

HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2023

HDRC CASE NO: 2022-091
COMMON NAME: Brackenridge Park, Lambert Beach
ADDRESS: 3700 N ST MARYS ST
LEGAL DESCRIPTION: NCB A49 PART OF A-2, A-4, A-52 (208 AC)
ZONING: R-6,HS
CITY COUNCIL DIST.: 2
LANDMARK: Individual Landmark
APPLICANT: Jamaal Moreno/City of San Antonio, PWD
OWNER: City of San Antonio
TYPE OF WORK: Phase 1 of FY17 Bond Improvements to Lambert Beach Area
APPLICATION RECEIVED: April 04, 2023
60-DAY REVIEW: Not applicable due to City Council emergency orders
CASE MANAGER: Cory Edwards
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct improvements to the Lambert Beach area in Brackenridge Park as Phase I of the FY17 Bond Project. Request items include:

1. Stabilization and restoration of the historic stone walls that have not yet failed
2. Reconstruction of walls that have already failed to match existing
3. Stabilization and reconstruction of the Grand Staircase to improve safety and accessibility
4. Underpinning of the 1877 Pump House for foundation stabilization in preparation for Phase II improvements
5. Selective removal of trees located within the project area. In accordance with the UDC, HDRC approval is required for removal of mature trees located on the banks of the San Antonio River.

APPLICABLE CITATIONS:

Sec. 35-451. - Certificate of Appropriateness.

(a) Applications proposing work or changes to the exterior of a landmark, in a historic district, in a river improvement overlay district, viewshed protection or mission protection overlay district, or a property identified as an eligible resource or recommended for historic designation in accordance [with] subsection 35-453(a) shall require review for appropriateness with the provisions of this article, and any adopted design guidelines. In addition, the demolition or relocation of any structure designated historic shall also require review for appropriateness in the same manner. Such applications may include, but are not limited to:

- (1) Construction and reconstruction,
- (2) Alteration, additions, restoration and rehabilitation,
- (3) Relocation,
- (4) Stabilization,
- (5) Signage,
- (6) Landscaping,
- (7) Construction or reconstruction of a parking lot,
- (8) Construction or reconstruction of an appurtenance,
- (9) Acquisition or deaccessioning of artwork,
- (10) Demolition, and
- (11) Lighting, furniture and seating plan, and awnings and umbrellas within the Riverwalk area and in the public right-of-way.

Sec. 35-680. - Demolition of Historic Features in the River Improvement Overlay Districts.

Demolition of architectural features, artwork, furniture, and other items shown on the Robert Hugman plans as well as other historic Riverwalk construction dating back to Spanish Colonial times and including works by the WPA, the CCC and the National Youth Administration constitutes an irreplaceable loss to the quality, character, ambiance and atmosphere of the San Antonio Riverwalk in the river improvement overlay districts. Accordingly, these procedures provide criteria to prevent unnecessary damage to the unique character of the city's Riverwalk areas and character.

(a) Applicability. The provisions of this section apply to any application for demolition of important architectural features on or immediately adjacent to the river and or the Riverwalk in the river improvement overlay districts. Items shown on the Robert Hugman Plans for the Riverwalk in "RIO-3."

....

Heritage Trees. Removal or damage to heritage trees such as large Cypress trees and other, old significant trees at top of bank or along the Riverwalk is prohibited in all river improvement overlay districts. Except where the tree is damaged due to disease, age or physical condition and must be removed for the safety reasons. Then with a recommendation from the city arborist, or the official urban forester, the historic and design review commission may grant approval for demolition.

....

(b) Unusual and Compelling Circumstances for Demolition of the Above. The historic and design review commission may consider unusual and compelling circumstances in order to approve a certificate of appropriateness for the demolition or removal of the items listed in section 35-680. It shall be guided in its decision by balancing the contribution of the object, site or structure to the character of the river improvement overlay districts with the special merit of the proposed replacement project.

The historic and design review commission, using criteria set forth in this article, shall determine whether unusual and compelling circumstances exist and shall be guided in its recommendation in such instances by the following additional considerations:

- A. The historic or architectural significance of the object, site, or structure;
- B. The importance of the object, site, or structure to the integrity and character of the river improvement overlay district;
- C. The difficulty or the impossibility of reproducing such an object, site, or structure because of its design, texture, material, detail, or unique location;
- D. Whether the object, site, or structure is one (1) of the last remaining examples of its kind in the neighborhood, the city, county, region, state, or nation;
- E. Whether reasonable measures can be taken to save the object, site, structure, or cluster from further deterioration, collapse, arson, vandalism or neglect.

FINDINGS:

- a) **BACKGROUND** – The proposed scopes for the Lambert Beach area are consistent with the publicly approved Brackenridge Park Master Plan strategy to restore, preserve, and articulate park cultural and historic features and were prioritized in the FY17 Bond as approved by voters. In February 2022, the HDRC reviewed an item that considered removal of protected trees from the top of the river bank. The item was tabled in order to further develop design plans for the area and consider alternatives to tree removal. In this time, the City has conducted additional public outreach and design development and has begun coordination with the Texas Historic Commission regarding required approvals.
- b) **DESIGNATIONS** – Brackenridge Park is a designated State Antiquities Landmark, National Register District, and locally designated landmark located within the River Improvement Overlay District (RIO-1). The 1877 Pump House and structures associated with the Lambert Beach recreational area are considered contributing and part of an important cultural landscape for the City of San Antonio.
- c) **ARCHAEOLOGY** - Furthermore, the property is adjacent to the historical alignment of the San Antonio River, an area known to contain significant historic and prehistoric archaeological deposits. Therefore, an

archaeological investigation is required. An Antiquities Permit is required prior to beginning construction. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

- d) **PERIODS OF CONSTRUCTION** - Lambert Beach was initially developed as a recreational area in 1915. A 1925 renovation resulted in many of the permanent features evident today including stone retaining walls, concrete walkway at the water level, and “grand staircase” with steps extending into the water. In 1940, additional work to the area, including raising of the stone walls, was completed through a WPA project to prevent further erosion of the river bank.
- e) **PUBLIC PARTICIPATION** - The City provided a robust community engagement process that included a walking tour detailing the proposed project scope, information on the cultural resources and proposed impact to trees; hosting a series of seven (7) public input meetings from March 2022 – August 2022; and meetings with the Brackenridge Park Stakeholder Advisory Committee comprised of local stakeholders.
- f) **TEXAS HISTORICAL COMMISSION** – The Executive Committee of the Texas Historical Commission approved an Antiquities Permit for the project on April 10, 2023, as submitted.
- g) **DESIGN REVIEW COMMITTEE** - A site visit of the Design Review Committee was held on April 12, 2023. The committee reviewed the current conditions of the site and gained a better understanding of the project scope and which trees would remain.
- h) **EXISTING WALLS** - The existing walls are a combination of monolithic block and rubble stone construction. These walls have failed in several areas, making the area inaccessible to the public. Additional wall failure will occur without intervention.
- i) **WALL DESIGN** - In order to stabilize the stone walls, a reinforced concrete shadow wall with footing will be introduced along the length of the Lambert Beach walls. The design requires an excavation width of a minimum of 48” from the back of the plumb line of the stone walls. This design will preserve the historic stone walls in place while providing structural support and adequate drainage to prevent future displacement. This treatment method prioritizes retention of original materials in place, consistent with the Secretary of the Interior’s Standards and the UDC.
- j) **GRAND STAIR** – The Grand Stair is in structural decline due to hydrological forces and lack of sufficient foundation. The design proposal will largely reconstruct this feature and include modifications to improve safety and accessibility. The existing stone steps were previously rebuilt with existing stone as part of a 2002 project. Based on feedback from the Texas Historical Commission, two original extant features, the historic bench and portions of the original historic steps will be preserved and repaired in place. The design of the reconstructed stair has also been redesigned to more closely match original conditions. This is consistent with the Secretary of the Interior’s Standards and the UDC.
- k) **PUMP HOUSE** – Restoration of the 1877 Pump House and raceway restoration are planned as part of the Phase II project improvements for the site. The proposed underpinning is necessary for the long term stabilization of the structure and will accompany the proposed work for the adjacent cheek walls which are of similar age.
- l) **EXISTING TREES** - Based on a tree age study conducted in January 2023, the oldest oak trees located on the north bank date to approximately 1945.
- m) **TREES IN THE RIO** – Generally, compliance with the City’s tree preservation requirements is reviewed by the City Arborist and does not require additional review by the HDRC in most instances. Heritage trees and significant trees located at the top of the bank or along the River Walk are not allowed to be removed without HDRC approval per UDC 35-680. On a case-by-case basis, tree removal may be approved by the HDRC with a recommendation from the City Arborist (Development Services) and Forester (Parks Department) in instances of disease, age or physical condition, or if they must be removed for the safety reasons. Current conditions of the site present a safety concern and public access is currently restricted.
- n) **TREE REMOVAL** – Due to the width of excavation required by the approved wall design, tree removal or relocation is needed. The City has worked with a tree relocation consultant to review relocation viability for all trees impacted by the project. In most cases, tree removal cannot be avoided due to a variety of factors.

o) **TREE PRESERVATION** - There is a total of 83 trees in the project area. The initial design removed 70 trees. The updated design reduces the number of trees to be removed down to 48 including:

- 4 invasive species trees
- 4 trees that are dead/dying
- 10 trees less than 6" in diameter
- 24 trees between 6" and 24" in diameter
- 6 heritage trees

In response to public input, the project has been updated to preserve 35 additional trees:

- The largest heritage oak in the area will be relocated and preserved (Tree 101, 44" Oak)
- 20 additional trees to be relocated and preserved
- 14 trees total will be preserved in place

p) **TREES OF GREATEST CONCERN** - The City has heard the public concerns, specifically regarding removal of the following:

Tree #	Description	Proximity to wall	Est. Age
95	32" Oak	0"	76 yrs.
97	22" Oak	3"	unknown
98	18" Oak	18"	unknown
99	16" Oak	< 5'	unknown
100	37" Oak	15"	78 yrs.

q) **ALTERNATIVES & DUE DILIGENCE** - The City has reviewed proposals for alternative wall designs intended to limit the width of required excavation behind the stone walls in an attempt to lessen the required tree removal, including:

- 1) Introduction of a pier and spandrel system that will require a minimum 16-18" of excavation width. Both drilled, reinforced concrete piers and helical piers have been proposed.
- 2) Full demolition of failing walls, construction of a reinforced concrete spandrel wall, and re-creation of the stone wall as a veneer.

Following review, the City and its consultants have noted the following factors which continue to restrict tree retention:

- Many of the walls are currently out of plumb. For example, trees 95 and 97 are either touching or growing over the out-of-plumb wall and would need to be relocated or removed in order to accommodate wall correction regardless of excavation depth.
- Remaining trees are located between 15" and 28" from the existing wall location and impacts to the roots cannot be avoided with the spandrel design.
- The minimum excavation required by a spandrel system do not take into account OSHA standards.
- The minimum excavation required by a spandrel system can only be achieved by anchoring the stone walls through the front or reconstructing the stone as a veneer, contrary to the Secretary of the Interior's Standards.
- The design of the piers themselves do not make a difference in terms of retaining trees.
- The City's tree location consultant and multiple independent arborists have determined that impacts to trees 95, 97, 98, 99 & 100 cannot be avoided due to the positioning of these trees.

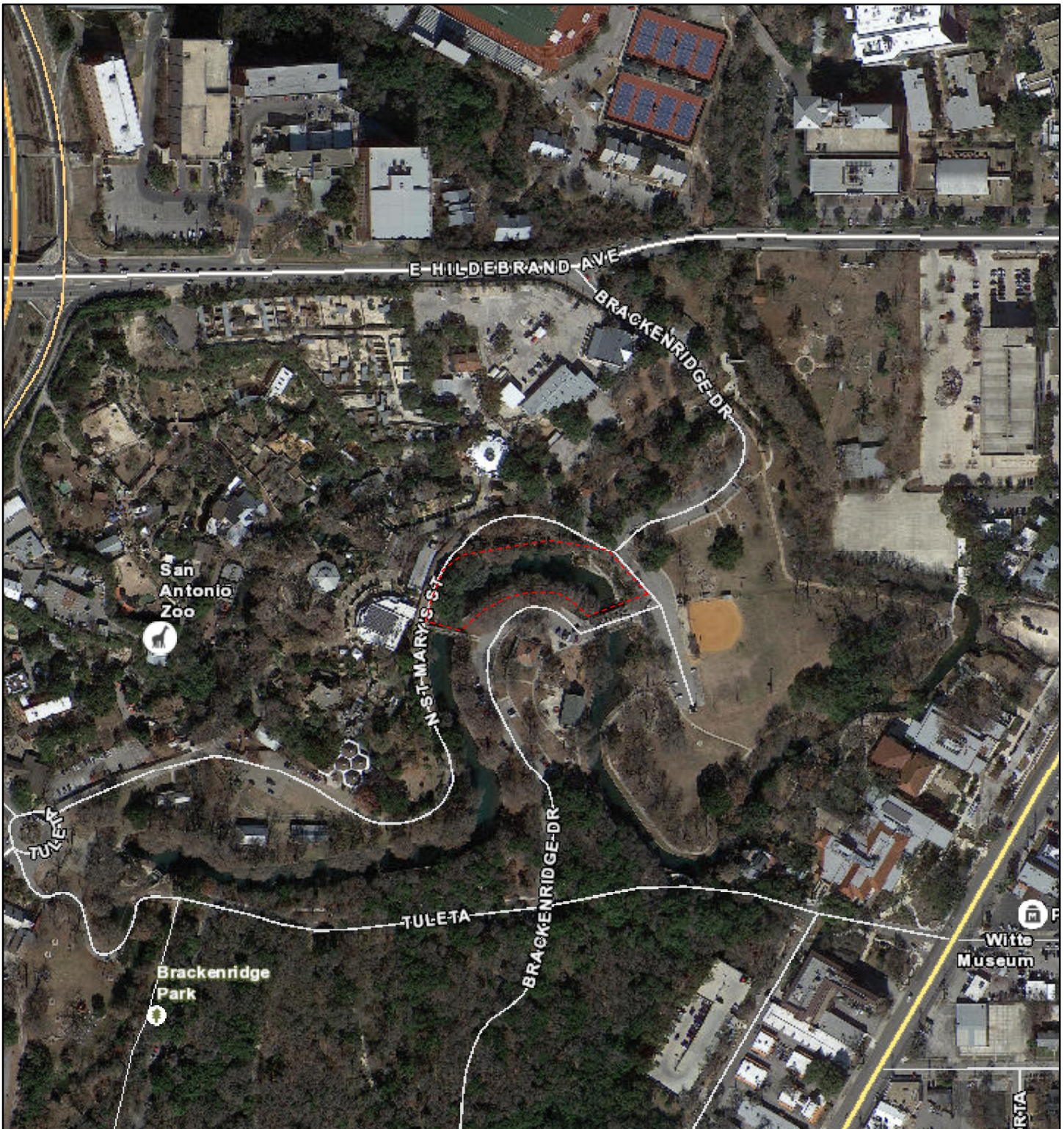
r) **PROJECT LONGEVITY** - Other concerns include the longevity of the project should trees remain in place. Due to proximity to the water, all trees in the area are fast growing and will continue to negatively impact the walls in the future. After carefully considering alternatives, likely outcomes, expense, and likelihood of

