

PART THREE: PRESENT

Introduction to the Present

Chapter 13: Existing Conditions

Chapter 14: Analysis and Evaluation

From an emphasis on buildings, they have come to understand the equal importance of the gardens, open spaces, and streets around them—that is, of the connective tissue that binds the built world into an organic, life-sustaining whole.

James Marston Fitch,
Historic Preservation, Management of the Built World, 1990

INTRODUCTION TO THE PRESENT

Two chapters in a Cultural Landscape Report (CLR) focus on the present state of the landscape. The chapter “Existing Conditions” (chapter 13 in this CLR) is provided to “clearly identify and describe the landscape characteristics that comprise a cultural landscape.”¹ In short, this chapter summarizes the existing conditions of the landscape. In the chapter “Analysis and Evaluation” (chapter 14), the site’s contexts (part one of this CLR), the history of the site (part two of this CLR), and the existing cultural and ecological conditions throughout the park landscape (detailed in chapter 13) come together. Analysis and evaluation “is a critical step for sorting and integrating natural and cultural resource data so it can be used to develop appropriate treatment strategies.”²

Documenting the existing conditions of a landscape with a history and scale of such magnitude is a complex endeavor that requires a tailored and methodical approach. In order to capture the breadth of the park’s current state, chapter 13 is organized as follows.

SUMMARY OF SITE HISTORY

An abbreviated history of the site, which has been extensively detailed in the preceding chapters, is provided before the assessment of existing conditions begins. This serves to reorient readers to key aspects of the site’s history, especially those that may be relevant to its conditions today or in the future.

LANDSCAPE CONTEXT

The Landscape Context section summarizes the park’s surrounding geographic complexity, including a description of its adjacent properties. This is to ensure that the park can be assessed as part of its larger urban fabric. This section also includes a summary of the park operations, which directly impact the current conditions and will need to be considered as a part of “Treatment” (chapter 15).

1 Robert Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports*. U.S. Department of the Interior. National Park Service. Cultural Resource Stewardship and Partnerships. Washington DC, 1998. 56.

2 Page, Gilbert, and Dolan. *Guide to Cultural Landscape Reports*.

VIEWS AND VISTAS

Views and vistas are detailed in both the narrative and in a diagram to lay a foundation for one important way visitors experience this landscape today. The site's topography, which largely impacts the site's views and vistas, is also diagrammed.

After the foundational background information, the complete assessment of existing conditions begins.

LANDSCAPE SYSTEMS

Because major landscape systems are fundamental to creating a framework for the Brackenridge Park landscape, the existing conditions of the larger systems are discussed. These include the conditions of

- buried prehistoric and historic **Archaeology**;
- the no-longer-healthy or accessible upper course of the **San Antonio River and Riparian Corridor**;
- damaged or hidden **River Structures**—acequias, dams, ditches, tunnels, and retaining walls;
- threatened **Vegetation/Soils/Hydrology**, made up of historic tree canopies and dwindling plant communities;
- not entirely evident or inviting **Entry and Arrival Areas**;
- confusing **Circulation through the Park** that does not adequately provide access to the park's numerous landscape experiences;
- unclear **Edges between Cultural Institutions**—including the Japanese Tea Garden, Witte Museum, San Antonio Zoo, Brackenridge Park Golf Course, and several others—that mask their historic relationship with the park;
- the park's regionally distinctive and one-of-a-kind **Collection of Historic Buildings, Structures, and Art**. In relationship to this system, the site's overall spatial organization and programming is also discussed briefly and thoroughly diagrammed.

CHARACTER ZONES

After the major landscape systems are discussed, the site is discussed by character zone. Fifteen character zones have been delineated according to their geographic location in the park. They have been defined and named by assessing the layered cultural components and ecological variety that exists within each geographic area. Each zone possesses a unique experiential quality that is a result of its cultural and ecological layering. Sometimes the components of each zone seem to be in harmony, and sometimes they seem to be in discord. A character zone map is included to illustrate the name and location of each zone.

Development of the existing conditions chapter has been aided by field surveys and two documents: the 2011 National Register Nomination Form and the 2018 Wildflower Center

Ecological Site Assessment. The first document provides an excellent delineation of the cultural assemblages in the park, whereas the second provides a thorough assessment of the current conditions of the site's major ecological areas.

Throughout the discussion of the site's existing conditions, diagrammatic map analysis is included to clarify or illustrate the textual assessments.

ANALYSIS AND EVALUATION OVERVIEW

Although the development of the existing conditions is a complex endeavor, the analysis and evaluation of a landscape may be even more complex. It is in the analysis and evaluation that the past and present are considered together for the first time. The primary goals of the analysis and evaluation of a landscape are to identify which components of the landscape are considered historically and/or culturally significant according to National Park Service standards and to determine whether the historically or culturally significant landscape components retain integrity in their present state. To this end, chapter 14 contains the following seven components.

1. **Periods of Significance.** A brief explanation of Brackenridge Park's multiple periods of significance is provided in order to help CLR users understand this landscape's cultural complexity and how the periods impact the analysis of significance and integrity.
2. **Landscape Systems Analysis.** Due to Brackenridge Park's size and complexity, the analysis and evaluation focuses first on eight critical landscape systems that comprise a defining framework for the park. The eight systems are Archaeology, San Antonio River and Riparian Corridor, River Structures, Vegetation/Soils/Hydrology, Entry and Arrival Areas, Circulation through the Park, Edges between Cultural Institutions, and the Collection of Historic Buildings, Structures, and Art.
3. **Features Analysis by Character Zone.** To drill down to a finer level of detail, seventeen character zones within the park have been delineated. Each zone contains important cultural landscape features that are in proximity to one another and, in some instances, share common elements. These features are also analyzed and evaluated.
4. **2011 National Register Documentation Review.** A National Register Nomination Form for Brackenridge Park was completed in 2011. As part of this CLR's analysis and evaluation, the previous statement is included to contribute to the historic record and as a comparison for the updated statement near the end of the chapter. In addition to reviewing the 2011 statement of significance, this CLR analysis and evaluation gives specific recommendations for amendments to the 2011 National Register Nomination Form.
5. **Statement of Significance.** Based on the site's significance and recommended National Register updates, the chapter proposes an updated statement of significance.

6. **Determination of Integrity.** Finally, a determination of integrity is made. This determination addresses whether characteristics and features that are culturally meaningful (significant) are physically intact enough for their meaning (significance) to be visible and/or easily understood by people who experience the park.
7. **Summary of Significance and Integrity.** A color-coded table is included at the end of the chapter that summarizes the site's level of significance, level of integrity, and potential for treatment, which would elevate its level of integrity in the future. This table is intended as a quick reference to illustrate the site's significance and potential, and it can also be used to better understand the Treatment recommended in chapter 15.

Understanding the existing conditions of a site and analyzing and evaluating the site's significance and integrity based on an integrated assessment of the landscape's relevant contexts, historic development, and present condition are critical actions. Together, the chapters "Existing Conditions" and "Analysis and Evaluation" lay the groundwork for the development of a Treatment Plan (chapter 15). Treatment is the work carried out to achieve a cultural landscape's long-term preservation goals—in effect, it is an *action plan*. It is the most important tool that park leadership can possess in planning for Brackenridge Park's future, for both what will be preserved and what will change.

CHAPTER 13. EXISTING CONDITIONS

SUMMARY OF SITE HISTORY

The Brackenridge Park landscape was once familiar territory for mammoths and other prehistoric life and was part of a migratory ritual route for Indigenous Americans. It is the origin of one of this country's earliest democratized water systems, executed through a Spanish system of acequias and built by Indigenous people to irrigate and provide potable water to the Spanish missions and colonial settlements (1719–1724). After secular settlement in the area, agricultural fields on the west side of the river were irrigated by the Upper Labor Dam and the Upper Labor Acequia (1770s–1850s). It was the site of early industrial development in the form of limestone quarries that first built up the city (1850s–1880). During the nineteenth century, there were extensive quarry operations on the northwest side of the park (1850s–1880), a Civil War Confederate tannery and sawmill in which enslaved people labored (1863–1865), and a cement company, which, by the hands of workers, further contributed to the building and expansion of San Antonio (1880–1908). The most consequential commercial enterprise on the landholding was that associated with the San Antonio Water Company, founded by J. B. Lacoste and ultimately owned by George Brackenridge. Buildings and vestiges of landscape features from the operation of the water works are extant on the site.

The land that George Brackenridge owned, in proximity to his house above the head of the river, was already being used as a park by the public in the latter half of the nineteenth century. For instance, in 1885 the “First Presbyterian church and Sunday-school held a very fine picnic at the McLane place, north of Brackenridge park.” With Brackenridge’s donation to the city of the first 199-acre tract, this landscape became a grand, shady, scenic driving park and a river swimming hole that attracted locals and tourists from around the country (1899).

1 “Picnics,” *San Antonio Light*, May 18, 1885, accessed November 20, 2019, newspapers.com/image/221348301/.

Once the legal title to the original parcel of land was transferred to the city, Ludwig Mahncke, a close friend of Brackenridge's, quickly laid out carriageways following the principles of the picturesque promulgated by Andrew Jackson Downing in the first half of the nineteenth century. Downing's general principles of park design were then used by many of the best landscape designers, including Frederick Law Olmsted for Central Park and for his other designs throughout the East Coast and Midwest, during the second half of the nineteenth century. By 1899, there were scores of precedents throughout the country for this style of landscape, which included intersecting carriageways, picturesque views, and the combination of circulation and existing and constructed water features. During the remainder of Mahncke's tenure as park commissioner, the major improvements in the park related to the acquisition and display of various domestic and native animals within portions of the park boundaries. Deer, bison, elk, and cattle were pastured and displayed at Brackenridge, a treatment that provided for public viewing of animals not often seen in San Antonio and for reduced maintenance costs through grazing, which kept the lawns and pastures of the park cropped at a level between mown and open prairie. After Mahncke's death in 1906, there were a series of park superintendents, but there were very few improvements to the park during the approximately ten-year period between Mahncke and Ray Lambert.

When Lambert became parks superintendent in 1915, he quickly set in motion a building boom in the park, which did not end until the advent of World War II, long after Lambert's death in 1926. What resulted was a well-developed park that provided a great variety of visitors' services but had neither a clear sense of spatial organization nor a hierarchy of significance. Due to access to the quarries on the north edge of the property, there was plenty of stone for the construction of buildings and structures, and the abandoned quarries became the focus of rehabilitation for new park functions.

The park's limestone quarries eventually became exceptional, dramatic backdrops to what is today the historic San Antonio Zoo (1915), the Japanese Tea Garden (1917), and the outdoor Sunken Garden Theater (1930). The park became a canvas for public art—the whimsical faux bois bridges, benches, and tables created by Mexican-born Dionicio Rodriguez as well as works by other notable artists. It is the original and longtime home to what is today a first-class natural history museum, the Witte (1926). It was a public space in which civil rights for African Americans and Mexican Americans were once denied or limited but eventually enacted (1950s, 1960s). In 1997, it became home to an engineering marvel, the Inlet Tunnel, which protects downtown San Antonio from flood events and, alternatively, maintains the flow of water to the river during drought. The park also contains many other defining layers.

LANDSCAPE CONTEXT

Brackenridge Park is located approximately two miles northwest of downtown San Antonio and is comprised of land donated by George Brackenridge and the Koehler family, land purchased by the city, and land that was held by the city through Spanish colonial land grants. The park is within the city of San Antonio, Bexar County. The site is composed of two linear areas of land on the east and west sides of the San Antonio River. The northwest and western edge of the park rises approximately 750 feet above mean sea level (MSL) at its highest point, which is the southern limit of the Balcones Escarpment. The lower edge of the



FIGURE 13–1. Birds-eye view of Brackenridge Park in relation to Downtown San Antonio. Source: Reed Hilderbrand

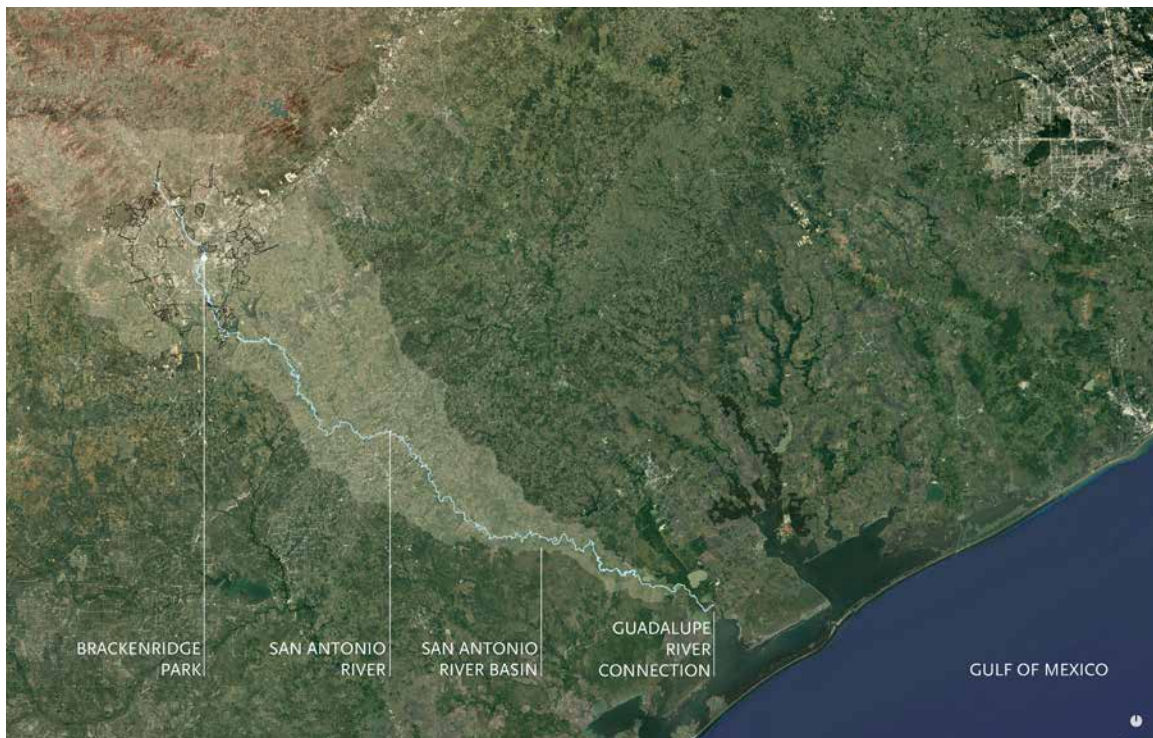


FIGURE 13–2. Regional Watershed Context Map. Source: Reed Hilderbrand

park is approximately 665 feet above MSL. It is at this lowest point in the park that the river enters the San Antonio River Flood Control Tunnel (**figure 13-1**).

Olmos Basin to the northwest of the site drains south and joins the major springs of the San Antonio River, which then continues through San Antonio south and east before flowing into the Guadalupe River. The Guadalupe River flows to Mission Lake and San Antonio Bay, which then connects to the Gulf of Mexico (**figure 13-2**).

ADJACENT PROPERTIES

Nearby cultural and historic sites include the continuation of the Alamo Acequia beyond the boundaries of the park to the Alamo site, the Upper Labor Dam and Upper Labor Acequia complex that continues through the site onto adjoining property to the west and south, the Blue Hole located at the Sisters of Charity of the Incarnate Word, the Sweet Homestead, the Brackenridge Victorian mansion, Alamo Stadium, Mahncke Park, the DoSeum Children's Museum, the South Texas Museum of Popular Culture, the San Antonio Botanical Garden, and Fort Sam Houston.

Brackenridge Park is surrounded by a mix of residential neighborhoods, commercial corridors, the campus of the University of the Incarnate Word to the north, Highway 281 to the west, and Broadway, a major north-south thoroughfare that leads from downtown north to several suburban neighborhoods. The primary neighborhoods just to the western border of the park are Monte Vista, Midtown, The Strip, Tobin Hill, and River Road. All of these neighborhoods are separated from the park by Highway 281, the exception being the River Road neighborhood, which directly adjoins Brackenridge Park on the southwest edge. To the east of the park lie the neighborhoods of Westfort and Mahncke Park, and Alamo Heights is to the northeast. The string of businesses located between Broadway and Avenue B on the southeast side of the park effectively serves as both a physical and mental barrier that blocks views into the park and negates the sense that the driver or bike rider on Broadway is just a few feet away from the largest park in the city. The exceptions to this barrier are the entrances at Brackenridge Drive and at Tuleta Drive and the associated structures of the Witte and Pioneer Hall, but even these are not park indicators, as they are situated in close proximity to Broadway and impede the views into the park and river beyond. The largest area that is directly facing Broadway is the portion of the park called Lions Field, directly across from the Doseum (**figure 13-3**).

