Historic Resources Survey of Webberville and Vicinity Travis County, Texas

September 2012

Prepared for
Travis County Historical Commission

Prepared by
Hicks & Company
Hannah Vaughan, MSAS
Emily Reed, MSHP

HICKS & COMPANY

ENVIRONMENTAL
ARCHEOLOGICAL
AND PLANNING
CONSULTANTS

HISTORIC RESOURCE SURVEY
OF WEBBERVILLE AND VICINITY
TRAVIS COUNTY, TEXAS

September 2012

Prepared for:
The Travis County Historical Commission
Funded in part though a Certified Local Government Grant
from the Texas Historical Commission

Prepared by:
Hannah Vaughan, MSAS, Senior Architectural Historian
Emily Reed, MSHP, Architectural Historian

HICKS & COMPANY
ENVIRONMENTAL
ARCHEOLOGICAL
AND PLANNING
CONSULTANTS

This project was funded in part through a Certified Local Government Grant from the National Park Service, U.S. Department of the Interior, as administered by the Texas Historical Commission. The contents and opinions, however, do not necessarily reflect the views and policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior. This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally Assisted Programs on the basis of race, color, national origin, age or handicap. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director; Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington D.C. 20013-7127.

TABLE OF CONTENTS

INTRODUCTION **1**
Project Area Overview 1
METHODOLOGY **3**
Research Methodology 3
Survey Methodology 3
Access and Right of Entry 4
HISTORIC CONTEXT **6**
Early Settlement (c1830-1861) 6
African-American Communities (c1860-1967) 8
Economic Growth: Agriculture and Rail (c1870-c1930) 9
The Great Depression and World War II (1930s-1940s) 10
Community Planning and Development (1830s-present) 11
Hornsby Bend 11
Webberville 12
Littig 12
Dunlap 13
Mud City 14
Deatsville 14
EVALUATION CRITERIA **15**
National Register of Historic Places Evaluation Criteria 15
Data Categories 16
Priority 17
SURVEY RESULTS **18**
Style 18
Folk 18
Craftsman 19
Minimal Traditional 19
Ranch 20
Other 20
ELIGIBLE PROPERTIES **21**
Churches and Cemeteries 21
Individually Eligible Properties 22
Ebenezer Baptist Church 22
Hunter House 23
Colorado Masonic Lodge No.96 24
Districts and Rural Historic Landscapes 25
RECOMMENDATIONS **26**
REFERENCES **27**

LIST OF APPENDICES

Appendix A Inventory of Surveyed Properties
Appendix B Texas Historical Commission Survey Forms
Appendix C Maps
Appendix D Photo Binder Contents

INTRODUCTION

This survey is designed to provide baseline contextual and physical documentation of historic resources in rural central-east Travis County. It will aid in setting preservation priorities, nominating properties to the National Register of Historic Places (NRHP), and provide context and analysis for research and documentation.

This survey was funded through a Certified Local Government (CLG) grant from the Texas Historical Commission to the Travis County Historical Commission (TCHC). In October 2011 Travis County contracted with Hicks & Company to conduct a historic resource survey of the Webberville corridor in east Travis County. Tasks included developing a historic context, photographing and mapping historic-age resources, and identifying resources eligible for listing in the National Register of Historic Places.

A survey of the project area was conducted in February of 2012. Historic-age (pre 1967) buildings were photographed and mapped. Properties were then assigned a preservation priority of low, medium, high, or unknown. Low priority properties were determined not eligible; medium priority properties could be eligible with further documentation or as part of a district, and high priority properties were determined through survey and documentation to be individually eligible (for detail on priority levels see **Evaluation Criteria**). Four high priority properties were identified: two homes, a Masonic Lodge and a church (see **Survey Results**).

This report includes survey and research methodologies, a historic context, evaluation criteria, analysis of survey results, and a historic-age resource inventory table (**Appendix A**), Texas Historical Commission survey forms for high priority properties (**Appendix B**) and a map indicating the location of each surveyed property (**Appendix C**). Black and white 35mm photo negatives and contact sheets of all surveyed properties, a photo inventory, and CD with digital images of high priority properties are included in a separate binder.

Project Area Overview

The project area and is bounded by US290 on the north, the Travis /Bastrop County line on the east, the Colorado River on the south, and SH130 on the west and excludes the city of Manor (which was surveyed with a CLG grant in 2007). The survey area encompasses almost 80 square miles of gently rolling terrain on the western edge of the fertile Backland Prairie region crossed by Cottonwood, Wilbarger, Gilleland, Decker and Elm Creeks. The area is primarily rural in character with some late twentieth century suburban developments.

The southern part of the project area, along the river, includes Webberville and Hornsby's Bend, the earliest settlements in Travis County. During the mid-to-late nineteenth century settlement slowly migrated northward as new settlers sought unclaimed land. In 1871 the railroad was constructed through Manor and Littig, shifting the focus of development to the northern part of the project area. Before the construction of improved roads, travel time between communities could be long and unpredictable. Small community centers developed, typically with a post office, school, store, church, cemetery and cotton gin, to serve the rural farming community within a relatively small radius. As roads improved and automobile ownership increased, area residents could travel further to get services. Churches, stores and gins closed down, and schools and post offices were consolidated. Buildings were often moved or disassembled and their materials re-used. As a result, despite the fact that the area

encompasses the oldest settlements in the county, there are very few extant pre-twentieth century resources. The vast majority of resources in the area are single family homes. These homes cover a variety of forms, styles, periods of development and levels of architectural sophistication.

METHODOLOGY

Research Methodology

Prior to the survey it was agreed upon by the TCHC and Hicks & Company that the survey would include all properties 45 years and older at the time of the survey. A cutoff date of 1967 was selected, to include all properties more than 50 years old (NRHP guideline for "historic age") as well as to identify properties of exceptional merit which may be close to 50 years old, and to extend the relevancy of the survey results.

A list of all properties in the project area with a construction date prior to 1967 was created using Travis County Appraisal District (TCAD) data. Hicks & Company GIS staff generated maps highlighting the historic-age parcels on current aerial photographs. A table of historic-age properties was also generated, including property ID number, address, and construction date. The TCAD data generated a list of 206 historic-age properties.

Information on the project area was gathered to generate a historic context within which to evaluate the historic-age resources. NRHP documentation criteria defines historic contexts as "those patterns, themes, or trends in history by which a property, or site, is understood and its meaning within history is made clear" (NPS 1997). Research was conducted at the Briscoe Center for American History at the University of Texas, the Austin History Center, the Texas Historical Commission, and through interviews with members of the community. Additional contextual information was gathered from the *Handbook of Texas* and from other Historic Resource Survey Reports.

TCHC member Bob Ward conducted in-person interviews with area residents Elroy Brown (March 17, 2012), Tom and Nelwin Trantham (March 27, 2012), and Neal Cook (May 19, 2012), as well as phone interviews about specific properties (see **References**). TCHC member Rosemary Morrow interviewed Richard and Victoria Daywood, longtime residents of the Webberville area on April 23 and July 3, 2012. In addition to these interviews, several residents encountered during the survey provided useful information.

Survey Methodology

The survey boundaries were determined by the TCHC. Well-defined geographic markers which encompass a rural portion of the county while excluding the cities were selected. East Travis County is a historically rural area that has only recently begun to be documented systematically through CLG-funded surveys. A survey of the town of Manor was conducted in 2007 by Preservation Central, and a survey of the area north of US290 and east of SH130, was completed in 2010 by Hicks & Company.

The survey was completed by Hannah Vaughan, Hicks & Company Senior Architectural Historian, Emily Reed, Hicks & Company Staff Architectural Historian, and volunteer members of the TCHC: Nancy Hamilton, Bob Ward, Barry Hutcheson, Patti and Niles Hansen, and Mae Schmidt. The initial field survey was conducted on February 21 and 22, 2012 by two teams consisting of a Hicks & Company historian and a TCHC volunteer.

The survey area was divided between the two survey teams. Each team drove their assigned section of the survey area to document properties on the TCAD list. Each historic-age property was photographed

using black and white 35mm film. Film roll and photo number(s), property type, architectural style, and an initial assessment or observations on the property's integrity were noted. Where the TCAD date of construction appeared to be inaccurate, or a year built date was not included on the TCAD list, a construction decade was estimated.