future interventions needed, the City maintains that the proposed design will deliver a project that balances tree preservation with delivery of a lasting project that ensures future public access and recreational use and preserves historic features of the park consistent with the Secretary of the Interior Standards.

RECOMMENDATION:

Staff recommends approval of items 1-5 based on the findings. An archaeological investigation is required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

Lambert Beach

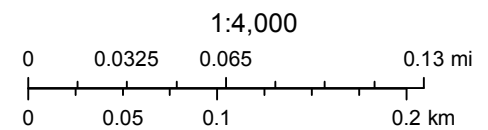


April 13, 2023

polylineLayer

----- Override 1

----- Historic Districts



City of San Antonio, Information Technology Services Dept, Office of Historic Preservation



BRACKENRIDGE PARK
CONSERVANCY
Established 2008

City of San Antonio Historic Design Review Commission Members
April 13, 2023

Brackenridge Park Conservancy Letter of Support

The Brackenridge Park Conservancy (BPC), founded in 2008, is dedicated to advocating for the preservation of Brackenridge Park. In 2017, the Brackenridge Park Conservancy supported the adoption of the City of San Antonio's Master Plan, including the approved public strategy to restore and preserve the cultural and historic features. The next opportunity to begin to secure the future of the park was the 2017 Bond Program which presented the potential for critical funding to address the deteriorated historic resources. The 124-year-old park is very loved; however, the heavy visitor usage has taken its toll on the historic infrastructure of the park and its landscape. When Parks Superintendent Ray Lambert began improvements to the park in 1920, the population of Bexar County was only 160,000. Today, the annual visitors to the park alone total 1.5 million.

The BPC strongly supported the passage of the Bond Program. The city identified the Lambert Beach area as a priority since it included the second oldest industrial structure in the city, 1878 Water Works Pump House and the river walls (1937). The BPC recently completed a capital campaign to augment the resources of the City Bond Program, raising \$4.7 million to date.

In addition, the Conservancy commissioned a Cultural Landscape Report, completed in 2019, to complement the city's master plan and further document, explore and understand the historical and cultural significance of Brackenridge Park not only locally, but at the state and national level. The Report also identifies a phased treatment plan. The report determined that the park is one of the "premier urban parks in the country." This is reinforced in *Brackenridge, San Antonio's Acclaimed Urban Park* by Lewis F. Fisher published in 2021 by Trinity University Press.

The Texas Historical Commission approved the Brackenridge Park, Lambert Beach area, San Antonio, Bexar County Historic Buildings and Structures Antiquities Permit for Phase I of the 2017 bond project on April 11, 2023. The BPC requests your consideration for approval of the Project as approved by the Texas Historical Commission.

The City hosted seven community engagement meetings and walking tours in March – August 2022 and in response to public input has reduced the number of trees to be removed from 70 to 48 trees and will preserve 35 additional trees. BPC strongly supports the saving of these additional trees in the spirit of collaboration and compromise. The City also considered proposals for alternative wall designs to save more trees, conducted a tree age study and reported their findings to the THC. We believe the THC has taken the time to understand the full scope and implications of the project and has issued the permit based on the final plans submitted by the City.

The BPC supports the project as the proposed work is necessary to stabilize and restore the historic stone walls, the 1877 Pump House foundation, and Grand Staircase consistent with the Secretary of the Interior Standards for treatment of historic properties.

Thank you.

Nick Hollis
Board Chair



Go.All.Out.

Board of Directors

Board Chair 2023

Ken R Kuwamura

Anne Alexander
April Ancira
Cristina Bazaldua
JoAnn Boone
Mary Rose Brown
Bonnie Conner
Anne Enkoji
Kelley Farwell
Cecilia Garcia
Jessica Gonzales
Melba Harris
Marcie Ince
Clyde Johnson IV
David Kinder
Ray Knox
Daniel S. Koehl, CPA
Brandon Logan
Jane Macon
Laura Powell
Jennifer Regnier
Dr. Sylvia Reyna
Sylvia Rodriguez
Denise Salzman, CPA
Joe Santamaria
Sam Bell Steves II
Kristin Tips
Ed L. White, Jr.

Advisory Board

Evangelina Flores
Tom Frost, III
Rosemary Kowalski
John L. Nau III

Ex-Officio

Homer Garcia, Director
Parks & Recreation

President / CEO

Mary Jane Verette

April 14, 2023

City of San Antonio
Office of Historic Preservation
Historic and Design Review Commission
100 W Houston
San Antonio, TX 78205

Re: Brackenridge Park Phase 1 Bond Improvements

The San Antonio Parks Foundation is in support of the Brackenridge Park Phase 1 Bond Improvements, Lambert Beach Area. The public engagement process was extensive and it is in the interest of the community to move forward and to recognize that the public's voices were heard and incorporated into multiple changes in the design.

The foundation promotes acknowledgement of the complex histories of our public parks, such as Brackenridge, to further the growth of an inclusive community with opportunities for future generations to create new memories in a safe and healthy environment.

Respectfully,

A handwritten signature in black ink, appearing to read "Mary Jane Verette". The signature is fluid and cursive, with a large, stylized "M" and "V".

Mary Jane Verette
President & CEO



April 13, 2023

Historic and Design Review Commission
Chairman Jeffrey Fetzer
Development and Business Services Center
1901 S. Alamo
San Antonio, TX 78204

Chairman Fetzer,

I am writing to reiterate the San Antonio River Authority's (SARA) support for the Brackenridge Park 2017 – 2022 City of San Antonio Bond project. The project supports the City Council approved master plan and the Brackenridge Park Conservancy's Cultural Landscape Report. The Council approved Brackenridge Park master plan contains the following publicly supported strategies:

- *Restore natural park features and improve water quality*
- *Restore, preserve, and articulate park cultural and historical features*
- *Increase visibility and pedestrian access to and within the park*

The bond project employs these strategies aiming to preserve where possible and restore where necessary the Lambert Beach river walls and steps as well as other park features in the vicinity. Over the past 6 months, the City Parks and Recreation Department has conducted an extensive public input process that led to some changes to the original plan. Based on the public input, the revised plan preserves additional trees, relocates another 19, and includes planting new trees in the project area. SARA believes the City has struck the appropriate delicate balance that allows for the necessary rehabilitation of the historic walls and steps while maintaining as much of the existing natural landscape as possible.

The Ecological Site Assessment section of the Brackenridge Park Conservancy's Cultural Landscape Report highlights the following issues, amongst others, in the same general area. The Cultural Landscape Report highlights the following strategies:

- *Establish more diverse riparian buffer to include grasses and midstory herbaceous plant community layers*

EXECUTIVE COMMITTEE

CHAIRMAN

Jim Campbell

VICE-CHAIR

Gaylon J. Oehlke

SECRETARY

Deb Bolner Prost

TREASURER

Alicia Lott Cowley

MEMBERS AT-LARGE

Dominic Carvajal

Jerry G. Gonzales

BOARD OF DIRECTORS

BEXAR COUNTY

District 1

Jerry G. Gonzales

District 2

Lourdes Galvan

District 3

Michael W. Lackey, P.E.

District 4

Jim Campbell

At-Large

Hector R. Morales

Deb Bolner Prost

WILSON COUNTY

Dominic Carvajal

Derek J. Gaudlitz

KARNES COUNTY

H.B. Ruckman, III

Gaylon J. Oehlke

GOLIAD COUNTY

James Fuller, M.D.

Alicia Lott Cowley

GENERAL MANAGER

Derek Boese, JD, PMP

- *Discourage the feeding of wildlife*
- *Increase efforts to relocate the rookery*

The Description on page 34 of the Ecological Site Assessment describes the lack of grasses and midstory herbaceous plant community in the following manner:

Midstory woody species and the herbaceous layer are largely absent. In particular, perennial, densely rooted, grasses that play an important role in soil building, infiltration and water cleansing are absent. The herbaceous layer that is present is predominantly the non-native Bermudagrass. The site has a significant amount of bare soil (>50%). Soils retain a reasonable amount of organic matter (~5%). However, the soils are compacted and have poor structure which is associated with reduced infiltration rates, permeability (capacity of the soil to conduct water), increased runoff and resistance to root growth. Moderate to severe sheet erosion is evident between the road and the river, with rills forming. Lambert Beach, across the river, is in a similar condition. The lack of healthy bottomland and riparian plant communities and soils compromise river health in several ways. The river receives a higher volume of runoff more quickly after rain because the bottomland communities cannot absorb it. The water quality is lower because contaminants are not filtered before reaching the river

The plant community is at risk. Few species are present making the community unable to respond to changing conditions and less able to perform basic ecological functions such as nutrient cycling, energy capture and mediating infiltration and runoff. Young and middle aged individuals to replace the current generation are absent. Bare soil temperatures fluctuate more than covered soil, stressing roots. Compacted soil limits root growth and the soil's ability to store water and gasses, further stressing plants. The lack of structural diversity, i.e. the missing midstory and herbaceous layer, puts both the plant community and the river bank at risk. Mature trees can hold through many flood events, however they can fail under enough pressure. Young saplings and herbaceous plants lay down during high flow events and can often stay in place. Additionally, tree roots tend to spread out at the surface, while grasses and sedges develop dense networks of fibrous roots that intertwine providing high stability. Riparian buffers containing both herbaceous and woody vegetation are more stable.

Continuing, the third full paragraph on page 36 of the Ecological Site Assessment states:

Area A is experiencing considerable pressure from the Rookery located in the area. The high concentration of avian waste from the Rookery is likely reducing water quality as well as degrading human experience of the site by creating unsanitary conditions and an unpleasant

smell. The existence of such a dense concentration of birds in a high use area is not ideal, and it is recommended the rookery be encouraged to relocate to a lower use area. The park and zoo are employing harassment techniques to make the area less attractive for the rookery, with limited success. The next option would be to increase habitat value in a more appropriate location, while decreasing it in the current location by discouraging feeding, dislodging nests prior to egg laying and modifying the plant community.

The bond project is supportive of the community-based master plan and landscape report and the voters of San Antonio overwhelmingly approved the project in the bond election. For these reasons the River Authority supports the 2017-2022 Brackenridge Park bond project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Derek Boese', with a long horizontal flourish extending to the right.

Derek Boese, JD, PMP



MEMORANDUM

TO: Miranda Garrison, City of San Antonio (CoSA) Public Works Department
FROM: Emily Reed and Marcus Huerta, Cox|McLain Environmental Consulting, now Stantec (CMEC)
DATE: February 8, 2022
RE: Lambert Beach

Introduction

On January 12, 2022, CMEC completed a built environment cultural resources study of Lambert Beach in Brackenridge Park. The resources contribute to the Brackenridge Park Historic District (BPHD), listed in the National Register of Historic Places (NRHP), and they are within the boundaries of both the Brackenridge Park State Antiquities Landmark (SAL) and the CoSA Brackenridge Park local historic landmark. CoSA has proposed work to these resources, which is anticipated to require a U.S. Army Corps of Engineers Section 404 permit. In acknowledgement of this nexus, this study presents cultural resources studies in compliance with Section 106 of the National Historic Preservation Act of 1966, as amended.

Brackenridge Park is historically significant under two criteria and several areas of significance, and has a period of significance that spans from 1719 to 1961. At the local level of significance under Criterion A, it is significant in the areas of Conservation and Entertainment/Recreation for its association with the development and design of the city's park system between 1915 and 1961, and in the area of Industry for its association with the production of limestone and cement from about 1850 until 1908. The park is significant at the state level of significance under Criterion C in the areas of Architecture, Art, and Landscape Architecture for its collection of objects, structures, and buildings, and in the area of Engineering for its association with water delivery from 1719 to 1899. Lastly, the park is significant at the state level of significance under Criterion D in the areas of Archeology-Prehistoric-Aboriginal and Archeology-Historic-Non-Aboriginal for its documented archeological deposits and potential sites.