PARK OPERATIONS

Brackenridge Park is owned by the city of San Antonio, and three entities contribute to its oversight, management, and stewardship: the San Antonio Parks and Recreation Department, San Antonio River Authority (SARA), and Brackenridge Park Conservancy (BPC). The San Antonio Parks and Recreation Department, previously under the direction of Xavier Urrutia (from January 2009 to July 2018), is responsible for maintaining not only Brackenridge but also approximately 240 other parks throughout the city.² SARA, created in

² "About Our Parks," San Antonio Parks and Recreation Department, City of San Antonio, accessed June 6, 2019, sanantonio.gov/ParksAndRec/About-Mission/About-Us.

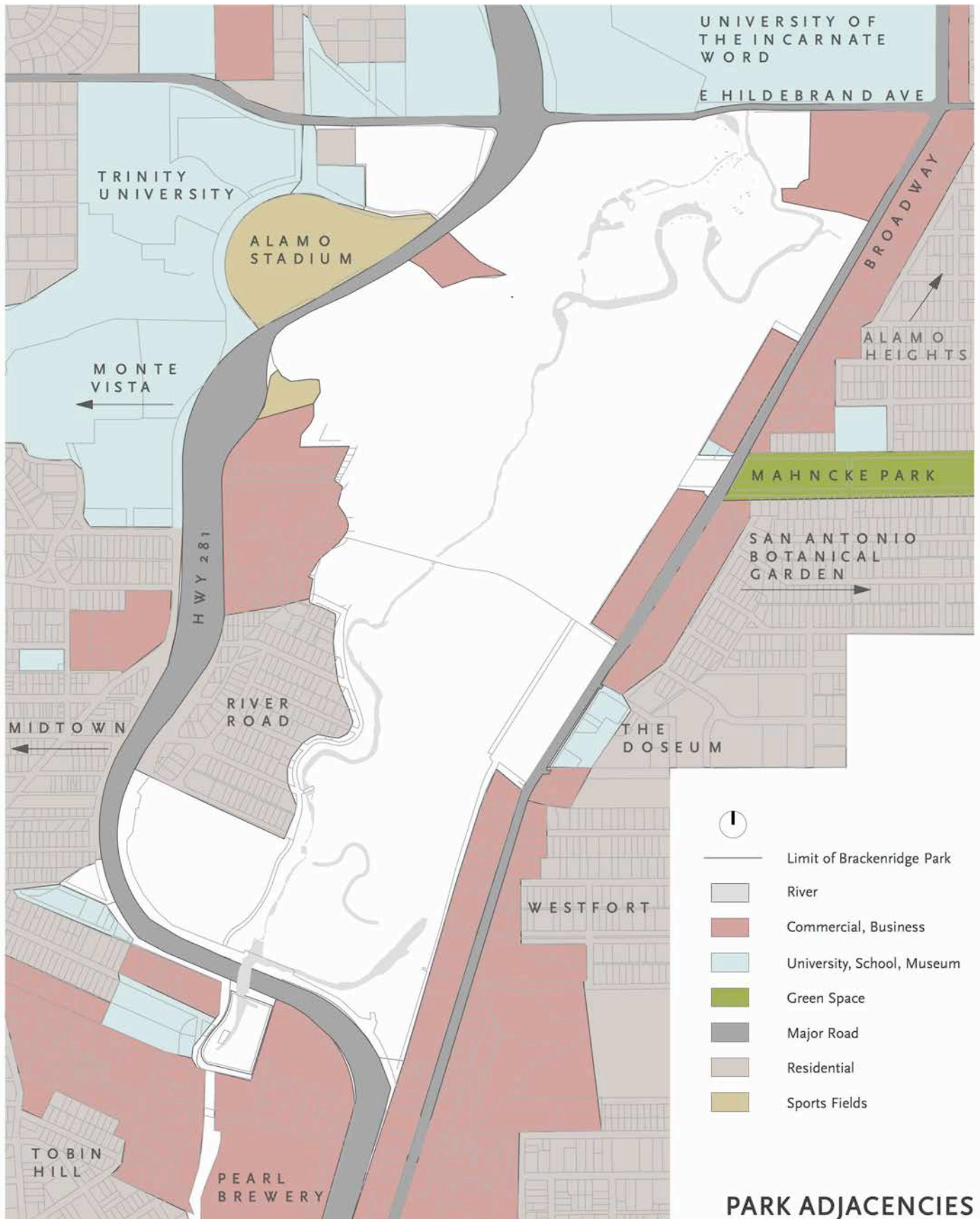


FIGURE 13-3. Brackenridge Park Adjacencies. Source: Reed Hilderbrand

1937 and currently under the leadership of Suzanne Scott and governed by an elected board of directors, is responsible for “developing and conserving” the San Antonio River.³ SARA is, therefore, instrumental in protecting the park’s ecological resources and improving the water quality of the river, which runs through the park. The BPC, a 501(c)(3) nonprofit organization directed by Lynn Osborne Bobbitt and governed by a volunteer board of directors, acts as the park’s primary preservation steward and advocate. The BPC was formed in September 2008, and its founding board was elected in February 2009.⁴

Prior to the BPC’s formation, the San Antonio Conservation Society “played an active role in the park’s preservation,” serving as its steward since the society’s founding in 1924. In the early 2000s, the conservation society formed a Brackenridge Park committee and engaged Elizabeth Barlow Rogers, the San Antonio native known for founding and leading the Central Park Conservancy, to prepare a white paper “about the creation of an organization dedicated solely to the protection of Brackenridge Park.”⁵ It was out of this process that the BPC originated.

Working closely with the San Antonio Parks and Recreation Department, BPC “raises funds for projects that benefit the park, implements park-based programs and projects, advises City staff and City Council, supports the evolution and implementation of plans for the park, and acts as a forum for users to address common issues and build consensus.”⁶

There is no general entrance fee for the park. Each cultural institution or entity in the park charges admittance from its patrons. The San Antonio Zoo, Brackenridge Park Golf Course, Witte Museum, San Antonio Zoo Eagle miniature train (formerly the Brackenridge Eagle), and the golf driving range all collect fees. The revenue generated from these entities is shared with the city under various service contracts. This money flows to the city’s general fund, with a small annual amount received by the entire park for maintenance and improvements. Recent city bond issues have resulted in new funding for the preservation and rehabilitation of selected park elements. The city also provides limited maintenance through the Parks and Recreation Department. The BPC goal is to provide additional funding in the future to enhance maintenance. The Parks and Recreation Department is the authorized administrative department that undertakes maintenance, but emergency repairs and improvements such as tree trimming and the addition of sidewalks can be handled by other city entities on occasion without knowledge of the BPC and with a lack of coordination. An example is a recent project to install sidewalks without prior coordination by the Parks and Recreation Department or the BPC. The project was stopped before construction began.

VIEWS AND VISTAS

Views are the occurrence of expansive and/or panoramic scenes that unfold naturally, often in relationship to a site’s topography. Vistas are designed and controlled, generally to frame a linear range of vision, with a contrived and focused intent (**figures 13-4 and 13-5**). Views into the park are limited by rows of commercial enterprises on the east side of the park along

3 “About San Antonio River Authority,” San Antonio River Authority, accessed June 6, 2019, sara-tx.org/about.

4 “Mission & History,” Brackenridge Park Conservancy, accessed September 25, 2019, brackenridgepark.org/about/mission-history.

5 “Mission & History.”

6 “Mission & History.”

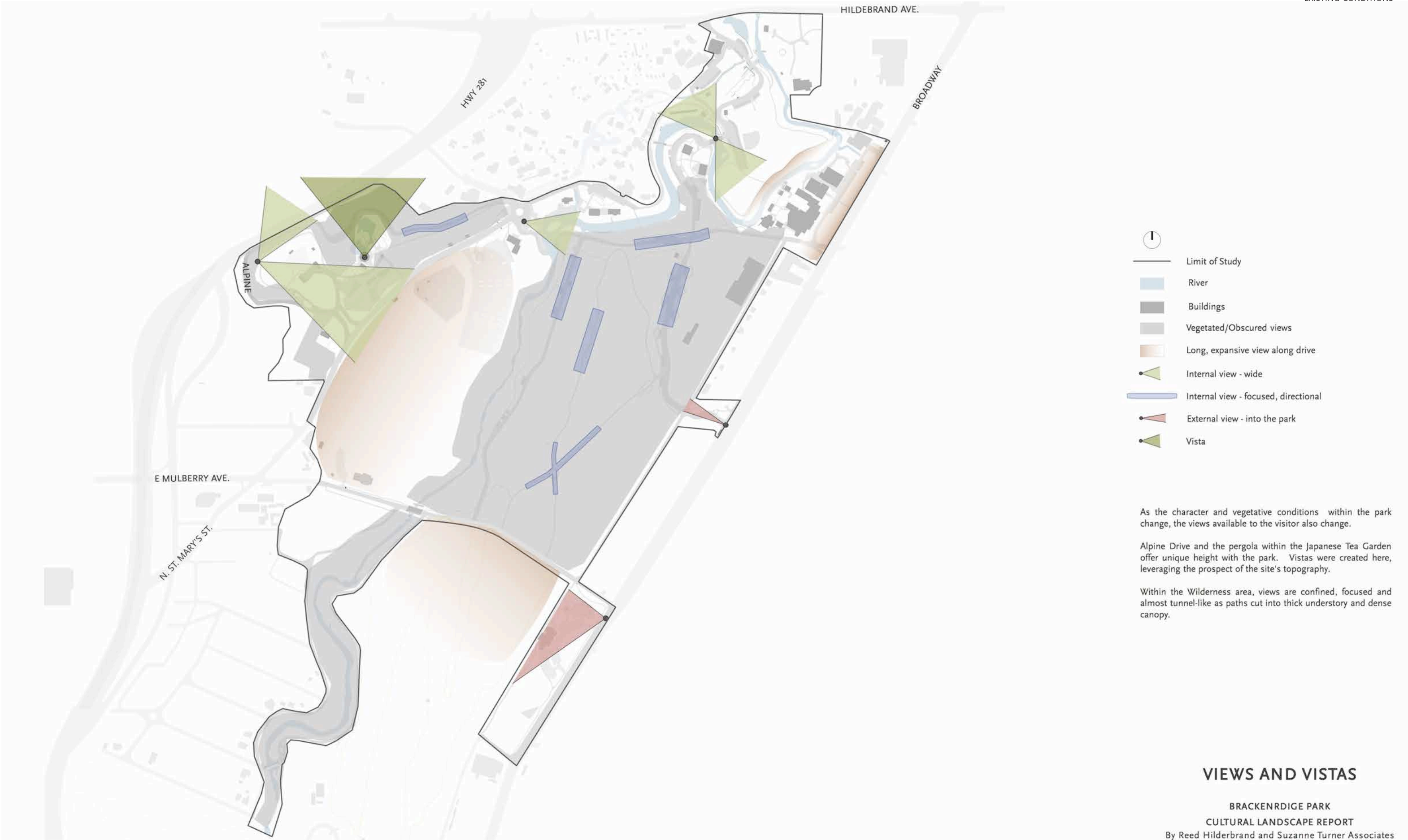
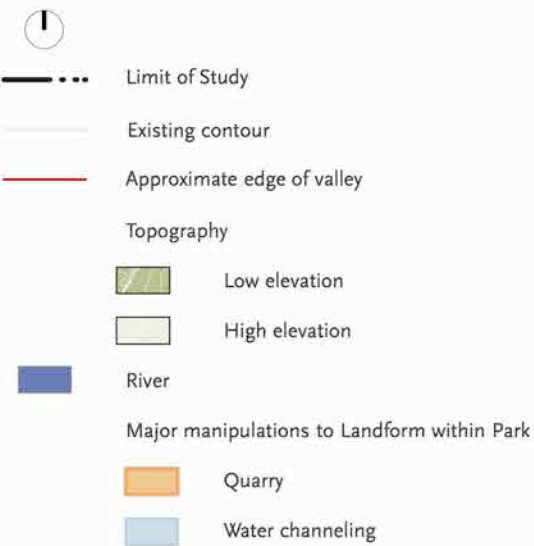
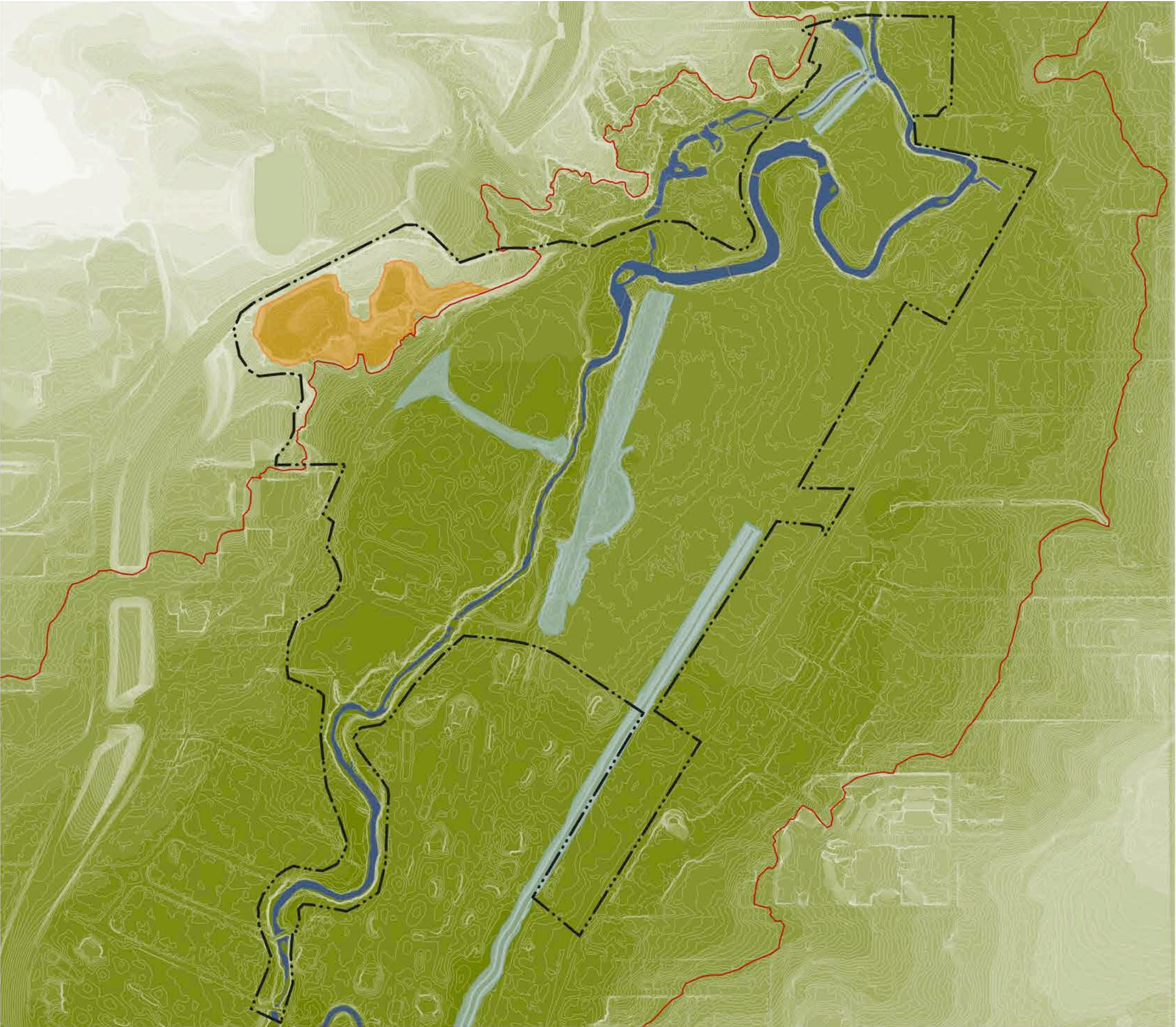


FIGURE 13-4. Diagram of existing views and vistas. Source: Reed Hilderbrand



The site sits in a low valley, with higher land to either side.

Excavation at the quarry sites created large hollows within the land which now house the Sunken Garden Theater and Japanese Tea Garden.