Properties encountered during the survey which were clearly more than 45 years old but were not identified in the TCAD data were photographed, mapped and added to the table, with an estimated decade of construction. Properties identified as historic-age by the TCAD data where no structure was left standing, or the structure was clearly less than 40 years old were removed from the list. Based on field work, 44 properties were removed and 42 were added, for a final number of 204 historic-age properties.

Survey data was compiled and the maps and resource table were updated accordingly. Properties documented during the survey were then assigned a priority level of high, medium or low based on their significance and integrity (see **Evaluation Criteria**). A follow up survey was conducted by Hannah Vaughan and Bob Ward on July 6, 2012. Properties for which right of entry had been granted were surveyed, and high priority properties were digitally photographed. A THC Historic Resource Survey Form was also completed for each high priority property (see **Appendix B**).

Access and Right of Entry

Due to the rural character of the project area, the evaluation methodology had to address the issue of limited access and or visibility. In an urban setting, one or two structures on a small lot can be fully evaluated and photographed from the public right of way, and the significance and integrity of a property can generally be compared without gaining right of entry. The east Travis County survey area contains many large parcels of land with multiple resources such as barns, sheds, and cultivated fields, which are often not visible from the public right of way.

The issue of visibility and access was also encountered during the Northeast Travis County Survey (Hicks & Co. 2010). A survey and evaluation methodology was designed in consultation with Greg Smith, National Register and Survey Coordinator at the THC. Because of the similarity of the current project area, the same methodology was used. The goal of the methodology was to accurately reflect the level of information available during the survey and to analyze the survey data in a way that would produce the most relevant final product. The key difference in the methodology is the use of community interviews to supplement the assessment of significance, and adding the priority categories of "medium/more info," and "unknown" (for details see **Evaluation Criteria**).

The initial field survey was conducted from the public right of way. Varying degrees of access/visibility were encountered during the survey. Properties on smaller land parcels with a house adjacent to the road could be surveyed, photographed, and evaluated in their entirety. Properties which were partially visible from the roadway (houses set far off the road but still visible, or properties with some visible and some non-visible resources) were photographed to the extent possible from the right of way. Properties with no resources visible from the roadway were not photographed and the lack of visibility was noted. Properties not visible from the right of way were later viewed on aerial photographs from Google Earth or Bing Maps and the number and type (if possible) of structures were noted. Aerial photography was also used for large parcels with no structures visible from the right of way to determine the presence of structures away from the road.

Gaining permission from property owners to access and survey all properties not visible from the right of way was beyond the scope of this survey. In order to compare the significance and integrity of properties to which the survey team had varying degrees of access, the information gathered during the survey was supplemented with a series of interviews with local historians or people identified as being familiar with the history of the community. For properties identified through interviews as being significant which were not adequately visible from the right of way, an attempt was made to gain right of entry by contacting the property owner by telephone.

HISTORIC CONTEXT

The project area includes the earliest known Anglo settlements in Travis County. Much has been written about the county's first settlers, especially those for whom communities were named, Hornsby and Webber. A firsthand account of the area is found in the memoir of Noah Smithwick, who lived in Webberville between 1839 and 1850. Smithwick's daughter recorded his memories and published *The Evolution of a State, or Recollections of Old Texas Days,* in 1900 following his death. Mary Starr Barkley's *History of Travis County and Austin, 1839–1899,* published in 1963, studies the origins of the county as well. Many histories focus on Indian raids, scalpings, and rugged pioneers. Less has been written about the twentieth century in the project area, and many small communities in the vicinity (like Mud City and Deastville) have ceased to exist. In particular, there is a gap in research and documentation of African Americans who lived in the project area, first as slaves on the plantations of the earliest settlers, and then as farmers and business owners following the Civil War. There remains a great potential for further research regarding these elements of the project area's history.

Early Settlement (c1830-1861)

In 1821 Stephen F. Austin received permission from the government of Mexico to settle 300 families in the Mexican territory of Texas between the Brazos and Colorado Rivers. This "First Colony" included land from the Gulf of Mexico to the Old San Antonio Road (approximately to Bastrop). In 1827, Austin received permission for another settlement of 100 families further inland, in the area north of the Old San Antonio Road and east of the Colorado River (Smyrl a). This area, encompassing land in present-day Travis and Bastrop Counties, became known as the "Little Colony." Bastrop (then known as Mina), the site of a failed Mexican Land grant to German Baron de Bastrop in 1823, became the headquarters of the colony (Smyrl a).

The first settlers in what would become Travis County settled along the Colorado, upriver from Bastrop. Ruben Hornsby and his family are generally recognized as the first settlers in the county. Hornsby contracted with Stephen F. Austin in 1830 and settled his one-labor headright on the banks of the Colorado River in 1832. Hornsby arrived with his wife, Sarah Morrison Hornsby, and seven children ranging in age from infant to 15 years old,[1] and their last child was born in 1834 following their settlement at Hornsby's. Hornsby selected a bend in the river approximately 30 miles north of Bastrop (most of Hornsby's land grant lies outside the project area, west of SH 130, though the community of Hornsby's Bend, which grew up around it, is within the project area). Hornsby was a slave-holder who operated a successful plantation prior to the Civil War. Sarah passed away in 1862, and Ruben died in 1879 at the age of 86 (Cutrer). Both are buried in the family cemetery, which is marked by a Texas Centennial Marker (outside the project area).

John Ferdinand Webber is also recognized as one of the earliest settlers in the county. Although he is sometimes referred to as "Doctor" Webber, there is no indication he was a medical doctor. He arrived in Austin's Little Colony in 1826. Before he settled his headright in present-day Travis County, he had begun a relationship and had a child with a slave named Silvia Hector. Hector was born in Florida in 1807, but was presumably living near Bastrop at that time. Their first child was born in 1828.[2] Hector and Webber were married sometime between 1831 and 1832 by an Irish Catholic priest who was appointed to serve the non-Hispanic community in Texas during those two years (Dubose). Webber

[1] Ages are based on records of the family cemetery. Eight children of Sarah and Ruben Hornsby are interred with dates of birth ranging from 1817-1834. The Hornsbys had two children who died as infants before they came to Texas (Hornsby's Bend)
[2] Based on the 1850 Census, their oldest child is listed as Elcy, age 22.

received his land grant around 1830 (sources vary from 1827 to 1830; there may have been a gap between the time that he received his grant and settled it). He selected a site on the Colorado River east of, but not immediately adjacent to, Hornsby. In 1834 Webber purchased Hector and their two children from John Cryer and Polly Odum (Travis Co. Deed Records, Vol. C, p545). The 1850 Census lists eight children in the Webber household ranging in ages from four to 22.

According to an account by Smithwick, soon after Webber settled there the area began to be referred to as Webber's Prairie. By 1839, at least 13 other individuals and families had moved into the area (Smithwick). Other early Travis County land grants were settled by the five Duty brothers: Joseph, Matthew, William, George and Richard; the Andersons; the Hamilton brothers: Alex, William, James and John; and the Manor brothers: James and Joseph John (J.J.) (see **Appendix C**).

At the time, the area was the extreme frontier, pressing into Comanche hunting territory, and Indian attacks were still common. As more settlers arrived, communities grew up around Webber's and Hornsby's homes, which were built as forts to provide protection. These fortified homes generally included a stockade around the house and courtyard to provide a second line of defense against attack. The earliest settlers acted as hosts of sorts to newcomers, offering protection, information and the beginnings of a social structure. As land around the first settlers was claimed, new settlers moved progressively northward into unsettled land. James Manor first settled near Webber's Fort in 1836, and in 1841 he received two Republic of Texas land grants further north, encompassing the area which would later be incorporated as the town of Manor. Settlement in the survey area, however, grew slowly, hampered by the Texas Revolution and persistent Comanche raids.

Austin was named the capital of the Republic of Texas in 1839, and Travis County was incorporated in 1840. The project area saw increasing traffic along the road to Austin from Bastrop (roughly the alignment of present-day FM 969), with Hornsby's Bend serving as a popular stop (Kerr 2010). The period between statehood and the Civil War (1845-1861) was a period of growth for Travis County. In 1850 the county had a population of 3,138, (2,336 whites, 791 slaves, and 11 free blacks), and by 1860 the population had more than doubled to 8,080 (4,931 whites, 3,136 slaves, and 13 free blacks). Although Austin grew faster than the surrounding countryside, the amount of land in farms in the county increased more than tenfold (Smyrl a). Communities within the project area with post offices established before the Civil War include Webber's Prairie (1846), Hornsby's Bend (1856), and Manor (1859; then called Grassdale).