Project Description

The scope of the proposed work at Lambert Beach includes the restoration, repair, and stabilization of walls along the San Antonio River and the Grand Staircase, upstream from Pump House #1 (**Figure 1**). The remnants of two ca. 1920s concrete-lined staircases that are underwater in the riverbed, are proposed to be removed. The project has been designed for CoSA by SWA Group, a landscape architecture design firm. The limits specific to this scope of work extend from the pedestrian bridge upstream to the vehicular bridge, although the required dewatering area would extend further upstream to the existing sluice gates. The placement of cofferdams to dewater the project area would only temporarily impact the jurisdictional waters of the U.S. The historic river walls will remain in their historic-period positions.

Area of Potential Effects

The area of potential effects (APE) consists of two discontinuous areas on the San Antonio River's west bank separated by Pump House #1 that total approximately 0.57 acres. The eastern area of the APE encompasses the riverbank from Pump House #1 downstream to the foot bridge. The western area encompasses the riverbank from Pump House #1 upstream to the lenticular truss vehicular bridge and includes a dam in the river and the east bank's masonry river channel wall between the bridge and the dam.

Background Research

CMEC historians reviewed several sources to identify and evaluate historic resources in and near the APE (**Figure 2**). Texas Historical Commission, Texas Department of Transportation, and CoSA Office of Historic Preservation (OHP) geographic information system data provided identification of previously recorded historic resources within a study area that is 1,300 feet beyond the APE (**Table 1**) (City of San Antonio, Office of Historic Preservation 2022; Texas Department of Transportation, Environmental Affairs Division 2022; Texas Historical Commission 2022).

Table 1. Previously recorded non-archeological historic resources within 1,300 feet of the APE

Property	Designation/s
Brackenridge Park Historic District	NRHP; SAL; CoSA Landmark
Dionicio Rodriguez Bridge in Brackenridge Park	NRHP
Miraflores Alumni Park	NRHP; SAL
Source of the River Historic District	NRHP-eligible; CoSA Landmark
Twohig House	Recorded Texas Historic Landmark (RTHL)
Ruiz House	RTHL
Pioneer Hall	SAL

CMEC historians also reviewed a 2014 masonry survey that Alamo Architects and Ann Benson McGlone conducted for the Brackenridge Park Conservancy. The survey established a baseline accounting of masonry resources within the park and documented existing conditions (Alamo Architects and McGlone 2014). CMEC also consulted with Anna Nau of the Ford, Powell and Carson architectural firm. She conducted a visual assessment of the masonry at the Lambert Beach staircase east of Pump House #1 (Nau 2022).

Lambert Beach consists of a historical recreation area along a sharp bend in the San Antonio River at the north end of Brackenridge Park and includes a bathing area within the river, masonry improvements along the riverbanks, and a bath house. Park commissioner J. Ray Lambert oversaw initial construction of the facility in 1915, which consisted of river bottom overlaid with gravel (Allen 2000; Pfeiffer and Tomka 2011, 12). Historic-period photographs and postcards indicate low timber embankments retained the riverbanks and wood steps led from the water to the shore (Images 1-3).



Image 1. A ca. 1915 postal card image of Lambert Beach (*"Lambert's Beach, Brackenridge Park, San Antonio, Texas, (Postal Card)"* 1915).



Image 2: A ca. 1915 postal card image of Lambert Beach (*"Lambert Bathing Beach, Breckenridge Park, San Antonio, Texas (Postal Card)"* 1915).



Image 3. Lambert Beach ca. 1920 (*"The Lambert Beach Swimming Pool at Brackenridge Park on the San Antonio River"* 1920).

As one of the city's first public bathing areas, the facility was popular but prone to the river's action along its bottom and banks. In 1917, firemen and city workers cleared the beach's river bottom with fire hoses and overlaid it with crushed stone to alleviate silting (La Prensa 1917). In 1925, the beach underwent renovation and separate stone- and concrete-lined adult and children's areas were built and new concrete stairs and landings to the river provided easier access than the natural bank (Allen 2000). The rustic dressing rooms were replaced with a 40-room river stone-clad bath house, west of Pump House #1 that Emmett Jackson designed. Between 1925 and the 1950s, the riverbanks appear channelized in photographs that also depict diving boards, a water slide, and illuminated sidewalks (Images 4-6). The National Youth Administration, part of the New Deal-era Works Progress Administration, completed projects in Brackenridge Park from 1937 to 1938 that likely included parts of the Lambert Beach stone masonry. The Lambert Beach bathing facility closed in 1950 due to intermittent pollution and the developing polio epidemic (Allen 2000; Pfeiffer and Tomka 2011; Reed et al. 2020). A 1925 low dam on the south end of the facility created a swimming pool, no longer visible from the surface, that may be submerged or no longer extant (Images 6 and 7).



Image 4: Lambert Beach, following a 1925 renovation that included building stone masonry walls and steps (*"Swimming Pool, Pedestrian Suspension Bridge, and Parker Truss Iron Bridge, San Antonio River, Brackenridge Park, San Antonio, Texas"* 1927).



Image 5. Lambert Beach in the 1920s ("*[Pump House with Movie Screen] (Photograph)*" 1920s).



Image 6. Lambert Beach following a 1925 renovation that included stone masonry walls and steps (Summerville 1920s).



Image 7. South end of Lambert Beach with the 1925 low dam that formed a swimming pool (*"Swimmers at Brackenridge Park Pool" 1941*).

Results

The Brackenridge Park NRHP nomination does not specify the many resources that comprise Lambert Beach, only describing concrete stairs, walkways, and landings; stone retaining walls; and the 1925 bath house. The identification numbers used herein reference those from the 2014 Brackenridge Park masonry survey, which describes individual features at Lambert Beach (**Figure 3**).

Resource B1-2 is a stone staircase, often referred to as the "Floating Staircase," between Pump House #1 and the park's lenticular truss vehicular bridge. The 1925 stairway provides access to the river and river-level walkway, incorporating a ca. 1877 stone wall associated with the Pump House #1 outlet. The resource includes the stairway, riverbank retaining walls between the pump house and staircase, and the river-level walkway east to the lenticular truss bridge (Image 8). The staircase underwent at least six construction phases, labeled Sections A through F (Image 9). Sections A-D appear to date from the twentieth century, but their specific dates of construction and their builders are unknown. Sections E and F were implemented in 2002 by the City of San Antonio. Section A is the curved upper portion of stairs constructed of roughly shaped limestone and sandstone flagstones. This section is set in moderate strength lime-cement mortar and is likely twentieth century (Nau 2022, 2). Section B is below the curved

stairs and consists of steps constructed of large slabs of roughly tooled masonry laid in a horizontal pattern. Section C is the lower portion of the staircase that provides direct access to the river. This section is constructed of roughly tooled smaller limestone units set in lime-cement grout, with much of the treads covered with a cement skim coat. This section also includes a low platform likely constructed at the same time as the rest of Section C (Image 10). It may have been an anchor point for a diving board or the rope suspension footbridge that once spanned the river at this location (Nau 2022, 3–4). The lowest portions of Section C are submerged depending on water level. Section D is at the upper west end of the lower section of stairs and consists of a small platform formed by masonry units over a portion of Section C. The horizontal surface is constructed of several large limestone units and is faced with smaller regularly coursed, roughly tooled limestone units. The resource's face is pulling away from Section C, indicating it is not joined with the lower section and was constructed separately (Image 11) (Nau 2022, 4).

Sections E and F are 2002 modifications to the riverbank retaining wall (E) and walkway (F). As originally constructed, the west end of Section C extended and curved around to the Pump House #1 outlet, with the riverbank retaining wall originally set back approximately 10 feet from the river's edge (Image 12). In 2002, the riverbank retaining wall (E) at this end of Section C was repositioned to the river's edge atop the steps and the bank behind the new wall filled. The steps below this area are extant but submerged. The stepped river-level walkway (F) originally from Section B east to the lenticular truss bridge was overlaid with a sloped concrete sidewalk and extended to Section A. A concrete platform was constructed over Sections B and C where the stairs join with the walkway (Image 13).



Image 8. Lambert Beach ca. 2001 showing original extent of staircase and retaining wall. (*City of San Antonio Public Works Department 2002*)

The staircase has experienced at least six phases of modification, one of which occurred outside the period of significance. These alterations diminish the resource's design integrity. In terms of Lambert Beach's

entirety, the staircase and walkway are defining features that maintain strong relationships with the surrounding historic resources. Materials and workmanship of subsequent modifications and repair have been consistent with the original. Construction documents from 2001, for instance, specify the Section B stone slabs to be reset, not replaced (Saldana and Associates 2001). In terms of feeling and association, the facility is still actively used by park-goers, especially for recreational fishing. The resource retains sufficient integrity of location, setting, workmanship, feeling, and association to communicate its historical significance under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-3 is a riverbank retaining wall constructed of uncoursed flat limestone with a limestone cap. The wall's original date of construction is unknown but may have been included in the 1937-1938 work performed by the NYA. The wall was breached in the area of Resource B1-10 in 2001 for construction of the river recirculation system, and rebuilt in 2002 by the City of San Antonio as part of repairs following a devastating flood. This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource B1-4 are steps leading into the San Antonio River from the Lambert Beach walkway. As originally designed the steps likely fit into the walkway similar to other river-level steps across the river. Subsequent projects to even out the walkway have partially filled the steps. The steps' partial covering by the walkway have impaired the resource's integrity of design and feeling. The resource retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-5 is a low wall of uncoursed flat limestone. The wall was likely constructed between 1937 and 1938 and utilizes materials whose appearance is similar to those used by the National Youth Administration. A subsequent project to even out the river-level walkway has created a gap underneath the wall where it joins with B1-3. The resource appears unaltered and retains physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-6 is a 1925 low dam of uncoursed flat limestone with a concrete cap. In conjunction with another dam approximately 75 feet downstream, it created a pool consistent with the 1925 stone- and concrete-lined swimming areas for adults and children (Allen 2000, 5G). The resource appears unaltered and retains sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-8 is a 2002 concrete retaining wall clad in Atascosa County limestone. Construction plans from 1981 indicate the presence of a wall in this location, but its design is not consistent with what is extant (Reyna/Caragonne Associated Architects 1981). Construction plans from 2001 indicate a planned replacement wall consistent in shape and design with the current wall (Saldana and Associates 2001). None of the pre-2002 wall appears to be extant. This resource is a non-historic-age structure within the

study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource B1-9 is a 2002 concrete retaining wall of uncoursed flat limestone with a stone cap. Construction plans from 1981 indicate the presence of two separate walls in this vicinity, but their shapes are inconsistent with what is extant (Reyna/Caragonne Associated Architects 1981). Construction plans from 2001 indicate an existing wall adjacent to Resource B1-8 that is similar to a wall that appears on the 1981 document. Another wall on the 2001 construction plan appears to be an existing wall, and is also similar to one of the walls on the 1981 document. The 2001 plans for the two wall sections to be joined with a new wall (Saldana and Associates 2001). According to the City of San Antonio Public Works Department the entire wall was reconstructed in 2002. This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource B1-10 is the housing for two San Antonio Water System recirculation pumps constructed in 2001 that draw water from an adjacent river intake. The structures are constructed of concrete with stone cladding and have metal lids. The recirculation system pumps reclaimed water that enters the river south of the Witte Museum to outfalls at the Upper Labor Acequia and adjacent to the Dionicio Rodriguez footbridge. The system maintains water levels in the Lily Pond and upper reaches of the San Antonio River within Brackenridge Park. The resource is less than 50 years old and does not possess exceptional significance under Criterion Consideration G. As a result, it is recommended not individually eligible for listing in the NRHP under Criterion A, B, C, or D; and it is recommended noncontributing to the Brackenridge Park Historic District.

Resource B1-68 is a slew and river channel wall constructed at an unknown date. A slew, or slough, is a shallow wetland adjacent to a larger body of water such as a river. The Lambert Beach slew is formed behind the dam (B1-6) and is held by adjacent river channel retaining walls. The walls are constructed of uncoursed flat limestone and are in poor condition. A metal fleur-de-lis is embedded in the wall's surface. The resource retains sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-70 is a stone retaining wall constructed in 1938 between the riverbank and river channel. The wall is constructed of uncoursed flat limestone with a concrete cap and abuts Resources B1-71 and B1-73. The resource appears unaltered and retains sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resources B1-71 and B1-73 are a stone masonry retaining wall on the riverbank and a river channel retaining wall, both constructed in 1925. The riverbank wall is set back from the channel approximately 6 feet and extends in a series of undulations for approximately 250 feet downstream from Pump House #1. The wall is punctuated by three stone stairways to the river-level walkway. The southernmost section of the wall's height has been raised and historic-period photographs indicate a fourth stairway was removed

and filled (see Image 7, upper right), both at unknown times. An approximately 50-foot-long section of wall appears to have collapsed and the riverbank is held back by a temporary wood wall. Project-related construction documents indicate the two northernmost stairways extend into the river channel, but they are not visible above water. The river channel wall is constructed of concrete and appears to be in good condition. Modifications and the partial collapse of the riverbank retaining wall diminish its integrity of design and materials. Nevertheless, the resources retain sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate their historical significance. Their contributing status to the Brackenridge Park Historic District is affirmed.