Attempts to divert water for human use or to control volume in times of flooding have resulted in large, man-made channels, scoured into the earth. These imprints remain as deviations in the site's existing topography.

TOPOGRAPHY AND
LANDFORM

BRACKENRDIGE PARK
CULTURAL LANDSCAPE REPORT
By Reed Hilderbrand and Suzanne Turner Associates

FIGURE 13-5. Diagram of existing topography and landforms. Source: Reed Hilderbrand

Broadway. On the west side, Highway 281 blocks views of parklands. Alternatively, one of the best views in the park is from Alpine Drive looking down into the Japanese Tea Garden and the Sunken Garden Theater complex. Also, linear views up and down the river course provide both foreground and distant views, and the water body itself provides the reflective plane, with the banks of the river providing the framing view.

Vistas are experienced in two large areas—the Wilderness Grove and throughout the Brackenridge Golf Course. The curving picturesque vistas in the Wilderness Grove are the result of the carriage and automobile roads designed by Ludwig Mahncke, probably in collaboration with an engineer or surveyor. Throughout the United States, many early park circulation designs were completed by a city employee acting as a designer. Because most had surveying and engineering backgrounds, they were familiar with using contours within the landscape to keep construction costs lower and to provide for adequate and efficient drainage. In New Orleans, City Park’s master plan for the circulation sequence in the oldest portion of the park was completed by city surveyor Edward Pile. Later work in the park in the 1930s was conducted by a landscape architecture firm from Chicago. This design and construction sequence arrangement was typical during the period when Brackenridge was surveyed and the circulation system put in place. The vistas found in this area are confined, focused, and tunnel-like, as paths cut into thick understory and dense canopy.

The Brackenridge Park Golf Club was the direct result of the famous course architect A. W. Tillinghast, who designed golf courses throughout the country. Tillinghast was considered one of the best course designers of the first half of the twentieth century. “Tillie,” as he was nicknamed, was known for using the most advanced methods of course construction and was respected for his integration of existing landscapes into his designs. Tillinghast’s work was further refined by John Bredemus, who was known to climb trees at Brackenridge in order to see the course layout and existing views. The combination of a nationally known course architect and a regional expert led to an enhanced visitor experience at the golf course and provided extensive vistas throughout the course.

The roads that wind through and cross the park require both automobile and pedestrian bridges. The bridges are fundamental to the views and vistas that are experienced by visitors as they cross the San Antonio River at various locations.

The Japanese Tea Garden also offers unique height in the park, and vistas in this semi-enclosed space were carefully created to leverage the prospect of the site’s topography and to enhance the visitor’s experience. Multiple locations provide vertical vista highlights of the garden and pond below.

Cinematic views are experienced on the open-air miniature train, the Eagle, which takes passengers on a 3.2-mile ride through the upper portion of Brackenridge Park.⁷ The route winds through dense woods, a tunnel, a bridge, and various open areas where the rider can see the larger views and framed vistas in the park. The low-water crossing at Tuleta is another location at which cinematic views are seen by motorists traversing the river.

7 Maria Watson Pfeiffer and Steven A. Tomka, “Brackenridge Park,” National Register of Historic Places, Texas Historical Commission, San Antonio, TX, June 15, 2011, 69.

ASSESSMENT OF EXISTING CONDITIONS

Due to size of the property and the complexity of natural and cultural features within the site, it is helpful to assess the existing conditions of the landscape characteristics and features in two ways: (1) in terms of the critical landscape systems that define the park's framework and (2) in terms of the seventeen character zones that have been delineated (**figures 13-6 and 13-7**). The character zones are defined by collectively assessing the historic character and the cultural components and ecological variety that exist within the landscape. Each zone possesses a unique experiential quality that Treatment Recommendations (chapter 15) will aim to protect or amplify.

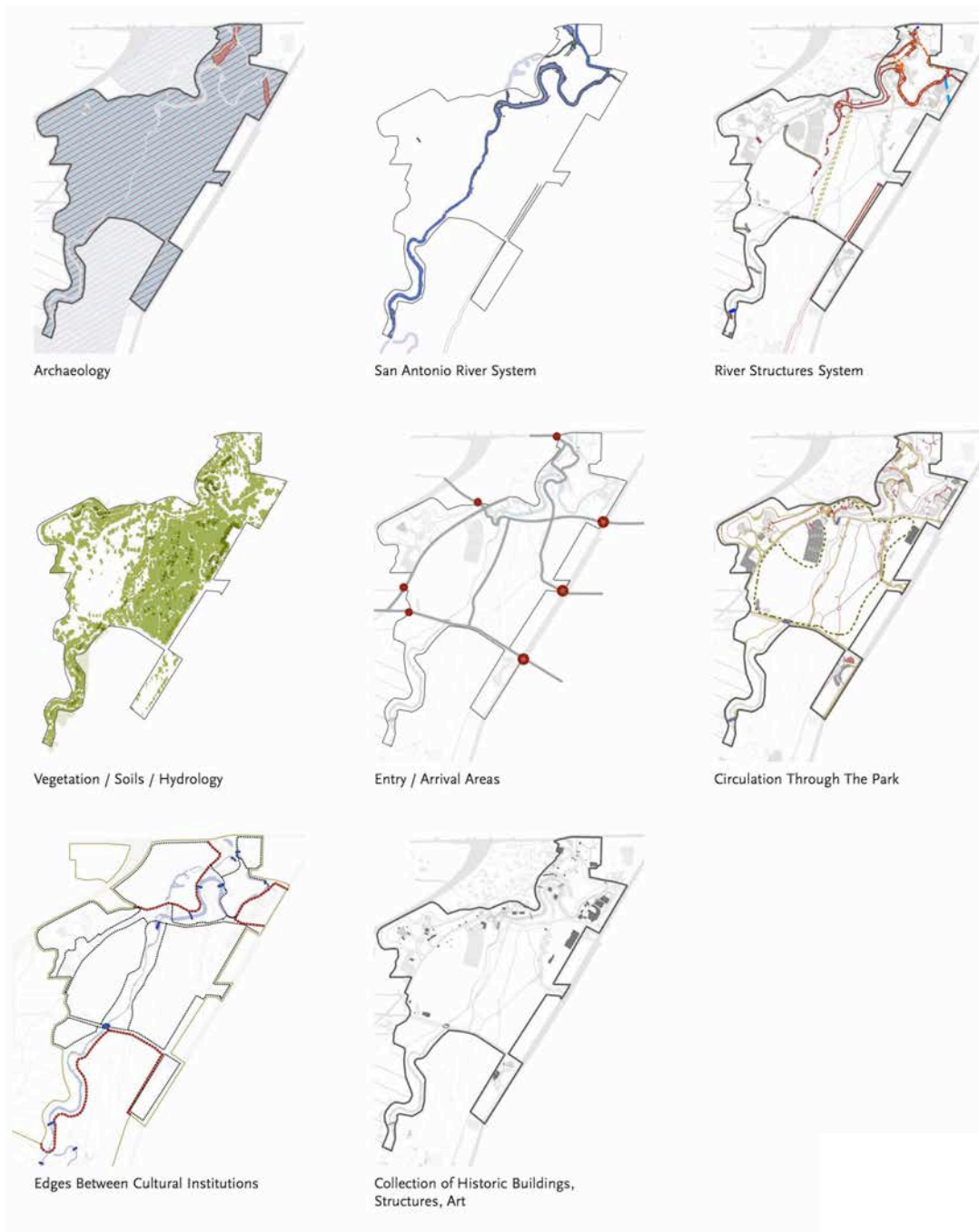


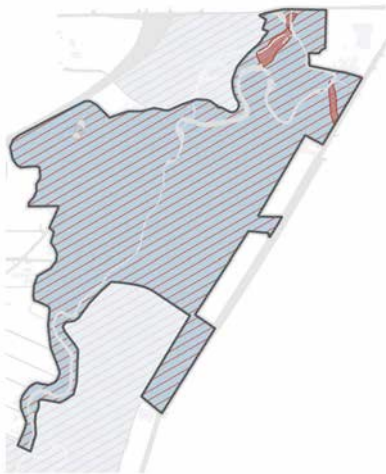
FIGURE 13-6. Brackenridge Park's Landscape Systems. Source: Reed Hilderbrand

SYSTEMS



FIGURE 13-7. Character Zones Map. Source: Reed Hilderbrand

LANDSCAPE SYSTEMS



Archaeology

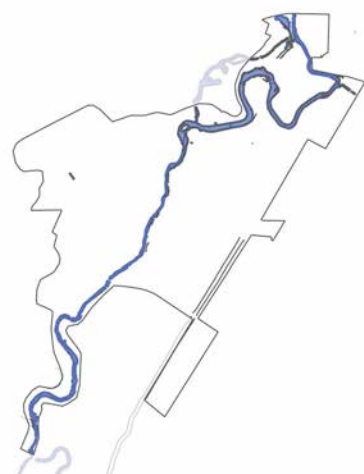
ARCHAEOLOGY

Although archaeological resources are present throughout the Brackenridge Park site, for the most part, they are not visible. Archaeological investigations within Brackenridge Park have identified nearly ten thousand years of prehistoric use of the park, and more detailed work on the earliest components along with the discovery of even earlier materials extends the prehistoric use of the park to twelve thousand years. Historic archaeological studies have focused on two aspects of the park's infrastructure—the San Antonio Water Works and the Spanish colonial acequias and dams. To date, archaeological investigations typically have not been completed, for preservation and interpretation purposes. They have typically been conducted in relation to infrastructure improvements and in some cases to locate no-longer-apparent sites that appeared in historical documents.



FIGURE 13–8. View of erosion along banks of the San Antonio River, August 2019. Source: Reed Hilderbrand

SAN ANTONIO RIVER/RIPARIAN CORRIDOR



San Antonio River System

The upper course of the San Antonio River flows through Brackenridge Park and is the heart of a riparian area, an area where the river meets the land⁸ (figures 13-8, 13-9, and 13-10).

Riparian communities contain a high percentage of water loving plants..., plants capable of handling wet and dry conditions..., and quick establishing, fast growing species...as well as longer lived, slower growing species... A healthy riparian community contains a diverse mix of trees, shrubs and herbaceous species, though the ideal composition will

vary between ecological sites. The integrity of the riparian area strongly influences the health of the waterway. Healthy riparian areas stabilize the bank, clean water entering the river, shade and add organic matter to in-stream habitat and serve as important habitat and travel corridors.⁹

The San Antonio River and riparian area in Brackenridge Park are generally in poor condition. Erosion is widespread along the riparian edges of the river, with some areas experiencing severe erosion where runoff from adjacent neighborhoods races through drainage outlets, scouring the banks of the river. Filter zones along the river edges are not adequate to clean runoff from the surrounding landscape. Flow regimes are interrupted by drought, and water quality is significantly affected by large numbers of egrets, ducks, geese, and other bird species within the park. According to the Wildflower Center Ecological Site Assessment,

Steep slopes indicating severe erosion, bank exposure and lack of a vegetative buffer [are] evident in many areas. Compacted soil is contributing to loss of bank stability and reduced water infiltration and filtration capacity. Substantial populations of invasive species are present throughout the riparian area. It should be noted that these conditions are quite common in urban parks.

Although ecological issues affect the water quality in the river, as a landscape element, the river continues to be the cultural center of the park. The river is no longer accessible to people in the way it was historically, however. It is not healthy enough for swimming, fishing, or boating activities.

8 Michelle Bertelsen, "Brackenridge Park Ecological Site Assessment," (San Antonio, TX: Lady Bird Johnson Wildflower Center at the University of Texas at Austin, 2019).

9 Bertelsen, "Brackenridge Park Ecological Site Assessment."



FIGURE 13–9. Diagram of existing hydrology form. Source: Reed Hilderbrand

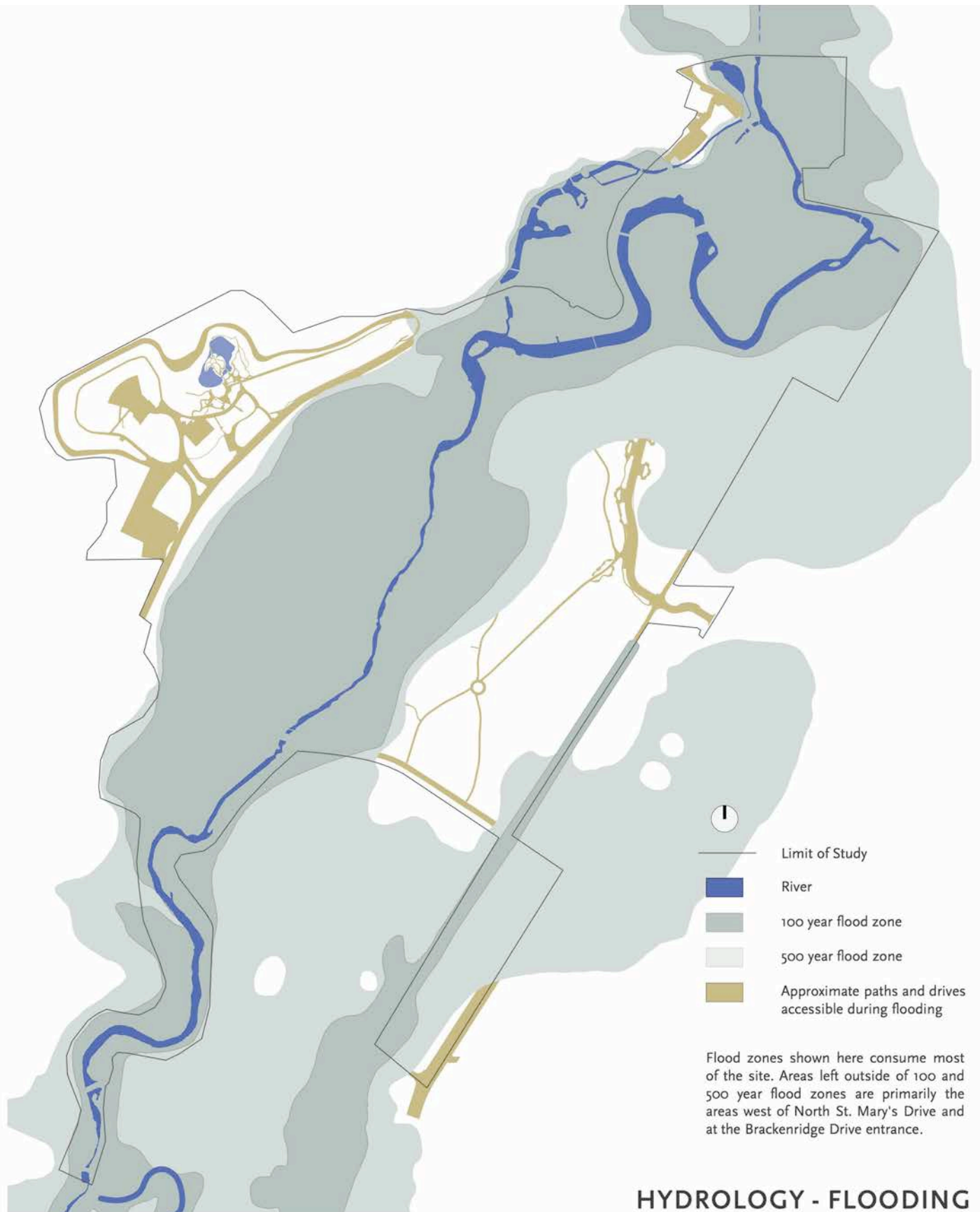
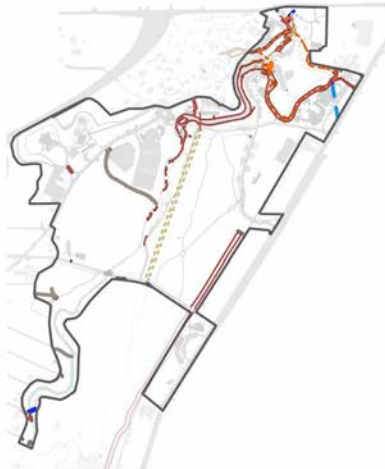


FIGURE 13-10. Diagram of existing flood zones. Source: Reed Hilderbrand



River Structures System

RIVER STRUCTURES

The system of river structures present in association with the San Antonio River includes acequia and dam structures, raceways, retaining walls constructed from local stone, and low-water crossings (**figures 13-11 and 13-12**). Overall, their existing conditions are of medium quality. By their very nature, structures associated with water require much more intensive and frequent maintenance (**figures 13-13, 13-14, and 13-15**).

