were still present. For these reasons, it was determined that the Reilly-Lahane House was potentially eligible for NRHP listing under Criterion C. The second property was the Trinity River Bluff TCP, which was a previously recorded TCP that has been determined as potentially eligible for NRHP listing under Criterion A.

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CHAPTER 8: CONCLUSIONS AND MANAGEMENT RECOMMENDATIONS

8.1 Conclusions

Cultural resource specialists from IES evaluated potential construction related impacts to archeological, architectural, and landscape-related cultural resources that will result from the proposed Domain at the Bluff undertaking. The field effort and consultation process was a unique opportunity for the IES team to work closely with project representatives from Embrey, architects, the USACE, and local historical groups to determine which identified cultural resources will result in adverse effects determination and search for ways to avoid and minimize these effects, where possible. The team consulted with design and permitting representatives on the 41 individual resources identified and prioritized consulting efforts on those resources that carried the greatest cultural significance. The IES team appreciated the opportunity to contribute their part of this effort and provide the following summary and conclusions to carry the regulatory process over to the project’s ultimate implementation, as smoothly as possible.

8.2 Adverse Effects Assessment

The adverse effects determinations for the cultural resources identified within the direct and indirect APE are briefly summarized below within **Tables 8.1** and **8.2** and detailed within the following chapter. It is the recommendation of IES that the SHPO concur with the following adverse effect determinations.

8.2.1 - Archeological

Due to the prolonged historical occupation and utilization of the land within the APE, approximately eight acres of the overall 10.9 acres were considered to contain archeological deposits and assigned the state trinomial number 41TR302. Even though such a large percentage of the APE was determined to be associated with 41TR302, the archeological deposits were general in nature and illustrated a low potential for yielding significant archeological data. IES considers 100 percent of the APE to be fully assessed for archeological resources at this time and the resources identified during that survey can be considered complete inventory. No further work warranted. **No Adverse Effect** determined.

Table 8.1: Direct APE Summary of Adverse Effects

Resource ID	Adverse Effect
41TR302	No
Trinity River Bluff TCP	No
AR- 1 (Garvey-Veihl House)	No
AR-1 (Two Apartment Garages)	No
AR-2	No
AR-3 (Talbot-Wall House)	Yes
AR-3 (Shed)	No
AR-4	No
AR-5	No
AR-6 (King-Terry House)	Yes
AR-6 (Shed and Garage)	No
AR-7	Yes

Table 8.2: Indirect APE Summary Adverse Effects

Resource ID	Adverse Effect
1 through 32	No
Trinity River Bluff TCP	No

8.2.2 - Architectural Resources

8.2.2.1 - Direct APE

Due to the project's location within one of the oldest neighborhoods in Fort Worth, a high density of historic-aged architectural resources were present within the APE. Through the assessment seven resources were identified within the direct APE and 33 within the indirect APE. Of the seven direct APE architectural resources, four were determined potentially eligible or eligible for NRHP listing and include the main residences at AR-1 (Garvey-Veihl House), AR-3 (Talbot-Wall House), AR-6 (King-Terry House), and AR-7. Of these four resources it was determined that AR-3 (Talbot-Wall House), AR-6 (King-Terry House), and AR-7 will be demolished as part of the undertaking. Per 36 CFR 800.5(a)(1) any impacts that transform character defining elements for NRHP inclusion and subsequently diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association would be considered an adverse effect. Thus, the demolition of AR-3 (Talbot-Wall House), AR-6 (King-Terry House), and AR-7 would constitute as an **Adverse Effect**.

The fourth resource (AR-1 - Garvey-Veihl House) will be rehabilitated to the Secretary of Interior's Standards and reviewed by the SHPO represented by the THC would have **No Adverse Effect** on this resource. IES considers 100 percent of the direct APE to be fully assessed for architectural resources at this time and the resources identified during that survey can be considered a complete inventory.

8.2.2.2 - Indirect APE

Of the 33 indirect APE cultural resources, 32 of the identified resources pertained to architectural resources. The one remaining cultural resource was identified pertained to the Trinity River Bluff TCP and will be discussed in Chapter 8.2.3. Of the 32 indirect APE architectural resources, only one property was determined potentially eligible for NRHP listing. This property (Reilly-Lehane House) was located at 832 Samuels Avenue. However, the viewshed between this property and the Garvey-Veihl House will not be substantially obstructed and the viewshed of this property along Samuels Avenue will not be affected. In addition, the overall mass, scale/proportion, height, and materials of the proposed undertaking will be compatible with the surrounding area and not diminish the property's cultural integrity. IES considers 100 percent of the indirect APE to be fully assessed for architectural resources at this time and the resources identified during that survey can be considered a complete inventory. No further work warranted. **No Adverse Effect** determined.

8.2.3 - Trinity River Bluff TCP

Prior to the survey, IES was aware that a portion of the direct and indirect APE project would overlap the known Trinity River Bluff TCP. This TCP was determined potentially eligible for NRHP listing by a previously conducted survey. Although development will occur within the TCP, the most substantial alterations to the bluff will be located high up the bluff's face at the landform's shoulder. Minor surface alterations related to the installation of a stormwater outfall will be present within the northern extent of the APE and will extend from the proposed development to the West Fork Trinity River. A sanitary sewer pipeline will be installed within the TCP as well, but will remain below surface and require only minor surface alterations. Since the heart of the TCP is located near downtown Fort Worth, the APE was located at the northern extent of the TCP opposite downtown Fort Worth, surface alterations will occur in discrete portions of the bluff and not drastically alter the existing bluff face, and visual impacts on the TCP will be minimal and will not diminish the existing visual aesthetics of the TCP, it was determined that the proposed undertaking would not diminish the property's cultural integrity. No further work warranted. **No Adverse Effect** determined.

8.3 Management Plan to Resolve Adverse Effects

To resolve these adverse effects, actions to avoid, minimize, or mitigate adverse effects must be considered. In an effort to seek to avoid or minimize proposed adverse effects by the undertaking, Historic Fort Worth will have the opportunity to raise funds and take on the responsibility of relocating AR-3 (Talbot-Wall House), AR-6 (King-Terry House), and AR-7 within a to be determined designated period. If the three homes are not relocated by Historic Fort Worth, mitigating measures to proportionately offset the adverse effects to these resources would be required to satisfy Section 106 requirements. These mitigation measures will be detailed within a Memorandum of Agreement (MOA) between the USACE, SHPO, Embrey, Tarrant Regional Water District (TRWD), and Historic Fort Worth. Possible mitigation measures will include the rehabilitation of the Garvey-Veihl House, a thorough documentation of AR-3, AR-6, and AR-7 through photography and detailed architectural assessment that will be provided to Historic Fort Worth for their records, that an official NRHP Nomination Form be completed and submitted to the SHPO, and the development of interpretive materials to be installed onsite.

8.4 Additional Recommendations and Comments

In the unlikely event that significant archeological resources (other than those detailed within this report) are unearthed during construction, the operators should cease work immediately in that area. The project environmental consultant should then be contacted to initiate further consultation with the SHPO/THC prior to resuming construction activities.

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APPENDIX A
Engineering Designs

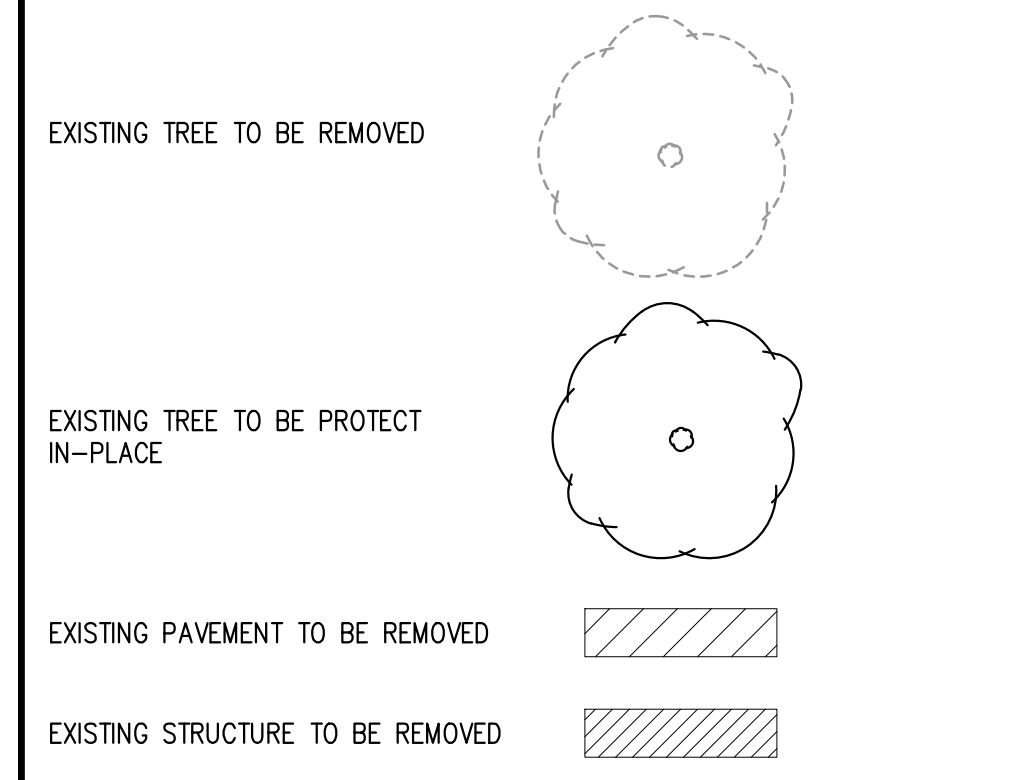
REVISIONS		
NO.	DESCRIPTION	DATE

DEMOLITION NOTES:

- 1 SAWCUT, REMOVE & DISPOSAL EXISTING CURB & GUTTER TO FULL DEPTH
- 2 SAWCUT, REMOVE & DISPOSAL EXISTING CONCRETE DRIVEWAY TO FULL DEPTH
- 3 SAWCUT, REMOVE & DISPOSAL EXISTING ASPHALT PAVEMENT/DRIVEWAY TO FULL DEPTH
- 4 SAWCUT, REMOVE & DISPOSAL EXISTING CONCRETE SIDEWALK TO FULL DEPTH
- 5 REMOVE & DISPOSAL EXISTING WALL AND FOOTINGS
- 6 REMOVE & DISPOSAL EXISTING STRUCTURE AND CONCRETE SLAB TO FULL DEPTH

LEGEND:

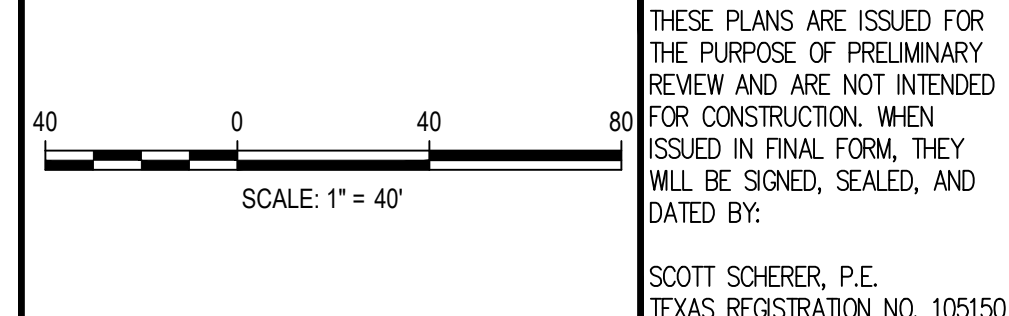
	PROPOSED	EXISTING
STORM DRAIN	---	---
SANITARY SEWER	SS	SS
WATER	W	W
OVERHEAD ELECTRIC	OHE	OHE
UNDERGROUND ELECTRIC	UGE	UGE
DEMO/ABANDON	X X X X	
DEMO WALL	---	---
FIRE HYDRANT	+	+
WATER VALVE	+	+
WATER METER	+	+
WATER REDUCER	+	+
WATER BEND FITTING	+	+
WATER TEE FITTING	+	+
MANHOLE	○	○
SANITARY SEWER CLEANOUT	○	○
UTILITY POLE	+	+



WARNING!!! UNDERGROUND UTILITIES IN AREA OF CONSTRUCTION. CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA.

TXU ENERGY.....	1-800-233-2133
ATMOS ENERGY.....	(817) 215-4366
ONCOR GAS & ELECTRIC.....	(817) 215-6214
SBC TELEPHONE.....	(817) 338-6819
AT&T.....	1-800-878-8711
CHARTER COMMUNICATIONS.....	(817) 509-6272
	EXT. 3363
FORT WORTH WATER DEPT.-FIELD OPERATIONS.....	(817) 871-8296
FORT WORTH T&PW.....	(817) 871-8100
ALL FACILITIES "ONE CALL".....	811

BENCHMARKS:
 CP No. 1
 "X" CUT INTO SIDEWALK LOCATED ON THE EASTSIDE OF SAMUELS AVE +/- 170' FROM THE INTERSECTION OF SAMUELS AVE & COLD SPRINGS ROAD
 ELEVATION: 588.44'
 CP No. 2
 NAIL W/SHINER STAMPED GORRONDONA & ASSOCIATES LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF SAMUELS AVE & LOUCST ST
 ELEVATION: 577.78'



THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

SCOTT SCHERER, P.E.
 TEXAS REGISTRATION NO. 105150

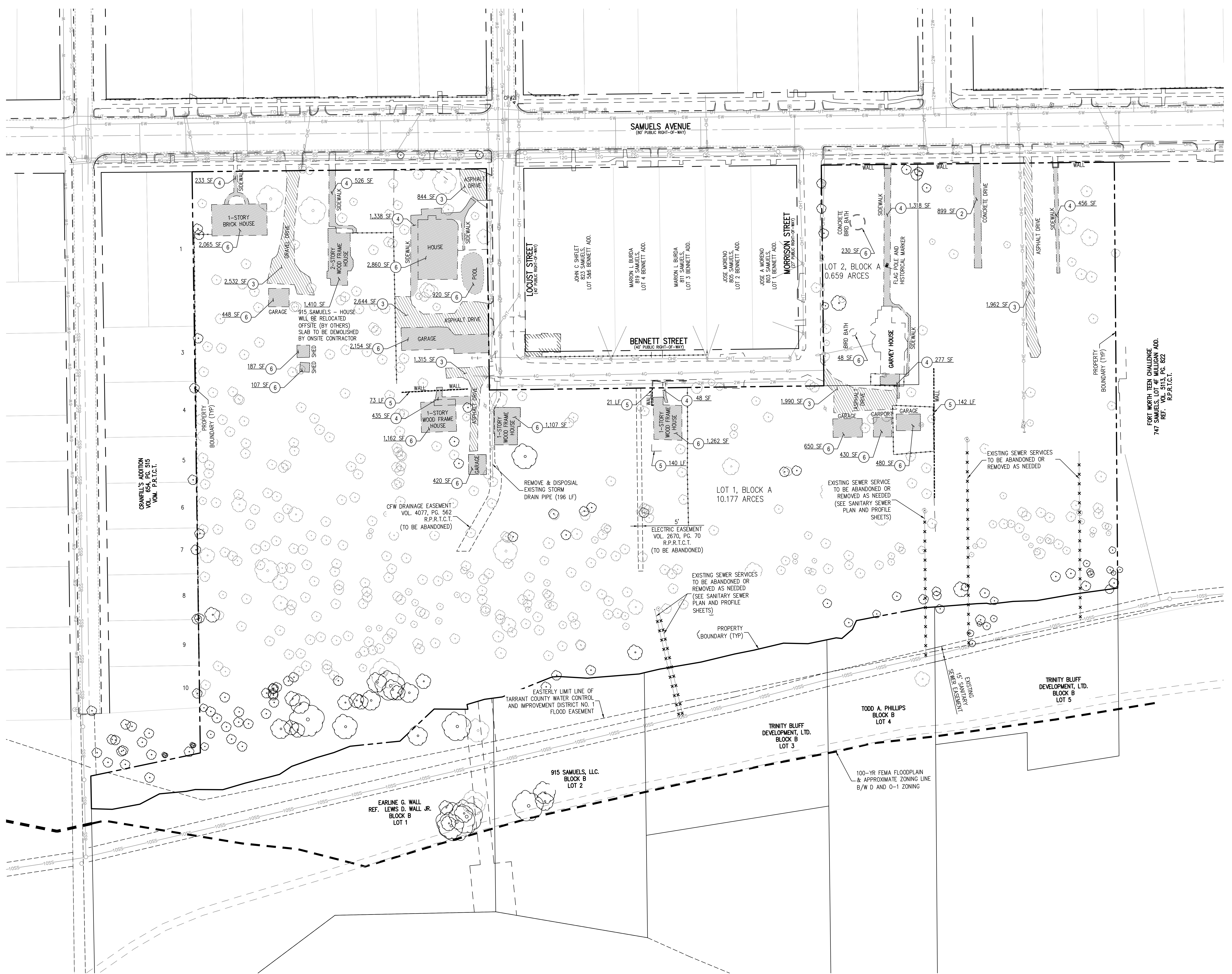
HKS HARRIS KOCHER SMITH

101 Summit Avenue, Suite 1014
 Fort Worth, Texas 76102
 P: 817.769.6279 F: 817.769.6298
 HarrisKocherSmith.com
 TBPE Firm No. F-15501

DOMAIN AT THE BLUFF

SITE DEMOLITION PLAN

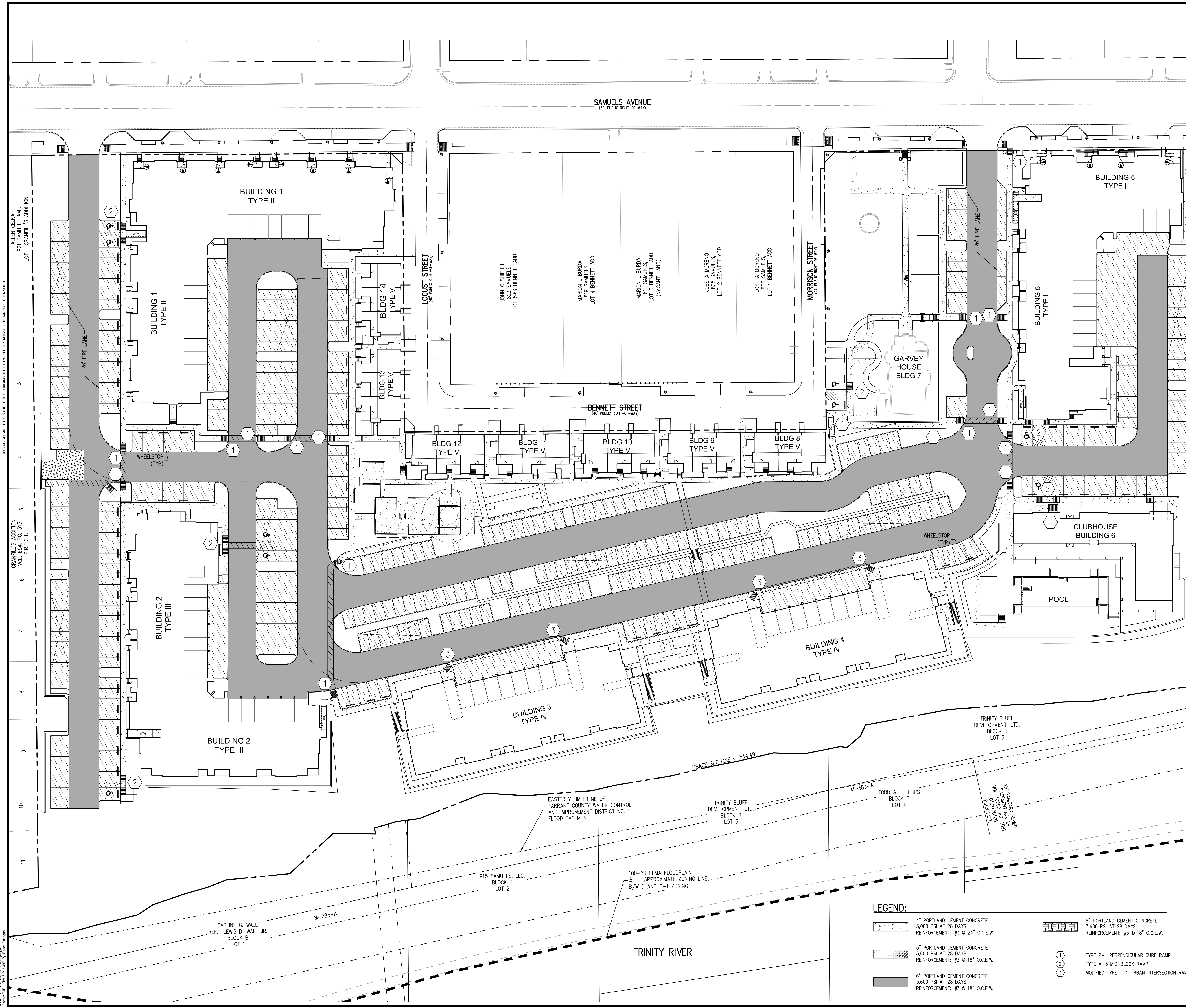
DESIGNED: DFW	PROJECT #: 151002	ISSUE DATE: 11/15/2016	C-002
CHECKED: SRS			2 OF 20
DRAWN: DFW			