Resource B1-72 comprises a stone wingwall attached to Pump House #1 and a river channel wall both constructed in 1877 to support Pump House #1 (Image 15). The wingwall is obscured by overgrowth and its condition is unknown. The river channel wall extends from Pump House #1 downriver to a set of steps west of the pump house. The stone wall has a concrete cap that serves as a walkway. The walkway is in poor condition with sections that have separated from the underlying wall. This river channel wall is partially obscured by overgrowth, is not accessible, and appears to be partially covered by crumbled remnants of the adjacent riverbank wall (B1-73). Although the wingwall is not visible there is no evidence indicating its historic integrity has been compromised and its contributing status to the Brackenridge Park Historic District is affirmed. The river channel wall must be considered in context of its function and the expectation that such resources are expected to wear with the action of the river. Although the wall's walkway is currently in a state of disrepair and is partially overgrown, these conditions are reversible. Neither the resource's design nor its relationship with surrounding historic resources has changed and it is still capable of communicating its role as both a recreational and engineering feature. The resource retains its original materials and is clearly distinct from related historic resources B1-2, B1-70, B1-71, and B1-73. The resource retains sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park and Criterion C in the area of Engineering for its association with water delivery to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Section 106 Effects and Recommendations

CoSA proposes to restore, repair, and stabilize certain walls and features related to Lambert Beach in Brackenridge Park. For the purpose of this study a recommended determination of effect is based upon proposed demolitions indicated in project plans prepared for CoSA by SWA (Attachment 1).

Resource B1-2, the Floating Staircase, is a contributing resource in the Brackenridge Park Historic District. Proposed activities include partial demolition of Sections A, B, and C, and the riverbank retaining walls between Section A and Pump House #1, which constitutes a direct adverse effect.

Resources B1-71 and B1-73 include river channel staircases are contributing resources in the Brackenridge Park Historic District. Proposed activities include their demolition, which constitutes a direct adverse effect.

These recommendations were developed based on project plans dated November 09, 2021, the most recent available to CMEC. Neither the status of their finalization and approval, nor specifics about

proposed restoration, repair, and stabilization efforts have been clarified. The effects may be more fully evaluated when plans specific to improvements to these resources are available.

References Cited

- Alamo Architects, and Ann Benson McGlone. 2014. "Brackenridge Park Masonry Survey." San Antonio: Alamo Architects and Ann Benson McGlone, LLC. City of San Antonio, Parks Department.
- Allen, Paula. 2000. "Free River Beach Cool Family Fun." *San Antonio Express-News*, October 15, 2000. Brackenridge Park-Miscellaneous. Conservation Society of San Antonio.
- City of San Antonio, Office of Historic Preservation. 2022. "Explorer." City of San Antonio, Office of Historic Preservation Explorer. 2022. <https://gis.sanantonio.gov/OHP/explorer/index.html>.
- City of San Antonio Parks & Recreation Department. n.d. "Isometric Plan-FT. Lambert Playscape." City of San Antonio Parks & Recreation Department.
- City of San Antonio Public Works Department. 2002. *[Untitled Photograph] [Lambert Beach Staircase]*. Photograph.
- La Prensa. 1917. "Los Baños De Lambert's Beach." *La Prensa*, March 14, 1917.
- "Lambert Bathing Beach, Breckenridge Park, San Antonio, Texas (Postal Card)." 1915. <https://www.edwardsaquifer.net/>. <https://www.edwardsaquifer.net/images/card413.jpg>.
- "Lambert's Beach, Brackenridge Park, San Antonio, Texas, (Postal Card)." 1915. <https://www.edwardsaquifer.net/images/card266.jpg>.
- Nau, Anna. 2022. "Letter Report on Lambert Beach 'Floating Stairs,' Brackenridge Park." San Antonio: Ford, Powell & Carson.
- Pfeiffer, Maria Watson, and Steve A. Tomka. 2011. "Brackenridge Park." National Register of Historic Places Nomination. San Antonio: San Antonio Conservation Society.
- "[Pump House with Movie Screen] (Photograph)." 1920s. University of Texas, San Antonio Libraries, Special Collections. <http://sanantonioreport.org/wp-content/uploads/2015/02/093-0518.jpeg>.
- Reed, Doug, John Grove, Christina Sohn, Suzanne Turner, John Welch, Herpreet Singh, Ashley Braquet, and Michelle Bertelsen. 2020. "Brackenridge Park Cultural Landscape Report." San Antonio: Reed Hilderbrand, LLC, and Suzanne Turner Associates. <https://www.brackenridgepark.org/about/cultural-landscape-report>.
- Reyna/Caragonne Associated Architects. 1981. "Demolition Site Plan D; Sheet No. A4 of 35; Brackenridge Park Rehab Phase 1 [Construction Drawing]." Brackenridge Park Conservancy.
- Saldana and Associates. 2001. "Brackenridge Park Rehabilitation, Package A-1." San Antonio. City of San Antonio, Parks Department.
- Summerville, H. L. 1920s. "[Lambert Beach, View Facing North]." *San Antonio Express News*.
- "Swimmers at Brackenridge Park Pool." 1941. University of Texas at San Antonio Libraries, Special Collections. <https://digital.utsa.edu/digital/collection/p9020coll2/id/4098>.
- "Swimming Pool, Pedestrian Suspension Bridge, and Parker Truss Iron Bridge, San Antonio River, Brackenridge Park, San Antonio, Texas." 1927. University of Texas at San Antonio Libraries, Special Collections. <https://digital.utsa.edu/digital/collection/p9020coll008/id/9842>.
- Texas Department of Transportation, Environmental Affairs Division. 2022. "Historic Resources of Texas Aggregator." 2022. <https://txdot.maps.arcgis.com/apps/webappviewer/index.html?id=e13ba0aa78bf4548a8e98758177a8dd5>.
- Texas Historical Commission. 2022. "Texas Historic Sites Atlas." 2022. <https://atlas.thc.state.tx.us/>.
- "The Lambert Beach Swimming Pool at Brackenridge Park on the San Antonio River." 1920. University of Texas at San Antonio Libraries, Special Collections. <https://digital.utsa.edu/digital/collection/p9020coll008/id/9842>.

Project Area Photographs

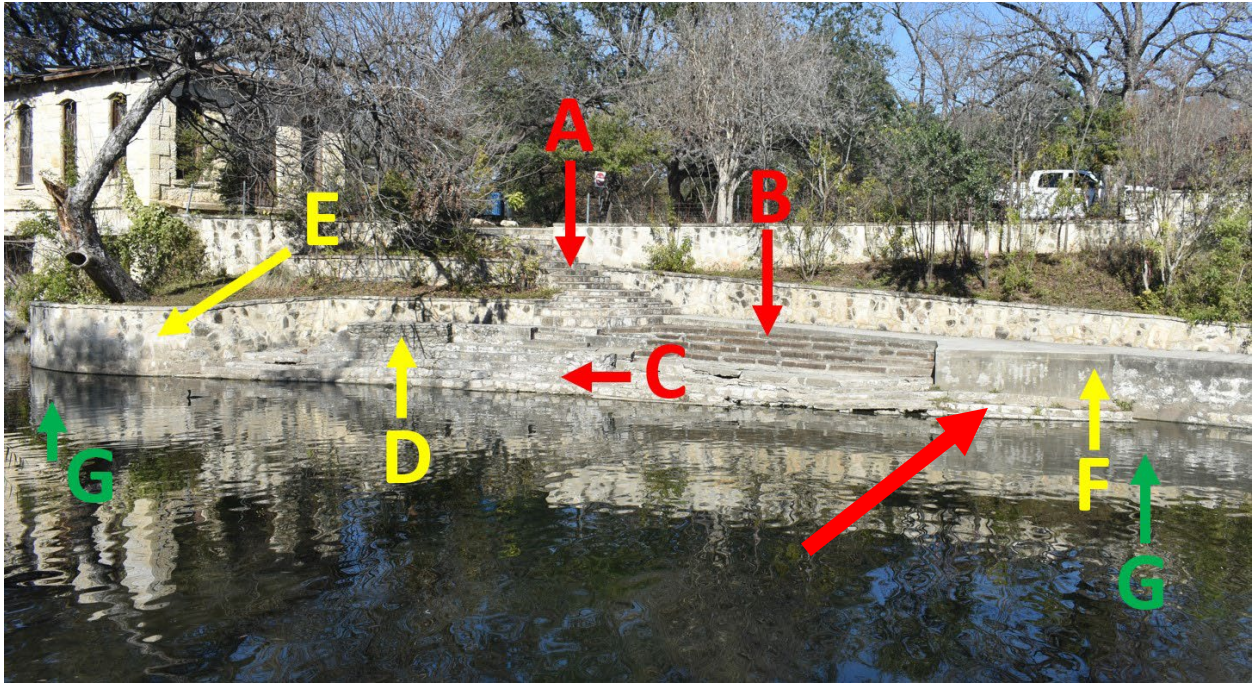


Image 9. Resource B1-2 construction phases as annotated by CMEC. Sections A, B, and C are different construction phases related to the staircase. Section D is a small platform, Section E is a repositioned retaining wall, and Section F is a walkway and platform modified in 2002. Section G indicates the approximate extent of Section C's submerged portion. Photograph by CMEC, 2022.



Image 10. Section C is a low platform. Photograph by CMEC, 2022.



Image 11. Detail of Section D. Photograph by CMEC, 2022.

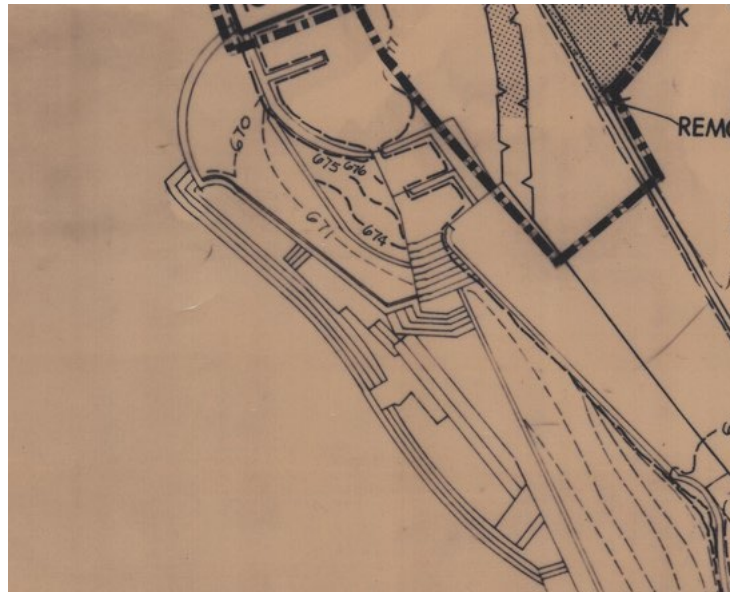


Image 12. Section C, a river-level staircase, as drawn in 1981. The staircase extends to the Pump House #1 outlet (Reyna/Caragonne Associated Architects 1981).



Image 13. Detail of submerged Section C and Section F walkway extension and platform. Photograph by CMEC, 2022.

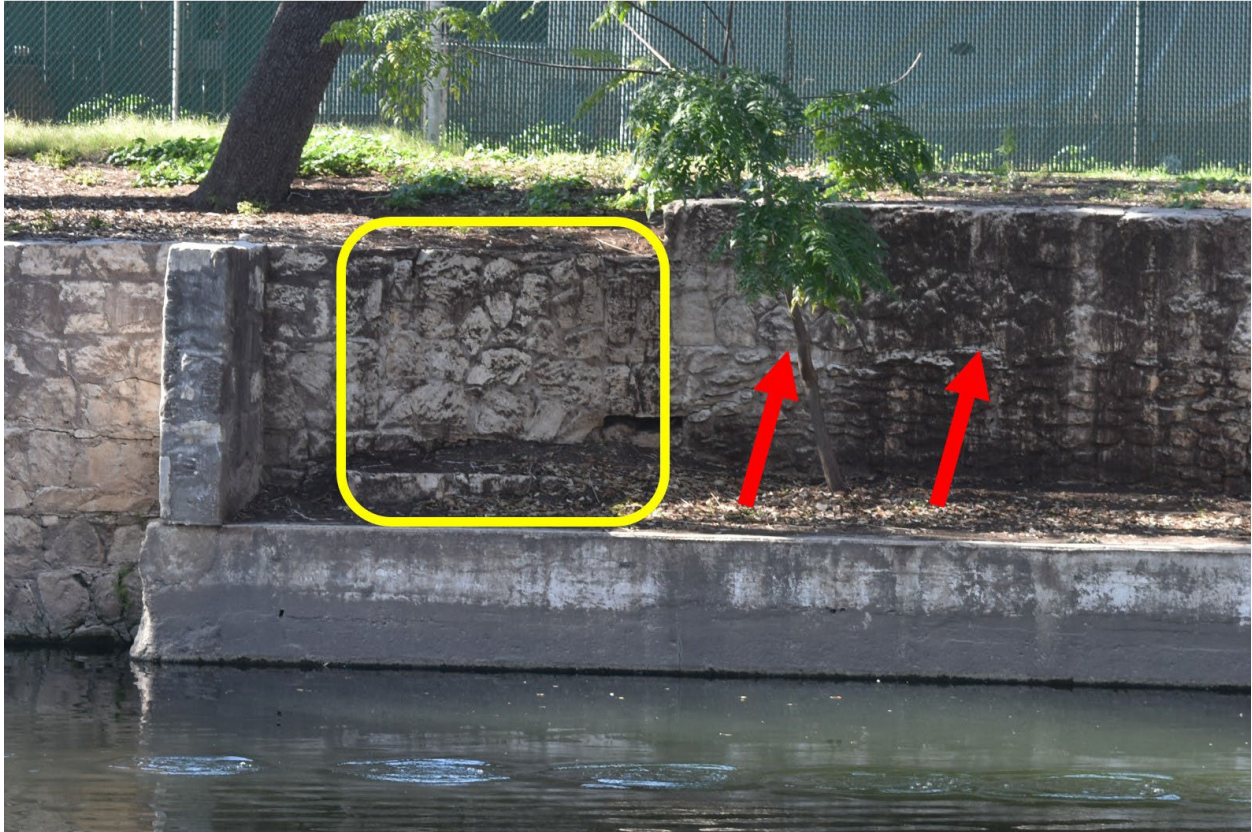


Image 14. Resource B1-71/73 modifications as annotated by CMEC. Yellow area is the filled section corresponding with the staircase in Image 7 where bottom step is visible. Red arrows indicate where the wall's height has been raised. Photograph by CMEC, 2022.