In the 1840s a few businesses and institutions were established in the area. In 1839 Joseph Duty purchased a cotton gin, believed to be the first on the Upper Colorado (McLaurin). The location of the gin is unknown; however, J. Duty's land grant was located on the Colorado just east of Hornsby's. J.J. Manor and Frank Nash opened a dry goods store, and later a "grocery" (saloon). The store and saloon were located on Matthew Duty's land grant near the county line. The area has been referred to as "Hells Half Acre," perhaps because of the saloon. This area may have been a larger concentration of settlement before Webberville was officially platted further west in the 1850s. A regular stagecoach route was established along the Austin to Bastrop Road (present day FM 969) and a ferry service across the Colorado near Webber's Fort began in the 1840s (service would continue until the mid-1920s, with two different operators at one point). At some point, low-draft steam ships made trips as far up river as Webberville.

A group of Mormons, led by Lyman Wight, briefly settled in Webberville. In 1844, instead of following Brigham Young to Utah, Wight led approximately 200 Mormons to Texas to establish a colony (Kohout).

According to Noah Smithwick, the group stayed in Webberville for about a year. Wight led his followers to several settlements in Central Texas before he passed away in 1858 and his group disbanded (Kohout).

Growth in the area ultimately drove the Webber family out. New arrivals, often slave-holding settlers from the Deep South, did not approve of their interracial union. According to Smithwick, the Webbers were forced out by "bitter prejudice, coupled with a desire to get Webber's land and improvements." Smithwick advised Webber to "sell out and take his family to Mexico, where there was no distinction of color" (Smithwick 2003:226). In 1850, Webber began selling his property, and by 1853 he had relocated his family to Hidalgo County in the Rio Grande Valley (Muir).

The town of Webberville was not officially platted until after Webber and his family moved away, yet the community retained his name. Webber sold his land to Colonel John Banks, who established the town of Webberville. In 1851 Banks donated land and surveyed a townsite, including two streets and a town square. Banks established a plantation and home on the hillside north of the townsite. By the late 1850s Webberville included two or three churches, three dry goods stores, an academy, a hotel, and a population of about 200 (McLaurin). In 1853 the Colorado Masonic Lodge No. 96 (resource 179) was established; their first meetings were in Banks' Store, but soon after they built a lodge building which they also allowed to be used as a school house (History of Colorado Lodge 2003).

African-American Communities (c1860-1967)

In her account of freedmen's communities in Austin, historian Michelle Mears describes the plantations in Central Texas as generally smaller operations than plantations in the southeast United States, although many plantations held more than 20 slaves. Most owners did not employ an overseer. Plantations generally grew a cash crop such as cotton, sugar cane or sorghum, and produced food crops and livestock for personal consumption. Though slave-holding plantations in Travis County were more numerous south of the Colorado River, as the first area of the county to be settled, the project area did include numerous slave plantations, including those of Hornsby and Manor, and many whites in the area fought for the Confederacy in the Civil War (Mears 2009).

Travis County suffered considerable economic hardship immediately after the Civil War. Farming operations were necessarily restructured following emancipation, hiring freed slaves or new immigrants to do farm work previously performed by slaves. Between 1864 and 1866 the county experienced a 49 percent loss in property tax receipts. Roughly two-thirds of this property loss was in slaves, with the rest coming from declines in farm and livestock values (Smyrl a).

The experience of freed slaves in the area following the Civil War is not well documented, though a sizeable population of African-Americans remained in, or moved to, the area following the Civil War. Some emancipated slaves moved away from the plantations where they had worked, but many chose to stay, often working as tenant farmers, sharecroppers, or laborers for their previous owners or other area farmers. While freed slaves were occasionally given land and or supplies by their former owners, most were less fortunate. A freed slave, owning nothing, would have to first earn enough money to purchase land, tools, seeds, and supplies before being able to establish his own farm. Sharecropping and tenant arrangements became a common solution for area farms well into the twentieth century.

A Freedman's community was established in the project area following the Civil War. The town which was later named Littig was founded by ex-slave Jackson Morrow. Morrow had come to the area from Tennessee with his owner, Christopher McGinnis. Based on Census data, Morrow would have been 38

years old in 1866.[3] Following emancipation, Morrow began purchasing land from McGinnis (Martin et al. 2009). Morrow raised cotton, corn and cane, and from that income, gradually accumulated a sizeable amount of acreage, purchased for between two and ten dollars an acre (Band 1936).

The town of Littig was formally established in 1883 when Morrow deeded land for a townsite on the north side of the Houston and Texas Central (H&TC) rail line, which had been built through the area in 1871. The town grid consisted of four streets: Jackson, Morrow, Edward and Wesley.[4] The town was apparently named for A.B. Littig, an agent for the H&TC rail line (Martin 2009; Smyrl d).

In the 1890s a cemetery was established by the three African-American congregations of Littig: Shiloh Baptist (established in 1887, resource 60), Church of God in Christ, and Methodist Episcopal (both discontinued) (Martin 2007). By the turn of the century there was a large concentration of African-American land owners in the area north of the railroad tracks around Littig (1901 Map, Travis County Directories).

In Webberville following the Civil War, a group of freed slaves established the Ebenezer Baptist Church (resource 189). In 1867 former slave owner Mathew Duty donated an acre of land near the river at the east end of Webberville to the church. A church, and later, school buildings, was constructed on the lot. Baptisms were performed in the river (Williams 1993).

The 1894-95 Travis County Directory lists a total of 165 names in Webberville; 99 are designated by a "c" for colored, representing well over half of the population (two are labeled Mexican, and 64 are not labeled, indicating they are Anglo). Many African-Americans are listed as owning property; eight are listed as schoolteachers or trustees and one is listed as a "ginner." The 1898-99 county directory lists 46 African Americans and 17 whites in Littig. A little over half of the African Americans are listed as owning land, typically 50-250 acres.

By 1936 Webberville had a Negro school and a White school. The African-American school was located on the same property as the Ebenezer Baptist Church, and at one point there were two school buildings on the property, according to resident Mary Johnson. In the early 1920s the school had a baseball team. Students came from Bastrop County. Rogie Vernice Roach Smith, who lived in Webberville from 1915 to 1925, remembered some teachers were husband and wife teams. In the 1920s, one teacher arrived from Austin everyday in her Model T (Williams). A description of the school in the fifties states that the building had two rooms and no indoor plumbing or lunchroom facilities.

Economic Growth: Agriculture and Rail (c1870-c1930)

The period of greatest prosperity and growth for the project area occurred between the economic depression following the Civil War and the Great Depression of the 1930s. The H&TC completed a branch line, extending from Hempstead to Austin, by the end of 1871 (Reed 1941). The railroad, which ran just south of present day US290, brought economic growth, particularly to those communities located directly on the line, including Manor and Littig. As farming recovered following the Civil War, the arrival of the railroad provided area farmers broader access to markets. Products could be transported via rail rather than utilizing less predictable dirt roads or rivers. While area farmers

[3] Information on Jackson Morrow comes from a 1939 *Austin American-Statesman* article and census records. The only census record for Jackson Morrow appears 1910 in which he is listed as 82 years old, widowed, with a daughter, son in law and granddaughter living with him, and occupation is listed as "own income."

[4] Morrow had a son named Ed or E.J., the source of the name Wesley is unknown, possibly another son. There is a W.R. Morrow in the 1889 Directory but Wesley Morrow never appears in the census.

benefitted from proximity to the rail line, towns on the rail became market centers and associated support businesses followed.

Cotton became the primary crop in the 1880s, and by the turn of the century, cotton cultivation represented over half of improved farmland in Travis County (Smyrl a). Farms were spread out and roads were unpredictable, so small population centers were formed around local gathering places, churches, schools, cotton gins, stores, and post offices. Some farmers owned their own land, and others worked as sharecroppers or tenant farmers. Tenants generally owned their own supplies and rented the land they worked in exchange for a share of their crop yield, while sharecroppers supplied only their labor and were paid a portion of the crop yield. Elroy Brown, who grew up sharecropping on the McEachern farm near Deatsville, describes the sharecropping arrangement:

> Sharecropping, you'd go in halves. The boss man would furnish you the tractor and the mules and all that and equipment. You furnish the labor and they furnish you a house. And you gather the cotton, the corn. Now on the corn and the cotton you got half of it….We'd go borrow money from the boss man to go get a little groceries or something-we raised a lot of stuff, but every now and then you're going to need some clothes and different things, so you need a little money, so you get some money from the boss and then when the crops come in you pay 'em off. Sometime you break even, sometime you go in the hole a little bit. But if you broke even, you're tickled to death, you weren't going to get rich. (Brown 1999: 17)

The Hunter Farm (resource 164), is an example of a large farming operation worked by sharecroppers. The farm eventually grew to over 4,000 acres and included two cotton gins, a store and numerous sharecropper homes. Several generations of families worked the land, including the Glass family (three brothers who moved from Tennessee to Manor and then began sharecropping on the Hunter property in the 1920s), and the Cruz family (two brothers and their families). The Berkman family ran a store on the Hunter property; tenants could buy groceries on credit during the year and pay the bill when their crops were harvested (Wisian).