Constructed by the National Youth Administration late in the New Deal era, the river walls between East Mulberry Avenue up to Tuleta Drive have periodically been damaged by flooding events and damage from tree roots. The walls have been repaired on an as-needed basis. There is a current effort to repair them in a comprehensive way to maintain stability, safety, and appearance for a longer period of time. The existing condition of the walls is poor to good depending on their location along the river. Their design is problematic in areas, as they are perpendicular to the river and create a difficult transition between park visitors and the water.



FIGURE 13–11. View of river walls, southwest of bathhouse, February 2019. Source: Reed Hilderbrand



FIGURE 13–12. View of river walls, south of zoo, February 2019. Source: Reed Hilderbrand



FIGURE 13–13. Diagram of existing river edges. Source: Reed Hilderbrand



FIGURE 13–14. Diagram of existing hydrology management. Source: Reed Hilderbrand

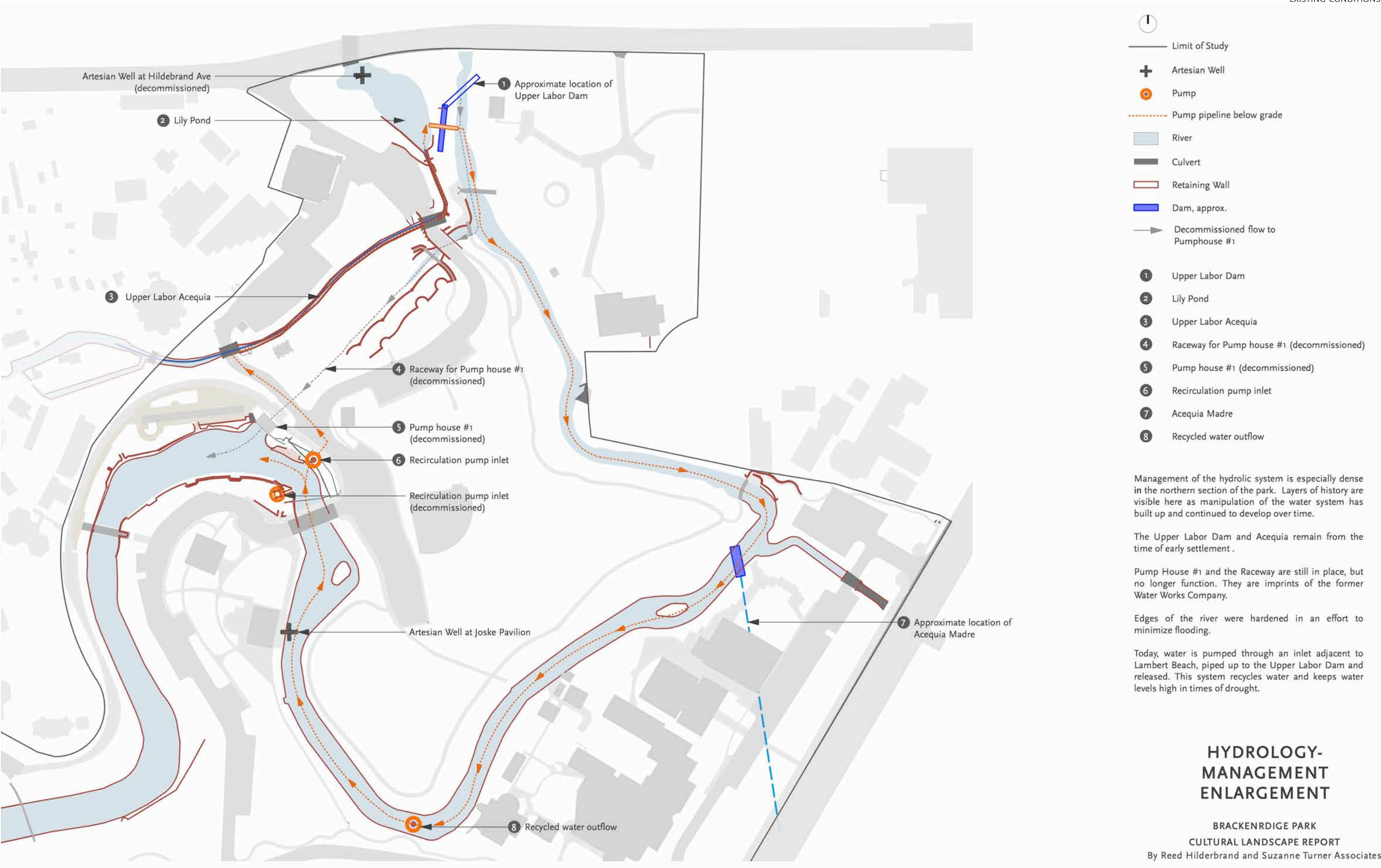


FIGURE 13-15. Enlargement from 13-14 of existing hydrology management. Source: Reed Hilderbrand



Vegetation / Soils / Hydrology

VEGETATION/SOILS/HYDROLOGY

Due to the multiple ecological areas within the park, the variety and species diversity of vegetation in the park is broad (**figures 13-16, 13-17, 13-18 and 13-19**). These ecological areas consist of the riparian edges along the San Antonio River, the uplands that drain into the river, and the Balcones Escarpment on the northwest edge of the park.

Vegetation consists of deciduous and evergreen trees, shrubs, vines, ground covers, native indigenous plants, and ornamental horticultural additions that are used for seasonal interest. In addition to the native and introduced horticultural components of vegetation, there are many invasive plant species that

crowd out native plants and that do not provide a healthy habitat for native birds and small mammals.

The northern cultural core of the park is more open, with managed lawns, tree clusters spaced throughout the landscape and along the river, and more ornamental plantings associated with buildings and structures. The grove in the center of the park is largely forested, with a dense understory of small shrubs, vines, and ground cover. This portion of the park is not extensively managed and creates feelings both of enclosure and separation. Some visitors consider this portion of the park too isolated and dense and express the view that they don't feel safe when in the grove.

The largest component of the park is the golf course. Open fairways with tree plantings frame and direct views along and between the different holes on the course, and the nature of the sport of golf requires extensive areas of lawn grass. Fences separate the course from the larger park landscape. Plantings in the zoo and the Japanese Tea Garden are primarily exotic and are associated with the different cultural needs of these two areas.

The Wildflower Center Ecological Site Assessment (Appendix C) contains a more extensive and scientific explanation of the soils, hydrology, and vegetation in Brackenridge Park.

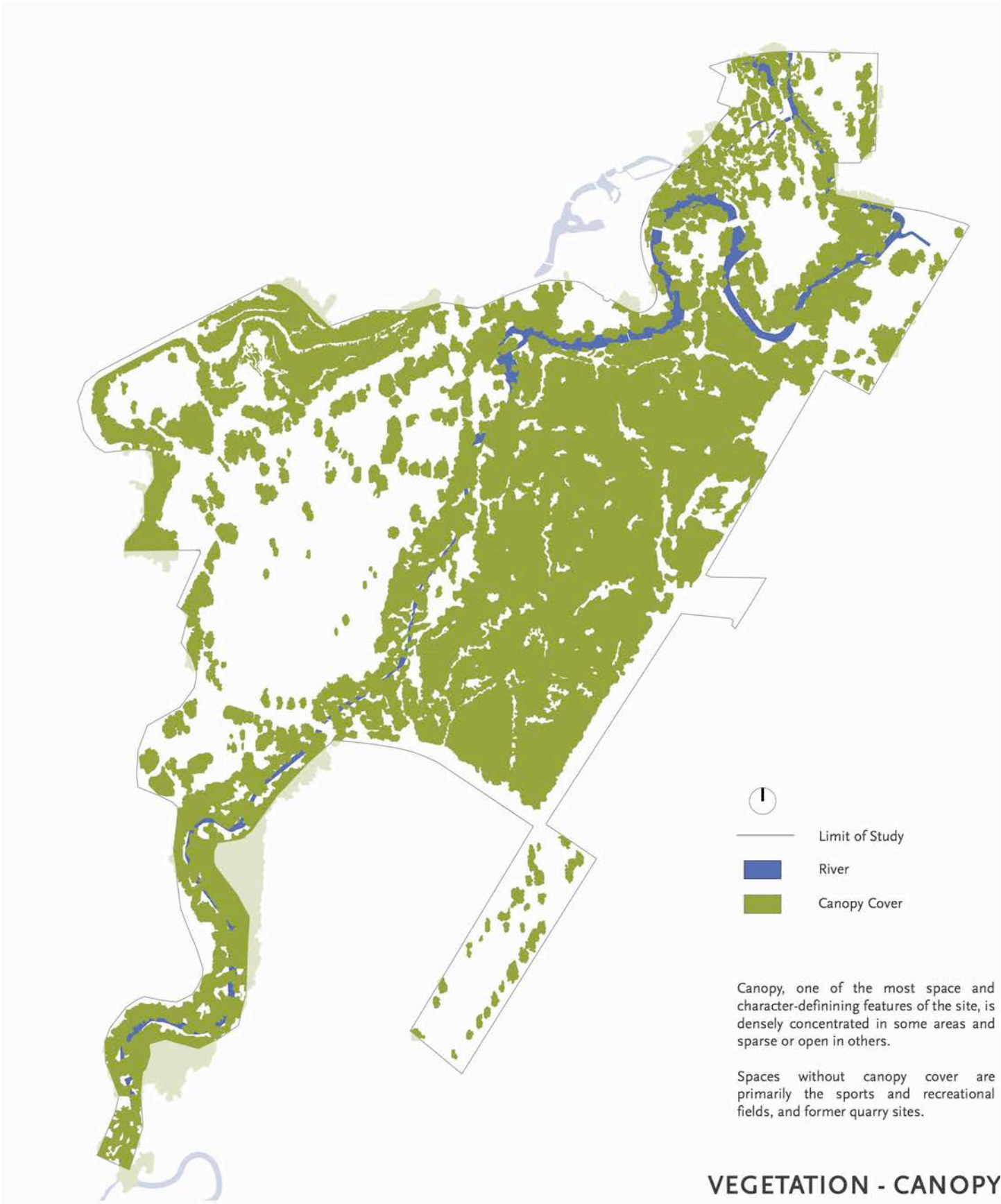


FIGURE 13–16. Diagram of existing canopy. Source: Reed Hilderbrand

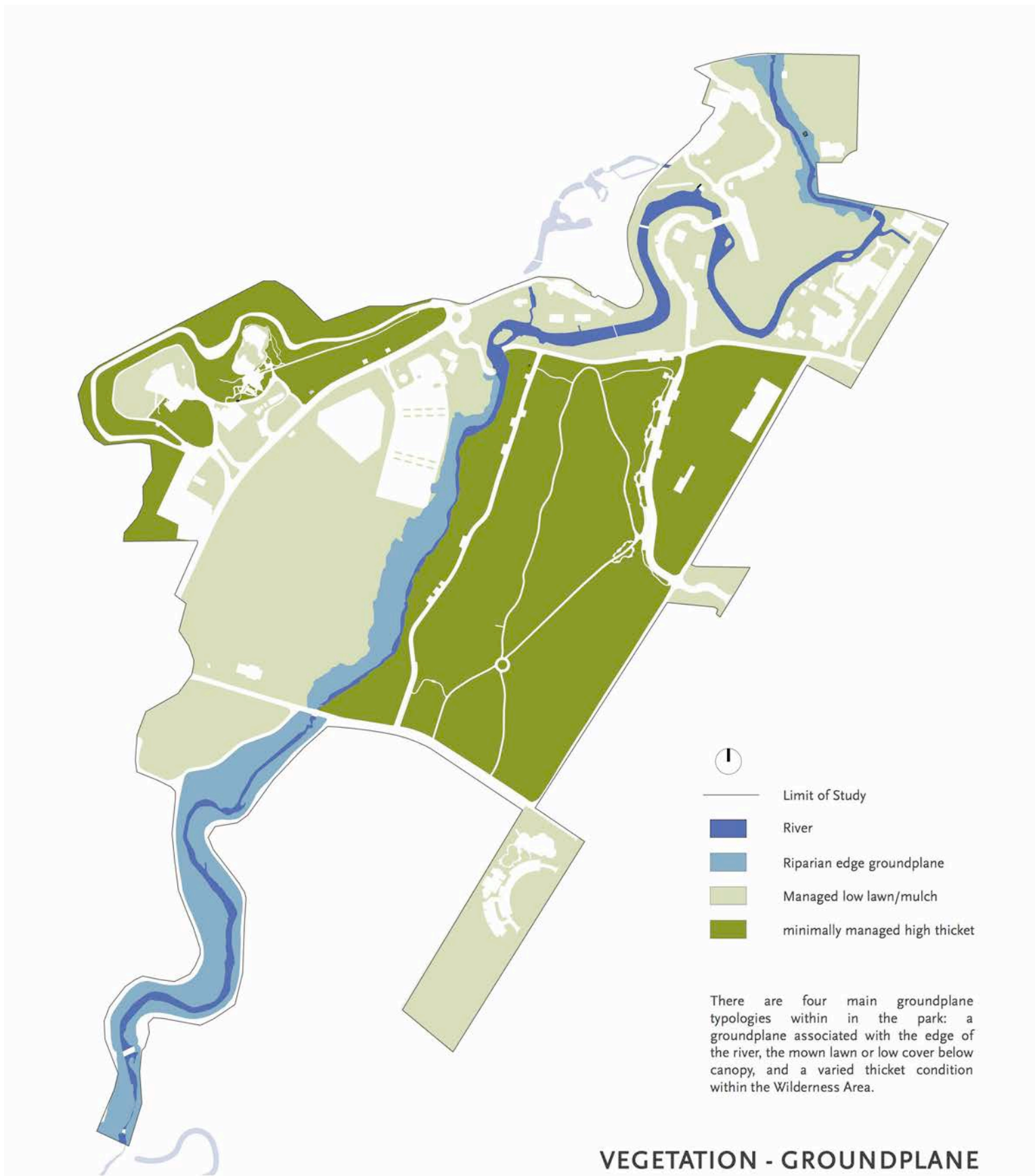


FIGURE 13–17. Diagram of existing ground plane vegetation. Source: Reed Hilderbrand

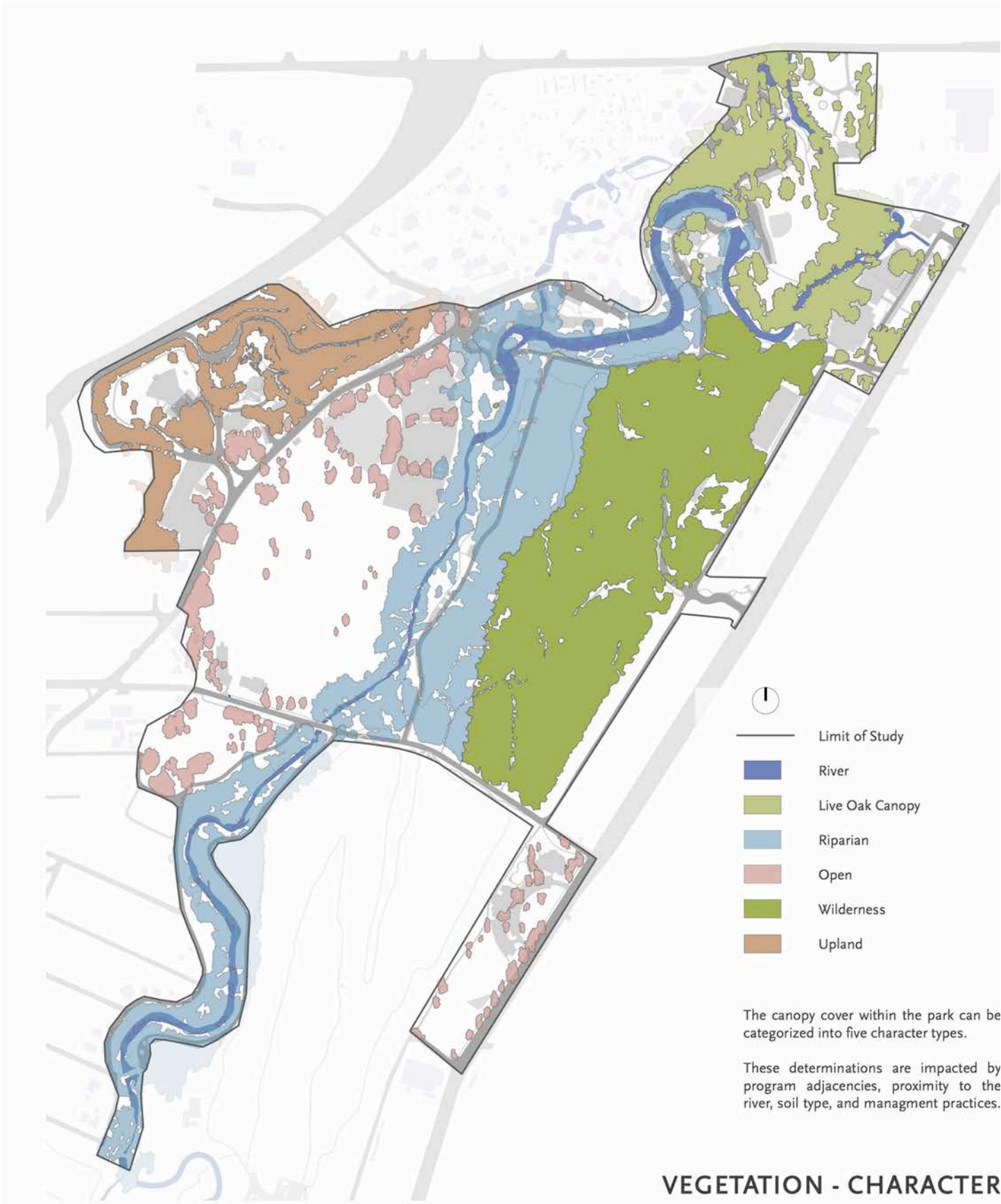


FIGURE 13–18. Diagram of existing varied character of vegetation. Source: Reed Hilderbrand



FIGURE 13-19. Diagram of existing ecological health. Source: Reed Hilderbrand



Entry / Arrival Areas

ENTRY AND ARRIVAL AREAS

These are primarily driven by the suburban and modified urban settings that surround the park. In some places, there was an existing street grid that was modified as the park was intensively developed beginning in the 1910s. The golf course in particular required the closure of some roads that crossed the park. The following assessment of existing conditions starts at the top of the park and moves south to the bottom of the park.