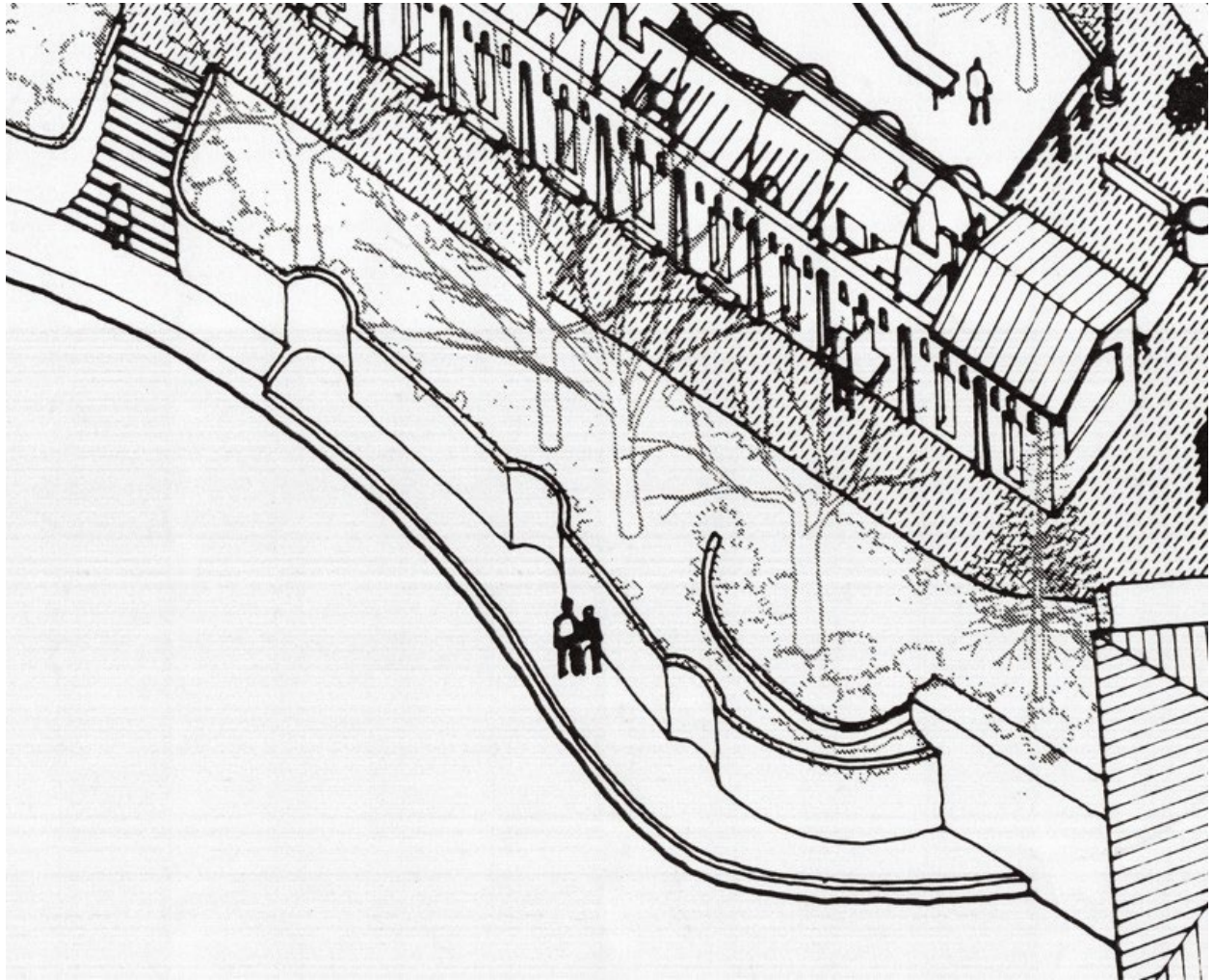


Image 15. Detail from "Isometric Plan-FT. Lambert Playscape" describing the B1-72 wingwall and river channel wall. (City of San Antonio Parks & Recreation Department, n.d.)

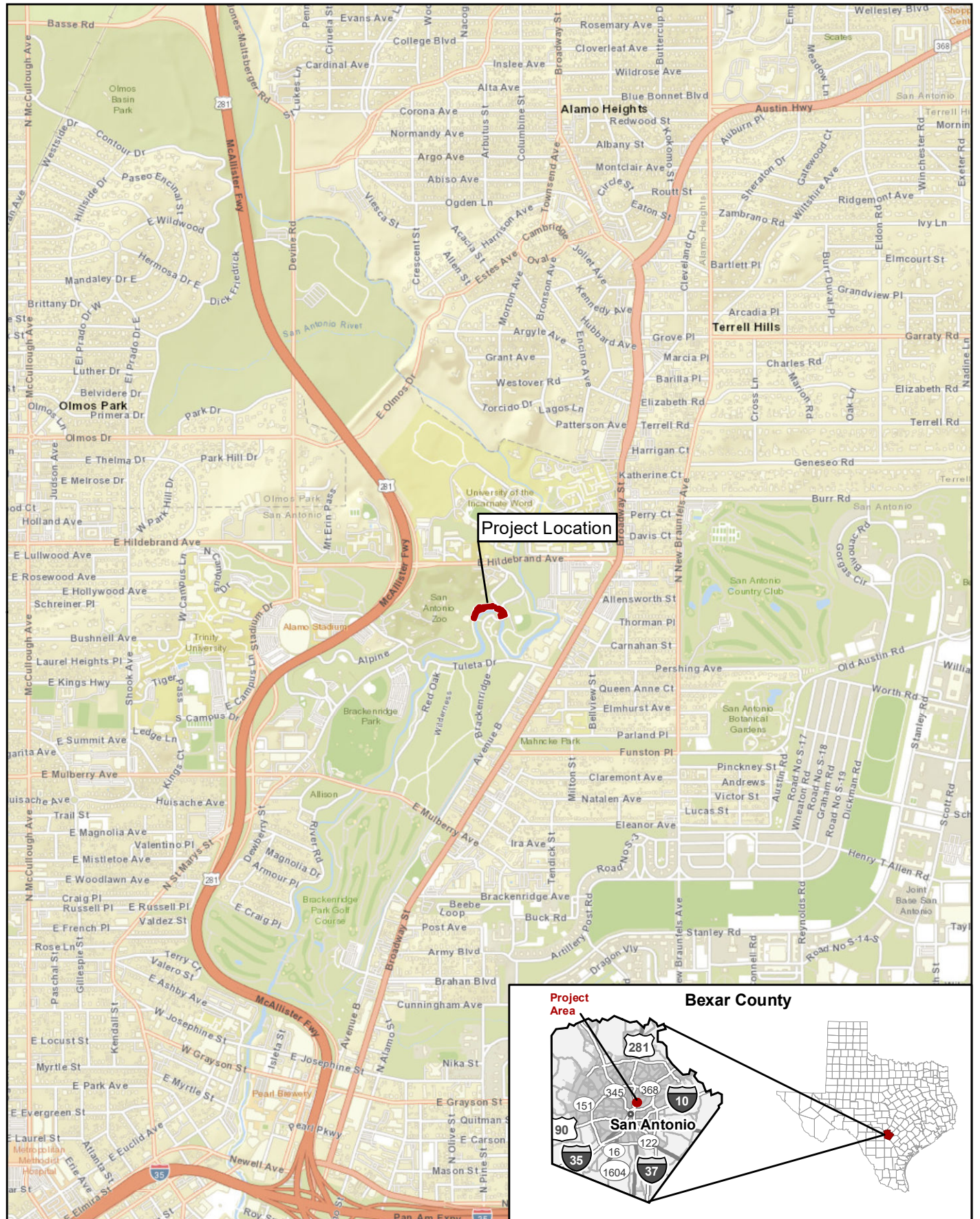


Figure 1.
Project Location (Road Base)

Lambert Beach

 Project Location



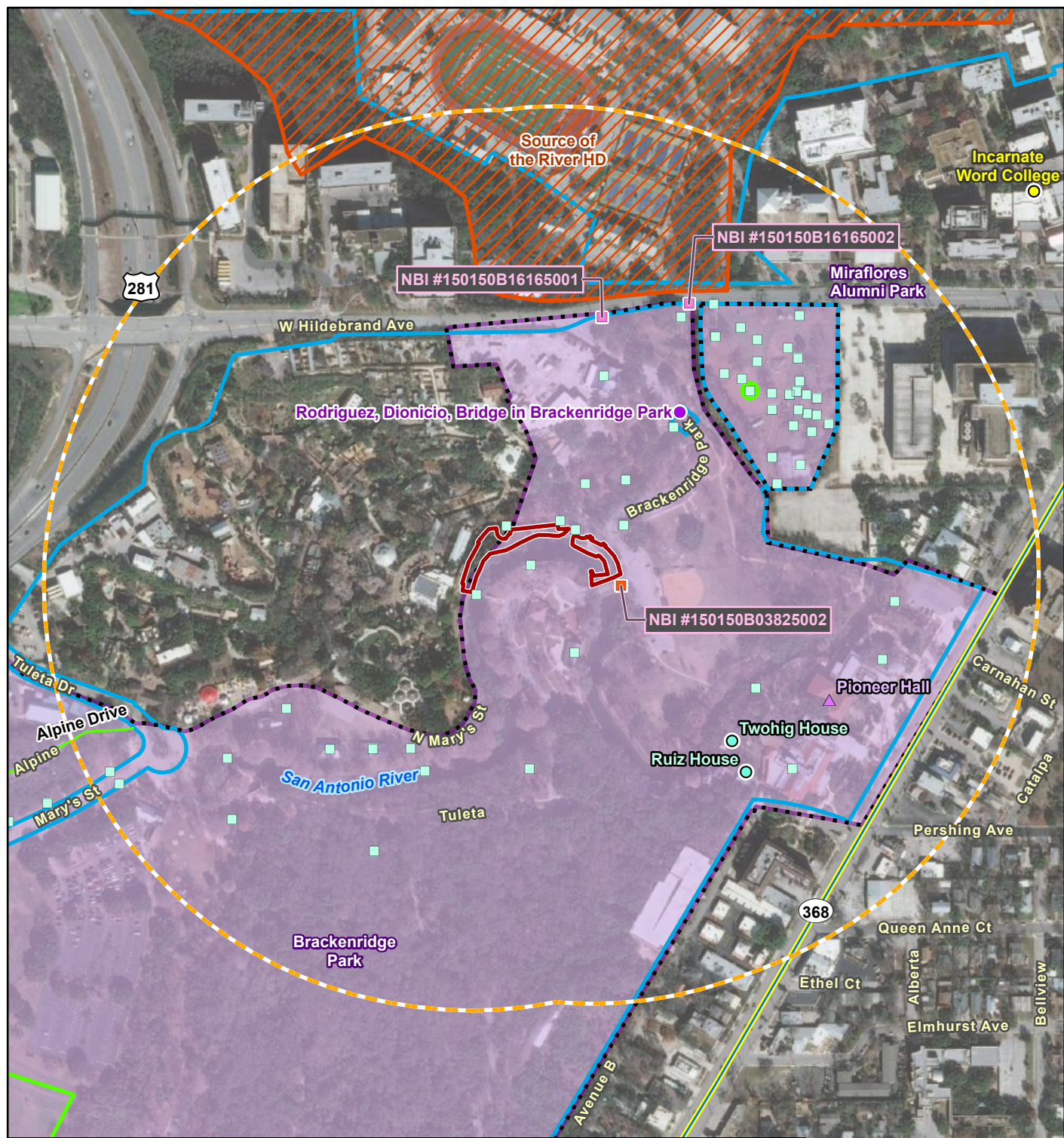
COR | McLain
Environmental Consulting

now

 Stantec

0 2,000 Feet 1 in = 2,000 feet
0 600 Meters Scale: 1:24,000
Date: 1/13/2022

Basemap Source: Esri (2022)



- | | |
|---|---|
| Project Location / APE | National Register Contributing Resource |
| 1,300-foot Study Area | National Register Property |
| National Register District/State Antiquities Landmark | Historical Marker |
| State Antiquities Landmark | RTHL |
| National Register Contributing Resource | National Register Listed Bridge |
| City Historic Landmark Site | Historic-Age Bridge |
| 1916, 1940, 1960 Meridian Highway | State Antiquities Landmark |
| | National Register Contributing Resource |