Webberville and Hornsby continued to grow through the early twentieth century and several other small towns were established nearby. The communities of Dunlap, Deatsville and Mud City were established in the late nineteenth century between Webberville and Hornsby, as farmers spread out from those population centers and founded independent communities. The railroad, however, which arrived in the county after the Civil War, permanently shifted the focus of population growth away from the earliest settlements along the river to the communities along the rail line.

The Great Depression and World War II (1930s-1940s)

After a 40 year period of growth, from 1880 to about 1920, the area experienced an agricultural depression. Soil depletion and a boll-weevil infestation dealt a blow to cotton farmers statewide in the 1930s, which was further compounded by the stock market crash of 1929 and the Great Depression. Farm tenancy peaked in 1900 in Bastrop County, but continued to increase in Travis County until 1930, when two-thirds of all farms were operated by tenant farmers (Marks; Smyrl a).

From the mid-1930s to 1940, the area benefited from various New Deal programs. An important project to the area was the series of dams built along the Colorado River. The Lower Colorado River Authority was established at this time and several dams were constructed, drawing workers from the ranks of the unemployed and former tenant farmers. These dams controlled flooding in the project area, particularly for the community of Webberville, which suffered considerable damage during periodic floods prior to the dams.

Soil conservation programs and scientific farming improvements (including fertilizers, pesticides and crop-rotation) improved productivity but also led to more mechanized farming on larger, consolidated farms. Those who were able capitalized on the difficult economic times by buying out the farms of struggling neighbors. By the post-WWII era, larger farms were being worked by machines, obviating the need for tenant or sharecropping arrangements and displacing families who did not own land. As farming became more mechanized and less labor intensive, young people began moving to cities for work rather than remaining on the family farm. Population in the area declined following WWII.

From the mid-twentieth century on, the farming industry continued to consolidate and the numbers of people making their living as farmers steadily decreased. As roads improved and automobile ownership expanded, travel time between communities decreased, schools were consolidated, post offices closed and area residents increasingly went to Austin, Manor or Elgin for services, further decreasing the economic and civic base of the area. The 1970s saw the beginning of new residential development in the area, as the population of Austin and continued to increase. Some farmers began to sell of parcels of land for suburban residential developments.

Community Planning and Development (1830s-present)

Although the project area includes the earliest Anglo settlements in Travis County, the small communities founded around early homesteads close to the river were soon eclipsed in size and importance by other cities in the county including Austin, which had a smaller population than Webberville when it was named the capital in 1839. In the late nineteenth century communities located on railroads inevitably grew, while those by bypassed by the rail struggled to grow their economic and population bases. The railroad came though the northern edge of the project area (just south of present day US290) in 1871, benefiting the communities of Manor and Littig, and slowing the growth of Webberville and Hornsby Bend. Many communities consisted of a store, a gin, a school and a church and a few houses, though these were social and commercial centers for area farmers. Some communities have all but disappeared while others have retained a stable population. Most of the schools, stores, gas stations and gins established during the early days of these communities are no longer extant and most communities as a whole retain a low degree of historic physical integrity.

Hornsby Bend

The community of Hornsby's or Hornsby Bend, grew up around the headright settled by Ruben Hornsby and his family in 1832. The community received a post office in 1856 (it was discontinued during the Civil War and reopened in 1886). The Hornsby family constructed a rock church building which was also used as a school. The building was destroyed by flood in 1870 and replaced with a two story frame building, which also served as a schoolhouse and church meeting house (no longer extant) (*Hornsby's Bend*). In 1892 the community had two general stores. The post office was discontinued in 1901, and mail for Hornsby Bend was sent to Austin. In 1905 the Hornsby schools consolidated with the Dunlap School District and a new school building was constructed between the two (Defender 1936). In 1932 Hornsby-Dunlap had White, Negro, and Mexican Schools (1932 map). In 1951 Hornsby-Dunlap was consolidated with the Webberville Schools, and in 1967 into the Del Valle School District. The population of Hornsby Bend was reported as ten in the 1930s and 1940s and as twenty from the 1950s through 2000 (Smyrl c).

The Hornsby homestead is no longer extant, but its location is marked by a Texas Centennial Marker. The marker and Hornsby family cemetery are located west of SH130 outside the project area. The

community of Hornsby Bend, which lies within the project area on FM 969, has very little remaining historic fabric and does not retain a physical sense of a population center. Hornsby-Dunlap Elementary school is located in the project area (resource 152) on FM 969, although it the current building dates to the 1960s and has had extensive additions.

Webberville

The community of Webberville grew up around the settlements of John Ferdinand Webber and Matthew Duty located on the Colorado just west of the present-day Travis County line. The area was sometimes called Webber's or Webber's Prairie. A post office was established in 1846. Noah Smithwick served as the first postmaster, and for a period it was also known as Smithwicks's (Smyrl b). In the 1840s J.J. Manor and Frank Nash opened a dry goods store, and later a saloon, near present-day FM 969 and the county line. A regular stagecoach route was also established through the area in the 1840s, and ferry service across the Colorado was offered near Webber's.

In 1851, Webber moved with his family to the Rio Grande Valley and sold his land to Colonel John Banks. Banks donated land and laid out the town of Webberville in 1853. The town plat had a town square and two streets running parallel to the river: Webberville Road and Water Street. A Masonic Lodge, the Colorado Lodge No. 96, was founded in 1854; a lodge was constructed soon after, which also served as a school. In 1912 a two-story lodge was completed with room for the school on the first floor and lodge activities on the second (resource 179). Following the Civil War, Matthew Duty donated land to construct an African-American Baptist Church (resource 189). A school house was also constructed on the grounds of the church (later moved and added onto the church building).

By the mid-1880s Webberville had steam gristmills and cotton gins, two churches, a school, four general stores, and 200 residents (Smyrl b). Webberville reached its peak population in 1900 with 382 residents and began a steady decline in the twentieth century. The post office was closed in 1903 and mail was sent to Manor. Webberville was plagued by periodic floods until dams were constructed on the Colorado in the 1930s.

In 1932 Webberville had an African-American School, located on the grounds of Ebenezer Baptist Church (resource 189), and a White school, located on the first floor of the Masonic Lodge (resource 179) (1932 Map). In 1951 Webberville schools were consolidated with the Hornsby-Dunlap School District and in 1967 with Del Valle. The population of Webberville has remained steady at around 50 residents throughout most of the twentieth century (Smyrl b).

Although the street grid of the Webberville plat is still apparent, the town square is no longer extant. There are individual properties that represent the historic period, but the overall degree of historic integrity is low due to non-historic-age infill and disrepair.

Littig

Littig was founded by ex-slave Jackson Morrow, who began slowly purchasing land from his former owner following emancipation. In 1883 Morrow deeded land for a townsite on the north side of the rail line that had been built through the area in 1871. The town grid consisted of four streets: Jackson, Morrow, Edward and Wesley. The town was apparently named for A.B. Littig, an H&TC agent who surveyed the townsite (Martin; Smyrl d).

There were at least three African-American congregations in town by the 1890s when the Littig Cemetery was established (Martin) and there was a large concentration of African-American landowners

north of the railroad track. Captain J.W. Bitting, a white Manor merchant, owned much of the land south of the track. In 1887 Bitting donated land for a church and white school. By 1907 the Littig Common School District had been formed, which encompassed a large area on both sides of the rail line. The district included three schools for 185 black students and one school for 33 white students (Smyrl d). In 1908 the Cottonwood White School was established north of Littig and by 1932 there were six schools in the vicinity of Littig: the Littig Negro School Nos. 1 and 2, and the Littig White School, south of the railroad tracks, and the Cottonwood White School, Cottonwood Negro and Kimbro Negro School north of the rail (1932 Map). A description of the town in 1936 includes a population of 120 African-Americans and 30 whites, who were mostly German and Swedish (Band).