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

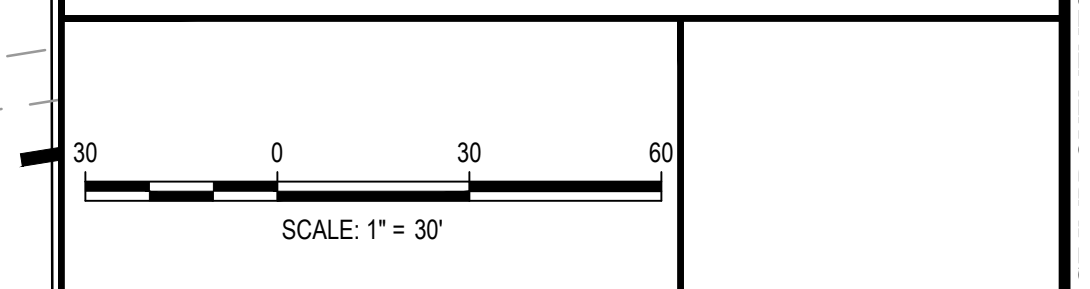
FROM: D:\151002\HARRIS KOCHER SMITH\151002\151002.DWG DATE: 11/15/2016 10:55:10 AM

REVISIONS		
NO.	DESCRIPTION	DATE



- PAVING NOTES:**
1. THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND RECOMPACTED FOLLOWING THE MASS GRADING REQUIREMENTS.
 2. PRIOR TO PLACEMENT OF ANY NEW FILL, ALL SUBGRADES SHOULD BE SCRIPPED TO A MINIMUM DEPTH OF 1" MOISTURE CONDITIONED AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR (ASTM D-698) MOISTURE CONDITIONED ABOVE OPTIMUM VALUE.
 3. FILL USED TO SUPPORT ANY PART OF THE PROPOSED FOUNDATIONS, SLABS OR PAVEMENTS SHOULD BE PLACED IN LIFTS NOT EXCEEDING 9 INCHES IN LOOSE THICKNESS, MOISTURE CONDITIONED TO WITHIN 2 PERCENT (+/- 2%) OF OPTIMUM MOISTURE CONTENT AND COMPACTED AS FOLLOWS:
 - FOR FILL DEPTHS LESS THAN OR EQUAL TO 8 FEET, THE FILLS SHOULD BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR (ASTM D-698)
 - FOR FILL DEPTHS GREATER THAN 8 FEET, THE FILLS SHOULD BE COMPACTED TO AT LEAST 98% STANDARD PROCTOR (ASTM D-698)
 4. REFER TO REPORT OF SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS, DOMAIN AT BLUFF VIEW, SAMUELS AVENUE AND LOCUST STREET, FORT WORTH, TEXAS, DATED JUNE 24, 2016 FOR PAVEMENT AND SUBGRADE SPECIFICATIONS. REPORT/PROJECT NO. 19-6767. IF ANY DISCREPANCIES EXIST BETWEEN THESE PLANS AND THE GEOTECHNICAL REPORT, THE REPORT SHALL GOVERN.

- PAVEMENT JOINTING NOTES:**
1. SAW CUTTING SHALL BE DONE WITHIN 8 HOURS OF POUR OR AS SOON AS CONCRETE CAN SUPPORT WEIGHT, AND PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
 2. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
 3. RADIAL JOINTS SHOULD BE NO GREATER THAN 18".
 4. ALL CONSTRUCTION JOINTS SHALL BE SAWED, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED.
 5. ODD SHAPED PANELS SHALL BE REINFORCED WITH #3 BARS AT 18" EACH WAY. AN ODD SHAPED PANEL IS CONSIDERED TO BE ONE IN WHICH THE SLAB TAPERS TO A SHARP ANGLE WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 3 TO 1 OR WHEN A SLAB IS NEITHER SQUARE OR RECTANGLE.



LEGEND:

4" PORTLAND CEMENT CONCRETE 3,000 PSI AT 28 DAYS REINFORCEMENT: #3 @ 24" O.C.E.W.	8" PORTLAND CEMENT CONCRETE 3,600 PSI AT 28 DAYS REINFORCEMENT: #3 @ 18" O.C.E.W.
5" PORTLAND CEMENT CONCRETE 3,600 PSI AT 28 DAYS REINFORCEMENT: #3 @ 18" O.C.E.W.	TYPE P-1 PERPENDICULAR CURB RAMP
6" PORTLAND CEMENT CONCRETE 3,600 PSI AT 28 DAYS REINFORCEMENT: #3 @ 18" O.C.E.W.	TYPE M-3 MID-BLOCK RAMP
	MODIFIED TYPE U-1 URBAN INTERSECTION RAMP

HKS HARRIS KOCHER SMITH 101 Summit Avenue, Suite 1014
Fort Worth, Texas 76102
P: 817.769.6279 F: 817.769.6298
HarrisKocherSmith.com
TPE Firm No. F-15501

DOMAIN AT THE BLUFF

PAVING PLAN

DESIGNED: DFW	PROJECT #: 151002	ISSUE DATE: 11/15/2016	C-008
CHECKED: SRS			8 OF 20
DRAWN: DFW			

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 ALLEN OSEA
 821 SAMUELS AVE
 LOT 1 GRANFILL'S ADDITION
 GRANFILL'S ADDITION
 VOL. 1083
 P.B.C. 11
 EARLINE G. WALL
 REF. LEWIS D. WALL JR.
 BLOCK B
 LOT 1
 915 SAMUELS, LLC.
 BLOCK B
 LOT 2
 100-YR FEMA FLOODPLAIN
 & APPROXIMATE ZONING LINE
 B/W D AND O-1 ZONING
 TRINITY BLUFF DEVELOPMENT, LTD.
 BLOCK B
 LOT 3
 TODD A. PHILLIPS
 BLOCK B
 LOT 4
 TRINITY BLUFF DEVELOPMENT, LTD.
 BLOCK B
 LOT 5
 15 SAMUELS AVE
 VOL. 1083
 P.B.C. 11
 R.P. 1083

REVISIONS		
NO.	DESCRIPTION	DATE

- CONSTRUCTION NOTES:**
- ALL MAINTENANCE ROADS SHALL REMAIN UNBLOCKED DURING CONSTRUCTION TO ALLOW PASSAGE IN THE EVENT OF AN EMERGENCY.
 - REMOVED TREES WITHIN THE FLOODWAY MUST BE REPLACED ON A 1:1 CALIPER INCH BASIS. REPLACED TREES SHALL BE 3" TO 5" CALIPER. THE SUM TOTAL OF REPLACEMENT TREE DIAMETER SHALL EQUAL THE REMOVED TREE DIAMETER.
 - REPLACEMENT TREES MUST BE IRRIGATED FOR 2 YEARS WITH SUBSURFACE DRIP IRRIGATION.
 - SEE POST CONSTRUCTION EROSION CONTROL PLAN FOR RE-ESTABLISHMENT OF VEGETATION DISTURBED DUE TO TRENCHING.
 - ALL PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

- LEGEND:**
- PROPOSED 2' CONTOURS
 - EXISTING 2' CONTOURS
 - PROPOSED STORM DRAIN
 - PROPOSED SAN SEWER
 - EXISTING SAN SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - EXISTING TREE
 - EXISTING TREE TO BE REMOVED

WARNING!!! UNDERGROUND UTILITIES IN AREA OF CONSTRUCTION. CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA.

TXU ENERGY.....1-800-233-2133
 ATMOS ENERGY.....(817) 215-4366
 ONCOR GAS & ELECTRIC.....(817) 215-6214
 SBC TELEPHONE.....(817) 338-6819
 AT&T.....1-800-878-8711
 CHARTER COMMUNICATIONS.....(817) 509-6272 EXT. 3363
 FORT WORTH WATER DEPT.-FIELD OPERATIONS.....(817) 871-8296
 FORT WORTH T&PW.....(817) 871-8100
 ALL FACILITIES "ONE CALL".....811

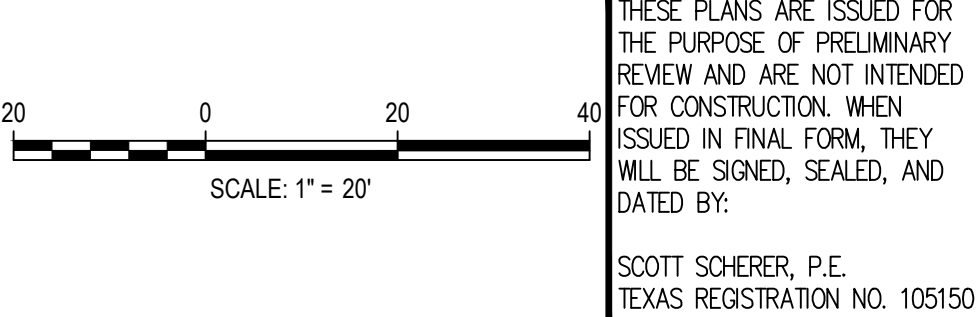
BENCHMARKS:

CP No. 1
 "X" CUT INTO SIDEWALK LOCATED ON THE EASTSIDE OF SAMUELS AVE +/- 170' FROM THE INTERSECTION OF SAMUELS AVE & COLD SPRINGS ROAD
 ELEVATION: 588.44'

CP No. 2
 NAIL W/SHINER STAMPED GORRONDONA & ASSOCIATES LOCATED IN THE SOUTHEAST CORNER OF THE INTERSECTION OF SAMUELS AVE & LOCUST ST
 ELEVATION: 577.78'

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM, THEY WILL BE SIGNED, SEALED, AND DATED BY:

SCOTT SCHERER, P.E.
 TEXAS REGISTRATION NO. 105150

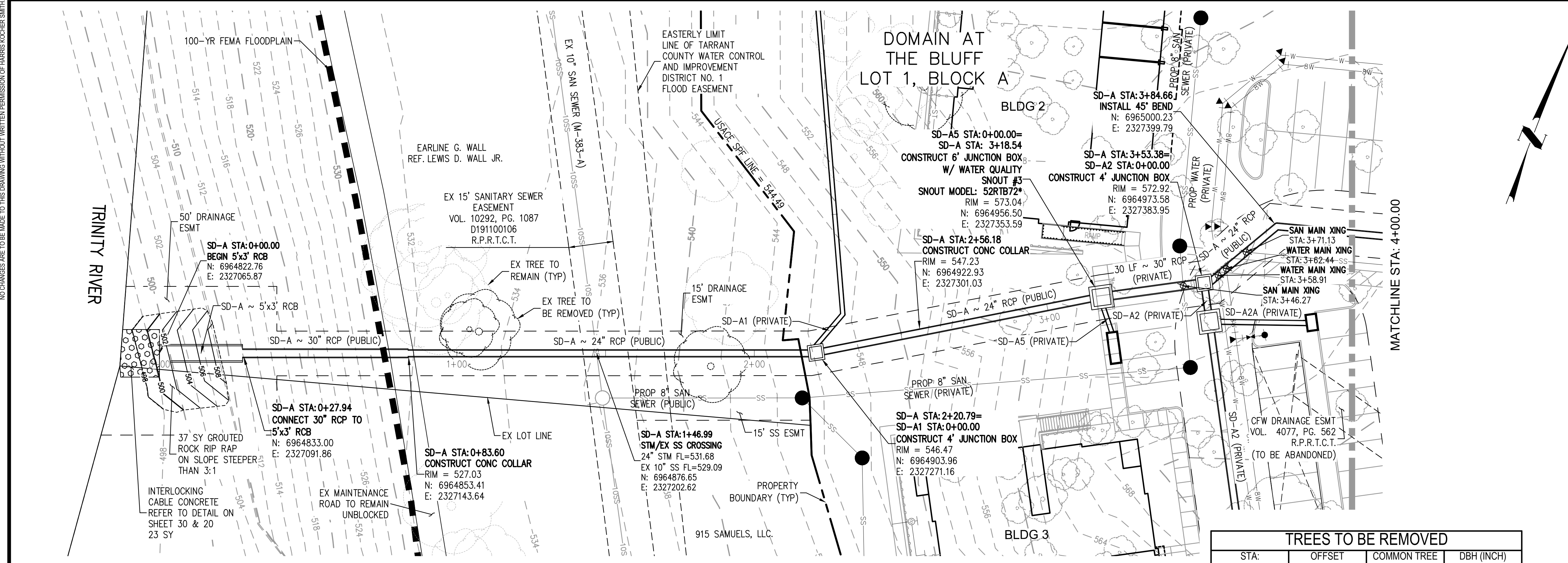


HKS HARRIS KOCHER SMITH
 101 Summit Avenue, Suite 1014
 Fort Worth, Texas 76102
 P: 817.769.6279 F: 817.769.6298
 HarrisKocherSmith.com
 TBPE Firm No. F-15501

DOMAIN AT THE BLUFF

ISWM CONSTRUCTION PLAN
STORM DRAIN PLAN & PROFILE
LINE 'A' STA: 0+00.00 - 4+00.00 (PUBLIC)

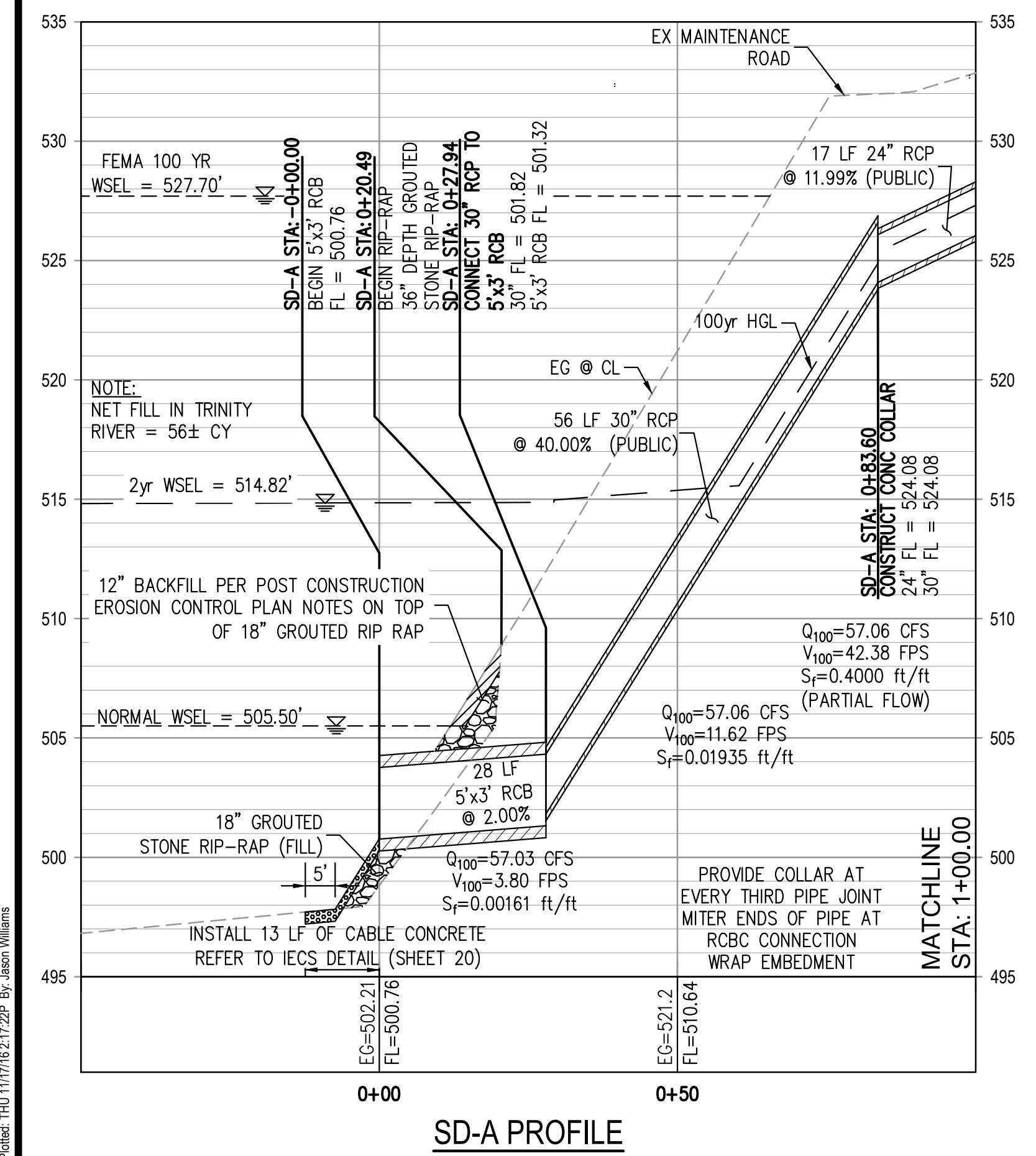
DESIGNED: DFW	PROJECT #: 151002	ISSUE DATE: 11/14/2016	SHEET 22 OF 49
CHECKED: SRS			
DRAWN: DFW			



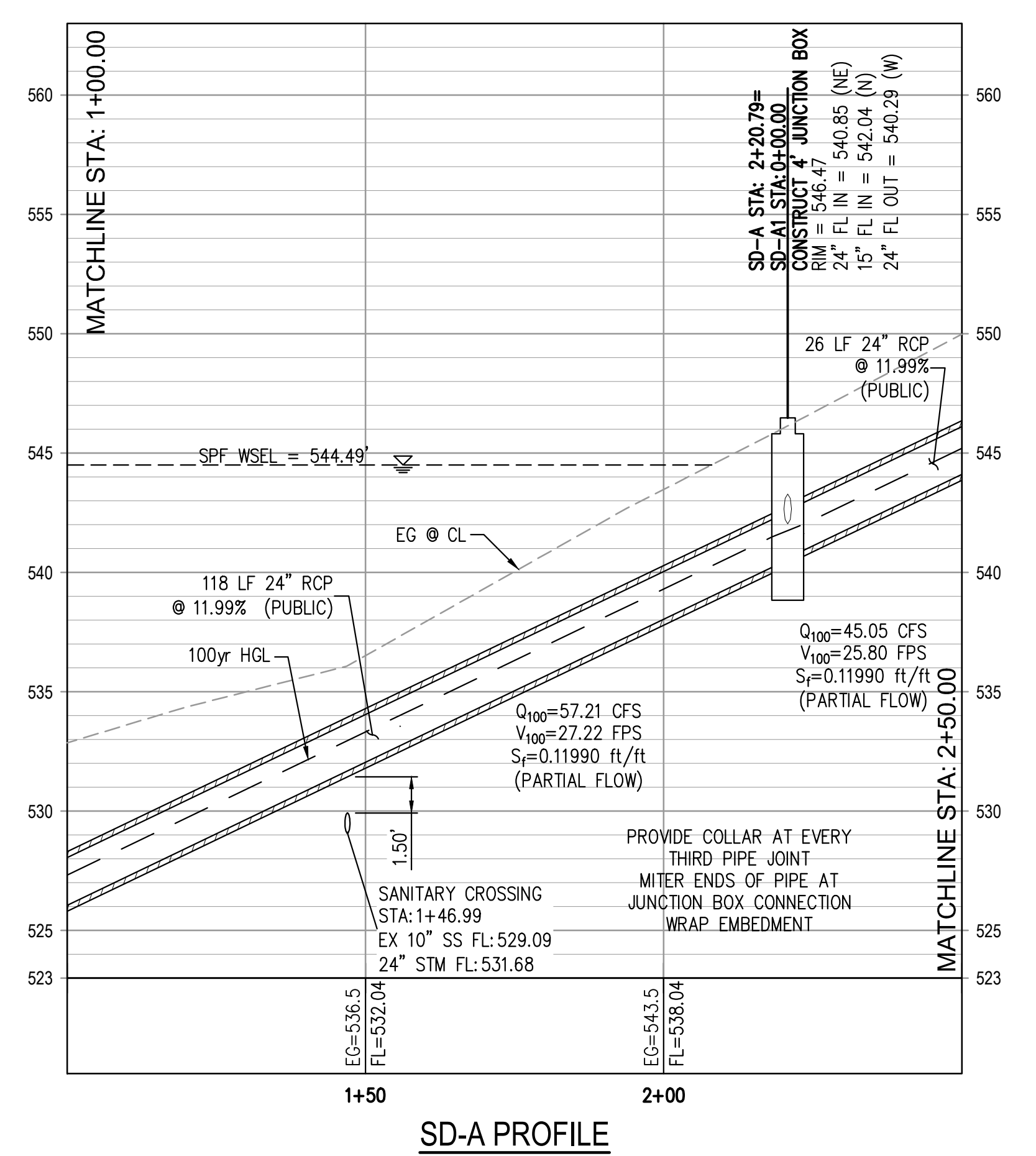
TREES TO BE REMOVED

STA.	OFFSET	COMMON TREE NAME	DBH (INCH)
1+08.79	8.09 (LT)	HACKBERRY	13
1+11.98	7.33 (LT)	HACKBERRY	14
1+89.93	4.36 (RT)	CEDAR ELM	14