The northernmost edge of the park is Hildebrand Avenue, a wide five-lane east-west corridor that separates the park from the University of the Incarnate Word. The primary potential pedestrian

entry into the park is the large locked gate at Miraflores Garden. Along the northern edge, automobile entry into the park is provided at Brackenridge Road. As the visitor turns into the park on Brackenridge Road, a large parking lot in the foreground is the most visible feature, serving multiple maintenance buildings at the edge of the parking lot and the Donkey Barn. There is a triangle of parkland on the east side of Brackenridge Road that contains a lily pond and that borders the San Antonio River. Brackenridge Road ends at the Lambert Beach Softball Field, where more parking is provided for visitors.

The eastern edge of the park (above Mulberry) is bordered by Avenue B, directly west one block from Broadway Street. Running from south to north along Avenue B, entrances exist at Mill Race Road, East Mulberry Avenue, Brackenridge Drive, and Tuleta Drive (**figure 13-20**). The only place where there is a significant stretch of parkland adjacent to Broadway Street is along the Lions Field portion of Brackenridge. Unfortunately, the Lions Field property borders the Catalpa-Pershing drainage channel and then looks out over the golf course. There is little to evoke the sense of a picturesque series of plantings or the large grove just to the north of East Mulberry within the park.

Along the western edge of the park, the border is defined primarily by McAllister Freeway, which separates the park from all the neighborhoods to the west except for the River Road neighborhood. Just north of the River Road neighborhood are two surface roads that intersect just within the park—North St. Mary's Street and Mulberry Avenue. Just below the zoo, Tuleta Drive enters the park beneath the elevated freeway. One block from the western edge of the park, a roundabout is located at the intersection of Tuleta Drive and North St. Mary's Street, with Tuleta continuing on to Broadway to the east and North St. Mary's Street terminating at the roundabout. On either side of the Tuleta Drive entrance are parking lots that serve the Animal Defense League of Texas office and zoo offices and maintenance buildings.



FIGURE 13–20. View of Tuleta Drive entrance, February 2019. Source: Reed Hilderbrand

Along the lower third of the river’s border are two roads that follow the river course—Avenue A, which ends in a loop at the Avenue A/River Road low-water crossing, and River Road on the western side of the river. River Road borders the River Road neighborhood and provides multiple access points into the neighborhood.

Connections to the surrounding communities are weak. Barriers to safe access to the park are on all four sides of the park, comprised of wide roadways and freeways and the commercial buildings located along the east and west sides of the park.



Circulation Through The Park

CIRCULATION THROUGH THE PARK

The overall circulation system in the park is not clear to a visitor experiencing the park for the first time (**figures 13-21 and 13-22**). Wayfinding signage at intersections is generally nonexistent.

Connections within the park consist of two east-west streets: East Mulberry Avenue and Tuleta Dr., with Red Oak Road connecting the two. Red Oak begins at East Mulberry and ends at Tuleta, serving as the only spine within the park that connects to the two crossing roads within the park. Brackenridge Drive enters the park at The Acorn, a School for Young Children, and curves to the north across Tuleta Drive, where it changes to Brackenridge Way. It then reconnects with

Brackenridge Drive just to the east of the older pump house and across the San Antonio River at the “Letters of Gold” Mayor Callaghan Bridge.

The system of carriageways that were introduced in the park shortly after its formal designation in 1899 now serve as wide walking and jogging paths (**figure 13-23**). Automobile circulation is no longer allowed on these internal park pathways. Access is by foot along and across roads after the visitor has parked in the parking garage at Tuleta Drive or in one of the miscellaneous parking lots throughout the park (**figure 13-24**). The Waterworks Loop provides a linear sidewalk at the eastern edge of the park along the Catalpa-Pershing ditch and Avenue B. Sidewalks along roads are mostly nonexistent. Auto circulation around the grove still exists, and the east-west routes through the park are heavily used in the morning and late afternoon as people go to and from work.

Lions Field Trail merges with Brackenridge Park Trail, which continues south-southwest to the lower edge of the park, where it turns west and then goes under McAllister Freeway to the Flood Control Tunnel Inlet Park. From there, the trail continues south to the River Walk, connecting the park to the center of visitor activities in the city.

A secondary means of transportation is provided by the San Antonio Zoo Eagle miniature train (formerly the Brackenridge Eagle), which gives visitors a very good overview of the upper portions of the park above the golf course.

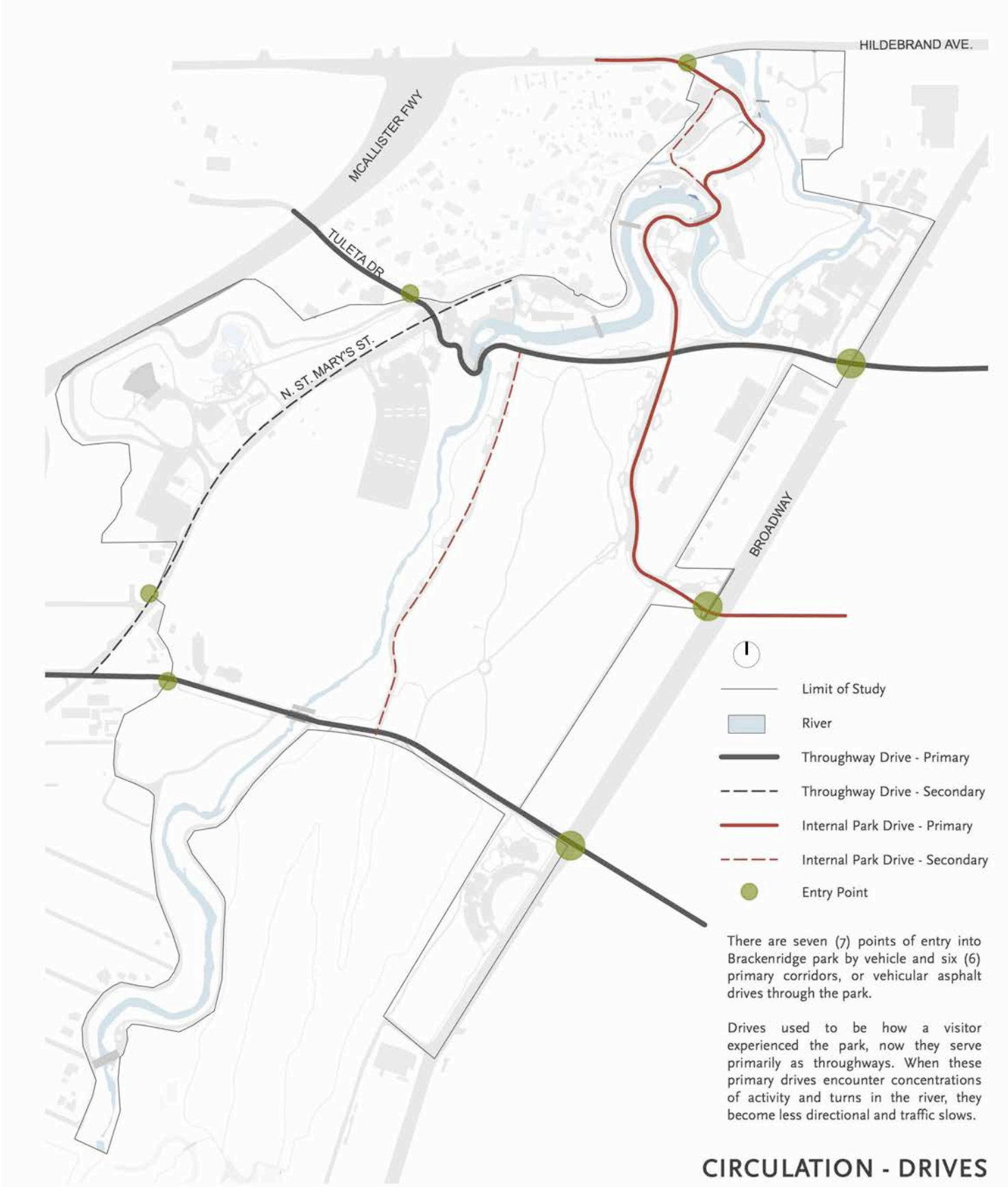


FIGURE 13-21. Diagram of existing vehicular drives. Source: Reed Hilderbrand



FIGURE 13–22. Composite diagram of existing circulation features. Source: Reed Hilderbrand

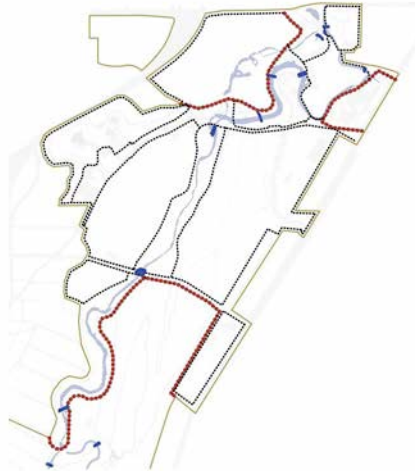


CIRCULATION - PEDESTRIAN PATHS

FIGURE 13-23. Diagram of existing pedestrian paths. Source: Reed Hilderbrand



FIGURE 13–24. Diagram of existing parking in park. Source: Reed Hilderbrand



Edges Between Cultural Institutions

EDGES BETWEEN CULTURAL INSTITUTIONS

There are a series of internal boundaries in the park that limit free movement by pedestrians and automobiles. The most obvious barrier, which is one of the park's most important features, is the river. River crossings by roadway are not pedestrian friendly, and pedestrian bridges that cross the river are limited. The northernmost crossing is at Joske Pavilion, and the next one to the south is along the Steel Truss Bridge at Brackenridge Road and Brackenridge Way. There is a crossing just below the previous one between the BPC offices and the treatment plant at the zoo, and there are paths just to the north of the Tuleta Drive crossing, the East Mulberry Avenue crossing, and the

River Road crossing. There are three golf cart crossings within the golf course, and there is a railroad crossing at Avenue A and East Mulberry Avenue.

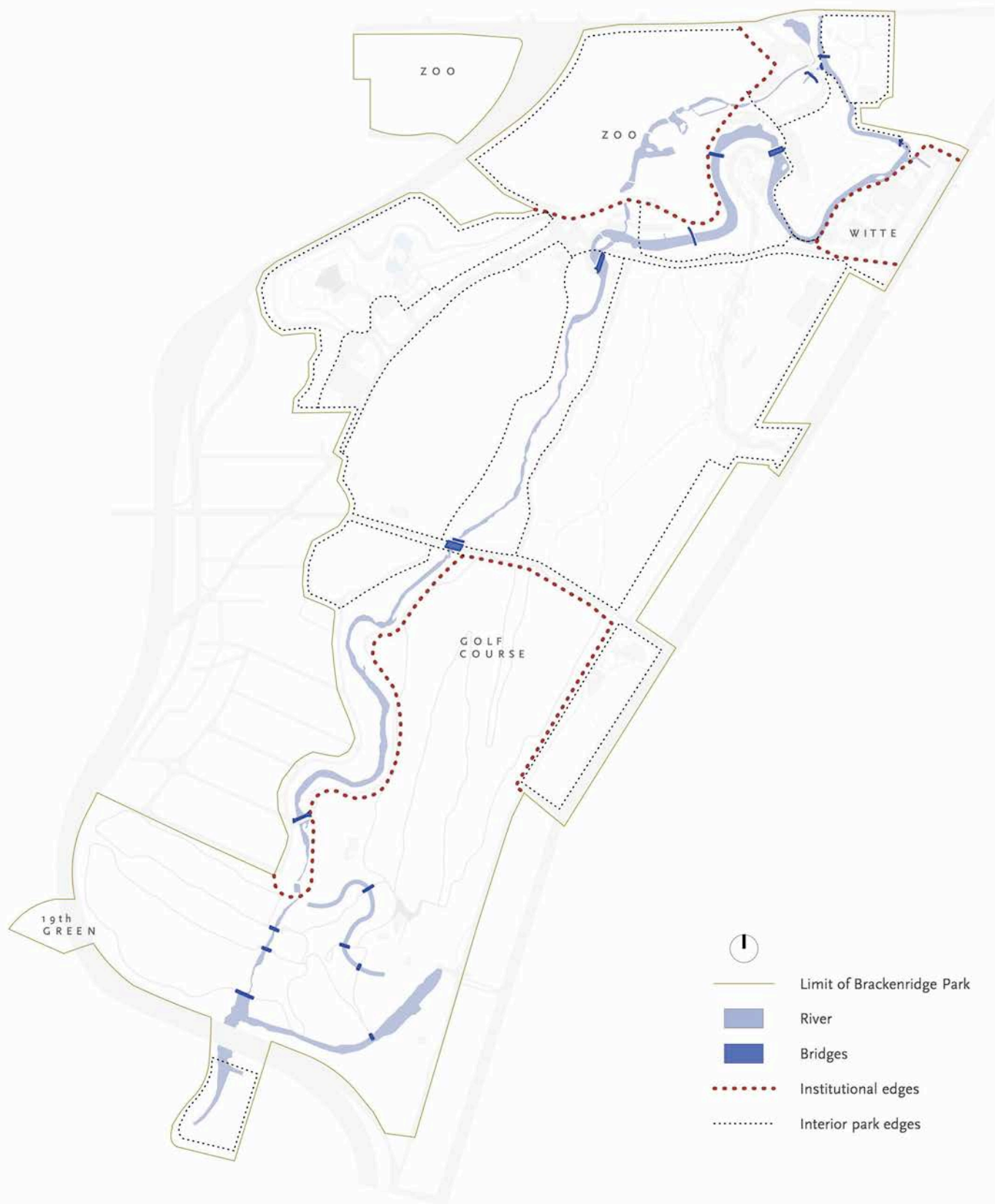
Protection fencing surrounding the zoo and the golf course serves as a pedestrian barrier to access, necessitated by the need to collect fees and the need to protect pedestrians from hazards at both locations (**figures 13-25 and 13-26**). The rock quarry walls at the zoo, the Japanese Tea Garden, and the Sunken Garden Theater are geologic, physical barriers created by the edge of the Balcones Escarpment (**figure 13-27**).