Littig was served by a post office from 1889 until 1954, when mail for the community was sent to Elgin in Bastrop County. The Littig schools were consolidated with the Manda School District in 1952.

The community of Littig retains a limited degree of integrity due to non-historic age-infill, vacant lots and alterations. There is one historic-age church in the area, the Shiloh Baptist Church (Resource 60), which was rebuilt in the 1960s.

Dunlap

The community of Dunlap appears to have been an extension of the large Hunter estate, which at one point encompassed over 4,000 acres and was farmed by sharecroppers. The Hunter property was originally granted to James Gilleland. Gilleland died in 1839, and his wife Diana continued to run the farm until her death in 1895 (the Gilliland Cemetery, resource 170, is located near the Hunter House, resource 164). William Dunlap Hunter, originally from South Carolina, settled in the area in 1859 and married into the Gilleland Family (Wisian), possibly to Diana. The community of Dunlap had its own post office from 1886 to 1901 and Hunter served as the first postmaster. The Hunter farm was worked by tenants or sharecroppers following the Civil War and many farm-related services were contained on the farm, including two gins, a blacksmith, and store. Sharecroppers were furnished with a house, generally a four-room house with a porch, and acreage to cultivate. The store was run by the Berkman family and sharecroppers could purchase goods on credit all year and pay their bill when the crops (primarily cotton and corn) were harvested (Wisian).

In 1905 the Hornsby schools consolidated with the Dunlap School District and a new school building was constructed between the two and opened in 1906 (Defender 1936). In 1932 Hornsby-Dunlap had White, Negro, and Mexican schools (1932 map). The Berkman store closed in the 1950s (Wisian). In 1951 Hornsby-Dunlap was consolidated with the Webberville schools, and in 1967 was incorporated into the Del Valle School District.

Hunter's descendants continued to own the farm until 2011, although it had decreased in size by then (Just Outside Austin). Some of the land continues to be farmed by tenant farmers, including the Glass family, who first came to the farm in the 1920s. Sharecroppers' homes are located on the farm and can be found on surrounding properties.

Dunlap recorded a population of 30 in the 1890s and reached its peak population of 150 by the late 1940s. From the mid-1960s through 2000 Dunlap reported a population of 80 (Smyrl d).

It does not appear that there was ever a concentration of development or community center for Dunlap. Instead, it was most likely a dispersed farming community associated with the Hunter farm. Today

much of the Hunter farm has been divided and sold, though Hunter's large 1896 home remains, as do a number of sharecroppers' homes in the area.

Mud City

Located a few miles east of Hornsby Bend, Mud City was first settled in the late 1800s by residents moving from Hornsby Bend. The name came from flooding of a nearby Creek[5] (Smyrl f). Elroy Brown, a sharecropper, recalls in his memoir that the McEacherns, on whose land he farmed, also owned a store in Mud City in the 1930s where local farmers could purchase goods on credit against their harvest (Brown; Wisian). The name "Mud" appears in the project area on the 1936 Texas Highway Map.

The area along FM 969 which was once Mud City is today indistinguishable from the general area of Hornsby Bend, although at least one resident in the Kennedy Ridge Estates subdivision on the north side of FM 969 has added "Mud City, Texas" to their address.

Deatsville

The community of Deatsville is reported to have been located on FM 969 at the far western edge of Webberville on FM 969. It may have grown in the early twentieth century as an extension of Webberville. The Deats family owned land in the area at the turn of the century and owned a store, which was later converted to a school house (Zelade 2011). The Deats family house (resource 123) is located next to the Burleson house, and there are remains of a gas pump in the front yard. The community does not appear to ever have had a post office.

[5] The Handbook of Texas names the creek as Cottonwood Creek, which is too far north to affect this area; Elm Creek, however, runs through the area south of FM 969.

EVALUATION CRITERIA

National Register of Historic Places Evaluation Criteria

To be eligible for listing in the National Register of Historic Places (NRHP), resources must meet standards of historic significance defined by the Keeper of the National Register (36 CFR 60). A property must be evaluated within its historic context and it must retain characteristics that make it a good representative of properties associated with that aspect of the past (NPS 1997). The NRHP Criteria for Evaluation state that:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and:

Are associated with events that have made a significant contribution to the broad patterns of our history; or

- Are associated with the lives of persons significant in our past; or
- 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
- Have yielded or may be likely to yield information important in prehistory or history.

In addition to being significant under one or more of the Criteria listed above, a property must also retain historic integrity of those features necessary to convey its significance (U.S. Department of the Interior 1998:3). The Keeper of the National Register has identified and defined seven aspects of integrity by which potential candidates for the NRHP must be measured (U.S. Department of the Interior 1998:44-45):

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- *Setting* is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture of people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period.
- *Association* is the direct link between an important historic event, person, or period and a historic property.

Data Categories

During the survey, in addition to photographic documentation, basic information on each property was noted and compiled into table form (see **Appendix A**). The data categories are defined as follows:

Data Field	Categories	Description
Property ID		The ID number assigned by the Travis County Appraisal District
Resource Number		The number assigned to surveyed resources by Hicks & Company; used on Historic Resource Survey Map (**Appendix C**). Numbered generally from northwest to southeast
Address		The physical address of the property. Not always available from TCAD or identifiable in the field. Some properties lack a street number
Date		The original date of construction of the primary structure on the property
	c (c1940)	circa, an estimated construction date
	Various	multiple dates associated with the property, such as a cemetery
	Two dates (1920/1980)	multiple resources on a property, or original date followed by the date of a move or extensive alterations
Source		The data source used for the date of construction
	TCAD	The date listed by the appraisal district
	Survey	An estimated date based on visual observation
	Interview	Date supplied by an individual familiar with the property
	Research	Date based on research
Property Type		The original function of the property
	Residential	Domestic properties, without associated farm buildings
	Farmstead	Domestic properties with one or more substantial agricultural outbuilding or cultivated lands
	Agricultural	Agricultural structure(s), such as a barn with no residence
	Commercial	A business, such as an office or store
	Religious	Churches
	Educational	Schools
	Social	Meeting halls, community centers, etc.
	Cemetery	Cemetery, burial ground
	Unknown	Not visible from public ROW, or original use not known
Style		Categories are generally based on *A Field Guide to American Houses* (See **Survey Results**)
Integrity		The ability of a property to convey its significance (see **Evaluation Criteria**)
	Yes	The property retains integrity
	No	The property does not retain integrity
	U	Unknown; integrity cannot be determined from the public ROW
Priority		The relative importance of a property for preservation planning (see **Evaluation Criteria**)

Priority

Once the initial survey was complete, each property was assigned a priority level of low, medium, medium/more info, high, or unknown, based on integrity and significance of known historical associations. Many resources have been heavily altered or are vacant and severely deteriorating. Because of the overall low level of physical integrity in the project area, properties only had to be recognizable from their period of significance in order to be placed in the medium category.

Properties which were fully visible from the public right of way and are clearly NRHP-eligible were categorized as high priority. Properties which clearly lacked sufficient integrity to convey their significance, were altered or deteriorated beyond recognition, or were isolated agricultural properties, were placed in the low priority category. Properties too far from the right of way to photograph were categorized as unknown. All other properties were placed in the medium priority category. Based on additional research, interviews and a second field visit some properties were reclassified.

High: Surveyed and individually eligible for the National Register of Historic Places.

> **Examples**: Churches (eligible under Criterion C), meeting houses, homes or farmsteads with known significance and integrity

Medium/More info: A potentially high priority property requiring more documentation and/ or access to finalize determination. Has integrity, is distinguished by age, style and/or extent of intact outbuildings.

> **Examples**: Older homes, good local examples of a style, farmsteads which appear to have intact outbuildings or fields but no documented significance under Criterion A. Properties identified by community members as important, but access was not obtained.

Medium: Has integrity and is historic-age but is undistinguished in terms of age, style, or extent of intact farmstead elements. Could be a contributing property to a historic district.

> **Examples**: 1940s or 1950s small-scale houses, a characteristic example of a style with moderate deterioration or alterations.

Low: Historic-age but lacks integrity.

> **Examples**: Properties altered or deteriorated beyond recognition, vacant farmsteads with no notable features or isolated agricultural buildings, farmsteads where the main house is gone.

Unknown: Not visible from the right of way or visibility not sufficient to evaluate style and/or integrity, not identified as important in interviews.