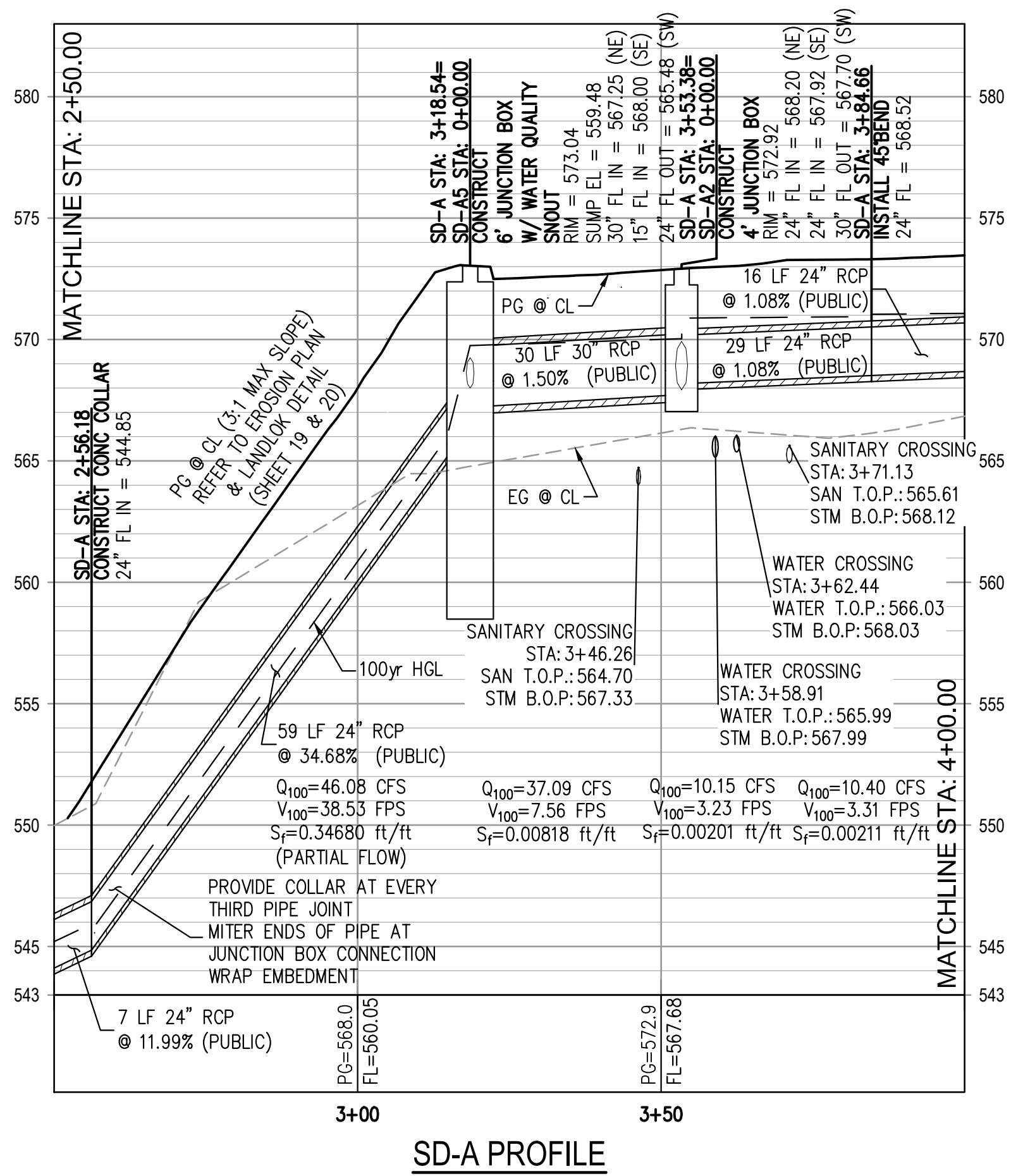
STORM SEWER LINE A PLAN



SD-A PROFILE



SD-A PROFILE



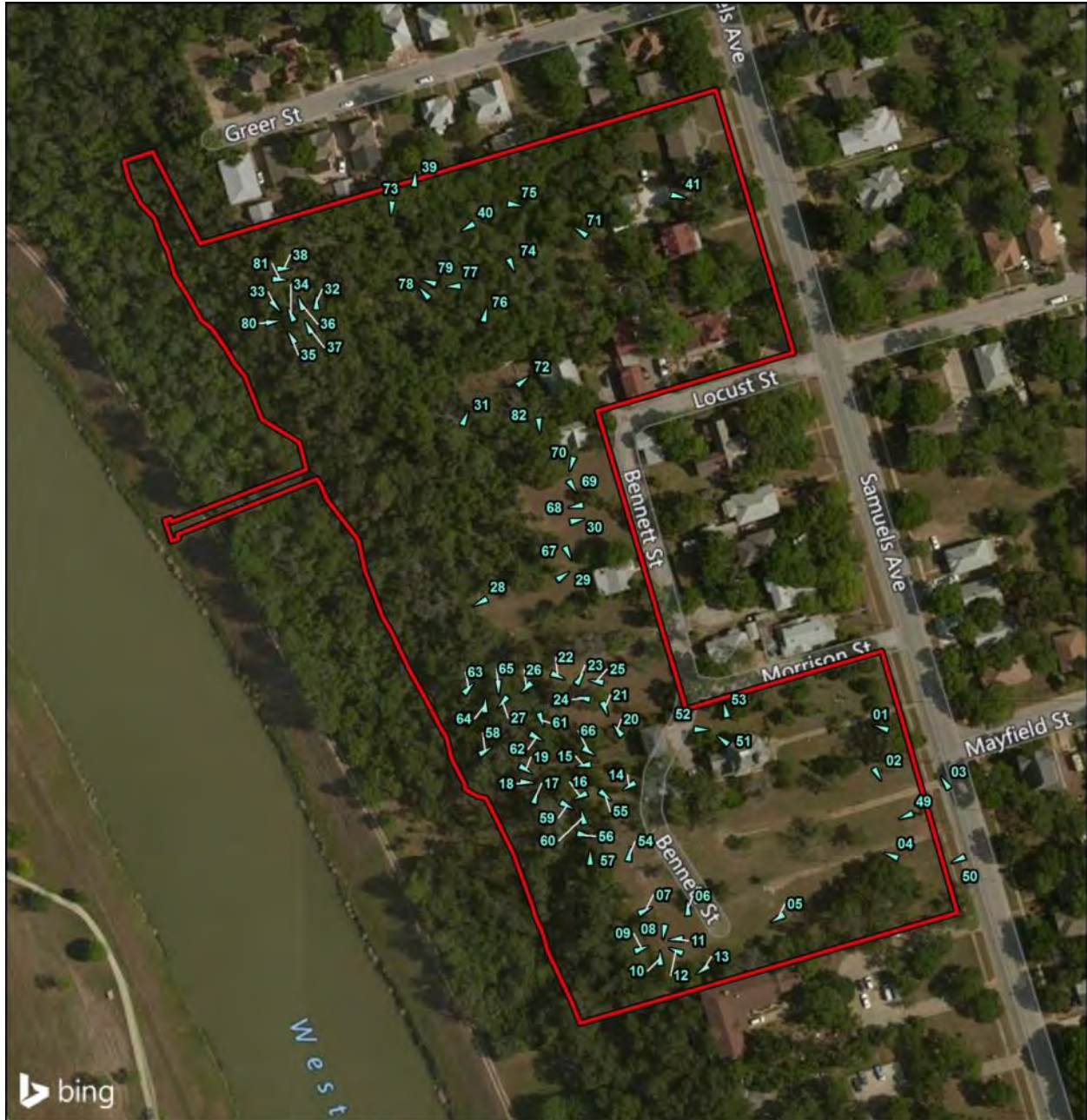
SD-A PROFILE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
 File Path: O:\151002\ENGINEERING\UTILITIES\STORM\CD\STORM DRAIN PLAN & PROFILE (LINE AND DWG) Layout: STORM DRAIN LINE 'A' PROFILE STA: 00 - 4+00.00
 P:\DWG\151002\151002-01.dwg
 PLOT DATE: 11/14/2016 10:22:27 AM
 PLOT BY: SCOTT SCHERER

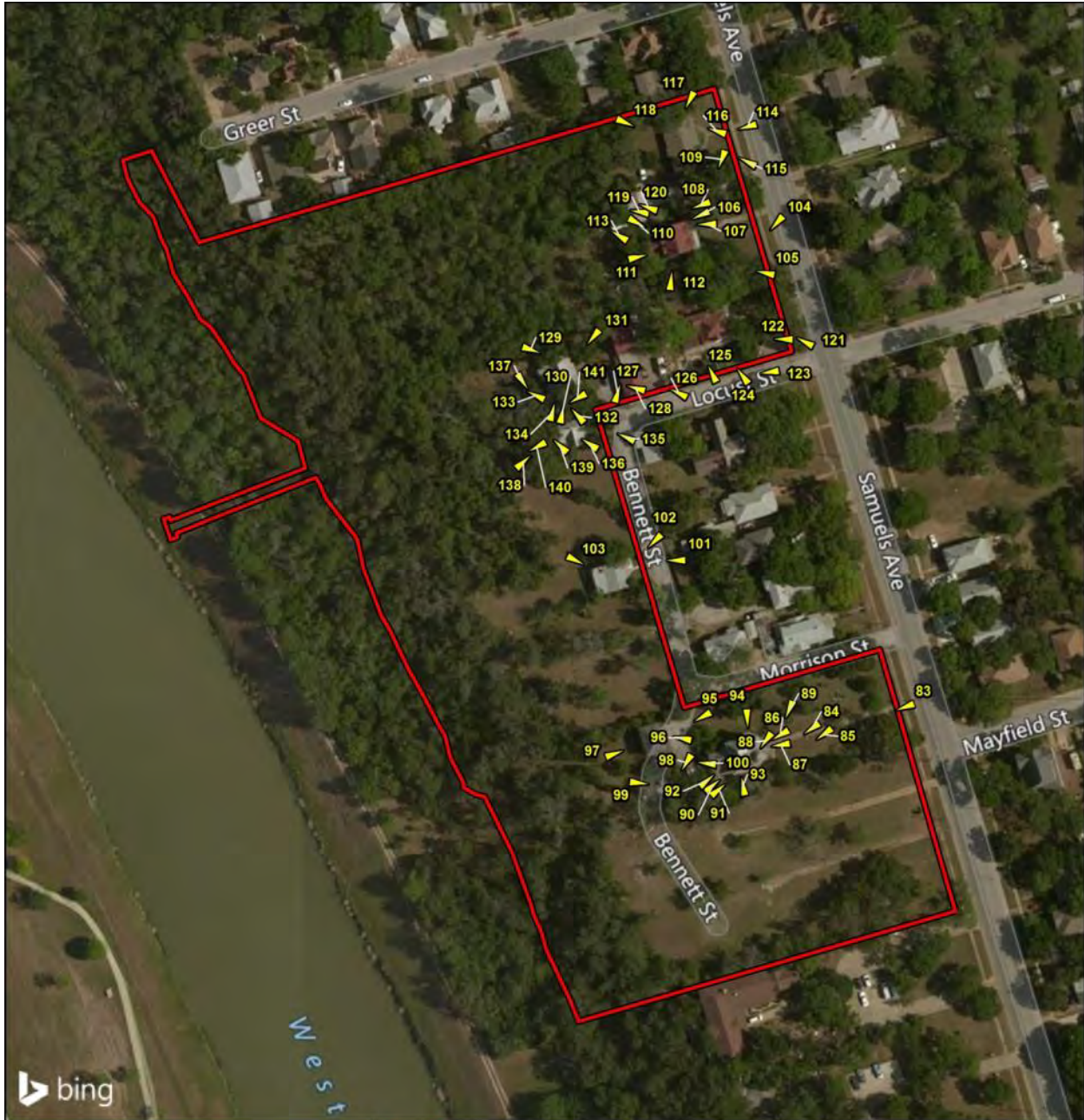
WATER PROJECT NO. 59601-0600430-100654-001380
 SEWER PROJECT NO. 59607-0700430-100654-001380
 FILE NO. 100654
 CITY PROJECT NO. 100654
 DOE NO.
 WATER, SANITARY SEWER, PAVING, DRAINAGE, & STREET LIGHT IMPROVEMENTS TO SERVE DOMAIN AT THE BLUFF




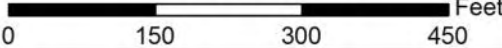
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APPENDIX B
Photograph Location Map and Project Photographs



<p>General and Archeological Feature Photograph Location Map</p>	<p> Area of Potential Effects - Direct</p> <p>▲ Photograph Location</p>	
<p>County: Tarrant State: Texas Date map created: 2/2/2017 Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.4</p>	<p style="text-align: right;">1 inch = 150 feet</p>	



<p align="center">Architectural Resources Photograph Location Map</p>	<p> Area of Potential Effects - Direct</p> <p> Photograph Location</p>	
<p>County: Tarrant State: Texas Date map created: 2/3/2017 Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.4</p>	<p align="right">1 inch = 150 feet</p> 	

Archeological Feature Photographs

Feature No.	Photograph Range
1	49
2	50
3	-
4	-
5	51 through 53
6	54 through 65
7	66
8	-
9	67
10	68
11	69 through 70
12	71
13	72
14	73 through 75
15	76 through 79
16	80 through 81
17	82

Architectural Resource Photographs

Architectural Resource	Photograph Range
1	83 through 100
2	101 through 103
3	104 through 113
4	114 through 120
5	121 through 127
6	128 through 134
7	135 through 141



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



Photograph 36



Photograph 37



Photograph 38



Photograph 39



Photograph 40



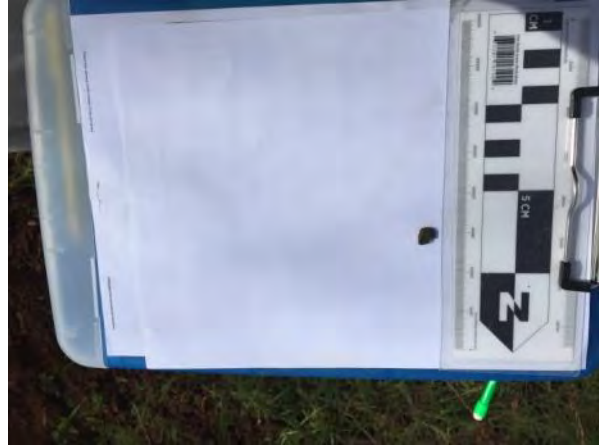
Photograph 41



Photograph 42



Photograph 43



Photograph 44



Photograph 45



Photograph 46



Photograph 47



Photograph 48



Photograph 49



Photograph 50



Photograph 51



Photograph 52



Photograph 53



Photograph 54



Photograph 55



Photograph 56



Photograph 57



Photograph 58



Photograph 59



Photograph 60



Photograph 61



Photograph 62



Photograph 63



Photograph 64



Photograph 65



Photograph 66



Photograph 67



Photograph 68



Photograph 69



Photograph 70



Photograph 71



Photograph 72



Photograph 73



Photograph 74



Photograph 75



Photograph 76



Photograph 77



Photograph 78



Photograph 79



Photograph 80



Photograph 81



Photograph 82



Photograph 83



Photograph 84



Photograph 85



Photograph 86



Photograph 87



Photograph 88



Photograph 89



Photograph 90



Photograph 91



Photograph 92



Photograph 93



Photograph 94



Photograph 95



Photograph 96



Photograph 97



Photograph 98



Photograph 99



Photograph 100



Photograph 101



Photograph 102



Photograph 103



Photograph 104



Photograph 105



Photograph 106



Photograph 107



Photograph 108



Photograph 109



Photograph 110



Photograph 111



Photograph 112



Photograph 113



Photograph 114



Photograph 115



Photograph 116



Photograph 117



Photograph 118



Photograph 119



Photograph 120



Photograph 121



Photograph 122



Photograph 123



Photograph 124



Photograph 125



Photograph 126



Photograph 127



Photograph 128



Photograph 129



Photograph 130



Photograph 131



Photograph 132



Photograph 133



Photograph 134



Photograph 135



Photograph 136



Photograph 137



Photograph 138



Photograph 139



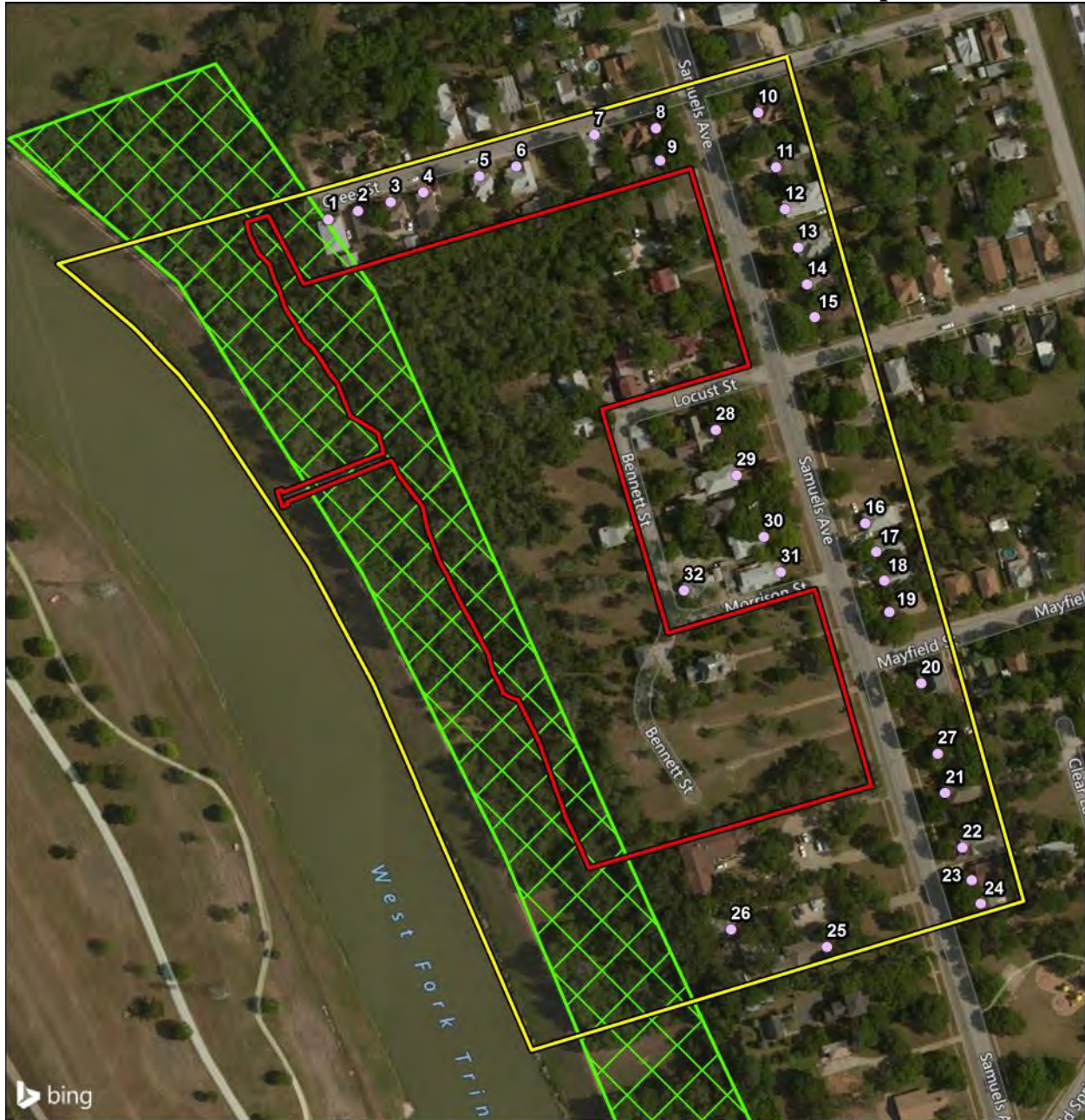
Photograph 140






Photograph 140

APPENDIX C




Indirect APE Architectural Resources Location Map and Summaries



<p>Appendix C Indirect APE Resource Location Map</p>	<ul style="list-style-type: none"> Area of Potential Effects - Direct Area of Potential Effects - Indirect ● Historic-Aged Residence Trinity River TCP 	
<p>County: Tarrant State: Texas Date map created: 2/3/2017 Source: 2007 USDA NRCS Digital Soils Database</p>	<p style="text-align: center;">1 inch = 200 feet</p>	

Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
1	800 Greer Street	1914	Single story, hipped roof, three-tab asphalt shingles, asbestos cement siding, wide boxed eave overhang without brackets	Not Eligible	
2	804 Greer Street	1914	Single story, hipped roof, three-tab asphalt shingles, asbestos cement siding, wide boxed eave overhang without brackets	Not Eligible	
3	808 Greer Street	1920	Single story, Folk Victorian style, front gable bay, hipped roof, tab-asphalt shingles, horizontal vinyl siding, slight boxed eave overhang without brackets, roofed shed porch	Not Eligible	




Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
4	812 Greer Street	1920	One and one-half stories, Folk Victorian style, front gable bay, hipped roof, tab-asphalt shingles, stucco cladding, slight boxed eave overhang without brackets, roofed shed porch	Not Eligible	
5	900 Greer Street	1938	Single story, Folk Victorian style, front gable bay, hipped roof, tab-asphalt shingles, horizontal simple drop siding, slight boxed eave overhang without brackets, roofed shed porch	Not Eligible	
6	908 Greer Street	1920	Single story, Folk Victorian style, front gable bay, hipped roof, tab-asphalt shingles, horizontal clapboard and simple drop siding, slight boxed eave overhang without brackets, roofed shed porch	Not Eligible	




Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
7	916 Greer Street	1909	Single story, horizontal clapboard siding, tab-asphalt shingles, wide boxed eave overhang with square post brackets, roofed shed porch,	Not Eligible	
8	931 Greer Street	1909	One and one-half stories, Folk Victorian/Craftsman style, front gable dormer with fishscale siding, hipped roof, tab-asphalt shingles, horizontal vinyl siding, roofed shed porch with square post and brick supports	Not Eligible	
9	921 Samuels Avenue	1916	Two story, Craftman style, front gable home with side gabled second story, open wide eaves with triangular brackets, asbestos siding, large roofed shed porch with brick and square post supports	Not Eligible	




Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
10	930 Samuels Avenue	1914	One and one-half stories, Folk Victorian, front gable bay, hipped roof, tab-asphalt shingles, asbestos siding, diamond paned glass, slight boxed eave overhang without brackets, roofed shed porch	Not Eligible	
11	918 Samuels Avenue	1957-1967	Single story, side gabled, brick veneer, front gabled porch, tab-asphalt shingling	Not Eligible	
12	914 Samuels Avenue	1915	Single story, Craftsman style, clapboard siding, large front gabled roofed porch with brick and square post supports, decorated stick style railing, wide open eaves, tab-asphalt shingling	Not Eligible	




Property Identification Number	Property Location/Address	Construction Date	Architectural/Landscape Elements	Recommended National Register Status	Photograph of Resource
13	910 Samuels Avenue	1900	One and one-half stories, asbestos siding, hipped roof with dormers, tab-asphalt shingling, roofed shed porch, narrow boxed eaves without supports,	Not Eligible	
14	908 Samuels Avenue	1922	Single story, Craftsman style, front gabled, wide open eaves, large roofed porch with brick supports, asbestos siding, tab-asphalt shingling attic vent	Not Eligible	
15	904 Samuels Avenue	1917	Single story, Craftsman style, hipped roof, hipped dormer with decorative fixed windows, large porch with brick supports, boxed eaves without brackets, tab-asphalt shingling	Not Eligible	




Property Identification Number	Property Location/Address	Construction Date	Architectural/Landscape Elements	Recommended National Register Status	Photograph of Resource
16	806 Samuels Avenue	1918	Single story, Craftsman style, hipped roof, hipped dormer with attic vent, large porch with brick and square post support, boxed eaves without brackets, tab-asphalt shingling	Not Eligible	
17	804 Samuels Avenue	1920	Single story, Craftsman style, front gabled, wide open eaves, large roofed porch with brick and square post supports, plan board siding, coursed shingling under gables, attic vent, tab-asphalt shingling	Not Eligible	
18	802 Samuels Avenue	1918	Single story, Craftsman style, front gabled, wide open eaves, large roofed porch with brick supports, plan board siding, coursed shingling under gables, attic vent, tab-asphalt shingling	Not Eligible	

Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
19	800 Samuels Avenue	1920	Single story, Craftsman style, hipped roof, wide open eaves, front gabled roofed porch with brick and square post supports, clapboard siding, tab-asphalt shingling	Not Eligible	
20	760 Samuels Avenue	1898	Two and one-half stories, Queen Anne, cross gabled roof with hip on gable accent, narrow boxed eaves, fishscale shingles under roof, wraparound porch has fishcale accent and scroll sawn decorations and railing, clapboard siding. Many of the major improvements to home were modern additions not present within original construction.	Not Eligible	
21	748 Samuels Avenue	1942-1950	Single story, hipped roof, asbestos siding, wide boxed eaves, large porch, tab-asphalt shingling	Not Eligible	


Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
22	746 Samuels Avenue	1920	Single story, Craftsman style, hipped roof, front gabled dormer with attic vent and fishcale shingling, boxed eaves, large porch with rough faced concrete blocks and wooden column supports,	Not Eligible	
23	736 Samuels Avenue	1925	Single story, cross gabled roof, large front gabled porch with wood post supports, boxed eaves, tab-asphalt shingling, wide boxed eaves, clapboard siding	Not Eligible	
24	732 Samuels Avenue	1937	Single story, center gabled roof, front gabled dormer with attic vent, vinyl clapboard siding, boxed eaves, tab-asphalt shingling, roofed shed porch with decorative metal frame supports	Not Eligible	

Property Identification Number	Property Location/Address	Construction Date	Architectural/Landscape Elements	Recommended National Register Status	Photograph of Resource
25	730 Samuels Avenue	1950-1952	Single story, side gabled roof, front gabled bay, vinyl siding, tab-asphalt shingling, boxed eaves, roofed shed porch with square post support,	Not Eligible	
26	733 Samuels Avenue	1928	Single story, center gabled roof, front gabled dormer with attic vent, roofed shed porch with decorative front with metal frame supports, horizontal board siding, tab-asphalt shingling	Not Eligible	
27	737 Samuels Avenue	1918	Single story, side gabled roof, Craftsman style, wide open eaves, horizontal wooden siding,	Not Eligible	

Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
28	823 Samuels Avenue	1889	Single story, Folk Victorian style, cross gabled roof, narrow eaves with scroll sawn brackets, window hood with scroll sawn brackets, decorative attic vent, straight laid asphalt shingling, roofed shed porch with brick supports, brick foundation	Potentially Eligible	
29	819 Samuels Avenue	1930	Single story, Craftsman style, hipped roof with front gable accent, brick cladding, full width raised front porch with brick columns, wide boxed eaves	Not Eligible	
30	805 Samuels Avenue	1931	Two story, Craftsman style, front gabled roof with side gabled second story, brick cladding, wide open eaves, partial-width raised front porch, turned columns with brick piers	Not Eligible	

Property Identification Number	Property Location/Address	Construction Date	Architectural/ Landscape Elements	Recommended National Register Status	Photograph of Resource
31	803 Samuels Avenue	1918	Two story, Craftsman style, front gabled, asbestos siding, horizontal drop siding, wide open eaves, partial-width raised front porch with brick columns,	Not Eligible	
32	901 Morris Street	1918	Single story, Craftsman style, side gabled roof, partial-width front gabled raised porch with turned columns and brick piers, clapboard and vinyl siding, boxed eaves, three-tab asphalt shingling	Not Eligible	
Trinity River Bluff TCP	East Bank of West Fork Trinity River	N/A	Natural bluff face, heavily wooded, few historical and modern alterations	Potentially Eligible	

APPENDIX D
EDR Historical Aerial Photographs



901 Bennett Street
901 Bennett Street
Fort Worth, TX 76102

Inquiry Number: 4834511.1

January 24, 2017

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

01/24/17

Site Name:

901 Bennett Street
901 Bennett Street
Fort Worth, TX 76102
EDR Inquiry # 4834511.1

Client Name:

Integrated Env. Solutions, Inc.
610 Elm St Suite 300
McKinney, TX 75069
Contact: Kevin Stone



Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
1995	1"=500'	Acquisition Date: January 31, 1995	USGS/DOQQ
1990	1"=500'	Flight Date: January 26, 1990	USGS
1984	1"=500'	Flight Date: June 01, 1984	TXDOT
1979	1"=500'	Flight Date: November 11, 1979	USDA
1973	1"=500'	Flight Date: May 16, 1973	USDA
1968	1"=500'	Flight Date: September 18, 1968	USGS
1950	1"=500'	Flight Date: December 30, 1950	USDA
1942	1"=500'	Flight Date: April 02, 1942	USDA

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INQUIRY #: 4834511.1

YEAR: 2012

— = 500'





INQUIRY #: 4834511.1

YEAR: 2010

— = 500'





INQUIRY #: 4834511.1

YEAR: 2006

— = 500'





INQUIRY #: 4834511.1

YEAR: 2005

— = 500'





INQUIRY #: 4834511.1

YEAR: 1995

— = 500'



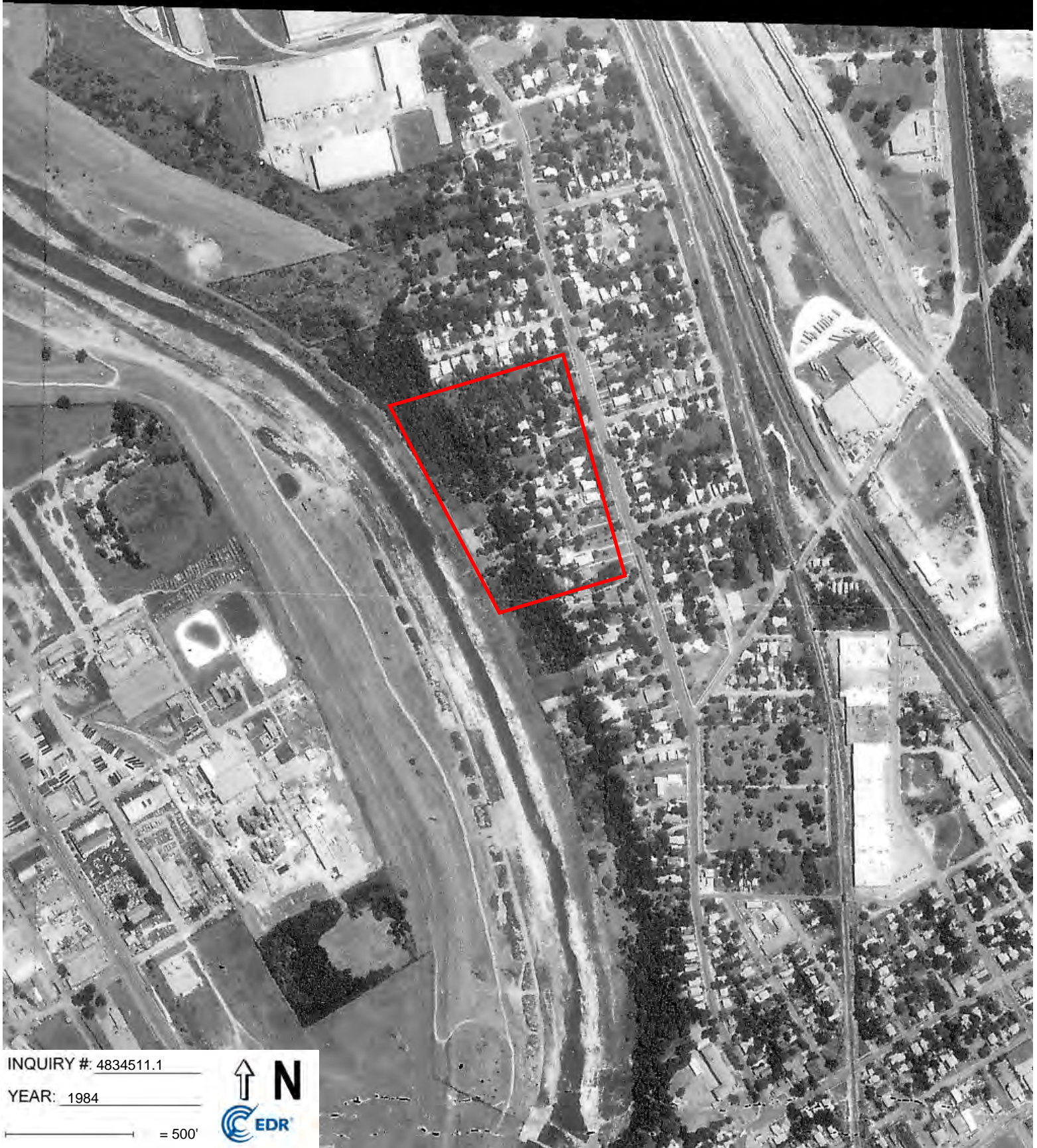


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YEAR: 1990

— = 500'





INQUIRY #: 4834511.1

YEAR: 1984

— = 500'



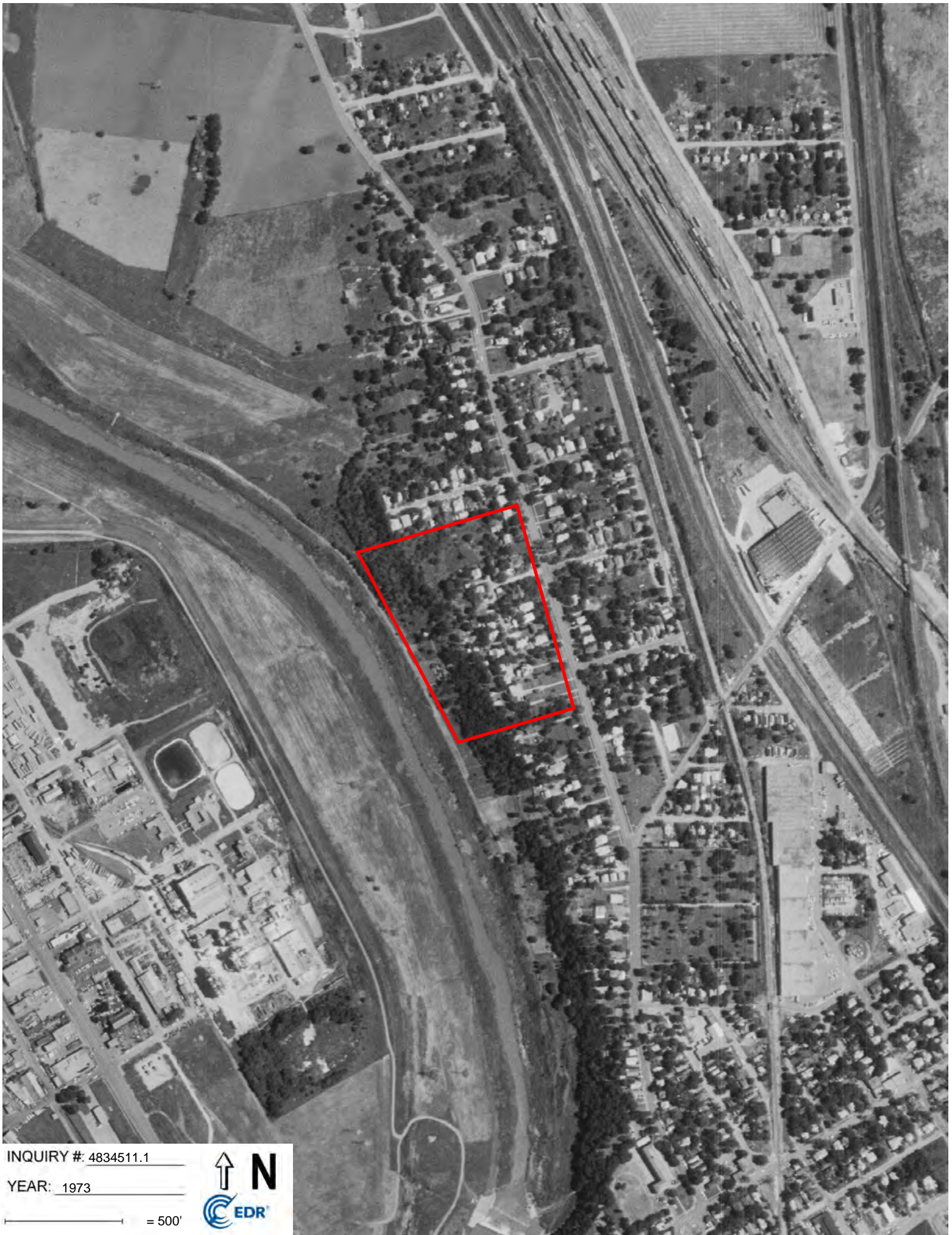


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YEAR: 1979

— = 500'





INQUIRY #: 4834511.1

YEAR: 1973

— = 500'