FIGURE 13–25. View of zoo edge adjacent to Upper Labor acequia, August 2019. Source: Reed Hilderbrand



FIGURE 13–26. View of zoo edge adjacent to bathhouse, February 2019. Source: Reed Hilderbrand



INTERNAL EDGES

FIGURE 13-27. Diagram of existing internal edges in the park. Source: Reed Hilderbrand



Collection of Historic Buildings,
Structures, Art

COLLECTION OF HISTORIC BUILDINGS, STRUCTURES, AND ART

A limited set of commercial structures is in place that related to the extractive industries associated with the river and escarpment. The oldest industrial building on the site is the northern Pump House #1, which was the initial pumping station for the San Antonio Water Works. Remnants of the Confederate tannery and sawmill are also no longer extant. Remnants of the Alamo and Portland Cement Company, the smokestack and some worker's homes, remain to this day. The small stone structure built by the Kampmann family is now in ruins, and the purpose for this structure is still unknown.

After the donation of parkland to the city, herds of domestic and wild animals of various types were brought to the site through transfer from San Pedro Park and through acquisition. This required fencing, gates, and probably barns of some sort for the storage of grain, corn, hay, and other supplies for the animals that later formed the basis of the zoo.

In 1915, Ray Lambert became parks commissioner, and with prodigious energy and the ingenuity of an engineer, he set in motion the construction and installation of a large number of the buildings and structures that now stand in the park (**figure 13-28**). His background as a stonemason surely provided him with the necessary construction skills to ensure that the work was of a high quality that would stand the test of time and use. This burst of activity in Brackenridge Park began in 1915 and lasted for most of the next twenty-five years, until the beginning of World War II. Collectively, there are numerous structures on the site today (**figure 13-29**).



FIGURE 13–28. View of stone architecture, lower pumphouse number two. Source: Reed Hilderbrand

Spatial organization is the description of the three elements that combine to create space in the landscape—the ground, the vertical planes, and the overhead planes that together organize the visualization of the landscape by the viewer.

The overall spatial organization of Brackenridge Park is defined by proximity to the San Antonio River, which runs down the general center of the park and has land along each side of it. The park is generally shaped like an extended rectangle, with the eastern and western borders of the park forming the longest edges (**figure 13-30**).

Programming is the description of various land uses that occur on the landscape. One of the historic uses in Brackenridge Park, picnicking, persists today, along with serving as a space for arts, education, sporting events, gathering, running and walking, and other uses (**figures 13-31 and 13-32**).



FIGURE 13–29. Map of existing structures throughout the park. Source: Reed Hilderbrand

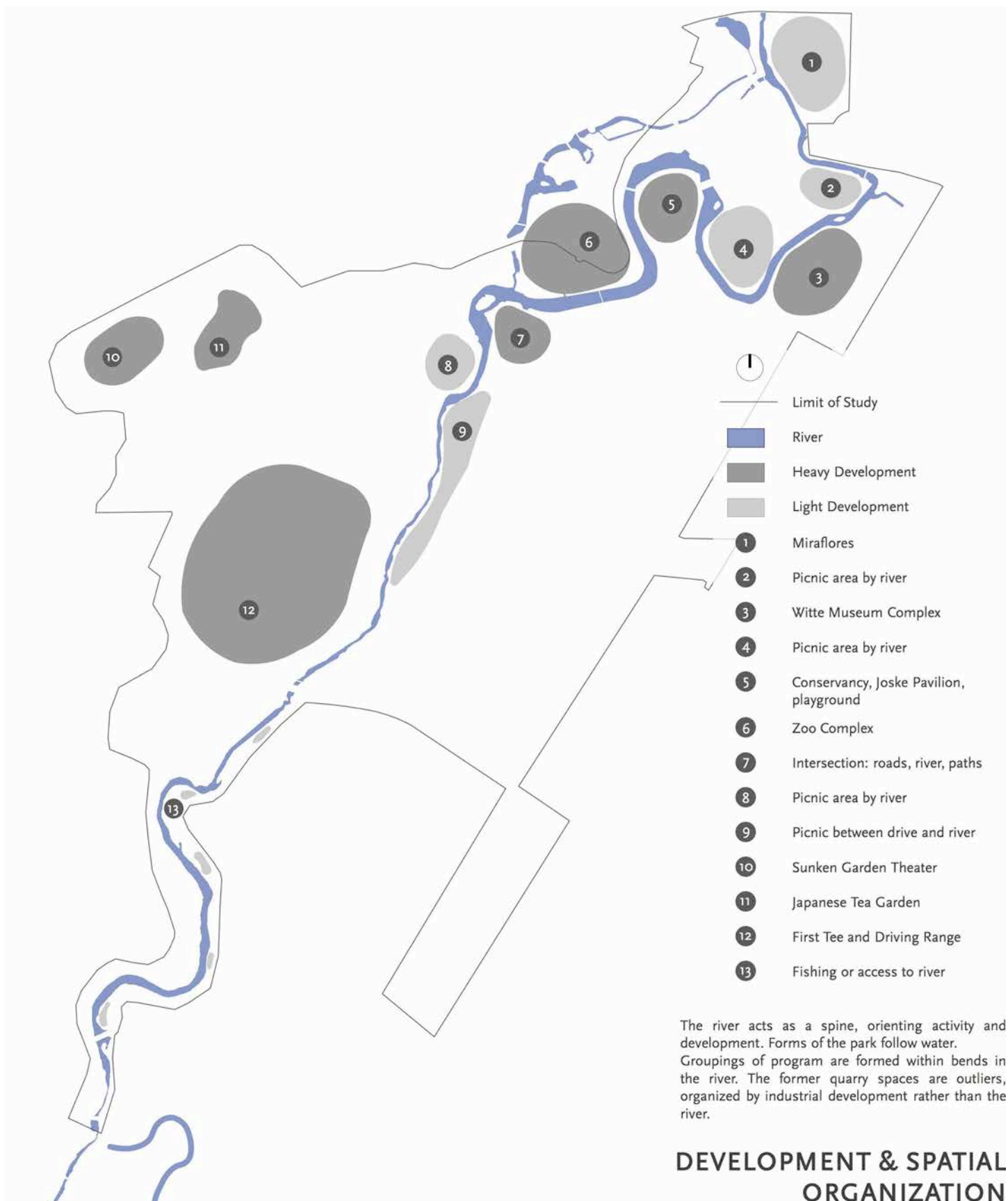


FIGURE 13–30. Diagram of existing development and spatial organization. Source: Reed Hilderbrand

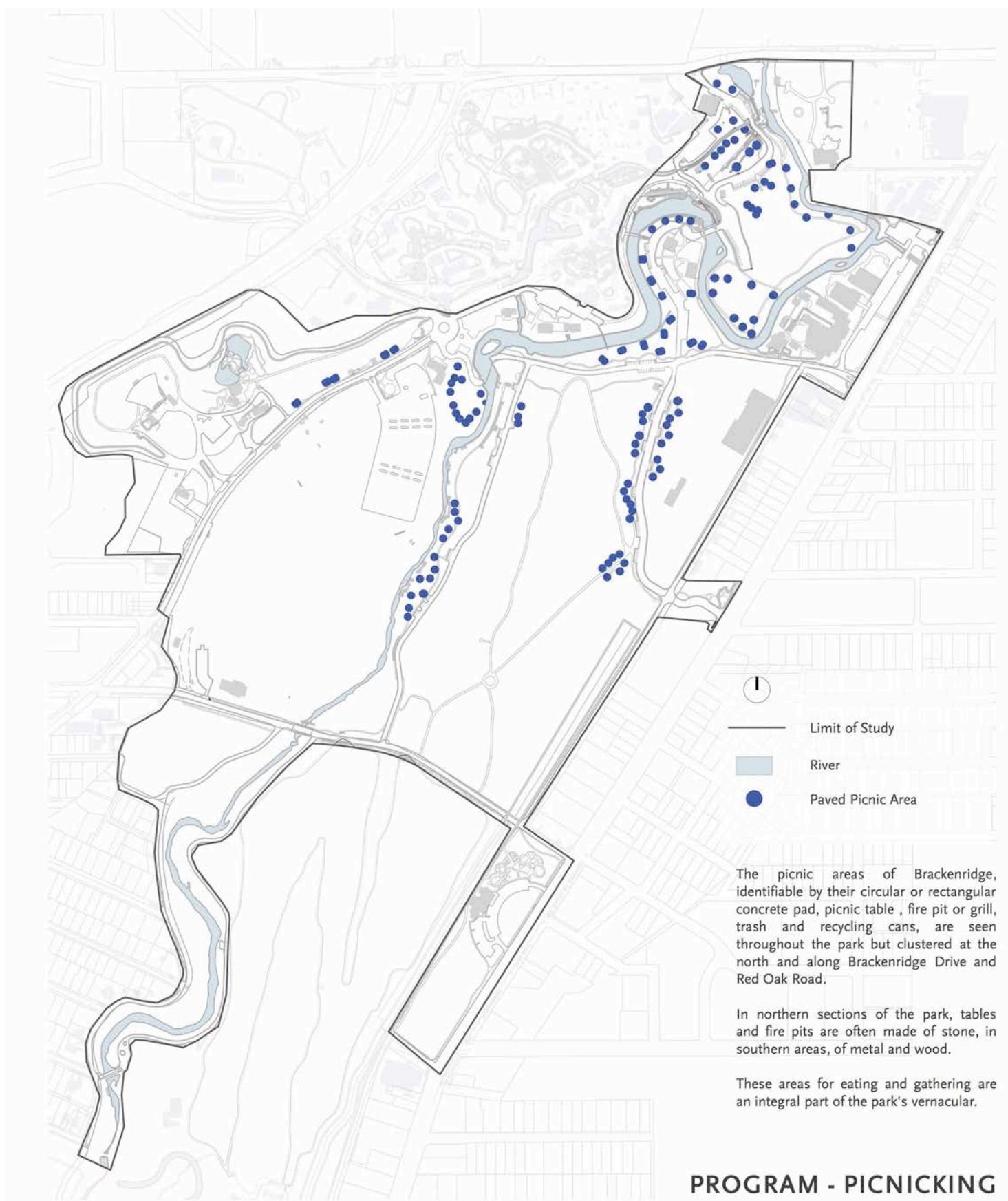


FIGURE 13–31. Diagram of designated programming for picnicking areas. Source: Reed Hilderbrand



FIGURE 13–32. Diagram of existing park programming and uses: Program and Use. Source: Reed Hilderbrand

CHARACTER ZONES

In order to better assess the existing conditions of the park landscape, the site has been divided into fifteen character zones. Although (figure 13-33, 13-34, 13-35, 13-36, 13-37). While there are many dissimilar features within and between zones, it is better to consider the contiguous nature of the different features as a whole. When treatment decisions are made, they will likely affect all of the different elements within each zone, so it is better to analyze the zone as a whole and then look at the individual components.

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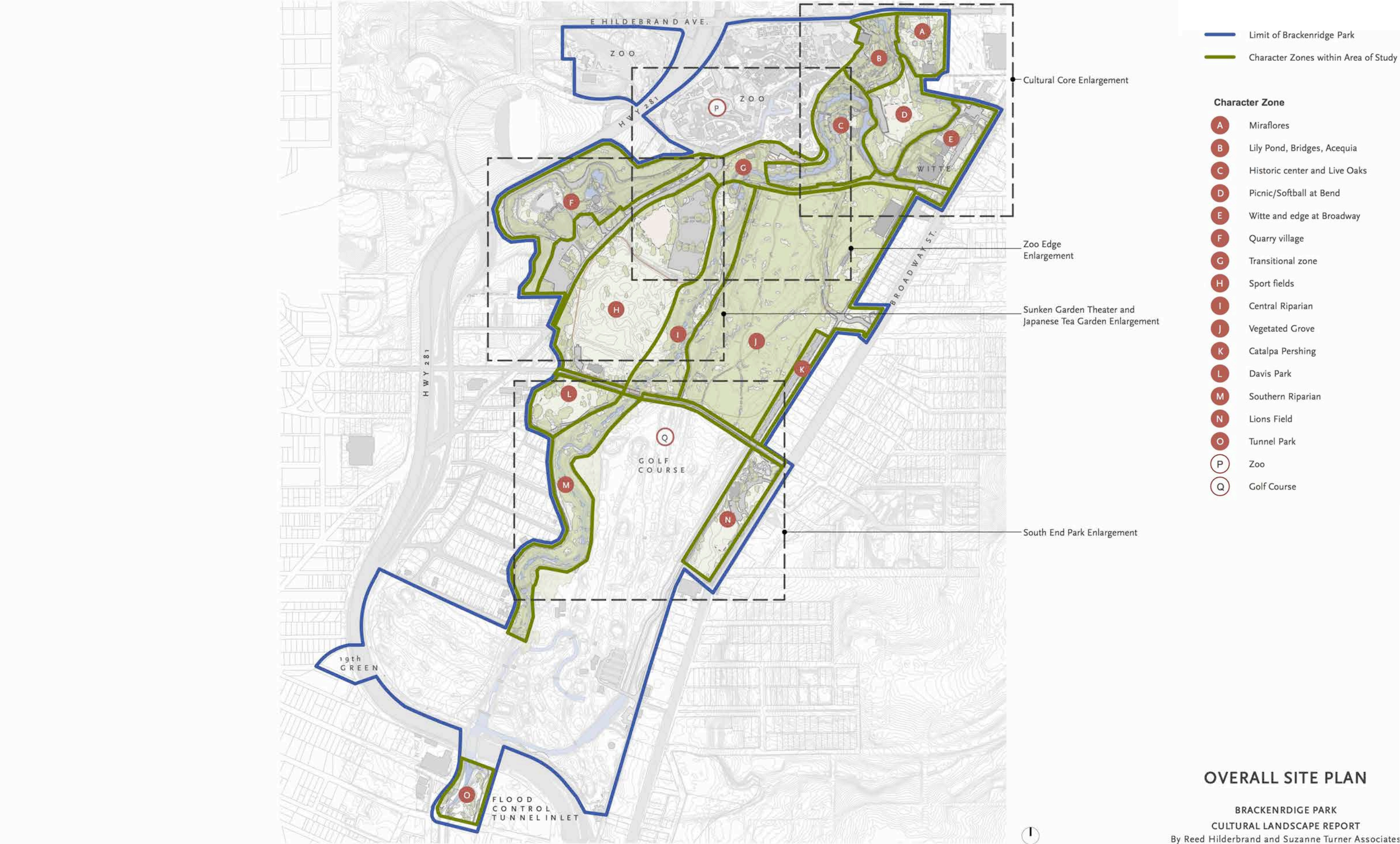
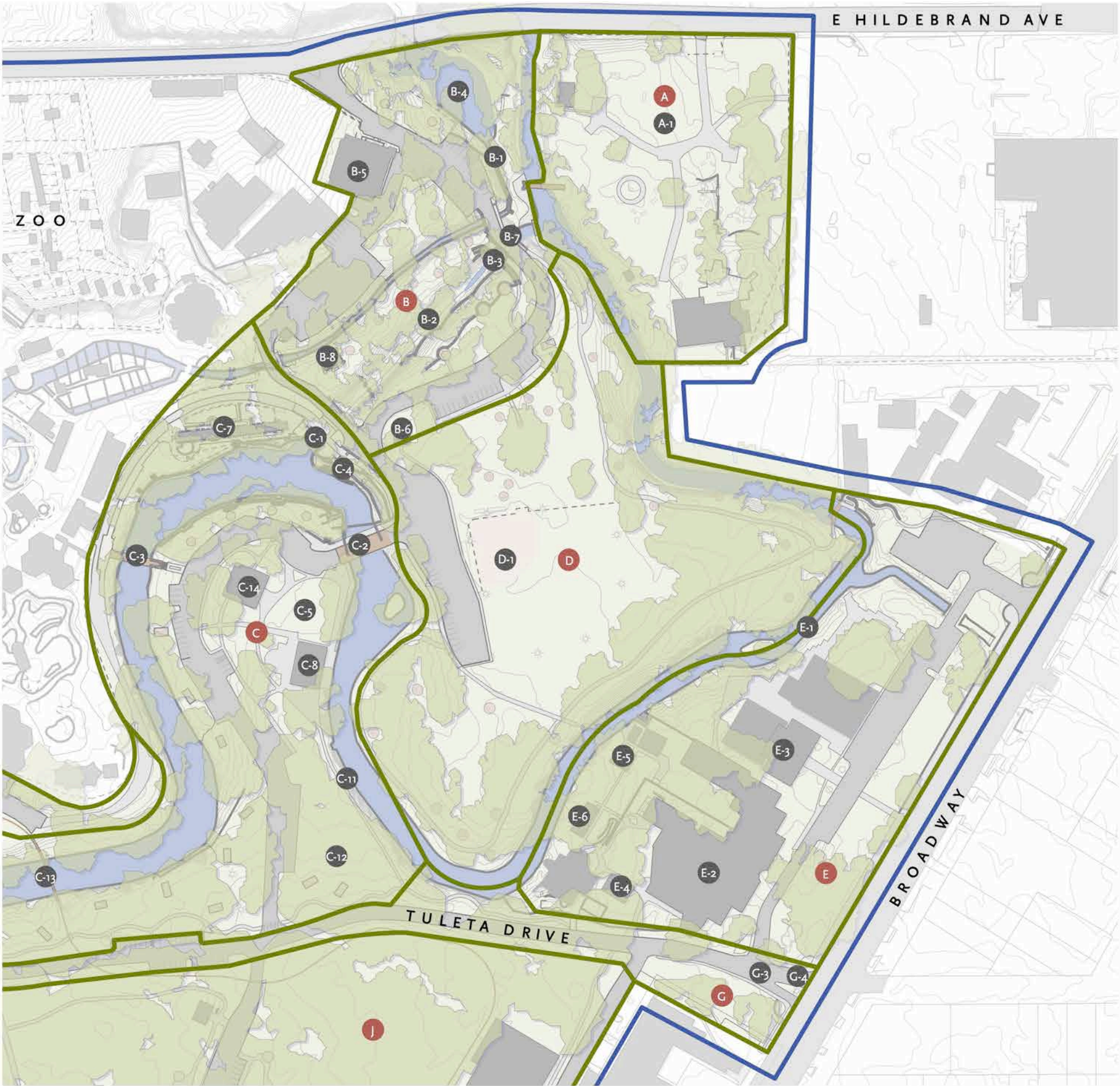