SURVEY RESULTS

A total of 204 historic-age properties were recorded during the survey. Approximately 25 properties were not sufficiently visible from the public right of way to assess type, integrity or style. The vast majority (77%) of visible properties were classified as residential. Most of these are small to medium-scale single-family homes, modest examples of popular architectural styles with minimal detailing. Many properties have additions and/or alterations, and many are in poor condition, including vacant and nearly collapsed properties. Surveyors encountered many parcels with multiple homes, often with one or more set back from the right of way and not visible.

Despite the area being the earliest settled part of the county, there are only three pre-1900 resources (one of which was moved to the area after the period of significance, resource 93) and only 45 pre-WWII resources (21%). Although the project area is largely rural and many homes occupy large plots of land, only 13 properties were classified as farmsteads. Over half of the properties fell into the medium priority category, meaning they retained enough of their original characteristics to be identified as dating to the period of significance but they were not distinguished by age, design or associations (55% medium, 68% including medium/more info).

Fifteen cemeteries were recorded during the survey. Some are small family cemeteries containing only a few graves, and others are large still-active cemeteries. The cemeteries also ranged from well maintained to overgrown with no standing headstones. All cemeteries were placed in the medium priority category.

Style

The most common property type encountered during the survey was single-family homes. These resources cover a variety of forms, styles, periods of development and levels of architectural sophistication. As would be expected in a rural area, new styles were adopted more slowly, generally appearing in the project area about ten years after a style became popular nationally. Many farmsteads may have more than one home, built as economic circumstances permitted, or built for successive generations. Older homes were often kept to house tenant farmers, extended family, or left vacant.

Properties have been classified by architectural style based generally on *A Field Guide to American Houses* by Virginia and Lee McAlester. Most buildings in the project area are modest, built for utility and changed to suit the functional requirements of the owners rather than to reflect current design trends. Most have few ornamental details to distinguish their style and very few are pure representations of a single architectural style. Because of this, the most common stylistic category is "Folk" (38%). Folk houses are further characterized by their form and plan rather than their style. "Unknown" is used when a resource has been modified to the point that its original design is obscured or is too far from the right of way to evaluate.

Folk

The term "Folk" is used to describe homes built prior to the mid-twentieth century which do not follow an identifiable national stylistic trend. These homes are generally modest in scale with minimal ornamental detailing. They are further described by their roof form and plan.

Roof Form

- Side Gable: roof ridge runs parallel to the front elevation, with gable ends on the side
- Front Gable: roof ridge runs perpendicular to the front elevation, with gable ends on the front and back
- Hipped: all four roof elevations slope
- Pyramidal: a pyramid shape, or "full hipped roof" in which all four roof elevations slope away from a single point

Plan

- Gable Front and Wing: an L-shaped building with one front-facing gable and a wing, usually longer and set back from the gable
- Massed Plan: All rooms within a regular square or rectangular footprint

Folk Victorian

Folk Victorian is a broad term used to describe simple folk house forms with Victorian-type ornamentation. The ornamentation is frequently Queen Anne-inspired and applied around the porch area, including jigsawn brackets and turned porch columns. Folk Victorian architecture was common across the country from the post-Civil War period into the first decade of the twentieth century.

There are 79 Folk houses in the project area, making it the most common stylistic classification (38%). Most are front or side-gable (31 and 34 respectively), followed by pyramidal (10) and hipped (1). There are three Folk Victorian homes.

Craftsman

The Craftsman style is frequently paired with the bungalow form and referred to as the Craftsman bungalow. The term "bungalow" was generally used to describe a small dwelling, usually a one-story home with a moderately pitched roof. The Craftsman style has its roots in the Arts and Crafts movement and became the most common house type in the U.S. in the early twentieth century, reaching its peak between 1910 and 1930. The style is characterized by horizontal emphasis, low-pitch roof, wide overhangs, prominent porches, knee braces and exposed rafter tails.

There are 11 craftsman homes in the project area (5%). Most are very modestly detailed, distinguished primarily by their roof pitch and the presence of exposed rafter tails.

Minimal Traditional

Minimal Traditional describes a style popular for modest housing constructed from the 1930s to the 1950s. The economical style was popular during the Depression through the post-WWII building boom. Usually one story with a compact floor plan, Minimal Traditional homes are characterized by a medium-pitch roof, minimal eave overhang, a smaller front porch, and very restrained applied ornamentation, if any.

There are 22 Minimal Traditional homes in the project area (11%). Minimal Traditional houses in the project area share many similarities with the Folk houses, however, those built after mid-century were classified as Minimal Traditional because they follow a national stylistic trend.

Ranch

The Ranch style replaced the Minimal Traditional as the dominant American housing style after the 1950s. The Ranch house is characterized by a more elongated or "rambling" footprint, often with an attached garage, very low-pitch roof, moderate to wide overhangs, and asymmetrical facades. Detailing is usually modest, and often loosely based on Spanish or English Colonial styles.

There are 37 Ranch style houses constructed in the 1950s to the end of the historic period (1967). It is the second most common style recorded during the survey (18%), reflecting the growth of the area during the 1950s and 60s.

Other

The Queen Anne, Tudor and Greek Revival styles were popular styles nationally but are only represented by one or two properties each in the project area (less than 1%).

ELIGIBLE PROPERTIES

This section details the "high priority" (individually NRHP-eligible) properties, potential districts and rural historic landscapes. The determinations of eligibility contained here should not be considered comprehensive. Due to a lack of access to private properties, and limits to the scope of the project, not all private properties were fully assessed for eligibility, particularly under Criteria A, B and C for large farm complexes. This resulted in the tiered rating system described in the **Evaluation Criteria** section. Properties that appeared to meet age and integrity requirements for eligibility, but for which additional documentation was beyond the scope of this project were put into the medium/more info category. Properties not visible from the right of way were put into the unknown category.

Additional property-specific information and documentation undertaken by interested property owners, groups, or professional historians for federally mandated (Section 106) historic resource surveys could result in other properties being determined eligible or listed in the NRHP. The historic context and property type analysis contained in this report can be a tool for establishing the significance or integrity of properties not fully evaluated in this survey.

Churches and Cemeteries

NRHP criteria state that religious properties and cemeteries are generally not eligible for listing. Criteria considerations are circumstances under which these typically non-eligible properties would be considered eligible. A church or cemetery which meets its respective criteria consideration can be considered individually eligible.

Criterion Consideration A states that a religious property "deriving primary significance from architectural or artistic distinction or historical importance" may be NRHP-eligible (1997). There are seven historic-age churches in the project area. Although some, like the Shiloh Baptist Church (Resource 60) and Ebenezer Baptist Church (Resource 189), are associated with congregations formed in the nineteenth century, all of the church buildings date to the twentieth century, built between the 1940s and 1960s or moved onto their sites during that period[6] and are not individually eligible on based on their architecture alone. All churches except the Ebenezer Baptist Church (see below) were placed in the medium-more info category because additional research into their historic associations with the community and events would be required to establish eligibility.

Criterion Consideration D states that a cemetery "which derives its primary significance from graves of persons of transcendent importance, from age for distinctive design features or from association with historic events" may be NRHP-eligible (NPS 1997). Fifteen cemeteries were recorded in the survey ranging from family cemeteries with a few graves to larger community-wide burial grounds; they also range from completely overgrown and unmarked (such as Gilleland, Resource 170) to well maintained and still active (such as Littig, Resource 62). At least two cemeteries are known to have had more headstones at one time, with all but a few having been removed. The Duty Cemetery (Resource 190) next to Ebenezer Baptist church was bulldozed in the mid 1970s except for a few headstones (mostly of

[6] The First Baptist Church of Webberville (Resource 174) was located closer to the center of Webberville until 1957 when it was moved west to its current location along with a Mexican Church from Hornsby Bend, added on to the building. The Park Springs Baptist Church (Resource 80) was established in 1881, but the building was moved to the current site at an unknown date.

the Duty family), which now stand in the middle of the field. The Glasscock cemetery (Resource 119), also larger at one time, now consists of only a few headstones in the front yard of a home.

All cemeteries in the survey have been assigned a medium priority level. Like the churches, these cemeteries could be determined NRHP eligible for association with historic communities or events based on further research.

Cemeteries fall under different protections and have a different designation option available. The Texas Historical Commission administers the Historic Texas Cemetery program (HTC), which may be a more useful designation for cemeteries than the NRHP. HTC is an official recognition of family and community graveyards and encourages preservation of historic cemeteries. HTC designation results in the documentation of a historic cemetery and recordation in county deeds as a historically dedicated property worthy of preservation. Three of the 15 cemeteries in the project area are currently HTC designated: Littig, J.J. Manor and Lockwood. All other cemeteries in the project area would qualify for HTC designation based on their age.