Figure 2.
Survey Area

Lambert Beach

Data Sources: CoSA (2021),
THC (2021), TxDOT (2021)
Aerial Source: Maxar (2021)



COX | McLAIN
Environmental Consulting

now



0 450 Feet
0 120 Meters

1 in = 450 feet
Scale: 1:5,400
Date: 2/2/2022

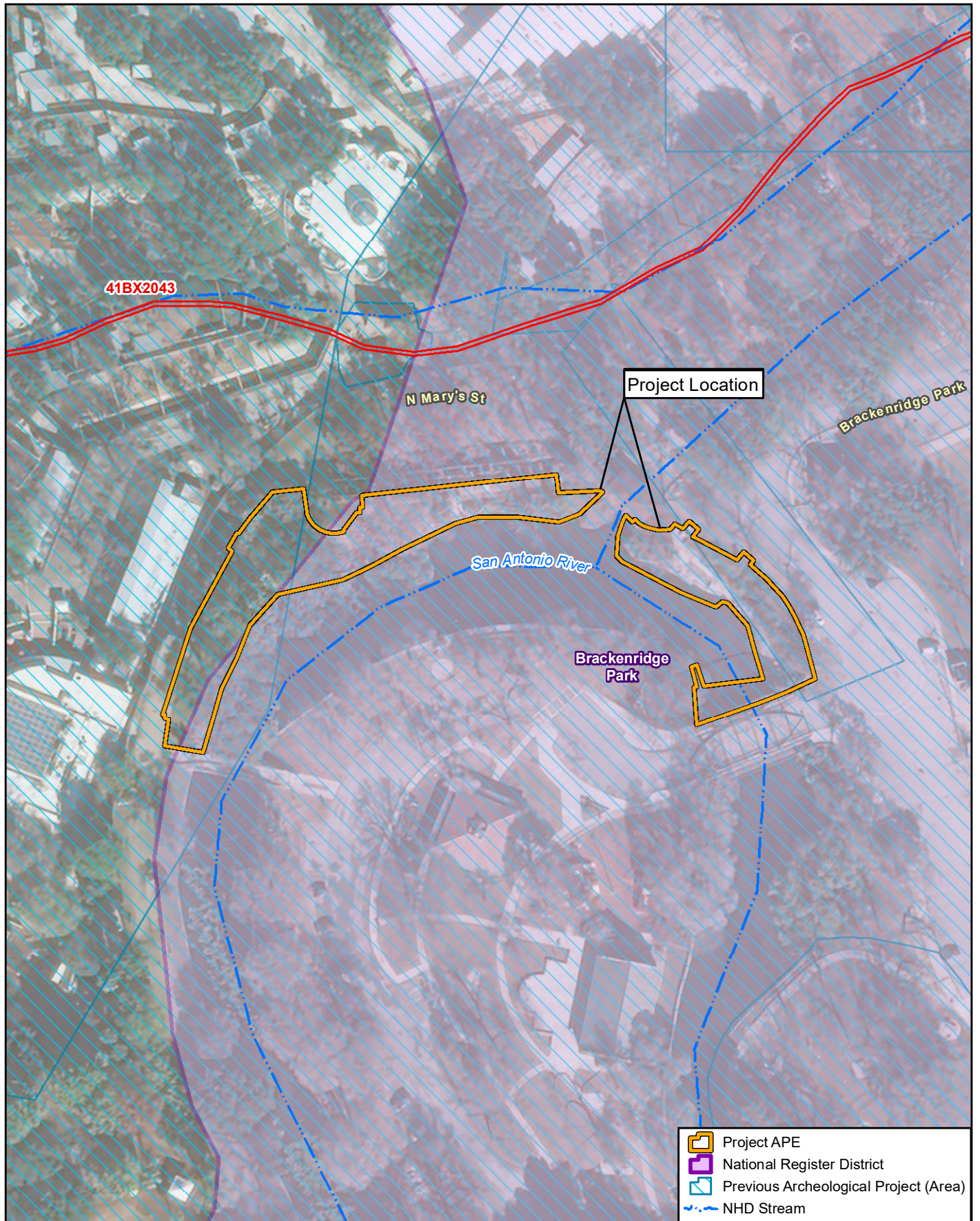


Figure 3.
Project APE Detail (Aerial Base)

Lambert Beach

Data Sources: TARL (2021),
THC (2021), NHD (2020)
Aerial Source: Maxar (2021)

0 100 Feet 1 in = 100 feet 0 30 Meters Scale: 1:1,200 Date: 1/13/2022	

Resource ID: B1-2 **Parcel ID:** N/A **Year Built:** 1925/2002 **Year Source:** 2014 masonry study
Address: BRACKENRIDGE PARK **County:** Bexar
Name: Pump House Stairs/Floating Staircase **Latitude:** 29.463645 **Longitude:** -98.469425
Historic Function/Subcategory: Landscape/park **Indiv. NRHP Eligible?** No **Effect:** Adverse Effect
Current Function/Subcategory: Landscape/park **Contributing to NRHP Property/District?** Listed



View facing north

Description

Type: Structure	Exterior materials: stone concrete	Primary roof type: N/A	Alterations: The staircase exhibits at least six construction phases.
Style: Rustic			
Form: Irregular	Porch: N/A		

Comments

Resource B1-2 is a stone staircase, referred to as the "Floating Staircase," between Pump House #1 and the park's lenticular truss vehicular bridge. The resource includes the stairway, riverbank retaining walls between the pump house and staircase, and the river-level walkway east to the bridge. The staircase underwent at least six construction phases, labeled Sections A through F. Section A is the curved upper portion of stairs constructed of roughly shaped limestone and sandstone flagstones. Section B is below the curved stairs and consists of steps constructed of large slabs of roughly tooled masonry laid in a horizontal pattern. Section C is the lower portion of the staircase that provides direct access to the river. Section D is at the upper west end of the lower section of stairs and consists of a small platform formed by masonry units over a portion of Section C. Sections E and F are 2002 modifications to the riverbank retaining wall (E) and walkway (F).

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The staircase has experienced at least six phases of modification, one of which occurred outside the period of significance. These alterations diminish the resource's design integrity. In terms of Lambert Beach's entirety, the staircase and walkway are defining features that maintain strong relationships with the surrounding historic resources. Materials and workmanship of subsequent modifications and repair have been consistent with the original, and the facility is still actively used by park-goers, especially for recreational fishing. The resource retains sufficient integrity of location, setting, workmanship, feeling, and association to communicate its historical significance under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-2

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing southeast



View facing northwest

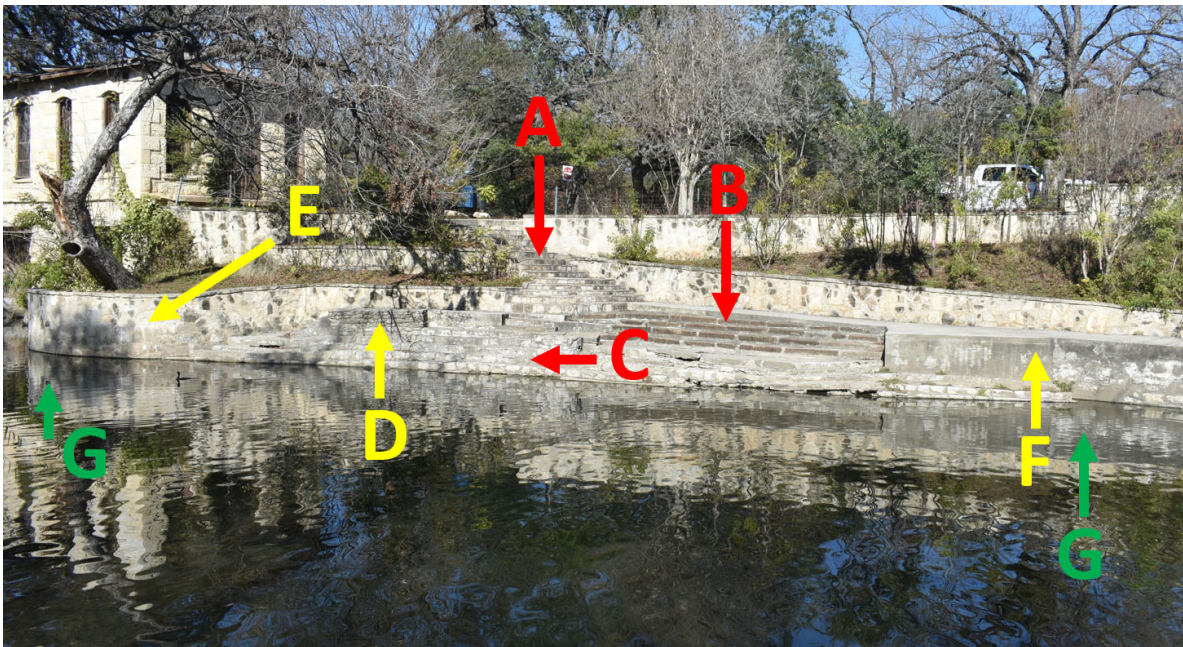


Resource ID: B1-2
Parcel ID: N/A **Address:** BRACKENRIDGE PARK

View from street level; facing
southeast



Development phases A, B,
and C; stone rubble platform
addition D, modified wall E,
modified walkway F, and
approximate extents of
submerged steps G; view
facing north



Resource ID: B1-2

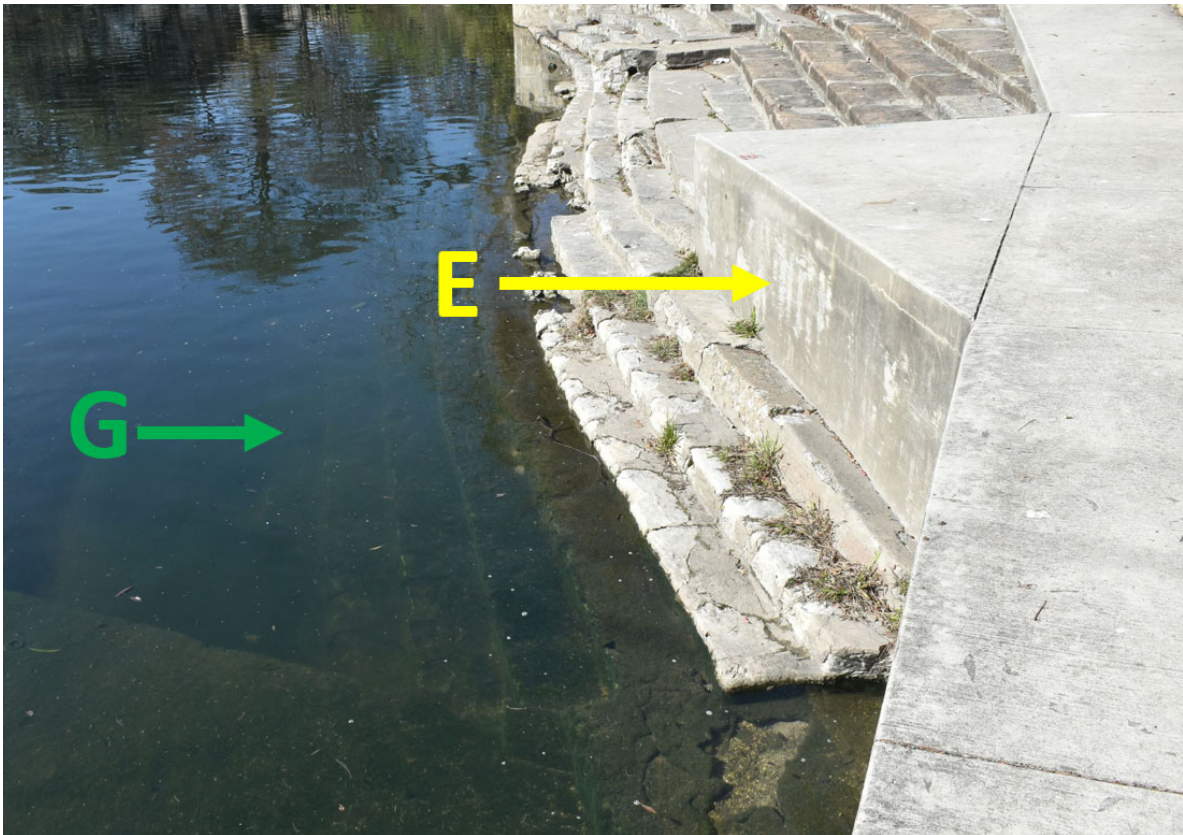
Parcel ID: N/A

Address: BRACKENRIDGE PARK

Detail of stone rubble platform addition (D) and modified wall (E); view facing northwest



Detail of submerged steps (G) and concrete platform addition (F); view facing northwest



Resource ID: B1-3 **Parcel ID:** N/A **Year Built:** 2002 **Year Source:** City of San Antonio Public Works Department
Address: BRACKENRIDGE PARK **County:** Bexar
Name: River level retaining wall **Latitude:** 29.463541 **Longitude:** -98.469247
Historic Function/Subcategory: Landscape/park **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Landscape/park **Contributing to NRHP Property/District?** No



View facing
northwest

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-3 is a riverbank retaining wall constructed of uncoursed flat limestone with a limestone cap. The wall's original date of construction is unknown, but may have been included in the 1937-1938 work performed by the NYA. The wall was breached in the area of Resource B1-10 in 2001 for construction of the river recirculation system, and rebuilt in 2002 by the City of San Antonio as part of repairs following a devastating flood.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☐ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: B1-3

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing northwest



View facing southeast



Resource ID: B1-3

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing east



Resource ID: B1-4	Parcel ID: N/A	Year Built: 1915, 1925	Year Source: 2014 masonry study
Address: BRACKENRIDGE PARK			County: Bexar
Name: Step remnants		Latitude: 29.463457	Longitude: -98.469227
Historic Function/Subcategory: Landscape/park		Indiv. NRHP Eligible? No	Effect: No Adverse Effect
Current Function/Subcategory: Landscape/park		Contributing to NRHP Property/District? Listed	



View facing southeast

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: Staircase partially filled.
Style: Rustic			
Form: Rectangular	Porch: N/A		

Comments

Resource B1-4 are steps leading into the San Antonio River from the Lambert Beach walkway. As originally designed the steps likely fit into the walkway similar to other river-level steps across the river. Subsequent projects to even out the walkway have partially filled the steps.