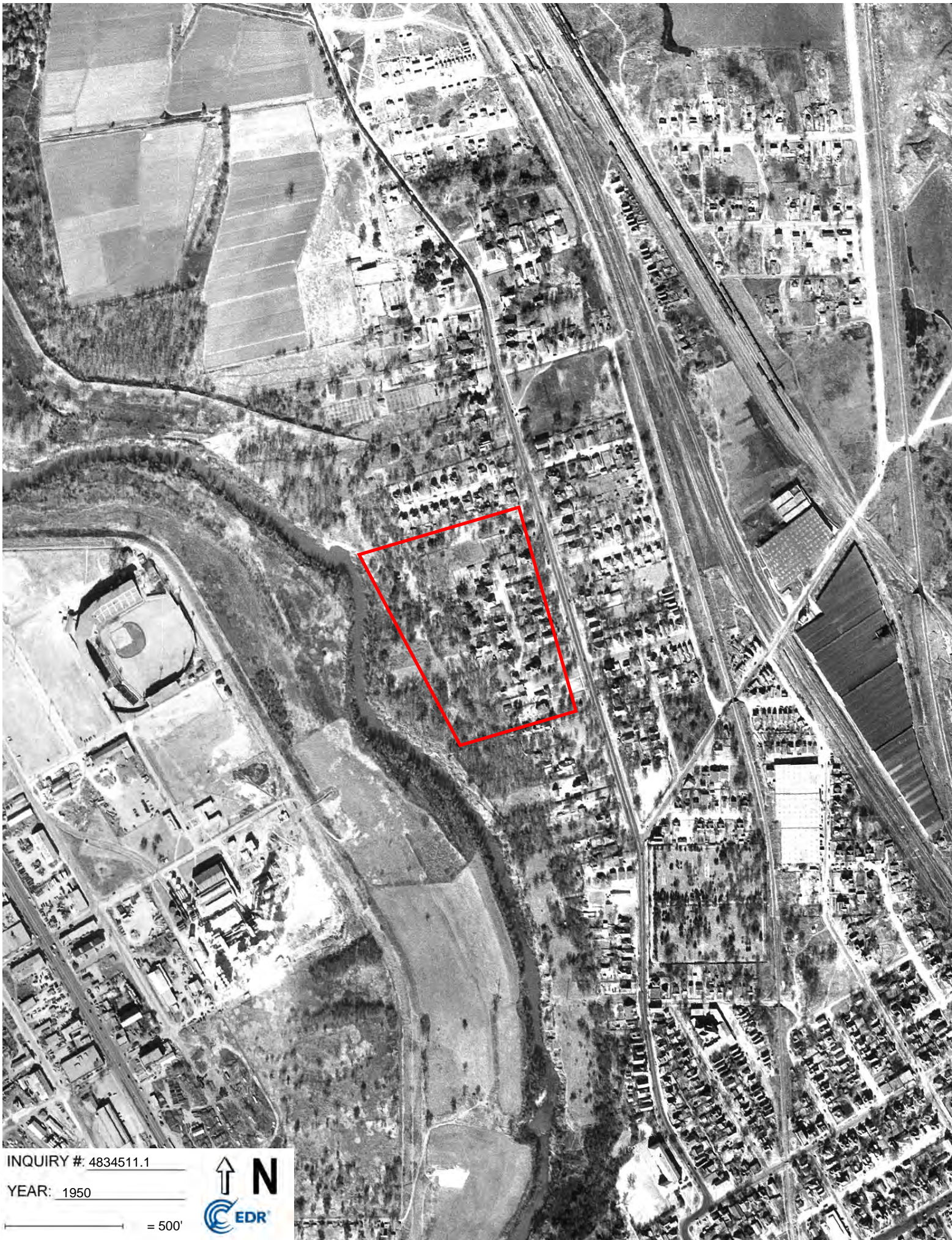


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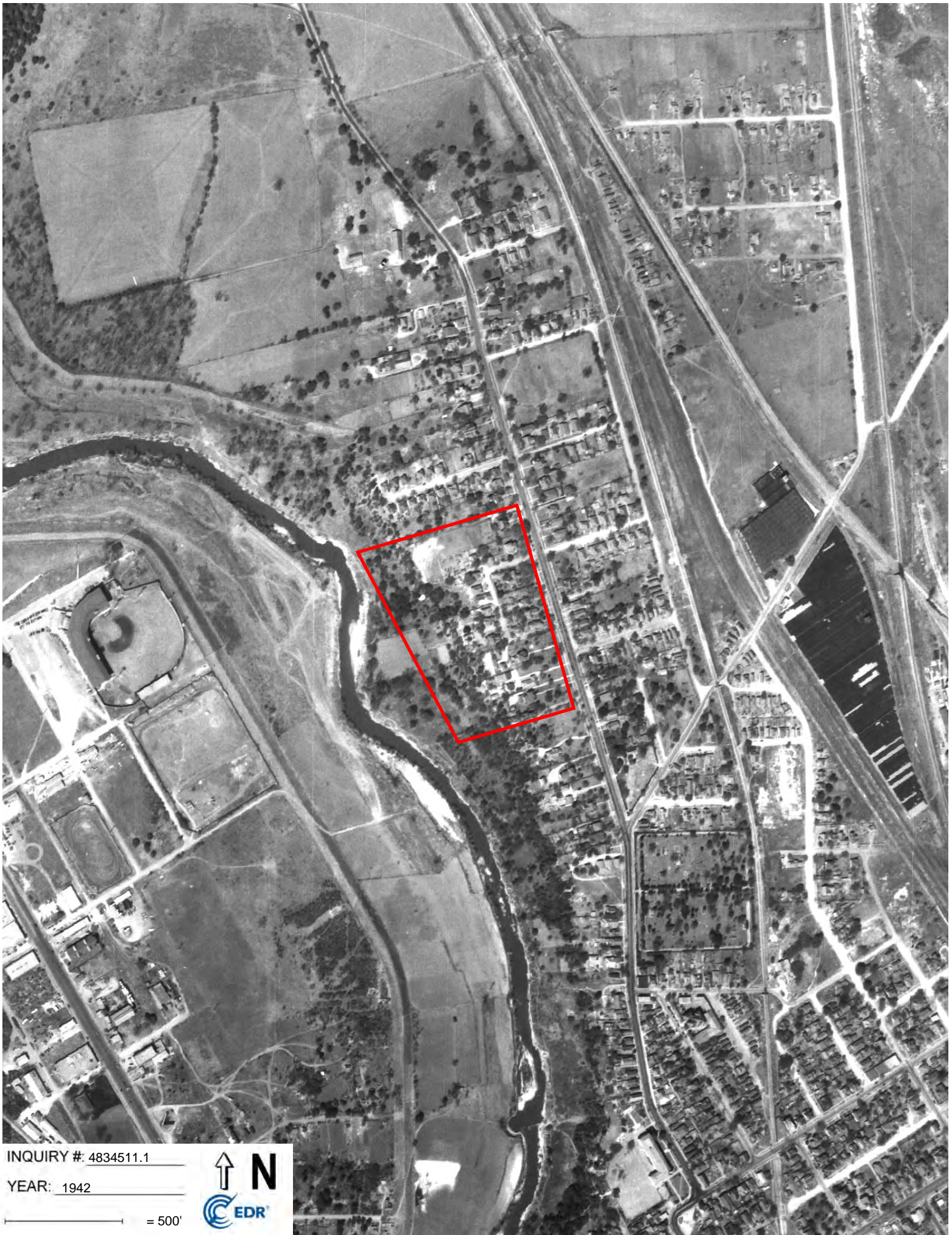


INQUIRY # 4834511.1

YEAR: 1950

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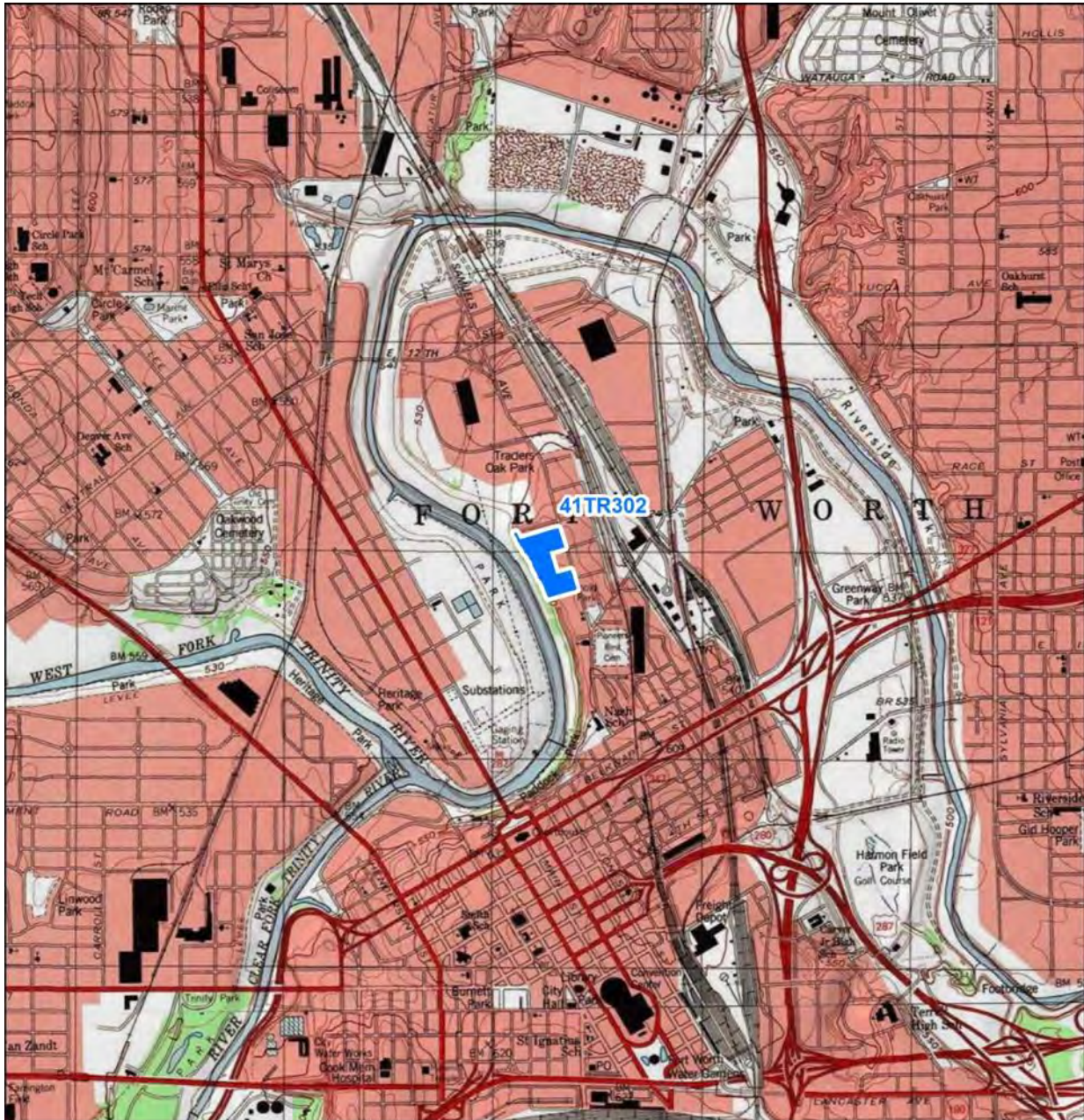
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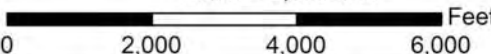
YEAR: 1942

— = 500'



APPENDIX E Archeological Site Location



<p>Appendix E Archeological Site Location</p>	<p> Archeological Site Boundary</p>	
<p>County: Tarrant State: Texas Date map created: 2/2/2017 Source: USGS Topographic Map 7.5' Quadrangle Haltom City 1982</p>	<p>1 inch = 2,000 feet</p> 	

APPENDIX F
Garvey-Veihl House RTHL Documentation

Texas Historical Commission Staff (REO), 8/19/93, Revised 9/20/93

27" x 42" Official Texas Historical Marker with post
Tarrant County (Job #30792)
Location: 769 Samuels Avenue, Fort Worth

GARVEY-VEIHL HOUSE*

EARLY LANDOWNER BALDWIN L. SAMUEL DEEDED LAND
IN THIS AREA TO HIS DAUGHTER MARY AND HER HUSBAND
ISAAC FOSTER IN 1876. THE FOSTERS AND THEIR DAUGHTER
LUCY (LULA) AND HER HUSBAND WILLIAM B. GARVEY MOVED
HERE FROM KENTUCKY IN 1882 AND BUILT A HOME OVER-
LOOKING THE TRINITY RIVER ON A LOT ADJACENT TO THIS
HOME SITE. AT THAT TIME MANY OF THE CITY'S WEALTHIEST
FAMILIES WERE BUILDING IMPRESSIVE HOMES ALONG
SAMUELS AVENUE AND THE BLUFF OF THE TRINITY RIVER.

THE GARVEYS BOUGHT THIS LOT FROM THE FOSTERS IN 1883
AND IN 1884 BUILT A SMALL 1-STORY FRAME RESIDENCE.
BY THE LATE 1890s THEY HAD ENLARGED THE HOUSE TO
ITS CURRENT 2-STORY QUEEN ANNE STYLE APPEARANCE.
THE HOUSE EXHIBITS HALLMARK FEATURES OF THE STYLE,
INCLUDING ASYMMETRICAL MASSING, PORCHES, DORMERS, AND
BEEHIVE TURRETS.

THE HOUSE WAS BEQUEATHED TO BAPTIST CHURCH CHARITIES
FOLLOWING THE GARVEYS' DEATHS IN 1915. MERCHANT ROBERT
C. VEIHL AND HIS WIFE LENA B. BOUGHT THE HOME IN 1918.
IT WAS MAINTAINED BY THE VEIHL FAMILY UNTIL 1959, BUT
WAS SUBSEQUENTLY ABANDONED AND IN 1972 FACED CONDEM-
NATION. THE HOUSE WAS SAVED AND EVENTUALLY RENOVATED.

THE HOUSE IS REPRESENTATIVE OF THE GRAND HOMES THAT
LINED SAMUELS AVENUE AT THE TURN OF THE CENTURY.**

RECORDED TEXAS HISTORIC LANDMARK - 1993***

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

Garvey-Veihl House
~~QUEEN OF THE TRINITY~~

By
 John C. Shiflet
 823 Samuels Avenue
 Fort Worth, TX 76102
 817-332-7016

"Queen of the Trinity," as the Garvey-Veihl-Kelley house was called in a ¹⁹⁷³ Fort Worth Star-Telegram article,¹ consists of two parts: a small one-story section built about 1884 and a large Victorian section in the Queen Anne Free Classic substyle which dates to the late 1890's.

The house is located at 769 Samuels Avenue (Lot 6 Mulligan Addition) in the Felix Mullikin survey² on the bluff of the Trinity River. In 1854, the land was bought by Elizabeth Terry,³ wife of Nathaniel Terry, former Lt. Governor of Alabama, who in 1863 sold it to David Snow.⁴ On February 23, 1870, Baldwin L. Samuel bought the 800-acre Terry Plantation from David Snow.⁵ When cattle drives and the coming of the railroad brought increasing prosperity and population to the area, residential development began on Samuel's land along the Trinity River bluff. For the next decade (1870-1880) some of Fort Worth's wealthiest businessmen bought land and built homes at the northern end of the bluff on "Samuel's Avenue."

In 1876, Samuel deeded part of his land to his daughter Mary and her husband Isaac Foster⁶. The Fosters moved from Kentucky to Texas in 1882, along with their married daughter Lucy (called "Lula") and her husband William B. Garvey.⁷ The Fosters' son Charles, a carpenter, joined the family in their move to Fort

Worth.⁸ On the land inherited from Samuel, the Fosters built an impressive two-story Italianate house at 761 Samuels Avenue on the bluff overlooking the Trinity River.⁹ The entire family is listed at that address in the 1883 Fort Worth City Directory.

On December 31, 1883, the Fosters for \$200 sold the Garveys a lot adjoining their property on the north, which measured 117' x 385'.¹⁰ No structure is mentioned in the deed. By 1884, the Garveys were living next door in their home at 769 Samuels Avenue.¹¹ Their small frame cottage, set at the back of their lot, faced south toward the Foster residence rather than east as did other homes on the west side of Samuels Avenue.¹²

Both Garveys were natives of Kentucky: Lucy R. Foster Garvey was born in 1857 and William B. Garvey was born in 1855, the son of Mary and John J. Garvey.¹³ William's occupation was listed first as a sand dealer and then as a news dealer.¹⁴ In 1888, he entered the grocery business -- first as a partner of Sanford P. Lovern, and next as W. B. Garvey & Company, "dealer in staple and fancy groceries," which he operated until 1900 when he sold the business to Henry H. Pitman.¹⁵

Between 1885 and 1900, additions were made to the Garvey cottage. The Garvey's Victorian structure probably achieved its present form in the late 1890's when the Queen Anne Free Classic substyle was popular. Fashion-conscious homeowners of the late 1800's frequently undertook extensive remodeling efforts to bring their homes "up to date."

Several factors indicate construction or remodeling occurred

in the late 1890's. First, Tarrant County tax records from 1893 to 1901 indicate a gradual rise in valuation with a \$1,000 increase in 1900. Also, the Queen Anne design is that of a distinct, short-lived architectural substyle known as Free Classic (or Neoclassical) which gained popularity in the late 1890's. The Garvey home has a transitional blend of Colonial and Classical elements.

The Garvey's Queen Anne mansion on the Trinity River bluff was one of the largest and most elegant homes on Samuels Avenue. In 1901, photographer Charles L. Swartz placed a photo of the Garveys' mansion in his Views of Fort Worth which featured a photographic collection of Fort Worth's landmarks and imposing mansions.¹⁶

The Garveys, who had no children, were active members of the First Baptist Church and later the Broadway Baptist Church.¹⁷ After leaving the grocery business, he was a partner in Garvey and Beavers, fire insurance and real estate business, for the rest of his life.¹⁸ On May 4, 1915, Mrs. Garvey died of a stroke at age 58.¹⁹ Mr. Garvey's death followed on November 10, 1915.²⁰ Both are buried at Oakwood Cemetery in Fort Worth.²¹ His will bequeathed the Garvey home at 769 Samuels Avenue along with 19 other properties to three local institutions: the Southwestern Baptist Theological Seminary, the Fort Worth Benevolent Home, and the Buckner Orphans Home of Dallas.²²

By 1915, the Victorian-style homes on Samuels Avenue were no longer fashionable; the well-to-do had since relocated to other parts of the city to build their grand homes in new architectural

styles.

The Garvey residence was sold on June 26, 1918 to Robert C. Veihl and his wife Lena B. for \$8,014 (a \$3,500 cash down payment and an 8% five-year note for \$4,514).²³

Robert Veihl, who grew up in Pittsfield, Illinois, was part-owner in the Veihl-Crawford Hardware Store.²⁴ Lena Veihl, a member of the Windmiller family who owned one of Fort Worth's largest auto parts supply houses,²⁵ is said to have performed as a dancer in Broadway shows in her earlier days. She is also said to have befriended young Ginger Rogers and practiced dance routines with her on the oak-floored parlor at 769 Samuels Avenue. Lena had a flair for drama and staged a relative's wedding in the Veihl home with the bride making a dramatic descent down the elegant, winding staircase.²⁶

The Veihls experienced financial difficulties and the five-year mortgage was sold, transferred and re-negotiated many times before it was finally paid off.²⁷ During the Veihls' ownership, an inexpensive frame garage apartment was built and the interior of the main house was remodeled to accommodate renters and boarders.

Robert Veihl died on January 23, 1938. Lena Veihl died May 22, 1958, at which time the residence (valued at \$10,000) was bequeathed to her sister Mrs. Laurel Johnson.²⁸

The period between 1959 and 1972 was not kind to the house which suffered from neglect, vandalism, disinterested tenants, and a succession of absentee owners. On August 13, 1965, Laurel Johnson sold the property for \$10,000 to Brantley Pringle, who sold

it (also for \$10,000) to Earl L. Sanford on January 10, 1968. Next, Earl Sanford sold the property for \$17,500 to Brenda and Gordan Kelley on November 1, 1972.²⁹

By the time Gordan M. Kelley, his wife Brenda, and their sons Gordan S. and Brooke took possession of the historic home, it was in derelict condition, facing condemnation and demolition. The Kelleys were the first people in many years to look at the house with an appreciative eye for its architectural and historic value.

Mr. Kelley, a retired Lt. Colonel and economics teacher at the University of Texas at Arlington, took time from teaching to begin major repairs. With the family pitching in, he stabilized the foundation, repaired the plumbing and wiring, replaced roofing, repaired broken windows, shored-up a sagging ceiling, painted the interior and exterior, and refinished the floors.³⁰

An enthusiastic supporter of historic preservation, Mr. Kelley was a founder of the North Fort Worth Historical Society and served as its president 1977-79. In 1979, the Society helped conduct the first survey of Samuels Avenue, the Stockyards, and the Northside.

Gordan M. Kelley died April 22, 1985, and his widow Brenda continues to support the cause of historic preservation and has campaigned many years to gain wider recognition for the historic value of Samuels Avenue.

Most of Fort Worth's grand Victorian homes were demolished or altered during the many years this class of American architecture was "out of style." Of the residences shown in the 1901 Views of Fort Worth, the Garvey home is one of only three remaining³¹ -- and

the only one still being used as a residence.