FIGURE 13-33. Overall Site Plan. Source: Reed Hilderbrand



- Limit of Brackenridge Park
- Character Zones within Area of Study

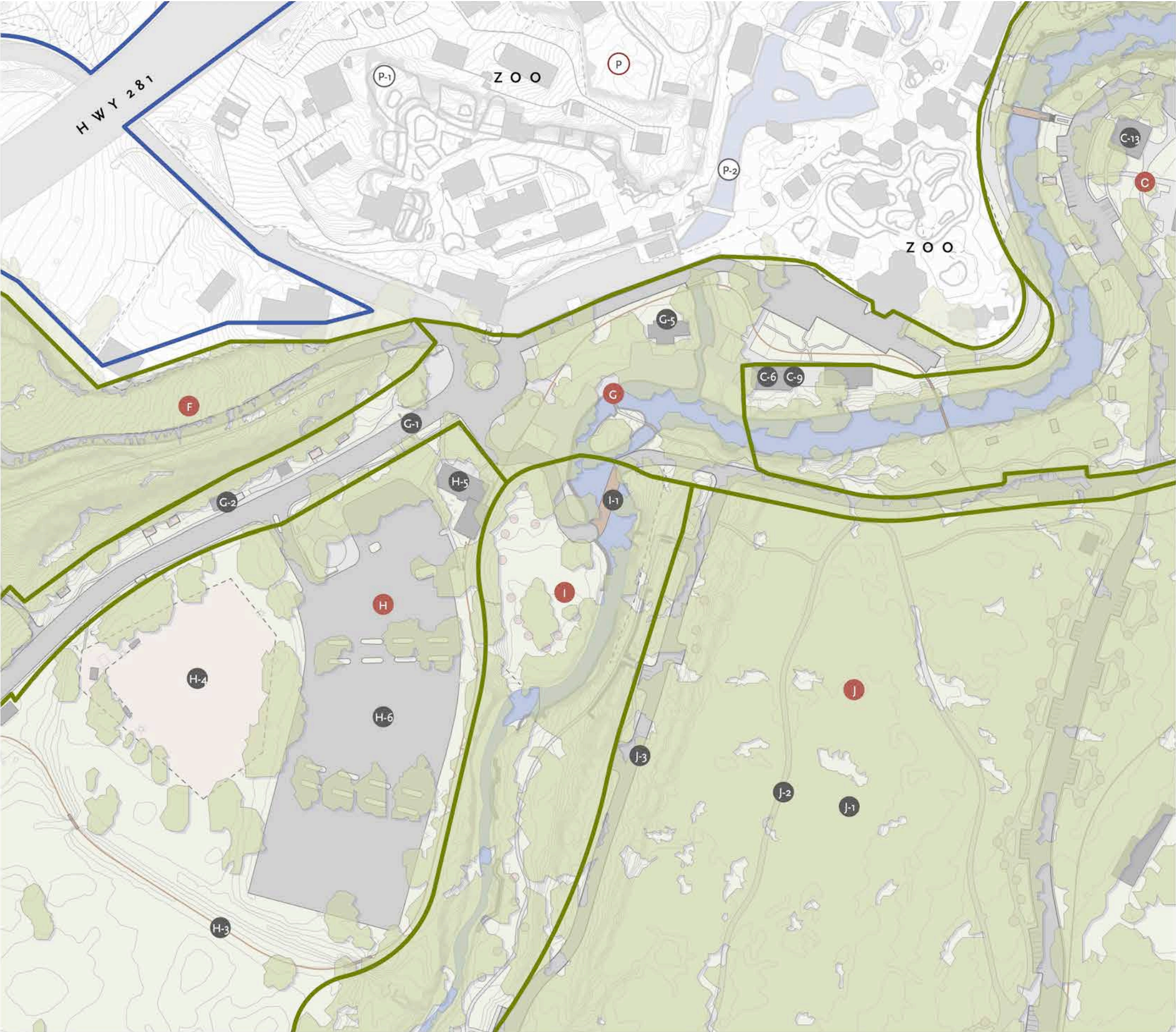
FEATURE BY CHARACTER ZONE

- | | |
|--|--|
| A Miraflores | D Picnic/Softball at Bend |
| A-1 Miraflores | D-1 Lambert Beach Softball Field |
| B Lily Pond, Bridges, Acequia | E Witte and edge at Broadway |
| B-1 Upper Labor Dam + Acequia | E-1 Acequia Madre de Valero |
| B-2 Water Works Raceway | E-2 Witte Museum |
| B-3 Stone Foot Bridge | E-3 Pioneer Hall |
| B-4 Lily Pond | E-4 Ruiz House |
| B-5 Donkey Barn | E-5 Navarro House |
| B-6 Lambert Beach Bathroom Building | E-6 Twohig House |
| B-7 Dionicio Rodriguez Bridge | G Transitional Zone |
| B-8 Electric Pump House #3 | G-3 Tuleta Drive Entrance |
| C Historic center and Live Oaks | G-4 Perimeter wall and entry gate |
| C-1 First Water Works Pump House | |
| C-2 Berlin Iron Truss Bridge | |
| C-3 Arched Iron Truss Pedestrian Bridge | |
| C-4 Lambert Beach | |
| C-5 Eleanor Brackenridge Playground | |
| C-7 Lambert Beach Bathhouse | |
| C-8 Joske Pavilion | |
| C-11 San Antonio River Walls | |
| C-12 Historic Picnic Area | |
| C-13 Miniature Train Bridge | |
| C-14 Joske Pavilion Bathrooms, Brackenridge Park Conservancy Office | |

CULTURAL CORE ENLARGEMENT

BRACKENRDIGE PARK
CULTURAL LANDSCAPE REPORT
By Reed Hilderbrand and Suzanne Turner Associates

FIGURE 13-34. Cultural Core Enlargement shown in Figure 13-4. Source: Reed Hilderbrand



- FEATURE BY CHARACTER ZONE**
- C** Historic center and Live Oaks
 - C-6 Koehler Pavilion
 - C-9 Koehler Pavilion Restrooms
 - G** Transitional Zone
 - G-1 Koehler Park Entrance Columns
 - G-2 Saint Mary's Street Restrooms
 - G-5 Cypress Pavilion
 - G-13 Joske Pavilion Bathrooms, Brackenridge Park Conservancy Office
 - H** Sports Fields
 - H-3 Recreational Railroad
 - H-4 Tony Martinez Softball Field
 - H-5 Eagle Train Depot and Gift Shop
 - H-6 Public Parking Lot
 - I** Sports Fields
 - I-1 Tuleta Drive Low Water Crossing
 - J** Vegetated Grove
 - J-1 Wilderness Area/East Grove
 - J-2 Wilderness Loop
 - J-3 Red Oak Road
 - P** Zoo
 - P-1 Quarry Walls
 - P-2 Upper Labor Diversion Channel

**ZOO EDGE
ENLARGEMENT**

BRACKENRDIGE PARK
CULTURAL LANDSCAPE REPORT
By Reed Hilderbrand and Suzanne Turner Associates

FIGURE 13–35. Zoo Edge Enlargement shown in Figure 13-4. Source: Reed Hilderbrand

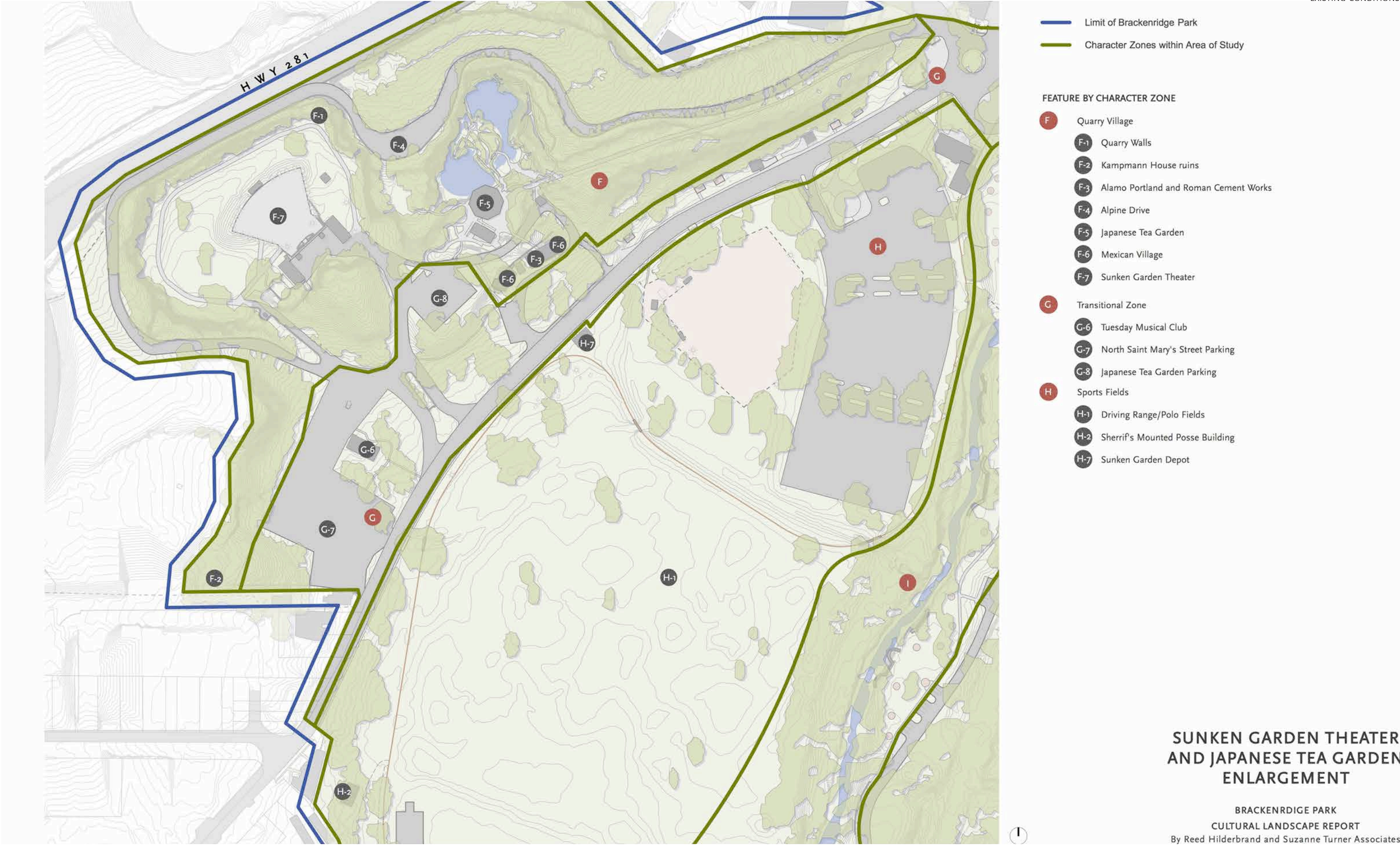
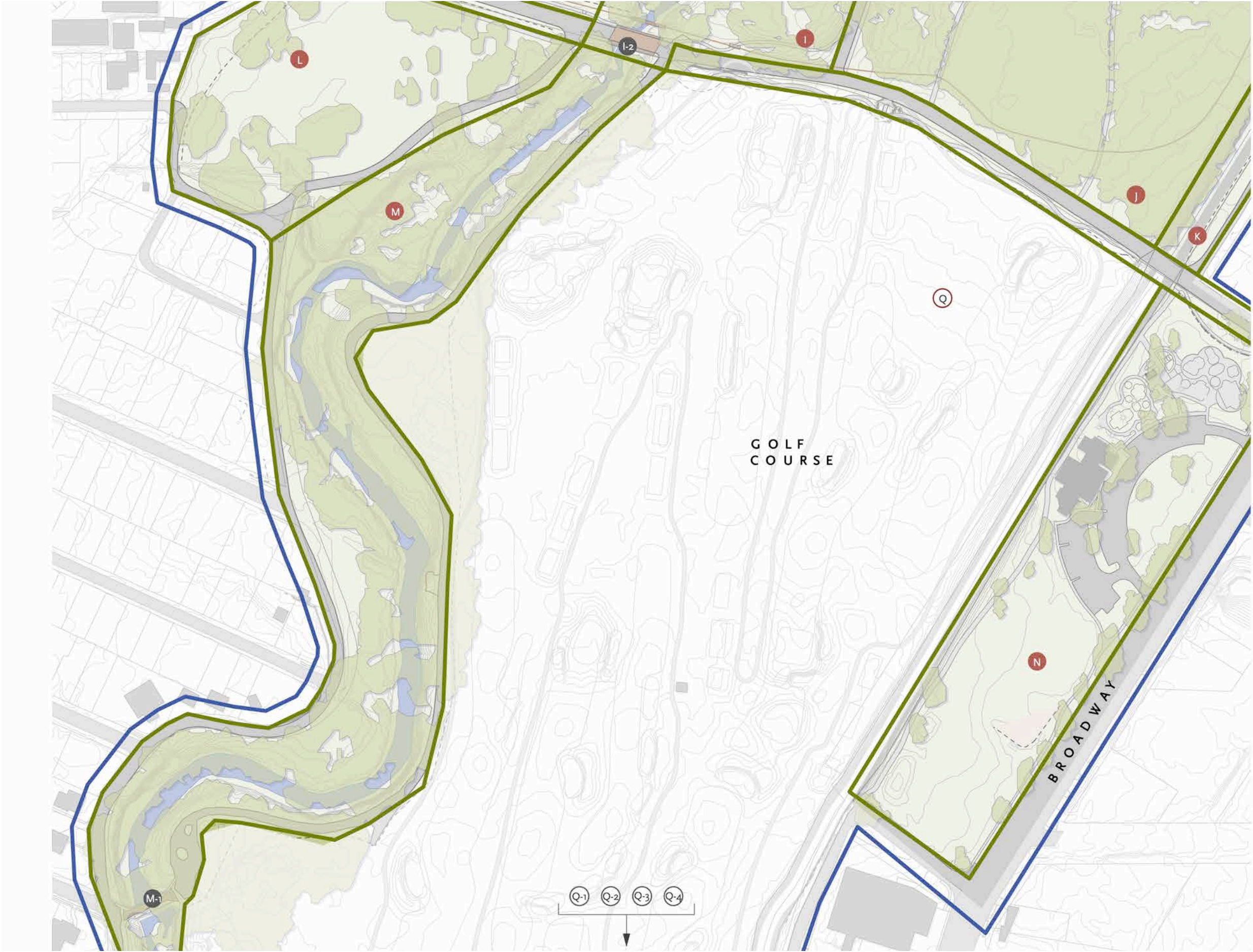


FIGURE 13–36. Sunken Garden Theater and Japanese Tea Garden Enlargement shown in Figure 13-4. Source: Reed Hilderbrand



- Limit of Brackenridge Park
- Character Zones within Area of Study

- FEATURE BY CHARACTER ZONE
- I Central Riparian
 - I-2 Mulberry Street Bridge
 - J Vegetated Grove
 - K Catalpa-Pershing
 - L Davis Park
 - M Southern Riparian
 - M-1 Avenue A Low-Water Crossing
 - N Lions Field
 - Q Golf Course
 - Q-1 Lower Pump House
 - Q-2 Brackenridge Park Golf Course Clubhouse
 - Q-3 Electric Pump House Station #2
 - Q-4 Brackenridge Park Golf Course Clubhouse

SOUTH END PARK
ENLARGEMENT

BRACKENRDIGE PARK
CULTURAL LANDSCAPE REPORT
By Reed Hilderbrand and Suzanne Turner Associates

FIGURE 13–37. Site Plan: South End Park Enlargement shown in Figure 13-4. Source: Reed Hilderbrand



FIGURE 13–38. View into Miraflores from the bank of the San Antonio River. Source: Reed Hilderbrand

ZONE A: MIRAFLORES GARDENS (CIRCA 1923)

Spatial Organization. The fifteen acres that now comprise Miraflores Gardens survived from larger gardens begun in 1921 (**figure 13-38**). The area was acquired in 2005 by the city of San Antonio and added to the National Register in 2006; it was declared a State Archaeological Landmark in 2009. The area is bounded by the San Antonio River to the west and south, the telephone company building to the east, and Hildebrand Avenue to the north. The primary ceremonial entrance into Miraflores Gardens fronts Hildebrand Avenue. Spatially, the various sculptures and follies are placed throughout the entire site, providing a progression of experiences for the visitor.