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☐ Feeling ☒ Association

NRHP Justification

The step's partial covering by the walkway have impaired the resource's integrity of design and feeling. The resource retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-4

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing southeast



View facing northwest



Resource ID: B1-5	Parcel ID: N/A	Year Built: ca. 1937-1938	Year Source: 2014 masonry study
Address: BRACKENRIDGE PARK			County: Bexar
Name: Retaining wall under bridge		Latitude: 29.463382	Longitude: -98.469182
Historic Function/Subcategory: Landscape/park		Indiv. NRHP Eligible? No	Effect: No Adverse Effect
Current Function/Subcategory: Landscape/park		Contributing to NRHP Property/District? Listed	



View facing south

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-5 is a low wall of uncoursed flat limestone. The wall was likely constructed in 1937-1938 by the National Youth Administration. A subsequent project to even out the river level walkway has created a gap underneath the wall where it joins with resource B1-3.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The resource appears unaltered and retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-5

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing southeast



Detail of joint with Resource
B1-3; view facing east



Resource ID: B1-5

Parcel ID: N/A

Address: BRACKENRIDGE PARK

Detail of joint with Resource
B1-6; view facing south



Resource ID: B1-6	Parcel ID: N/A	Year Built: 1915, 1925	Year Source: 2014 masonry study
Address: BRACKENRIDGE PARK			County: Bexar
Name: Dam	Latitude: 29.463369	Longitude: -98.46929	
Historic Function/Subcategory: Landscape/park	Indiv. NRHP Eligible? No	Effect: No Adverse Effect	
Current Function/Subcategory: Landscape/park	Contributing to NRHP Property/District? Listed		



View facing west

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-6 is a low dam of uncoursed flat limestone with a concrete cap constructed in 1925. In conjunction with another dam approximately 75 feet downstream, the two dams create a pool consistent with the 1925 improvements that created separate stone and concrete lined swimming areas for adults and children (Allen 2000: 5G).

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The resource appears unaltered and retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-6

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing southwest



View facing west



Resource ID: B1-6

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing east



View facing southeast



Resource ID: B1-8 **Parcel ID:** N/A **Year Built:** 2002 **Year Source:** City of San Antonio Public Works Department
Address: BRACKENRIDGE PARK **County:** Bexar
Name: Retaining wall at top of stairs **Latitude:** 29.463652 **Longitude:** -98.469332
Historic Function/Subcategory: Landscape/park **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Landscape/park **Contributing to NRHP Property/District?** No



View facing
northeast

Description

Type: Structure	Exterior materials: stone concrete	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-8 is a 2002 concrete retaining wall clad in Atascosa County limestone. Construction plans from 1981 indicate the presence of a wall in this location, but its design is not consistent with what is extant (Reyna/Caragonne Associated Architects 1981). Construction plans from 2001 indicate a replaced wall consistent in shape and design with the current wall (Saldana and Associates 2001). None of the pre-2002 wall appears to be extant.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: B1-8

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing east

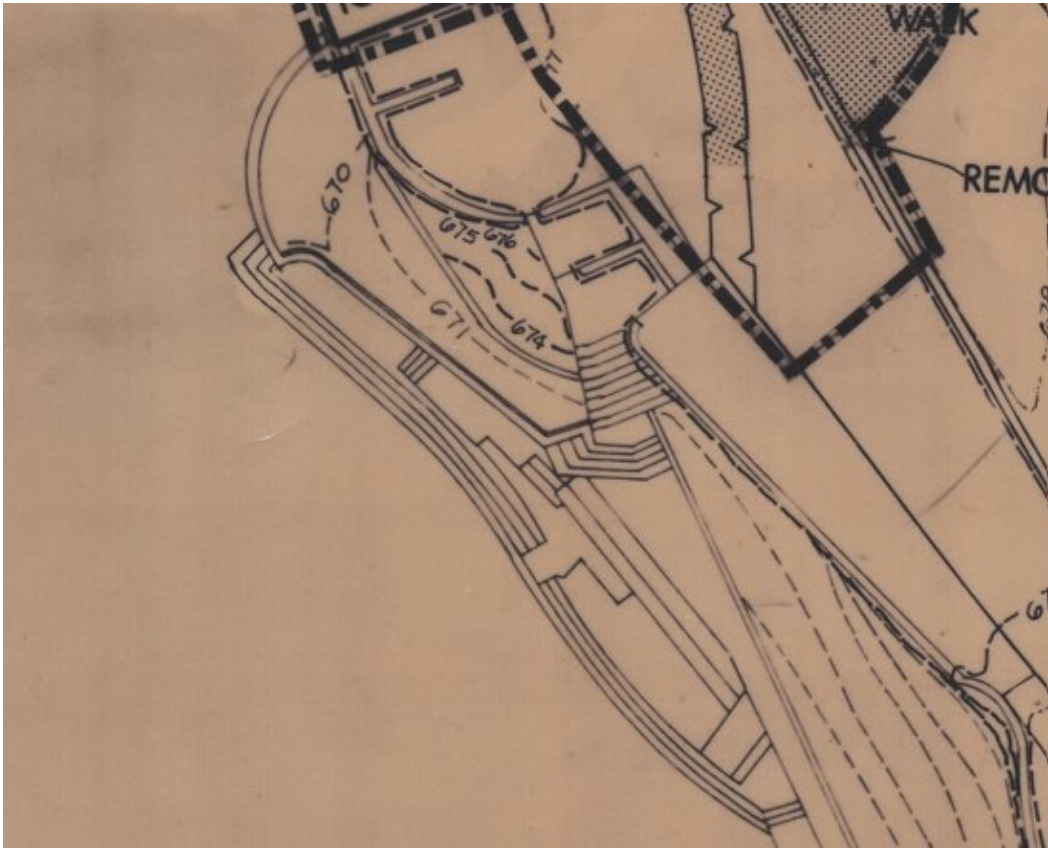


View facing northwest

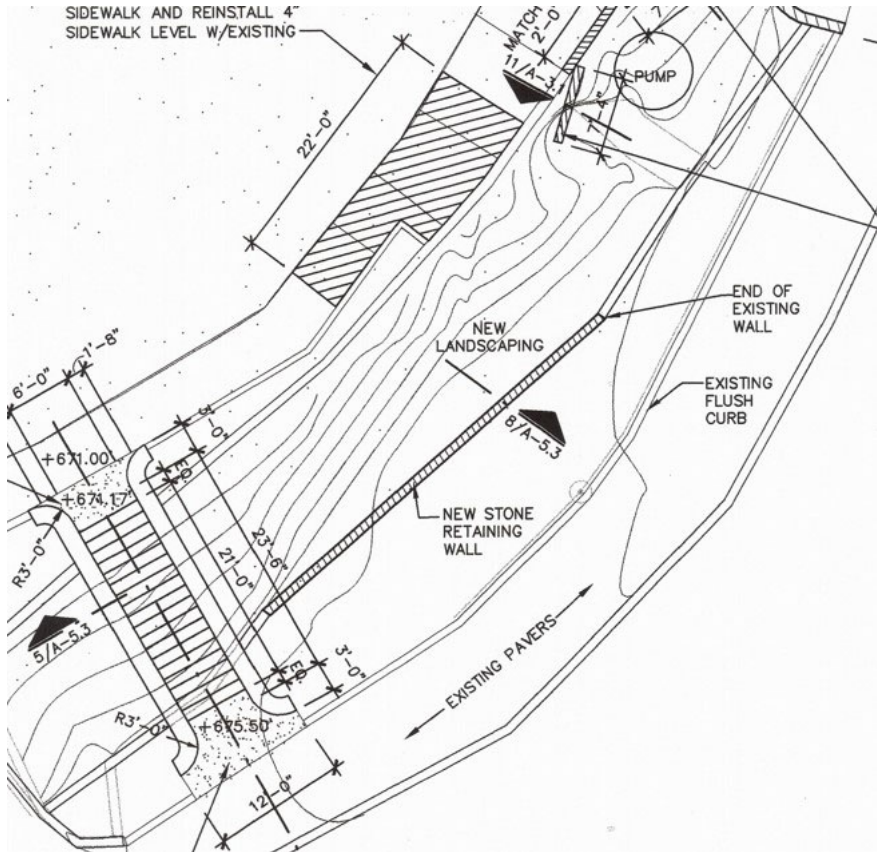


Resource ID: B1-8
Parcel ID: N/A **Address:** BRACKENRIDGE PARK

Detail of 1981
Reyna/Caragonne plan.



Detail of 2001 Saldana and
Associates plan.



Resource ID: B1-9 **Parcel ID:** N/A **Year Built:** 2002 **Year Source:** City of San Antonio Public Works Department
Address: BRACKENRIDGE PARK **County:** Bexar
Name: Street level retaining wall **Latitude:** 29.463535 **Longitude:** -98.469174
Historic Function/Subcategory: Landscape/park **Indiv. NRHP Eligible?** No **Effect:** N/A
Current Function/Subcategory: Landscape/park **Contributing to NRHP Property/District?** No



View facing
southeast

Description

Type: Structure	Exterior materials: stone concrete	Primary roof type: N/A	Alterations: Two sections joined together in 2002.
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-9 is a 2002 concrete retaining wall of uncoursed flat limestone with a stone cap. Construction plans from 1981 indicate the presence of two separate walls in this vicinity, but their shapes are inconsistent with what is extant (Reyna/Caragonne Associated Architects 1981). Construction plans from 2001 indicate an existing wall adjacent to Resource B1-8 that is similar to a wall that appears on the 1981 document. Another wall on the 2001 construction plan appears to be an existing wall, and is also similar to one of the walls on the 1981 document. The 2001 plans for the two wall sections to be joined with a new wall (Saldana and Associates 2001). According to the City of San Antonio Public Works Department the entire wall was reconstructed in 2002.

Integrity ☒ Location ☐ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: B1-9

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing west



View facing west



Address: BRACKENRIDGE PARK

The diagram illustrates a proposed road improvement project. At the top, a dashed line indicates the existing ground level, while solid lines represent the proposed road profile. Key features include:

- Elevations:** Numerous numerical values are scattered throughout the drawing, representing elevations in feet. These include 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800.
- Construction Details:** The drawing shows a series of parallel lines representing the road's width and depth. A dashed line labeled "REMOVE CURB TO HERE" points to a specific location on the right side of the road.
- Labels:** The word "WALK" is written at the top left, indicating a pedestrian path. The letters "O E" are located near the top center, possibly representing "Old Earth" or "Original Elevation".

SIDEWALK AND REINSTALL 4" SIDEWALK LEVEL W/EXISTING
 22'-0"
 6'-0" 1'-8"
 +674.00
 +674.17
 R3'-0"
 5/A-5.3
 21'-0"
 23'-6"
 +675.50
 R3'-0"
 12'-0"
 3'-0"
 11'-A-3
 2'-0"
 5' PUMP
 NEW LANDSCAPING
 NEW STONE RETAINING WALL
 8/A-5.3
 END OF EXISTING WALL
 EXISTING FLUSH CURB
 EXISTING PAVERS

Resource ID: B1-10 **Parcel ID:** N/A **Year Built:** 2001

Year Source: Interview with Gregg Eckhardt

Address: BRACKENRIDGE PARK

County: Bexar

Name: Recirculation pump enclosure

Latitude: 29.463598

Longitude: -98.469257

Historic Function/Subcategory: Landscape/park

Indiv. NRHP Eligible? No

Effect: N/A

Current Function/Subcategory: Landscape/park

Contributing to NRHP Property/District? No



View facing north

Description

Type: Structure	Exterior materials: stone concrete	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Cylindrical	Porch: N/A		

Comments

Resource B1-10 is the housing for two San Antonio Water System (SAWS) recirculation pumps that draw water from an adjacent river level intake. The structures are constructed of concrete with stone cladding and have metal lids. The recirculation system pumps reclaimed water that enters the San Antonio River south of Witte Museum. The reclaimed water flows down to Lambert Beach where it is then pumped to outfalls adjacent to the Upper Labor Acequia and the Dionicio Rodriguez footbridge. The system maintains water levels in the Lily Pond and upper reaches of the San Antonio River within Brackenridge Park. Construction of the recirculation system began in 1998 and was completed in 2001.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

This resource is a non-historic-age structure within the study area. It is less than 50 years old and was not found to possess exceptional significance under Criterion Consideration G. As a result, it is recommended not eligible for listing in the NRHP under Criterion A, B, C, or D.