Individually Eligible Properties

Four properties were determined to meet NRHP eligibility criteria individually. These properties include two homes, one church and a Masonic lodge (survey sheets, see photos and **Appendices B and D**):

Name	Date	Resource Number
Hunter House	1896	164
1004 Water Street	c1860	184
Colorado Masonic Lodge No. 96	c1912	179
Ebenezer Baptist Church	c1955	189

Access to the exterior of all three residential properties was gained so they could be evaluated in their entirety. These properties reflect historic settlement patterns in the project area and retain a high level of integrity including intact out buildings and landscape features that convey the historic use and development of the property.

Ebenezer Baptist Church

The Ebenezer Baptist Church, at the east end of Webberville, is a one-story, front-gable, wood-frame building with horizontal wood siding and arched windows. The narrow, gabled front elevation contains solid panel double front doors covered by a small shed roof, small knee braces supporting the roof and a small, square, pyramidal roof steeple at the front-center of the roof ridge. The longer side elevations feature arched windows and exposed rafter tails. On the south side, at the rear of the building, is a cross-gable ell with small square windows. The cross-gable segment was originally a school building located near the church added to the building in the 1970s.

The Ebenezer Baptist congregation was formed by African-Americans following the Civil War. Former slave owner Matthew Duty donated an acre of land to be used by African-Americans for religious purposes indefinitely. The deed specified that “as long as there are any members of the church, the land cannot be sold” (Jones 1994). It is not clear when and if a building was constructed on the site before the existing building. The existing building appears to date from the 1920s or 30s, although it could be a heavily altered earlier structure. One former congregant recalls that the building was tall

and stately like a cathedral (Williams 1993). A flood in 1935 or 1936 damaged the building and it may have been heavily altered at that time.

In the 1970s indoor plumbing and electricity were installed in the building, and in 1976 one of the school buildings on the property was moved and joined with the church to form an ell (Jones 1994). The other school building was demolished.

The Ebenezer Baptist Church is eligible under Criterion A in the areas of Community Planning and Development and Ethnic Heritage: Black.

Hunter House

The 1896 Hunter house is a two-story wood-frame house with a full-height porch wrapping angled corner bays. The front elevation is an unusual form that seems to combine Greek Revival and Queen Anne elements. Square bays extend out from the hipped roof at forty-five degree angles at the corners of the front elevation. A two-story porch with full-height fluted Doric columns wraps the gable ends of the bays, creating an imposing three-sided porch. The second story of the porch has a turned baluster railing and the gable ends feature decorative scrollwork and fish scale shingles. Windows are four-over-four lights with shutters, and the siding is horizontal wood. The side elevations both have projecting bays, a three-sided hipped roof bay on the west side, and a square gabled bay and two-story inset corner porch with a jigsawn balustrade on the on the east. In front of the house are a family cemetery and a gas pump.

The Hunter house is located on land originally granted to James Gilleland. After he died in 1839 his wife Diana continued to manage the farm. William Dunlap Hunter married into the Gilleland family, and took over the farm. The Hunter farm eventually grew to over 4,000 acres, which were farmed by sharecroppers who lived on the land in modest homes. The farm also included a gin and a store. The Hunter property has been divided up, but several of the sharecropper homes remain on neighboring parcels in various states of repair. Five sharecropper homes were encountered during the survey; four were four-room pyramidal roofed structures dating to the 1920s-30s and one was a ranch dating to the 1950s. The store has been removed from its original site and is temporarily located on the Glass farm across Dunlap Road.

There are also two cemeteries associated with the Hunter property. The Hunter cemetery is a small family graveyard containing approximately 30 graves surrounded by an iron fence at the corner of Hunters Bend and Dunlap Road. Across Dunlap Road under a tree in a field is the Gilleland Cemetery. The cemetery is in very poor condition with very few visible headstones. A previous survey identified headstones for three children and a grandson of James and Diana Gilleland who died in the 1840s and 1850s.

Following Mr. Hunter's death the house remained vacant and deteriorating until the late 1960s, when James Glass, a sharecropper on the land, received permission from Charles Hackett, Hunter's grandson, to fix it up to live in it. The Glass family continues to live in the house. Much of the land has remained in the Hunter family, divided up among descendants until this past year when the land and house were sold to TXI Aggregates, a gravel mining company. The company has no immediate plans for the house, and, according to James Glass' son, Jim, they do not intend to demolish it.

The Hunter house is eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development, and under Criterion C for Architecture. Associated properties including the cemeteries, store (if it remains in the area), sharecropper homes, and agricultural fields could most likely be combined with the Hunter house to create an eligible rural historic district (**see Appendix B**). However, the fate of these associated resources is currently unknown and they may be demolished by the new owner.

1004 Water Street

1004 Water Street in Webberville is a one-story, wood-frame, side-gable house with hipped, partial-width porch. According to the current occupant, it was built in the 1860s. The house appears to be a dog trot style with later alterations and additions. The breezeway between the two main rooms has been enclosed. Across the back of the house a kitchen was added under a cross-gable roof, and a porch was added and later enclosed. The house is clad in asbestos shingles with a metal roof. It currently houses a canoe rental business called Cook's Canoes.

The site includes two early-to-mid twentieth century storage buildings. The property extends down to the Colorado River where the ferry once crossed the river. A few of the metal supports from the ferry dock are still visible on the bank below the house. In the early twentieth century the ferry operator lived in the house.

1004 Water Street is eligible for listing in the National Register of Historic Places under Criterion A for Community Planning and Development for its association with the historic community of Webberville and the ferry service across the river.

Colorado Masonic Lodge No.96

The 1912 Colorado Masonic Lodge No. 96 is a two-story, wood-frame building clad in shingles with a hipped metal roof. The front elevation is the narrow north-facing side of the rectangular plan building. The front door is a solid single door under a small shed roof. Above the porch is a sign reading Colorado Masonic Lodge N^{o} 96 A.F. A.M. On either side of the front door is a two-over-two light window (these are the only windows which are not currently boarded up). The two second story boarded windows display a Masonic Symbol and the letter C. The side elevations are identical, with four vertical bays of windows each, except the west elevation has a second story door accessible by a wooden staircase. The rear elevation contains a door in the center of the first story flanked by one window.

The Colorado Lodge No. 96 was established in 1853. The first meetings were held in the Banks Store. By 1877 a lodge building had been constructed which was also being used as a school. By 1912 the lodge was in poor condition and members agreed to construct a new building (History of Colorado Lodge 2003). The new two story building provided space for a school on the bottom floor and lodge activities on the second. The 1936 Travis County yearbook shows students in front of the building, although it appears to have ceased being used for that purpose soon after. In 1948 the Travis County Agricultural Class began renting the first floor for $10 a month (History of Colorado Lodge 2003). The lodge is still active and the building is well maintained. A history of the lodge written in 2003 for the 150th anniversary, states that of the first 96 lodges established in Texas, over half are no longer in existence.

The Colorado Masonic Lodge No. 96 is Eligible for listing in the National Register of Historic Places under Criterion A in the area of Community Planning and Development, and Education for its association with the early social and educational movements in Webberville.

Districts and Rural Historic Landscapes

In addition to assigning a priority level to each individual property, the project area was assessed for eligible historic districts or rural historic landscapes - groupings of properties and features which together convey a historic context and period of significance.

An historic district is an area that retains a significant concentration, linkage or continuity of historic resources united historically or aesthetically by plan or physical development (NPS 1997). As stated above, the historically important community centers are no longer physically intact. Some have vanished completely, like Deatsville and Dunlap. The communities of Webberville and Littig still retain a street grid and some sense of the population centers they once were, though neither community retains sufficient integrity to be eligible for listing. Therefore, no historic districts are recommended eligible as a result of this survey.

While small population centers or resource groupings were considered as districts, most of the project area would be characterized as a rural landscape. A rural historic landscape is a geographical area that has historically been shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads, waterways, and natural features (NPS 1999).

The project area has been shaped by farming cotton, followed by hay, corn, and sorghum on small to medium-sized farmsteads during the twentieth century. The difficulty in establishing the significance of rural historic landscape in the project area is that those particular themes, and resulting patterns of development and land uses, are prevalent throughout Central Texas. The project area does not appear to be a unique or highly intact example that would distinguish it from other rural areas in the vicinity. Therefore, no rural landscapes are recommended eligible as a result of this survey.