The "Queen of the Trinity," which has been used as a residence since 1884, is representative of the fine homes which lined Samuels Avenue at the turn of the century and is an excellent example of Queen Anne Free Classic Victorian architecture.

ARCHITECTURAL DESCRIPTION

Physical Description

The Garvey house faces east and is located on the corner of Samuels Avenue and Morrison Street (earlier called "Clio Street"). The main structure, a fine rendition of the Queen Anne Free Classic substyle, is approached by a long wide concrete sidewalk and is situated about 100' from the street (Samuels Avenue) on the southwest part of the lot.

A careful examination of the 1901 C. L. Swartz photo of the house reveals an open porch behind the main structure on the south. The roof shows to be supported by turned posts with contrasting colors on the turned bands or rings of the posts. The porch has since been closed in. The cottage portion (at the back of the main structure) features finished horizontal siding, red brick chimney, finish-trimmed two-over-two windows, and a circular attic vent. Square nails were used in the construction. There is evidence of a previous fire on the east end of the cottage where it joins the main structure, which could indicate that the cottage was larger at one time or was attached to a larger structure damaged or destroyed by fire. Tax records indicate the existence of a larger structure on the site prior to 1900.³²

The main Victorian structure is representative of the Queen Anne Free Classic style³³ popularized by the New York architectural firm of McKim, Mead, and White in the late 1890's along with the Colonial Revival style.³⁴ This house combines Colonial and Classical elements, indicating it was a late example. However, it

contains design elements derived from earlier phases of Victorian style, such as the small trefoil, or triple-paned, decorative dormer window above the second-story balcony. The row of "paterae" or round disks placed under the second-story balcony railing are characteristic of earlier Eastlake design and had all but disappeared from decorative use by 1900.³⁵ Curiously, both the Free Classic and Colonial Revival substyles have a decorative design element which is missing here -- the dentilated molding.

Many turn-of-the-century design elements are found on the Garvey house, such as pocket door hardware, mitre-cut beveled plate glass in classical motifs, and diamond-paned windows, which can be found in a 1900-1901 builder's catalog from Western Sash & Door Co. of Kansas City, Missouri.³⁶

All in all, the Victorian structure is a late 1890's transitional mixture in which the complex blend of old and new is skillfully handled.

The two-and-one-half-story Victorian structure, which sits on a raised, limestone block foundation, features a central hipped roof with lower cross gables. The peak of the hip presents a small rectangular platform ("widow's walk"). Roof eaves are trimmed with paired cornice brackets which are plain and of a simple design. From the southwest lower roofline, a circular tower with an S-curve roof, emerges. The lower level features an extended porch supported by Neoclassical design, wooden columns placed on raised limestone block platforms. Above, a small balcony porch is supported by similar wooden columns. Above the balcony is a small

decorative window placed in a low triangular dormer extending from the hipped cross-gable roof.

A circular, projecting, two-story stairwell bay and a smaller one-story angular bay are found on the north side of the house. A two-story angular bay projects from the south side. The older one-story cottage is attached on the west.

The remains of an old brick-lined cistern and stone cellar are due north of the cottage.

Farther behind the main structure and attached cottage are found more recently built garage apartments.

Landscape

The 117'x 385' lot is defined on the east side (Samuels Avenue) by a massive limestone block retaining wall topped with an original wrought iron railing. The stone retaining wall is constructed of rectangular limestone blocks of random size, ranging from a few inches to over six feet or more. They are carefully fitted around the edges with the face side retaining a "natural" rough-dressed look. The retaining wall elevates the lot level behind it several feet above street level. In the center, two large rectangular, elevated stone pedestals form a portal opening. On top of the pedestals are found large stone or concrete floral urns. The wrought iron railing extends from the portal pedestals to the north and south ends of the lot. Several steps lead up from the portal opening to a wide sidewalk leading to the front porch. Pieces of iron fittings remain on the sides of the portal pedestals, indicating that a gate was once in place. Similar

retaining wall continues in an unbroken line along the adjoining (former Foster) property on the south, and evidence indicates that there was similar wrought iron railing.

Structural Plan³⁷

The footprint of the two-story part of the house is a four-room plan with an extended front porch facing east. The one-level part of the house (on the west) has an irregular plan, the result of enclosing and dividing a porch along the south elevation.

In the two-story part of the house, an entry hall on the northeast opens to the parlor on the southeast and a living area on the northwest. The dining area is on the southwest, completing a basically square plan. A hall in the older portion of the house connects the dining area to the kitchen. A butler's pantry opens off to the north of this hall, and a toilet, closet, and porch open off the hall to the south. The kitchen is to the west.

At the second level of the house, two bedrooms on the south and a bathroom on the west open from a large landing at the top of the stairs. A wall was added at the top of the stairs, in accordance with fire code regulations, when the second floor was rented out to tenants. The second floor bathroom could have been a small bedroom in the original plan.

The raised exterior foundation of the house is block limestone masonry with alternating courses of different size blocks. Interior footings are wood posts. The house has light balloon frame construction with diagonal sheathing covered by wood clapboards, painted white. The roof is finished with aluminum

shake shingles which replaced the original cedar shingle roof.

Windows throughout the two-story and one-story portions of the house are the original double-hung wooden windows. There are ornamental diamond-paned, Colonial-style windows at the attic level on the east facing tower. The northern circular stairwell bay features triple leaded stained glass windows at the second-story level.

Main Facade

The asymmetrical entry to the house faces east. The front porch extends across the entire east facade. The front door is a wood paneled item with a square glass window. It is surrounded by sidelights and a transom with mitre-cut beveled plate glass panes with Neoclassical design motifs. The porch has a wooden floor with fine-dressed limestone steps. The triple and singular grouped Neoclassical columns set on stone pedestals support the porch roof. Placed over the entry steps is a pointed pediment with an ornamental frieze displaying an urn and floral design. The Queen Anne tower supports a simple finial. This tower is recessed into the mass of the house as was common in late Queen Anne designs. There is a recessed balcony porch on the second-floor level which is also supported by paired Neoclassical columns. There is a triangular decorative window above this balcony porch.

South Facade

The south facade has a two-story angular bay with triple bay windows on both levels. The view from the south shows the connection between the older cottage portion of the house and the

newer two-story portion.

West Facade

The west facade of the two-story portion shows a second-story door that once provided an exit for second-floor tenants, as required by fire code regulations. The stairway has been removed. The one-story cottage appears to be engulfed on the east end by the larger structure. This cut-off appearance may be explained by evidence of a fire on the east end. An open porch at the south end has been enclosed.

North Facade

The north facade shows the cottage portion of the house with a small portion of a lean-to-porch which at one time must have had a door leading into the pantry. The area has since been boarded up and a window installed. The outline of a doorway can be seen in the clapboard joints. Nearby is found a brick-lined cistern, now filled with earth, and a collapsed stone cellar. There is a one-story angular bay on the northwest corner of the two-story house. The two-story circular stairwell bay on the northeast corner has already been described.

Interior

The interior walls on the first floor of the two-story section in the hall, living and dining rooms have plywood panels over the original plaster with the remaining top two feet and ceiling having a blown acoustic texture applied over the existing plaster. The entry and foyer have arrow and dart motif trimmed wood wainscoting and original lath and plaster walls and ceiling. The second-story

walls and ceilings are also plastered. The one-story portion of the house has plaster finished walls, but the kitchen has wood paneling applied over the plaster. There is wood baseboard throughout the house. Picture rail molding is found in the four rooms downstairs in the main house. The floors downstairs in the two-story part of the house are oak parquet with a decorative mahogany border stained dark. There is a hardwood floor in the hall of the one-story cottage, but the floors in the other rooms of this structure have been covered with either linoleum or ceramic tile. The doors and windows in the two-story portion have detailed casings with Neoclassical raised wood carvings featuring a ribbon bow with descending laurel or acanthus leaves trailing downward. The casings are topped with a fancy crown molding underlined with a thin bead and reel design piece of molding. The casings in the older cottage section are of simple design in keeping with the area's kitchen function. At the main structure's entrance there is a vestibule with an encaustic-tiled ceramic floor in ornate patterns. The vestibule leads to the foyer which features a fine, circular winding staircase with a mid-level landing with built-in benches and a picture window looking out to the front of the porch, sidewalk and street. The foyer is closed off from the rest of the house with multiple-paneled double-pocket doors which are eight to nine feet high. All raised paneled doors upstairs have glass-paned transom windows above them. The kitchen has had modern cabinets installed; the cabinets in the pantry may be original. An old stovepipe connection for a wood or coal-burning cookstove in the

kitchen remains. There are two fireplaces in the house, located in the front parlor and in the dining room. Neither fireplace has its original surround, mantle or hearth. They were either taken out or covered over with brickwork. The brickwork in the two locations differ in many details, indicating they were installed at different times or by different craftsmen.

Outbuildings

There are two detached garage apartments. One is on the northwest end of the lot and the other on the southwest end before the terrain begins to slope toward the Trinity River basin. The southwest garage apartment has drop-beveled wood siding, painted white with an asphalt shingle roof. The northwest garage apartment has a brick lower level and Colonial porch, with slender tuscan columns, over the entry. The upper level has drop-beveled siding. Both levels are painted white. Below and to the west of the garage apartments is a level area used in the past as a tennis court. Still lower are a couple of terraces with mortared native stone retaining walls. Below these terraces, the slope drops sharply until it reaches the foot of the bluff where it levels off smoothly to the edge of the Trinity River bank.

Summary of Physical Condition

The house is presently in stable condition. Routine maintenance is handled by the owner's son.

END NOTES

1. Fort Worth Star-Telegram, December 26, 1973.
2. Peters Land Company, certificate #548, May 9, 1850; State of Texas Abstract Records, Abstract #1045.
3. Title to the 640 acres of the Mullikin Survey was the subject of a lawsuit. Felix Mullikin died after the land was surveyed on January 10, 1852, and his widow Rachel sold the land for \$250 on July 8, 1852 to Archibald Leonard, Tarrant County Clerk (Tarrant County Deed Records, Book P, p. 531). On July 12, 1852, Leonard sold the same transfer certificate for \$220 to M. J. Brinson, brother-in-law of Texas Ranger Col. Middleton Tate Johnson (Tarrant County Deed Records, Book P, p. 532). On February 22, 1854, M. T. Johnson issued a bond of title for 412 of the 640 acres to Elizabeth Terry (Tarrant County Deed Records, Book D, page 168). On November 23, 1854, the Texas General Land Office issued a patent on the 640 acres to the heirs of Felix G. Mullikin (Texas Abstract Records, Certificate #548, Patented November 23, 1854, Patent #649, Vol. 10, file #1582). Three Mullikin heirs filed suit in District Court on August 5, 1877 which was dismissed for lack of a bond (Tarrant County District Court Records, Case #4733, J. L. Mullikin et al vs David Bennett et al). On December 31, 1888, the heirs again filed suit, claiming legal interest in the land; however, the statutes of limitation had elapsed and they were forced to disclaim any interest in the land on March 4, 1891 (Tarrant County Deed Records, Book P, p. 535), thereby ending the ownership dispute.
4. In addition to the 412 acres in the Mullikin Survey, Nathaniel Terry bought 157 acres out of the Edmond Little Survey and 231 acres out of the W. H. and J. Little Surveys, for a total of 800 acres. Tarrant County Deed Records, Book J, p. 68, later refiled in Book P, p. 535.
5. Tarrant County Deed Records, filed July 24, 1876, Book B, p. 280.
6. Suit to partition Baldwin Samuel's land was filed in County Commissioners Court on October 8, 1874. The Court awarded two tracts of land totaling 127-1/2 acres to Mary Cornelia Foster and her husband Isaac Foster, who signed the partition decree on June 21, 1876 in Owens County, Kentucky (Tarrant County District Court Records, Case #1413, B. L. Samuel et al vs Mary C. Foster and her husband Isaac Foster). Baldwin L. Samuel died October 8, 1879 and is buried in Pioneers Rest Cemetery.
7. Fort Worth City Directory, 1882; U.S. Census, 1870, Owens County, Kentucky, p. 255.
8. Ibid.

9. Lithographic map of Fort Worth, drawn in 1885 and published by Norris, Wellge & Co., No. 107 Wells St., Milwaukee, Wisconsin.
10. Tarrant County Deed Records, Vol. 33, p. 49.
11. Fort Worth City Directory, 1884.
12. Lithographic map, 1885.
13. U.S. Census, 1870, Owens County, Kentucky, pp. 249, 255.
14. Fort Worth City Directories, 1885-1887.
15. Fort Worth City Directories, 1888-1902.
16. Charles L. Swartz, Views of Fort Worth (Brooklyn, New York: The Albertype Company, 1901).
17. Information furnished by Ms. Ruby Mae Torrance, archivist of Broadway Baptist Church, Fort Worth, on February 25, 1992.
18. Fort Worth City Directories, 1902-1915.
19. Tarrant County Death Certificate.
20. Tarrant County Death Certificate.
21. Oakwood Cemetery records and tombstones.
22. Mr. and Mrs. Garvey signed wills in 1912. After the death of his wife in 1915, Mr. Garvey signed a new will. Mrs. Garvey's niece Mary Wood filed suit, citing inheritance provisions in Mrs. Garvey's will. In October, 1916, a settlement was reached.
23. Tarrant County Deed Records, Vol. 553, p. 42, filed July 13, 1918.
24. Fort Worth City Directory.
25. Fort Worth City Directory, 1937-1938.
26. Letter dated March 12, 1978, from Mrs. Roderick O. Moore, formerly Mabel Windmiller (Lena Windmiller's sister).
27. Tarrant County Tax Assessor-Collector Records; Home Abstract Company, abstract #71425; Rattikin Title Company, abstract #28960, dated February 8, 1961.
28. Rattikin Title Company, abstract #28960; Tarrant County Deed Records, Vol. 3293, p. 351.

29. Tarrant County Tax Assessor-Collector Records; Tarrant County Deed Records: Vol. 3293, p. 351; Vol. 4104, p 144; Vol. 4507, p. 275; Vol. 5373, p. 291.
30. Fort Worth Star-Telegram, December 26, 1973.
31. The other two are the James Swayne residence (now greatly altered and used as an office) and the Frank Ball residence (known as the Eddleman-McFarland house) which is owned by the Junior League.
32. Tarrant County tax records 1893-1902.
33. Virginia and Lee McAlister, A Field Guide to American Houses (New York, New York: Alfred A. Knopf, 1984).
34. Thomas J. Schlereth, Victorian America 1876-1915 (New York, New York: Harper-Collins, 1991); "Early Colonial Revival," Old House Journal November/December 1990, pp. 45-50.
35. "Eastlake," Old House Journal July/August 1989, p. 38.
36. Available at the Historic Preservation Council for Tarrant County, 1303 Foch Street, Fort Worth, Texas.
37. Based on information from Arthur Weinman, A.I.A.

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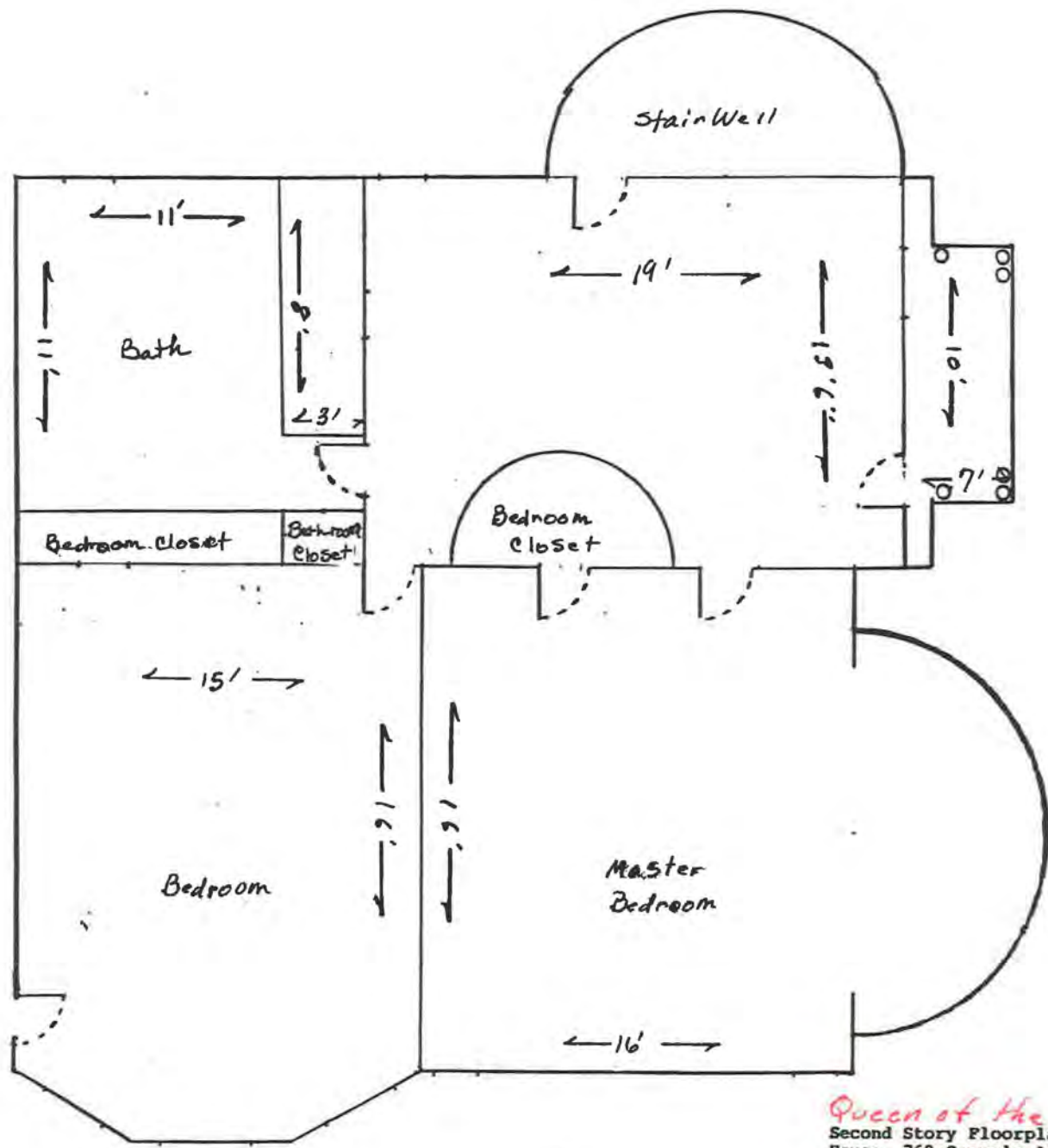
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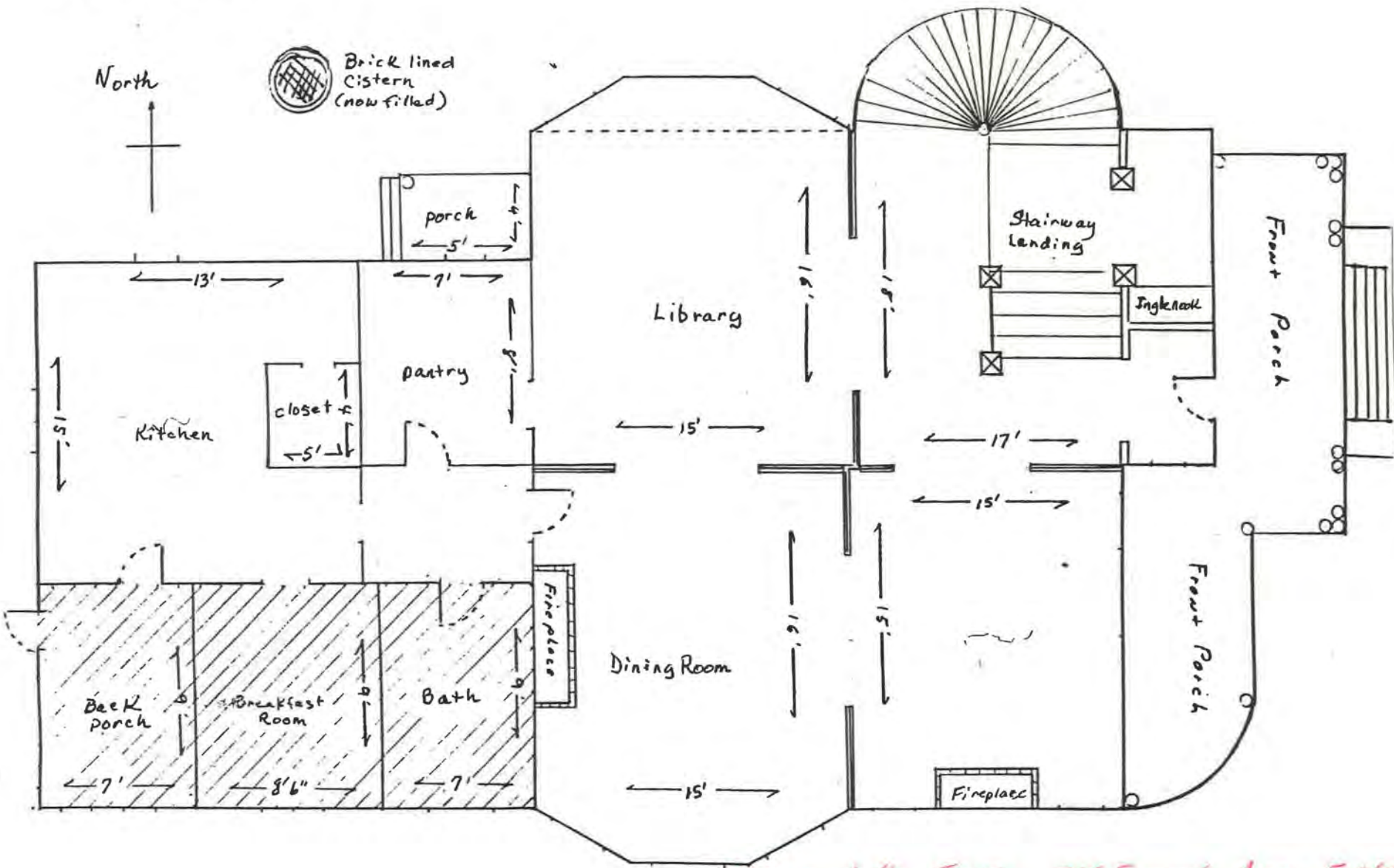


Queen of the Trinity
 Second Story Floorplan Garvey-Viehl-Kelley
 House, 769 Samuels Avenue, Fort Worth, Texas
 Drawn & Measured by Brooke Kelley, March, 1992

Cellar
(Ruins)

North

Brick lined
Cistern
(now filled)



Queen of the Trinity, 764 Samuels Avenue, Fort Worth, Tx
Garvey-Veihl-Kelley House first story floorplan.
Drawn and measured by Brooke Kelley March 1992.