Resource ID: B1-10

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing northeast



View facing southeast



Resource ID: B1-10

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing east



View facing south



Resource ID: B1-68 **Parcel ID:** N/A **Year Built:** unknown **Year Source:** 2014 masonry study
Address: BRACKENRIDGE PARK **County:** Bexar
Name: Slew and wall under bridge **Latitude:** 29.463359 **Longitude:** -98.469372
Historic Function/Subcategory: Landscape/park **Indiv. NRHP Eligible?** No **Effect:** No Adverse Effect
Current Function/Subcategory: Landscape/park **Contributing to NRHP Property/District?** Listed



View facing
northwest

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: The resource has deteriorated
Style: Rustic			
Form: Irregular	Porch: N/A		

Comments

Resource B1-68 is a slew and river channel wall constructed at an unknown date. A slew, or slough, is a shallow wetland adjacent to a larger body of water such as a river. The Lambert Beach slew is formed behind the dam (B1-6) and is held by adjacent river channel retaining walls. The walls are constructed of uncoursed flat limestone and are in very poor condition. A metal fleur-de-lis is embedded in the wall's surface.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The resource retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed

Resource ID: B1-68

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing west



View facing west



Resource ID: B1-68

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing west



Detail of metal fleur-de-lis;
view facing east



Resource ID: B1-70	Parcel ID: N/A	Year Built: ca. 1937-1938	Year Source: 2014 masonry study
Address: BRACKENRIDGE PARK			County: Bexar
Name: River retaining wall-south		Latitude: 29.463372	Longitude: -98.470514
Historic Function/Subcategory: Landscape/park		Indiv. NRHP Eligible? No	Effect: No Adverse Effect
Current Function/Subcategory: Landscape/park		Contributing to NRHP Property/District? Listed	



View facing north

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: Appears unaltered
Style: Rustic			
Form: Linear	Porch: N/A		

Comments

Resource B1-70 is a stone retaining wall constructed in 1938 between the riverbank and river channel. The wall is constructed of uncoursed flat limestone with a concrete cap and abuts Resources B1-71 and B1-73.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

The resource appears unaltered and retains sufficient physical and historic integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park to communicate its historic significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-70

Parcel ID: N/A

Address: BRACKENRIDGE PARK

View facing southwest



Resource B1-70 as it abuts
with Resources B1-71 and B1-73; view facing west



Resource ID: B1-72 **Parcel ID:** N/A **Year Built:** 1877**Year Source:** 2014 masonry study**Address:** BRACKENRIDGE PARK**County:** Bexar**Name:** Pump House wing wall and river channel wall**Latitude:** 29.46373**Longitude:** -98.469717**Historic Function/Subcategory:** Landscape/park**Indiv. NRHP Eligible?** No**Effect:** No Adverse Effect**Current Function/Subcategory:** Landscape/park**Contributing to NRHP Property/District?** Listed

Overview, Pump House 1 on right, Staircase 3 on left; view facing north

Description

Type: Structure	Exterior materials: stone	Primary roof type: N/A	Alterations: overgrown; poor state of repair
Style: No style			
Form: Linear	Porch: N/A		

Comments

Resource B1-72 are a stone wingwall attached to Pump House #1 and a river channel wall both constructed in 1877 as part of the Pump House #1 project. The wingwall is currently obscured by overgrowth and its condition is unknown. The river channel wall extends from Pump House #1 downriver to the first set of steps leading to the river. The wall is constructed of stone masonry with a concrete cap walkway. The walkway appears to be in very poor condition with sections that appear to have separated from the underlying wall. This river channel wall is partially obscured by overgrowth, is not accessible, and appears to be partially covered by the crumbled remnants of the adjacent riverbank wall B1-73.

Integrity ☒ Location ☒ Design ☒ Setting ☒ Materials ☒ Workmanship ☒ Feeling ☒ Association

NRHP Justification

Although the wingwall is not visible there is no evidence indicating its historic integrity has been compromised and its contributing status to the Brackenridge Park Historic District is affirmed. The river channel wall must be considered in context of its function and the expectation that such resources are expected to wear with the action of the river. Although the wall's walkway is currently in a state of disrepair and is partially overgrown, these conditions are reversible. Neither the resource's design nor its relationship with surrounding historic resources has changed and it is still capable of communicating its role as both a recreational and engineering feature. The resource retains its original materials and is clearly distinct from related historic resources B1-2, B1-70, B1-71, and B1-73. The resource retains sufficient physical and historical integrity under Criterion A in the area of Entertainment/Recreation for its association with the development and design of Brackenridge Park and Criterion C in the area of Engineering for its association with water delivery to communicate its historical significance. Its contributing status to the Brackenridge Park Historic District is affirmed.

Resource ID: B1-72

Parcel ID: N/A

Address: BRACKENRIDGE PARK

Detail 1 of 5 from Pump
House #1 to Staircase 3; view
facing north



Detail 2 of 5 from Pump
House 1 to Staircase 3; view
facing north



Resource ID: B1-72

Parcel ID: N/A

Address: BRACKENRIDGE PARK

Detail 3 of 5 from Pump
House 1 to Staircase 3; view
facing north



Detail 4 of 5 from Pump
House 1 to Staircase 3; view
facing north



Resource ID: B1-72

Parcel ID: N/A

Address: BRACKENRIDGE PARK

Detail 5 of 5 from Pump
House 1 to Staircase 3; view
facing north



ca. 2002 photograph of
wingwall and river channel
wall; City of San Antonio
Public Works Department



Brackenridge Park

San Antonio, TX

Lambert Beach Improvements

EXHIBIT:

Large Significant and Heritage Trees near
Cultural Resources



Figures 1 & 2: Tree No. 95, 32-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 0 inches.



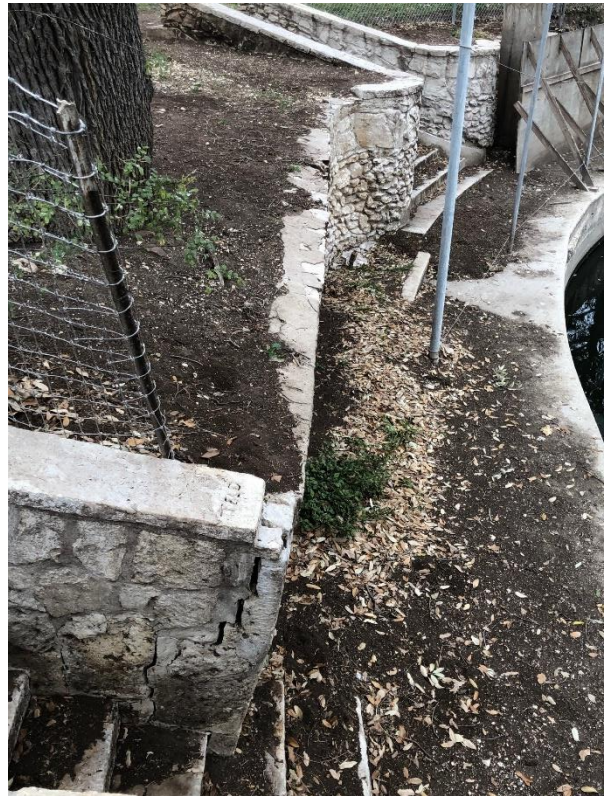
Figure 3: Tree No. 97, 22-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 3 inches



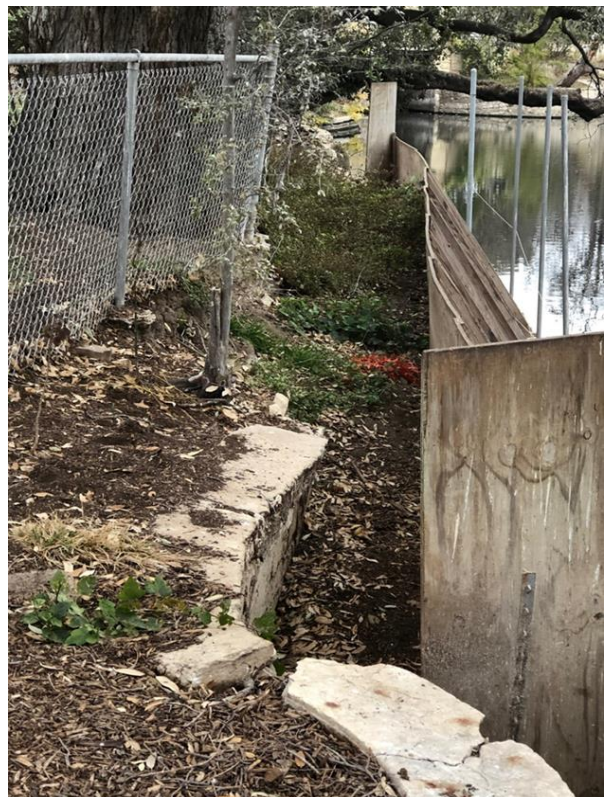
Figure 4: Foreground - Tree 98, 18-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 18 inches. Background Left – Tree No. 97 proposed to be removed, Background Right – Tree No. 96 proposed to be preserved.



*Figure 5: Foreground – Tree No. 99, 16-inch live oak proposed to be removed. Proximity to Cultural Resource: Less than 5 feet.
Background – (L to R) Tree No. 97, Tree No. 98, both proposed to be removed, Tree No. 96 proposed to be preserved.*



Figures 6 and 7: Tree No. 100, 37-inch Live Oak proposed to be removed. Proximity to original position of Cultural Resource (severe lean): less than 15 inches



Figures 8 and 9: Tree No. 101, 44-inch Live Oak proposed to be relocated approximately 15-20 feet further away from river than current location. Proximity to original position of Cultural Resource (demolished): less than 18 inches.



Figure 10: Tree No. 102, 18-inch Cedar Elm proposed to be removed. Proximity to original position of Cultural Resource(demolished): less than 3 feet.



Figure 11: Tree No. 134, 16-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 0 inches.



Figure 12: Tree No. 135, 15-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 0 inches.



Figure 13: Tree No. 135, 15-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 0 inches.



Figure 14: Tree No. 136, 20-inch Live Oak proposed to be removed. Proximity to Cultural Resource: 0 inches.



Figure 15: (L to R) Tree Nos. 137, 17-inch Cedar Elm, and 138, a 16-inch Cedar Elm, proposed to be removed. Proximity to Cultural Resource: 1-3 inches.



Figure 16: (L to R) Tree Nos. 138, 16-inch Cedar Elm, and 137, a 17-inch Cedar Elm, proposed to be removed. Proximity to Cultural Resource: 1-3 inches.



Figure 17: (L to R) Tree Nos. 139, a 26-inch Pecan, and 140, a 24-inch Pecan, proposed to be removed. Proximity to original position of cultural resource (partially demolished): less than 2 feet.



Figure 18: Tree No. 141, 27-inch Bald Cypress proposed to be removed. Proximity to Cultural Resource: 0 inches.

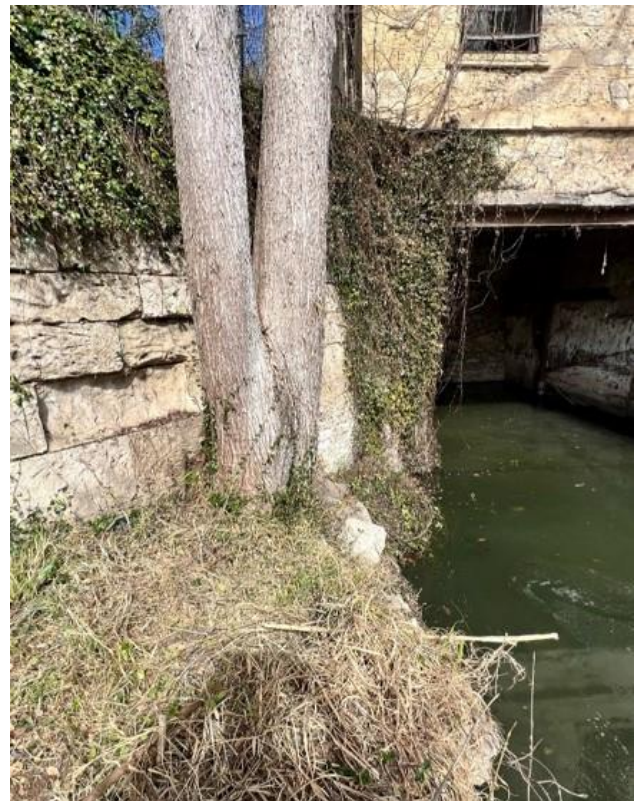


Figure 19 and 20: Tree No. 141, 27-inch Bald Cypress proposed to be removed. Proximity to Cultural Resource: 0 inches.



Figure 21: Tree No. 142, 20-inch Pecan proposed to be removed. Proximity to Cultural Resources: 6 inches to 5 feet



Figure 22: Tree No. 142, 20-inch Pecan proposed to be removed. Proximity to Cultural Resources: 6 inches to 5 feet



Figure 23: (L to R) Tree Nos. 108, 22-inch Black Walnut, and 107, 18-inch Black Walnut, both proposed to be removed. Proximity to Cultural Resource: 3 to less than 24 inches.



Figure 24: Tree No. 107, 18-inch Black Walnut proposed to be removed. Proximity to Cultural Resource: 3 inches.



Figure 25: Tree No. 122, 22-inch Pecan proposed to be removed. Proximity to Cultural Resources, 0 inches to 8 inches.



Figure 26: Tree No. 125, 27-inch Crepe Myrtle proposed to be removed. Proximity to Cultural Resource: Less than 1 foot.



Figure 27: Tree No. 215, 19-inch Crepe Myrtle proposed to be removed. Proximity to Cultural Resources: Less than 3 feet.