RECOMMENDATIONS

This report can serve as documentation of existing conditions for monitoring the health of resources in the area in the future, particularly as development continues to change the character of the area.

This report can also serve as a baseline historic context for a more intensive survey of properties in the area. Additional property-specific information and documentation undertaken by interested property owners, groups, or professional historians for federally mandated (Section 106) historic resource surveys, could result in other properties being determined eligible or listed in the NRHP.

The following is a list of recommendations for further research and preservation activities

- Consider nominating high priority properties to the National Register of Historic Places.

- The community of Littig warrants further research. Despite the fact that it is not recommended as eligible as a district, and none of the high priority properties in this report are located there, it is a historically significant community. It is possible that with further research, the Shiloh Baptist Church or the two-story building on Littig Road (Resource 60) could be determined eligible. The Littig cemetery has a THC subject marker, but the TCHC may want to consider a marker for the community of Littig as well.

- There is a community known as New Katy located on 290 East of Manor (Map 1, Inset C) which was established in the 1960s, although some homes dating to the 1930s and 1940s were moved there from the University of Texas area of Austin. The origins of this community should be further researched.

- Make contact with TXI, the new owners of the Hunter House, to verify their plans for the house.

- Cemeteries, not already designated through the THC HTC program should be recorded, documented and designated.

- The Travis County Historical Commission should continue with a systematic survey other rural areas in the county.

REFERENCES

Brown, Elroy; Ted Gittinger (editor)
1999 *Conversations with Elroy: a Sharecropper's Memoir.* Jourdan Bachman Pioneer Farm.

Brown, Frank
1863; 1899-1903 *Annals of Travis County and the City of Austin.* Manuscript on file, Center for American History, University of Texas at Austin.

Clark-Madison, Mike
1996 "The Road to Nowhere: Webberville Aims to Live Forever." *Austin Chronicle.* 26 July.

Cutrer, Thomas W.
"Hornsby, Reuben," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/fho60), accessed July 20, 2012. Published by the Texas State Historical Association.

Dubose, Louis.
"Muldoon, Michael," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/fmu02), accessed July 20, 2012. Published by the Texas State Historical Association.

History of Colorado Lodge No. 96, A. F. & A. M.
2003 Provided by lodge members.

Hornsby's Bend
1968 *The Texas Public Employee*. August and September.

Jones, Bradford M., Matthew C. Stotts, and John Campbell
2009 *Intensive Archaeological Survey of the City of Austin Webberville Tract, Travis County, Texas*. Hicks & Company Archeology Series No. 208, Austin.

Jones, Carolyn
1994 "Webberville Church receives state historical marker." *The Villager.* July 29.

Just Outside Austin, Rural Travis County Communities: Hunter's Bend. Online Exhibits from the Austin History Center. (http://www.austinlibrary.com/ahc/outside/hunters.htm). Accessed July 24, 2012.

Kohout, Martin Donell
"Wight, Lyman," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/fwi05), accessed July 20, 2012. Published by the Texas State Historical Association.

Marks, Paula Mitchell
"BASTROP COUNTY," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hcb03), accessed July 20, 2012. Published by the Texas State Historical Association.

Martin, Willie Mae, et al.
2009 *Littig Cemetery*. Historic Texas Cemetery Application. Texas Historical Commission.

Mears, Michelle M.
2009 And grace will lead me home : African American freedmen communities of Austin, Texas, 1865-1928. Texas Tech University Press.

McAlester, Virginia and Lee McAlester
1997 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

McLaurin, Banks, Jr.
1995 *Webberville and the Manor Cemetery*, self published.

Muir, Andrew Forest.
"Webber, John Ferdinand," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/fwe59), accessed July 20, 2012. Published by the Texas State Historical Association.

Myers, Terri
2007 *Manor Historic Resources Survey*, *Manor, Travis County Texas*. Preservation Central for Travis County.

National Park Service (NPS)
1997 *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.* U.S. Department of the Interior.
1997a *National Register Bulletin 16A: How to Complete the National Register Form.* U.S. Department of the Interior.
1999 *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. U.S. Department of the Interior.

Reed, S. G.
1941 [1981] *A History of the Texas Railroads*. Reprint Edition. Arno Press, New York.

Sunday American-Statesman [Austin, Texas]
1936 "Band of Women once Fought off Raid of Indian." 19 July. Austin, Texas.

Smith, D. and Ray Merrill
2006 "History of Colorado Lodge No. 96, A.F. & A.M."

Smyrl, Vivian Elizabeth
a. "Travis County," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hct08), accessed July 20, 2012. Published by the Texas State Historical Association.

b. "Webberville, TX," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hnw30), accessed July 20, 2012. Published by the Texas State Historical Association.

c. "Hornsby Bend, TX," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hnh41), accessed July 20, 2012. Published by the Texas State Historical Association.

d. "Littig, TX," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hnl33), accessed July 20, 2012. Published by the Texas State Historical Association.

e. "Dunlap, TX (Travis County)," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hnd53), accessed July 24, 2012. Published by the Texas State Historical Association.

f. "Mud City, TX," *Handbook of Texas Online* (http://www.tshaonline.org/handbook/online/articles/hrmgz), accessed July 24, 2012. Published by the Texas State Historical Association.

Smithwick, Noah
1900 *The Evolution of a State or Recollections of Old Texas Days*. Gammel Book Co., Austin.

Starr, Mary
1963 *History of Travis County and Austin, 1839-1899*. Texian Press, Waco.

Texas Department of Transportation (TxDOT)
2012 Highway Designation File: Farm to Market Road No. 969
http://www.dot.state.tx.us/tpp/hwy/fm0500/fm0969.htm, accessed June 21, 2012.

Travis County Cemetery Project.
Austin Genealogical Society. http://austintxgensoc.org/cemeteries/, accessed July 23, 2012.

Travis County Deed Records: Various Records

Travis County
1936 *The Defender, Travis County Rural Schools*. Travis County.

Travis Co. TX Directories, published by Albert Schutze, Austin: 1894-95, 1898-99, 1901

United States Census Fact Finder, s.v.
2009 Bastrop County, Texas. Electronic document
http://factfinder.census.gov/servlet/SAFFPopulation, accessed 19 October 2010.

Vaughan, Hannah
2010 *Historic Resource Survey of Northeast Travis County, Texas.* Hicks & Company for Travis County.

Werner, George C.
Handbook of Texas Online, s.v. "Houston and Texas Central Railway," http://www.tshaonline.org/handbook/online/articles/HH/eqh9.html, accessed October 25, 2010.

Wilbarger, J.W.
1889 *Indian Depredations in Texas*. Hutchings Printing House, Austin.

Williams, David A.
1993 *Historical narrative for the Ebenezer Baptist Church at Webberville, Texas*. Subject Marker Application. Texas Historical Commission.

Zelade, Richard
2011 *Lone Star Travel Guide to the Texas Hill Country*. Taylor Trade Publishing, Maryland.

Maps

1958 Texas Highway Department, Travis County Highway Map. https://www.tsl.state.tx.us/cgi-bin/aris/maps/maplookup.php?mapnum=5309. (accessed July 24, 2012).

1940 Texas Highway Department, Travis County Highway Map.. https://www.tsl.state.tx.us/cgi-bin/aris/maps/maplookup.php?mapnum=5008. (accessed July 24, 2012).

1932 Topographic and Road Map: Travis County. http://www.lib.utexas.edu/maps/historical/txu-pclmaps-historic-texas-travis_county-1932.jpg. (accessed July 24, 2012).

Interviews

Benitez, Sonia. Interview with Bob Ward. March 2012.

Brown, Elroy. Interview with Bob Ward. March 17, 2012.

Cook, Neal. Interview with Bob Ward and Hannah Vaughan. July 19, 2012.

Daywood, Richard and Victoria. Interviews with Rosemary Morrow. April 23 and July 3, 2012.

Johnson, Mary. Interview with Bob Ward and Hannah Vaughan. July 19, 2012.

Kukendahl, Ann. Interview with Bob Ward. June 2012.

Leggett, Rey. Interview with Bob Ward. June 2012.

Trantham, Tom and Nelwin. Interview with Bob Ward. March 27, 2012.

Williams, Reverand W. D. Interview with Bob Ward. May, 2012.

Wisian, Mary. Phone interview with Hannah Vaughan. July 20, 2012.