THE QUEEN OF THE TRINITY
769 Samuels Avenue
Fort Worth, TX 76102

30792

1901 Photograph from Southeast



1992 Photograph from Southeast



THE QUEEN OF THE TRINITY
769 Samuels Avenue
Fort Worth, TX 76102

30792

1992 Photograph from East



1992 Photograph from Northeast



30792

THE QUEEN OF THE TRINITY
769 Samuels Avenue
Fort Worth, TX 76102

1992 Photograph from North



1992 Photograph from Northwest



1992 Photograph from Southwest



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761 Samuels Avenue [SAHD(NR)], Foster-Hodgson-Pool House, c. 1882; c. 1915; 1950. Isaac Foster, a farmer who had significant land holdings, is first listed at this address in the 1883-84 city directory. He and his wife Mary occupied the house until his death about 1900. Following her husband's death, Mary Foster lived with her daughter and son-in-law Lulu and William B. Garvey. In 1911 this property was sold to Arthur D. Hodgson, secretary and general manager of Nash Hardware Co. Hodgson lived here until 1927 when the house was acquired by Walter C. Pool, Sr., owner of Pool's Dairy. It remains in the Pool family. The Italianate house has undergone major alterations over the years, most notable the removal of a tower, the addition of a front porch about 1915, and a major interior renovation in 1950. The house is a contributor to the proposed Samuels Avenue National Register Historic District. Please see the note about this district on pages 10-11.



138

1991 photograph

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769 Samuels Avenue [NR/SAHD(NR)], Garvey-Viehl-Kelley House, 1884-85. This impressive Queen Anne house was built for Lulu Foster Garvey and her husband William B. Garvey. Mrs. Garvey was the daughter of Isaac Foster (CBD 138) and the granddaughter of Baldwin L. Samuel. Mary and Isaac Foster deeded the land on which this house stands to the Garveys in 1883. Mr. Garvey was a grocer who later became involved in real estate. Both he and his wife died in 1915, and the property was bequeathed to Southwestern Baptist Theological Seminary and Buckner Orphans Home. R.C. Viehl purchased the home from the Seminary in 1918 and lived here until his death in 1938. The two garage apartments behind the residence were built during this period. Mrs. Viehl continued to live here following her husband's death, and the property was part of her estate after her death in 1958. A succession of owners followed over the next fourteen years until the house was purchased in 1972 by Brenda and Gordan Kelley. The house remains in the Kelley family. Two and one-half stories in height, this wood frame house has a limestone foundation and porch piers. A bell domed tower rises on the southeast corner of the house, and a stair tower with stained glass windows is located on the north side. The house is individually eligible for the National Register for its architectural qualities and is a contributor to the proposed Samuels Avenue National Register Historic District. It is part of the 1991 Multiple Property nomination. Please see the note about this nomination on pages 10-11.



139

1991 photograph

APPENDIX G
Trinity River Bluff TCP Documentation

Although governmental leaders were likely involved in the implementation of the Fort Worth Floodway, no specific persons are featured in the historical documentation; therefore, the flood control system is not eligible under Criterion B, association with the lives of persons significant in Fort Worth's past. Given that the Fort Worth Floodway is a man-made feature constructed within the recent past, and has excellent existing historical documentation concerning its planning and construction, the historic landscape is not considered eligible under Criterion D, properties likely to yield information important to our understanding of history.

The Bluff as an Individually Eligible Property and as a Traditional Cultural Property

Consideration was given to the NRHP eligibility of the Trinity River Bluff itself during the initial survey of eligible properties in the Central City Project. The National Park Service (NPS) recognizes that natural landmarks can be eligible properties. However, based on the definition established in National Register Bulletin # 15, it was determined that the Bluff is not eligible for listing on the NRHP as an individual property since waterways and associated features (i.e., bluffs) are typically excluded regardless of their role in prompting settlement and economic growth:

A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well documented through scholarly research. Generally, though, the National Register excludes from the definition of "site" natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic development. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways.

In 2007, however, the Trinity River Bluff was evaluated as a Traditional Cultural Property (TCP). TCPs are defined as:

. . . a historic property whose significance derives from the role the property plays in a community's historically rooted beliefs, customs, and practices [NPS 1992:1].

The Bluff was found to be eligible under Criterion A based on:

. . . [its] association with events that have made a significant contribution to the broad patterns of Fort Worth history through playing a prominent role as a cultural landmark in: the founding of the fort of Fort Worth, the establishment of the Eastern and Chisholm Trail, the establishment of the meat-processing industry, and urban development in Fort Worth by flood reduction measures [USACE Fort Worth District 2007:n.p.].

TCPs often serve as culturally important sites to various community interest groups (Levine and Merlan 1993:58). In the case of the Trinity River Bluff, interest groups may include: adjacent landowners, local businesses, local historians/preservationists, political bodies, and cultural brokers—all of which, in one way or another, stand to appreciate and reinforce the Bluff's historical and cultural role in shaping the identity and beliefs of Fort Worth citizens and former citizens. In a study on the Pecos National Historical Park in New Mexico as a TCP, these same groups (as well as others) were identified and found to hold the following concerns over operations or changes to the park (Levine and Merlan 1993:58):

Adjacent landowners: “these are people whose lands adjoin the park. Their concerns have largely to do with the impact of park operations on the long-term value and use of their own lands.”

Local businesses: “these are people who own or operate local businesses, who may see their enterprises helped or hindered by park operations.”

Local historians/preservationists: “local preservation groups, historical societies, and environmental groups often serve as advocates of the preservation of natural or cultural resources of importance to the community.”

Political bodies: “. . . county commissioners may have official positions that reflect local concerns.”

Cultural brokers: “this is an important group of people who have ties to the community but who live outside the community.”

Actions by members of similar types of groups have indicated concerns for the Trinity River Bluff that echo those above. The Bluff’s historical role in defining and shaping the city of Fort Worth is unquestionable. Partly in recognition of the military advantage to being located on higher ground where the wide open vista reduced the chance for surprise attacks, Major Arnold astutely established his short-lived fort on the Bluff overlooking the confluence of the West and Clear forks. Attracting entrepreneurs and settlers who remained on site when the fort was abandoned, the Bluff, quite literally, became the birth place of Fort Worth. The Bluff continued to play a major role in the physical layout and development of the city as businesses and residences spread toward the south, east, and west of the fort’s original location. From the late 1800s to early 1900s, the area immediately below the Bluff served several businesses whose success relied either on a nearby water source or the scenic beauty and park-like atmosphere. An ice plant, power plant, beer garden, parks, and baseball diamonds were some of the earliest facilities constructed. Further northward, but nearby, the cattle industry proliferated, spawning stock yards, meat packing plants, and residential neighborhoods. Lying in between the two is the Central City project area which was devoted mostly to industrial and commercial development.

Fort Worth’s identity is rooted in the historic events that are associated with the Bluff. Various organizations, such as the Fort Worth Convention & Visitor’s Bureau, proudly display the city’s “western” and “cowboy” heritage with a logo that reads, “City of Cowboys & Culture.” Residents of North Fort Worth, which includes the Central City project area and lies below the Bluff, speak of Fort Worth’s identity in terms of it being a “cow town” and acknowledge the role of the cattle industry (Sellers 2008; Sylvestri 2008). Others note the “sense of place” associated with Fort Worth, and again, point to the North Fort Worth area in particular (Biles 2008). Residents also express pride in their city, alluding its unique character. Commenting upon the proposed changes under the Trinity River Vision Plan, one Fort Worth resident feared that, “It’s going to try to make us like San Antonio, we’re not like San Antonio. We’re like Fort Worth” (B. Pohluda 2008).

The importance of the Bluff as a TCP is particularly evident in two developments that were established in the 1970s—Heritage Park Plaza and the Mayfest celebrations. Although presently in a state of disrepair, Heritage Park Plaza was conceived as a tribute to the city’s cultural heritage and harks back to an even earlier plan that embraced the same goal. The noted landscape

architect George Kessler had proposed a park near the same area in his 1909 plans for Fort Worth (Landslide 2002). Not only does the plaza itself attest to the cultural heritage of the Bluff, but the planning and funding of the plaza reflects the concern of certain interest groups identified above. Organizations and agencies responsible for the plaza include: the Fort Worth Streams and Valleys Committee, the Sid W. Richardson Foundation, the Amon G. Carter Foundation, Texas Electric Service Company, Tarrant County Water Control District No. 1, the City of Fort Worth, and Tarrant County Commissioners Court. Members of these agencies and others were instrumental in establishing this monument honoring the city's heritage. Designed by world renowned landscape architect Lawrence Halprin, Heritage Park Plaza was completed in 1977. That city officials and citizens desired such an auspicious tribute there on the Bluff, acknowledges the site's importance to Fort Worth's cultural identity and traditions. Though focusing on the Bluff's physical attributes, Halprin himself recognized the site's value when he noted that, "Next to the Trinity itself, the bluffs are Fort Worth's greatest natural assets" (Landslide 2002). The essence of Heritage Park Plaza, however, is summarized in the simple, yet powerful, words inscribed on one of the water walls:

*Embrace the Spirit and Preserve the Freedom Which Inspired Those of Vision and
Courage To Shape Our Heritage.*

While Heritage Park Plaza physically expresses the importance of the Bluff as a TCP, the Mayfest celebration does so in a ritualistic manner. Although held in Trinity Park, and not actually on the Bluff, Mayfest has been an annual celebration since 1973 that honors the beauty, importance, and significance of the Trinity River landscape (including the Bluff) (Mayfest n.d.). As with Heritage Park Plaza, Mayfest was the end result of a group of concerned individuals who prompted the City Council to appoint the Streams and Valley Committee. The festival features universal cultural traits—art, music, dance, and food—which make up the basic components of festivals in societies throughout the world. Such traits become shared experiences, which help to solidify members as they identify with specific variations in art, music, dance, and food. Likewise, this identification is what often serves to separate one group from another, again reinforcing the unique identity of a group. Thus, with Mayfest, the culture and heritage of Fort Worth is not only reinforced and celebrated, but directly tied to the Trinity River and associated Bluff.

For 60 years, important historical events have taken place on or near the Trinity River Bluff. In turn, the Bluff has become a place of importance to the cultural identity and heritage of Fort Worth as noted in the actions and words of organizations, agencies, residents and former residents. As the birthplace of Fort Worth, as the location of early economic activities, as a site instrumental in the development of the cattle, oil, and automobile industries, and as an area that Fort Worth citizens identify in establishing their cultural and historical heritage, the Trinity River Bluff fits the definition of a TCP as defined by the NPS: “. . . a location where a community has traditionally carried out economic, artistic, or other cultural practices important in maintaining its historical identity [NPS 1992:1].

Henderson Street Bridge (Property Number 101)

Constructed in 1930, the Henderson Street Bridge (Property Number 101) is recommended as eligible for inclusion in the NRHP under Criterion A for its association with the historic context, *Industrial Growth of the City of Fort Worth (1867-1950)*, and because it was one of the many



- 1. North Main at Second - Fort Worth Power and Light
- 2. NW Fourth & Main
- 3. 529-541 North Throckmorton
- 4. 501 North Houston
- 5. 501 North Main
- 6. 500 North Commerce
- 7. 207 NE Fourth
- 8. 505 North Houston
- 9. 505 North Main
- 10. 513 North Main
- 11. 528 North Main
- 12. 541 North Main
- 13. 601 North Throckmorton
- 14. 609 North Houston
- 15. 625 North Commerce
- 16. 648 North Main
- 17. 641 North Commerce
- 18. 648 North Commerce
- 19. 200 NW Sixth
- 20. 701 North Main

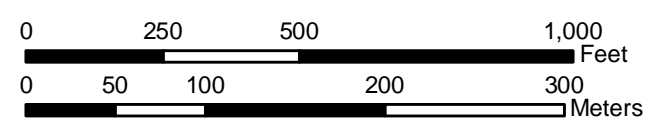
- 21. 700 North Main
- 22. 701 North Commerce
- 23. 705 North Main
- 24. 704 North Main
- 25. 709 North Main
- 26. 713 North Main
- 27. 715 North Main
- 28. 708 North Main
- 29. 707 North Commerce
- 30. 717 North Main
- 31. 205 NW Seventh
- 32. 719 North Main
- 33. 735 North Main
- 34. 722 North Main
- 35. 748 North Main
- 36. 801 North Throckmorton
- 37. 801 North Houston
- 38. 804 North Throckmorton
- 39. 801 North Main
- 40. 818 North Main

- 41. 201 NE Seventh
- 42. 806 North Throckmorton
- 43. 813-819 North Houston
- 44. 819 North Main
- 45. 820 North Main
- 46. 825 North Calhoun
- 47. 901 North Throckmorton
- 48. 841 North Houston
- 49. 827 North Main
- 50. 832-842 North Main
- 51. 835 North Commerce
- 52. 909 North Main
- 53. 900 North Main
- 54. 900 North Commerce
- 55. 904 North Main
- 56. 917 North Main
- 57. 919 North Main
- 58. 935 North Main
- 59. 920 North Main
- 60. 1001 North Main

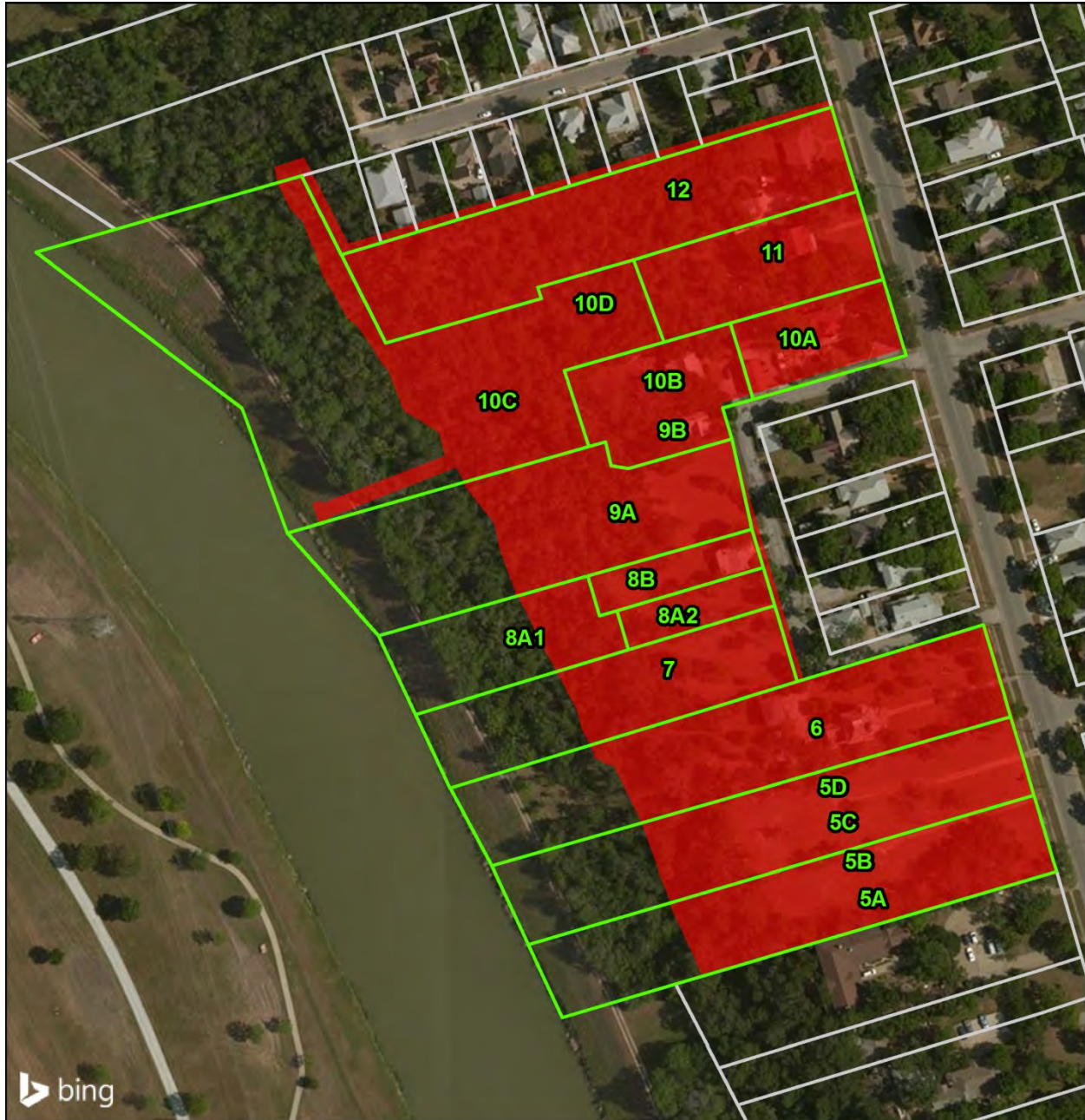
- 61. 1000 North Commerce
- 62. 1012 North Main
- 63. 1024 North Main
- 64. 1024 North Commerce
- 65. 1100 North Commerce
- 66. 1122 North Calhoun
- 67. 421 Greenleaf
- 68. 415 Greenleaf
- 69. 2001 Dakota
- 70. 336 Greenleaf
- 71. 308 Greenleaf
- 72. 217 Greenleaf
- 73. 200 Arthur
- 74. 205 Arthur
- 75. 119 Arthur
- 76. 115 Arthur
- 77. 115 Viola
- 78. 2005 White Settlement
- 79. 1923 White Settlement
- 80. 1901 White Settlement

- 81. 1809 White Settlement
- 82. 1801 White Settlement
- 83. 1709 White Settlement
- 84. 1705 White Settlement
- 85. 1701 White Settlement
- 86. 600 North Henderson
- 87. 701 North Henderson
- 88. 703 North Henderson
- 89. 612 North Henderson
- 90. 917 Woodward
- 91. 2000 White Settlement
- 92. 117 Commercial
- 93. 801 North Henderson
- 94. 702 North Henderson
- 95. 937 Woodward
- 96. 900 Woodward
- 97. 921 North Henderson
- 98. 901 North Henderson
- 99. 800 North Henderson
- 100. 930 North Henderson

- 101. Henderson Street Bridge
- 102. SL, SF, and Texas Railway Bridge
- 103. Paddock Viaduct
- 104. Levee System
- 105. Trinity River Bluff
- 106. Heritage Park Plaza
- 107. Tarrant County Courthouse
- 108. Northside Avenue Bridge No. 1
- 109. Timber Trestle Bridge
- 110. Samuels Avenue Bridge
- 111. GC & SF Railway Bridge
- 112. FW & DC Railway Bridge
- 113. CRI & G Railway Bridge
- 114. Northside Avenue Bridge No. 2
- 115. T & P Railway Bridge
- 116. I-35 Bridge
- 117. Garage and Shed



APPENDIX H
Archival Research



<p>Appendix H Lot Location Map</p>	<ul style="list-style-type: none"> Area of Potential Effects - Direct Tax Appraisal Lot With the APE Other Lot 	
<p>County: Tarrant State: Texas Date map created: 2/3/2017 Source: (c) 2009 Microsoft Corporation and its data suppliers; ESRI 10.4</p>	<p>1 inch = 160 feet</p> <p>0 160 320 480 Feet</p>	

Table 1: 761 Samuels Avenue, Lots 5A and 5B

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuels	1870	B	280
B. L. Samuels	M. C. Foster	4/15/1870	B	277
M. C. Foster	Arthur D. Hodgson	3/14/1911	349	328
Arthur D. Hodgson and Georgia Hodgson	Mobley and Delaney, Incorporated	5/25/1927	985	355
Mobley and Delaney, Incorporated	Walter C. Pool	6/20/1927	934	252
Walter C. Pool, Sr., deceased, and Alma Pool, deceased	Fort Worth National Bank and Walter C. Pool, Co-Trustees of the wills and estates of W.C. and Alma Pool			
Elspeth L. Pool, Alma L. Pool, Nell Pool Bowe, W.W. Bowe, Mary Ella Pool Box, J.B. Box, Lee Ross Pool, Robert C. Pool, Jack P. Anderson, and Alma Pool Anderson	Walter C. Pool, Jr.	10/6/1960	3490	434
Fort Worth National Bank and Walter C. Pool, Jr., Co-Trustees of the Estates of W.C. Pool and Alma L. Pool	Walter C. Pool, Jr., Elspeth L. Pool, Alma L. Pool, Nell Pool Bowe, Mary Ella Pool Box, Lee Ross Pool, Robert C. Pool, and Alma Pool Anderson	12/31/1960	3536	393
The Fort Worth National Bank for 1/14th interest	Walter C. Pool, Jr., Elspeth L. Pool, Alma L. Pool, Nell Pool Bowe, Mary Ella Pool Box, Lee Ross Pool, and Alma Pool Anderson	11/24/1970	5027	817
Alma L. Pool, Elspeth L. Pool, Nell P. Bowe, Mary E. Box, Lee R. Pool, Alma P. Anderson	Walter C. Pool, Jr.	4/16/1971	5027	821
Walter C. Pool, deceased		1/2/1987	Probate Case 1987-0000447	
Julia Thompson Pool, deceased		7/10/1989	Probate Case 1989-0001623-1	
Texas American Bridge Bank for the Estate of Julia Thompson Pool	Mary Pool Sumner, Robert David Marin, Mary Janice Pool Burns	2/26/1990	9857	2154

Mary Pool Sumner, Robert David Marin, Mary Janice Pool Burns	Wideopen Spaces LTD	4/10/2003	16585	75
Wideopen Spaces LTD	Trinity Bluff Development	1/2/2005	D205144818	

Table 2: 765 Samuels Avenue, Lots 5C and 5D

Grantor	Grantee	Date	Volume	Page
Mary C. Foster and Isaac Foster or B.L. Samuels	Charles . W. Foster, son of Mary C. and Isaac Foster and grandson of B.L. Samuels	1870-1880s		
Heirs of C. W. Foster	Robert C. Veihl and Lena Veihl	11/3/1920	667	332
Heirs of C. W. Foster	Robert C. Veihl and Lena Veihl	11/3/1920	676	368
Heirs of C. W. Foster	Robert C. Veihl and Lena Veihl	6/19/1919	681	253
Heirs of C. W. Foster	Robert C. Veihl and Lena Veihl	6/5/1922	733	311
Robert C. Veihl and Lena Veihl	John F. Baker and Rose Baker	1/7/1928	993	166
John F. Baker and Rose Baker	Inez R. Ritch	11/15/1972	5349	30
Inez R. Ritch	Jeffrey Smith, Trustee for Keith B. and Florence G. Smith	7/7/1986	8603	524
Jeffrey Smith, Trustee for Keith Smith and Florence Smith	Charles T. Upton	2/17/1989	9517	1642
Charles T. Upton	Erik T. Nickel	9/9/1997	12928	5
Erik T. Nickel	Wideopen Spaces	7/30/2002	15860	210
Wideopen Spaces LTD	Trinity Bluff Development	1/2/2005	D205144818	

Table 3: 769 Samuels Avenue, Lot 6

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel	Isaac Foster and Mary C. Foster	11/25/1876	B	577
Isaac Foster and Mary C. Foster	W.B. Garvey and Lula Garvey	12/31/1883	33	49
W.B. Garvey, deceased, and Lula Garvey, deceased	Southwestern Baptist Theological Seminary	c. 1915		

Southwestern Baptist Theological Seminary	Lena B. Veihl and Robert C. Veihl	6/26/1918	553	42
Lena B. Veihl, DOD 1958; Robert C. Veihl, DOD 1938	Era Windmiller and Norene Thrash Coates			
Era Windmiller and Norene Thrash Coates, executors of the Estate of Lena B. Veihl	Laurel L. Johnson	9/22/1958	3293	351
Laurel L. Johnson	Coleman Hutchins and Hyrle Hutchins	3/1/1961	3598	564
Coleman Hutchins and Hyrle Hutchins	Laurel L. Johnson	6/2/1965	4074	455
Laurel L. Johnson	Brantley Pringle	8/13/1965	4104	144 & 146
Brantley Pringle	James M. Latham	11/2/1965	4135	537
James M. Latham and Billye J. Latham	Brantley Pringle	11/26/1966	4374	171
Brantley Pringle	Earl L. Sanford	12/18/1967	4506	716
Earl L. Sanford and Lila J. Sanford	Brantley Pringle	12/30/1967	4506	718
Brantley Pringle	Earl L. Sanford	1/10/1968	4507	275
Earl L. Sanford and Lila J. Sanford	Gordon Shannon Kelley and Dorian Brooke Kelley	11/1/1972	5373	291
Gordon S. Kelley, Dorian B. Kelley, and Brenda Kelley	Todd A. Phillips	8/6/2014	D214170217	

Table 4: 801 Bennett Street, Lot 7

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King and M.A. King, 1/3 interest, and D.C. Bennett and C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett and C. Bennett	2/26/1884		
D.C. Bennett and M.E. Bennett	W.E. Simms	5/31/1889	71	113
W.E. Simms and L.M. Simms	John M. Bass	4/14/1890	72	638
J.W. Bass	Ede Otto	1/6/1891	79	91
Ede Otto and Christina Otto	John A. Muggs	6/27/1893	89	220

John A. Muggs and Lucy J. Muggs	H.C. Parmlee	1/11/1906	217	206
H.C. Parmlee	J.G. Puterbough	3/5/1907	217	505
J.G. Puterbough	J.F. Marberry	2/28/1907	258	518
J.F. Marberry and Julia F. Marberry	Lucy B. Lauderdale and G.M. Lauderdale	7/21/1941	1487	207
Lucy B. Lauderdale and G.M. Lauderdale	Jerry F. Morrison and Carrie Morrison	7/20/1948	2017	115
Jerry F. Morrison, DOD 1982, and Carrie U. Morrison, deceased	Heirs of Jerry F. Morrison and Carrie U. Morrison			
Bobby Morrison	Carrie F. Morrison	9/10/1982	7365	1529
Shelton Rutherford and Helen Rutherford	Carrie F. Morrison and F.J. Morrison	5/17/1983	7516	838
Carrie F. Morrison and F.J. Morrison	Wideopen Spaces LTD	8/1/2003	17021	24
Wideopen Spaces LTD	Trinity Bluff Development	1/2/2005	D205144818	

Table 5: 805 Bennett Street, Lot 8A1

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett	2/26/1884	34	78
D.C. Bennett and M.E. Bennett	R.J. Rice	9/13/1892	89	39
R.J. Rice and Celia Rice	E.J. Fountain	6/1/1897	135	24
E.J. Fountain	J.A. McQueen	7/13/1897	116	338
J.A. McQueen and Florence McQueen	J.F. Marberry	5/12/1905	214	203
J.F. Marberry and Julia F. Marberry	F.F. Paschal	7/21/1941	1487	207
F.F. Paschal	C.A. Wilson and Velma G. Wilson	5/1/1947	1934	574
Velma G. Wilson	Curtin Eugene Key	9/5/1947	1938	80
Curtis Eugene Key, deceased	Lula Bradford, 1/2 interest, and Hope Key, 1/2 interest	12/9/1952	2505	593
Lula Bradford	Hope Key	12/7/1953	2776	307
Hope Key	Mack McLearn	10/19/1955	3026	100

Mack and Mae McLearen	Frank Hilton	2/19/1962	3657	355
Frank Hilton	Shelton Rutherford	9/30/1978	6589	531
Shelton Rutherford and Helen L. Rutherford	F.J. Morrison	5/17/1983	7516	838
F.J. Morrison and Carrie F. Morrison	Wideopen Spaces LTD	8/1/2003	17021	24
Wideopen Spaces LTD	Trinity Bluff Development	1/2/2005	D205144818	

Table 6: 807 Bennett Street, Lot 8A2

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett	2/26/1884	34	78
D.C. Bennett and M.E. Bennett	R.J. Rice	9/13/1892	89	39
R.J. Rice and Celia Rice	E.J. Fountain	6/1/1897	135	24
E.J. Fountain	J.A. McQueen	7/13/1897	116	338
J.A. McQueen and Florence McQueen	J.F. Marberry	5/12/1905	214	203
J.F. Marberry and Julia F. Marberry	F.F. Paschal	7/21/1941	1487	207
F.F. Paschal	C.A. Wilson and Velma G. Wilson	5/1/1947	1934	574
Velma G. Wilson	John H. Elkins	9/8/1947	1936	258
John H. Elkins	J.T. James	6/7/1948	2528	364
J.T. James and Melba James	J.A. McLearen	11/4/1953	2634	237
J.A. McLearen and Tennie Mae McLearen	Frank Hilton	2/19/1962	3657	355
Frank Hilton	Shelton Rutherford	9/30/1978	6589	531
Shelton Rutherford and Helen L. Rutherford	F.J. Morrison	5/17/1983	7516	838
F.J. Morrison and Carrie F. Morrison	Wideopen Spaces LTD	8/1/2003	17021	24
Wideopen Spaces LTC	Sotero Medina, Sr.			
Sotero Medina, Sr.	Trinity Bluff Development	8/25/2006	D206266577	

Table 7: 809 Bennett Street, Lot 8B

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett	2/26/1884	34	78
D.C. Bennett and M.E. Bennett	R.J. Rice	9/13/1892	89	39
R.J. Rice and Celia Rice	E.J. Fountain	6/1/1897	135	24
E.J. Fountain	J.A. McQueen	7/13/1897	116	338
J.A. McQueen and Florence McQueen	J.F. Marberry	5/12/1905	214	203
J.F. Marberry and Julia F. Marberry	F.F. Paschal	7/21/1941	1487	207
F.F. Paschal	C.A. Wilson and Velma G. Wilson	5/1/1947	1934	574
Velma G. Wilson	Curtin Eugene Key	9/5/1947	1938	80
Curtis Eugene Key, deceased	Lula Bradford, 1/2 interest, and Hope Key, 1/2 interest	12/9/1952	2505	593
Lula Bradford	Hope Key	12/7/1953	2776	307
Hope Key	James Key	9/26/1996	12525	1016
James Key	Tammy Esters and Ernest Goodwin	1/10/1997	12637	1696
Tammy Esters and Ernest Goodwin	John Cornelsen and Adienne Cornelsen	3/2/2009	D209056679	

Table 8: 813 Bennett Street, Lot 9A

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett	2/26/1884	34	78
D.C. Bennett and M.E. Bennett	G.B. Joy	7/20/1899	116	461
G.B. Joy and Mollie Joy	Lucy Wall (Mrs. D.D. Wall)	2/28/1905	215	56
Lucy Wall (Mrs. D.D. Wall)	Lewis D. Wall, Sr.	1/31/1961	3632	352

Lewis D. Wall, Sr.	Francis Wall	1/1/1962	4096	32
Francis Wall, DOD 4/11/1987	Richard T. Wall, independent executor of the Estate of Francis Wall	4/28/1990	Probate 9911	1497
Richard T. Wall, DOD 8/9/2013	Julie Wall, executor of the Estate of Richard T. Wall			
Julie Wall, executor of the Estate of Richard T. Wall	Taressa Angela Bell, Julie P. Wall, and Regina Leah Rudolph	6/7/2014	D214134580	
Taressa Angela Bell, Julie P. Wall, and Regina Leah Rudolph	915 Samuels LLC	6/16/2014	D214134581-2	

Table 9: 815 and 901 Bennett Street, Lots 9B and 10B

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
R.H. King and M.A. King	D.C. Bennett	2/26/1884	34	78
D.C. Bennett and M.E. Bennett	R.H King	2/26/1884	34	79
D.C. Bennett and M.E. Bennett	G.B. Joy	7/20/1899	116	461
R.H. King and M.A. King	Gilliland and Homewood	2/7/1905	187	126
G.B. Joy and Mollie Joy	Lucy Wall (Mrs. D.D. Wall)	2/28/1905	215	56
Lucy Wall (Mrs. D.D. Wall)	Lewis D. Wall, Sr.	1/31/1961	3632	352
R.H. King and M.A. King	James Logan Terry	9/19/1905	325	148
James Logan Terry	Elizabeth Ann Terry	10/29/1928	1074	540
Lucy Wall	Lewis D. Wall, Sr.	1/31/1961	3632	352
Elizabeth Ann Terry	Murray C. Poston and Nona S. Poston	7/18/1961	3581	380
Lewis D. Wall and Frances Wall	Mike Conn	12/13/1961	3635	319
Mike Conn	Murray C. Poston and Nona S. Poston	12/18/1963	3883	298
Murray C. Poston, died 9/16/1993; Nona Verneal Streit Poston, died 9/18/2003		1/24/2004	D204049911	
Edwin Streit, independent executor of the estate of Nona Streit Poston	Talbott Wall Prescott, LLC	2/17/2004	D204049912	

Table 10: 905 Bennett Street, Lot 10A

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	W.T. Maddox	10/14/1881	M	624
W.T. Maddox and E.B. Maddox	E. McDaniel	10/14/1881	M	626
E. McDaniel and Mary McDaniel	G.W. Simmons	11/7/1882	Y	461
G.W. Simmons	Mrs. M. A. King	11/21/1882	Z	549
R.H. King and Mollie A. King	W.O. Rominger	8/24/1905	213	563
W.O. Rominger	Hal Rominger	12/4/1926	Will 124	411
Hal Rominger Johnston	Mervin A. Hutchens	8/5/1968	4599	526
Mervin A. Hutchens, DOD 1982	Betty Lou Hutchens			
Betty Lou Hutchens	James Stanley	1/9/1987	8812	1719
James Stanley and Christi Stanley	Maxine C. Crosley	2/16/1990	9848	1309
Maxine C. Crosley	Betty Lou Hutchens	5/25/2001	16052	326
Kathy Miller, executor of the Estate of Betty Lou Hutchens	Jerry Miller	6/8/2007	D207199172	

Table 11: 917 Bennett Street, Lots 10C and 10D

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Stephen Terry and W.W. Dunn	7/30/1878	D	487
W.W. Dunn and Lina Dunn	D.C. Bennett	7/13/1878	L	5
Stephen Terry and T.C. Terry	R.H. King	5/1/1883	32	258
D.C. Bennett and M.E. Bennett	R.H. King	2/26/1884	34	78
R.H. King and M.A. King	James L. Terry	9/19/1905	325	148
James L. Terry and Lizzie Terry	L.M. Walker	4/28/1910	343	301
L.M. Walker and Joe Anna Walker	Texas Securities Co.	8/5/1919	422	367
Clara D. Ross	The Fort Worth National Bank	12/30/1935	1279	203
The Fort Worth National Bank	Lewis D. Wall, Jr.	11/20/1946	1856	23

Table 12: 915 Samuels Avenue, Lot 11

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	W.T. Maddox	10/14/1881	M	624
W.T. Maddox and E.B. Maddox	E. McDaniel	10/14/1881	M	626
E. McDaniel and Mary McDaniel	G.W. Simmons	11/7/1882	Y	461
G.W. Simmons	M. A. King	11/21/1882	Z	549
E.T. Hollis	C.E. Trice	7/27/1886	42	243
C.E. Trice	William J. Bailey	1/29/1888	48	571
William J. Bailey	George Thompson	12/19/1886	47	129
George Thompson and Anna Thompson	R.D. Talbott	12/27/1898	135	199
R.D. Talbott, deceased, and Elizabeth Talbott, deceased	Francis Wall, daughter of R.D. and Elizabeth Talbott	1940s		
Francis Wall, DOD 4/11/1987	Richard T. Wall, independent executor of the Estate of Francis Wall	4/28/1990	Probate 9911	1497
Richard T. Wall, DOD 8/9/2013	Julie Wall, executor of the Estate of Richard T. Wall			
Julie Wall, executor of the Estate of Richard T. Wall	Taressa Angela Bell, Julie P. Wall, and Regina Leah Rudolph	6/7/2014	D214134580	
Taressa Angela Bell, Julie P. Wall, and Regina Leah Rudolph	915 Samuels LLC	6/16/2014	D214134581-4	

Table 13: 919 Samuels Avenue, Lot 12

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Charles W. Foster	1870-1880s		
B.L. Samuel and S.R. Samuel	J.A. Wilson	8/23/1878	M	116
Charles W. Foster and Mary E. Foster	R.H. King, 1/3 interest, and D.C. Bennett, 2/3 interest	8/15/1883	32	259
D.C. Bennett and M.E. Bennett	R.H. King	2/26/1884	34	79
R.H. King and M.A. King	J.A. Wilson	8/8/1885	37	262
J.A. Wilson and Dora Wilson	John C.E. Evans	1/7/1886	37	413

John C.E. Evans	Henry Finch	9/6/1886	42	72
Henry Finch and Mary Finch	Margaret Roche	4/29/1889	55	396
Margaret Roche, deceased	James Roche	c. 1933	Will 160	426
James Roche, deceased; Nora Roche Brooks, deceased; Lon A. Brooks and Eugene Roche	Lon A Brooks and Eugene Roche	10/24/1950	2250	278
Lon A. Brooks and Eugene Roche	Fred Anglin	3/3/1953	2539	263
Fred Anglin	Earline Prescott	5/12/1969	4728	917

Table 14: Bluff Brewery, Part of Lot 10A or 12

Grantor	Grantee	Date	Volume	Page
David Snow	Baldwin L. Samuel	1870	B	280
B.L. Samuel and S.R. Samuel	Stephen Terry and W.W. Dunn	7/30/1878	D	487
Stephen Terry and W.W. Dunn	Conrad Robold	12/23/1872	A	335
Conrad Robold	William Heeb	8/10/1876	B	356
William Heeb	Herman Eberling	4/2/1878	J	433
Herman Eberling and Babette Eberling	Augusta Simmons	6/27/1878	D	449
Augusta Simmons	J.A. Wilson	10/25/1880	V	303

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