Land Use. Miraflores was created and is still used as a display area for the sculpture collection that Dr. Xavier Urrutia purchased or commissioned. Miraflores is a sculptural manifestation of the life of Urrutia through the re-creation of elements that he experienced during his extensive travels.

Circulation. Circulation into the site is through the entrance gates on Hildebrand and across a bridge that traverses the San Antonio River. Circulation within the site was prescribed by pathways through and within the sculptures and also by random circulation in order to more closely experience the sculptural elements in the garden.

Vegetation. The vegetation in Miraflores consists of a random selection of trees on the eastern edge of the garden, with a dense overstory along of the edge of the park that fronts the San Antonio River. There are minimal shrubs, with most of the ground plane covered with grass.

Buildings and Structures. There are no buildings associated with Miraflores. The built works on the site are small structures and then small-scale features, primarily sculptures.

Views and Vistas. The view to the San Antonio River and across Hildebrand Avenue are the two primary positive views from within Miraflores. A vista framed by the entrance gate leads the eye across Hildebrand north to the edge of the University of the Incarnate Word. The view west to the parking lot and telephone company building is undesirable.

Small-Scale Features. The majority of Miraflores is covered with small-scale features, primarily sculptures. The sculptures were damaged by the inappropriate addition of several feet of fill at an earlier date, and some of the sculptural elements are now missing.

Archaeological Sites. The site was declared a State Archaeological Landmark in 2009 and has the potential to contain significant archaeological material. It is in direct proximity to the San Antonio River, and excavations are underway at the site.

ZONE B: LILY POND, BRIDGES, ACEQUIA

The San Antonio River enters Brackenridge Park at the upper north portion of the site, near the intersection of Hildebrand Avenue and Brackenridge Drive. Three forms of water exist in this zone—a tranquil pool of water known as Lily Pond, a historic irrigation and water supply canal at the site of the original Acequia Madre de Valero/Alamo Dam, and the San Antonio River itself (**figures 13-39 and 13-40**). The Upper Labor Acequia dam and the beginning of its irrigation channel, which flows to the zoo, is also located in this portion of the park. The constructed Lily Pond is located west of the river, while the dam and initial channel of the Acequia Madre de Valero/Alamo Dam are east of the river.

Spatial Organization. Spatially, this character zone is defined by water and roadways. The river flows on the eastern edge of the site, and man-made water features are on both sides of the river.

Land Use. A variety of land uses occurs in this character zone. The constructed water features of Lily Pond and the acequia are connected to the river. An important roadway bisects this zone and serves as the northern entrance to the park. Maintenance areas associated with the park and with the zoo are located in the western portion of this character zone.



FIGURE 13-39. View of the historic irrigation channel that delivered water to Pump House #1. Source: Suzanne Turner Associates.



FIGURE 13–40. View of an exposed portion of the Upper Labor Dam as it exists today. A Rodriguez Dionicio Bridge is visible at left. Source: Suzanne Turner Associates

Circulation. Circulation in this zone is primarily automotive and runs north-south within the zone, connecting with Brackenridge Way at the lower southwest end of the zone. Pedestrian circulation is limited and minimal. Most areas in this zone are accessed from parked cars.

Vegetation/Soils/Hydrology. This area has scattered tree canopies throughout most of the zone, with a denser line of trees along each side of the river.

Cultural Features. Constructed much later in the history of the waterworks, Pump Station #3 was built in 1940 and is an electrified pump station. Earlier pump stations operated on gravity and velocity in order to activate their pumping operations and force water through the extensive network of pipes that then branched out into the city.

Master faux bois artist Dionicio Rodriguez is known especially in Texas for his sculptural technique of using concrete and iron to create fanciful and large-scale faux bois works. The Dionicio Rodriguez Bridge at Brackenridge, built in 1926, is one of the largest of its kind, and the scale and complexity make it especially unique. The National Register of Historic Places (NRHP) notes that “the structure is considered to be one of Rodriguez’s masterpieces.”¹⁰

Constructed of concrete and stone in 1900, the Stone Footbridge spans the old waterworks channel. The supporting infrastructure of the footbridge appears to be an early introduction. There is some evidence that the earlier buttresses on each side of the channel were once the support for a larger bridge between Koehler on the west and Brackenridge on the east.¹¹ Koehler has long been considered an element within Brackenridge and is treated as part of the park. The footbridge is in good condition.

¹⁰ Pfeiffer and Tomka, “Brackenridge Park,” 11.

¹¹ Pfeiffer and Tomka, “Brackenridge Park,” 11.

Constructed from stone in 1926 to provide bathrooms and shower facilities, the rectangular Lambert Beach bathroom structures were added as an amenity for women bathers. The bathhouse structures were designed by Emmett Jackson. Both structures have since been modified for storage and unisex baths. The roofs are replacements of what were probably green barrel ceramic tile. The buildings themselves are in good condition, although their current use is not consistent with design and construction intent.

ZONE C: CULTURAL CENTER AND LIVE OAKS

This zone contains a range of elements that date from the earliest commercial activity before the park was formally established up through the period of major development that spanned from 1915 through the 1950s.

At the north end of the park, there is a density of historic elements that collectively constitute a cultural core or district. These include the Witte Museum, the San Antonio Zoo, the Japanese Tea Garden, the Sunken Garden Theater, Miraflores Garden, and the dams and acequias of the Upper Labor and the Alamo. This is also where the earliest elements of the waterworks company are located.

Spatial Organization. The area that contains the first waterworks pump house also contains the two major pavilions in the park, the headquarters of the BPC, the Eleanor Brackenridge Playground, and the Works Progress Administration (WPA) picnic area and live oak canopy. Lambert Beach is located within this stretch of the river and is centered on the original pump house. Each feature relates to the river and its large oxbow curve within the zone. The elements relate to the river either through direct proximity or through vistas that lead the visitor's eye toward the watercourse.

Land Use. This area of the park is heavily programmed toward planned events at the two pavilions, family picnics, and children's play. It is difficult for the visitor to connect with the river in this zone due to issues related to the egret colony and associated reduced water quality. Open space is limited because of the extensive programming in this zone. Land use is typical of dense urban parks.

Circulation. The patterns of circulation in this zone are driven by the river as it flows through this area. Roads, elements, and pedestrian movement are all related to the watercourse. Automobile movement is on Brackenridge Way and on Tuleta Drive on the southern edge of the zone.

Vegetation. The densest concentrations of vegetative cover in this zone are associated with the trees along the river and the mature live oaks that provide shade in the picnic area.

Buildings and Structures. The oldest commercial building in the city of San Antonio is the original pump house, constructed in 1878. The pavilion structures were both constructed in the second decade of the twentieth century. The building that houses comfort stations and the BPC is newer, but the materials in this building and the building's overall form, with a broad overhanging roof made of terra-cotta tile, establish a sense of permanence and continuity.

Views and Vistas. Views up and down the river are good but not long. The oxbow shape of the river course in this zone results in shorter views along the water's edge. Vistas are shaped

by proximity to the river and the intentional placement of trees that border the river. Open areas have been maintained and provide visual access to the river. Buildings shape space and control the views throughout this northern part of the park.

Small-Scale Features. Architectural elements are scattered across the landscape. Most are constructed of limestone, with the material quarried locally, often on-site.

Cultural Features . An original component of the San Antonio Water Works, Pump House #1 was built in 1877-1878 and was the original building that housed the pumps forcing water into the pipes that then supplied the city with potable water. The raceway exiting the pump house returns to the river on the south side of the pump house building. “Stone rubble wing walls curve from the building along the river.”¹² The NRHP nomination states that “this pump house is the oldest intact industrial building remaining in San Antonio.”¹³

Originally constructed in 1915 as Ray Lambert was beginning his work as head of the parks department, Lambert Beach is adjacent to Pump House #1. The first iteration of the swimming area was as a “gravel-lined pool in the natural river channel.”¹⁴ In 1925, Lambert rehabilitated the area and “concrete stairs and landings were added to provide easy access to the river, and a stone bathhouse replaced rustic dressing rooms.”¹⁵ Stone retention walls and steps leading down to the river are either badly deteriorated or partially collapsed. The bathhouse structures were designed by Emmett Jackson. Both structures have been modified for storage and unisex baths. The roofs are replacements of those that were probably green barrel ceramic tile. The buildings themselves are in good condition, although their current use is not consistent with design and construction intent.

The elements of the larger beach complex are in poor condition overall. Lambert Beach is currently the home of a nesting egret colony. Their rookery has created water-quality issues in the San Antonio River at Lambert Beach and up- and downstream, depending on water flow.

The Miniature Train Bridge was constructed in 1957 as part of an expansion of the miniature train ride. The small-gauge rail lines were extended over the river on a Warren through truss structure where they exit from a tunnel. The bridge is in good condition.

Below Lambert Beach, the lenticular Iron Truss Bridge is the most elaborate of the four iron bridges ordered by the city from Connecticut’s Berlin Bridge Company in 1890. It was installed across the San Antonio River at South St. Mary’s Street. While the other three bridges, which survive, had the names of the mayor and city commissioners modestly placed on side trusses, this bridge had the names on plaques prominently mounted from the trusses above.

Cost-conscious residents used this to attack the city’s political boss, Mayor Bryan Callaghan, for extravagance in ordering the bridges. He barely survived reelection in what became known as “the Letters of Gold campaign.” After being heavily damaged in the 1921 catastrophic flood, the pedestrian bridge was moved in 1925 and repaired to cross the river near Lambert Beach in Brackenridge Park. The bridge, with large, arched trusses, leads

12 Pfeiffer and Tomka, “Brackenridge Park,” 12.

13 Pfeiffer and Tomka, “Brackenridge Park,” 12.

14 Pfeiffer and Tomka, “Brackenridge Park,” 12.

15 Pfeiffer and Tomka, “Brackenridge Park,” 12.



FIGURE 13-41. View of Arched Iron Truss Bridge, 1890. Source: Witte Museum Collection

from Brackenridge Park to the Koehler unit of Brackenridge Park. It was originally on Fourth Street in downtown San Antonio.¹⁶ The condition of the bridge is fair.

Originally constructed in 1890 in downtown San Antonio, the Arched Iron Truss Bridge was damaged in the 1921 flood that devastated the city (**figure 13-41**). In 1925, the bridge was moved to Brackenridge Park, repaired, and placed back into service at a point just on the northern edge of Lambert Beach.

Constructed in 1926, the Joske Pavilion was designed by Emmett Jackson. It is a Spanish colonial revival open-air structure with a clay-tile roof and opposing chimneys at each end. Stairways by each chimney provide access to small balconies from which visitors can view the river and playground. The pavilion is in excellent condition.

Constructed in 1925, the Koehler Pavilion was built at approximately the same time as the Joske Pavilion. There is some evidence that remnants of a previous pavilion were incorporated into the 1925 version. In 1982, the Koehler was renovated and an adjoining patio was added that overlooks the river. The architects for that project were Carragone and Reyna.

The faux bois Koehler Pavilion table and two benches, built in 1925 and located just north of the pavilion, are another example of Rodriguez's palapa motif. Their condition is good.

Constructed circa 1930, the rectangular masonry structure that houses the Koehler Pavilion restrooms is capped by a gable roof with deep, projecting porch overhangs to provide visitors

¹⁶ Lewis F. Fisher, *American Venice: The Epic Story of San Antonio's River* (San Antonio: Trinity University Press, 2015), 14.



FIGURE 13–42. View of historic WPA Picnic Grounds under tree canopy on west side of the San Antonio River, Tuleta Drive, February 2019. Source: Reed Hilderbrand

protection from the elements. Its original use is unknown. At some point, the small building was rehabilitated to provide restroom facilities.

One of the most iconic features in the park to those who have long been visitors is the 1938-1940 WPA-era picnic grounds, set within a live oak and native tree canopy on Tuleta Drive (**figure 13-42**). Each table is marked with a numbered tile or with an inset bronze plaque, denoting the structure's connection with the WPA. The area also includes stone barbecue pits in the same style as the tables and benches. The numbered and labeled picnic tables have had concrete pads installed around them to provide a clean eating area for picnickers. Modern water fountains have also been added to the assemblage. The picnic area is in good condition.

The Koehler Pavilion picnic shelter dates to circa 1982 and is located on the south side of the Koehler. Its condition is good.

Surrounding the Joske Pavilion is the Eleanor Brackenridge Playground, originally installed during the 1920s. The playground has been periodically rehabilitated to update the play components to fulfill current needs and to comply with safety and code requirements. The playground was last updated and enlarged in 2003. Its condition is good.



FIGURE 13-43. View of the Lambert Beach Softball Field, built circa 1950. Source: Reed Hilderbrand

ZONE D: PICNIC/SOFTBALL AT BEND

The picnic and softball fields at the bend of the river were installed circa 1950. They are contemporary features that provide an active form of recreation in the park. The softball field is one of three ball fields located in the park. The three individual fields are single sites; there is no grouping of fields in close proximity.

This area is surrounded on three sides by a large bend in the river that serves as a connecting open area between the Witte zone (E) and the cultural center (C) to the west. Spatially, the area is generally flat, and a ring of trees provides shade along the river's edge.

Land Use. This zone is used for active recreation at the Lambert Beach Softball Field (**figure 13-43**) and for family gatherings within the picnic area. The area is highly programmed, but when the softball field is not in use, park visitors can spread blankets and use the area for other purposes.

Circulation. Circulation is generally more active at the surrounding edges of this zone where the Joske Pavilion Trail provides both paved and crushed stone pathways along the river. Within the zone, visitors can experience the site across grass lawns.

Vegetation. Vegetation at the ground plane is mostly comprised of extensive lawn areas, the riparian edge along the river, and random large and small trees in the picnic areas.

Buildings and Structures. No significant buildings or structures exist in this zone.

Views and Vistas. Most Zone D views are internal, with openings in the riparian tree canopy that allow vistas to the Witte and to areas along the river (**figure 13-44**).

Small-Scale Features. This area contains several small-scale features. Those associated with the Lambert Beach Field are the light poles, fencing, aluminum viewing stands, and dugout



FIGURE 13–44. View of the back of the Witte Museum, looking across the San Antonio River. Source: Reed Hilderbrand

structures. In the picnic areas, there are multiple covered picnic tables on concrete pads, and many have grills at the edges.

Cultural Features. The Lambert Beach Softball Field and associated picnic units of various materials are located between the main road and the San Antonio River just below the Dionicio Rodriguez Footbridge. The softball field dates to approximately 1950, while the various picnic tables are circa 1990. The introduction of recreation units within the park started very early in its history. The golf course was first during the 1910s, followed closely by the polo field and swimming areas.

ZONE E: WITTE AND EDGE AT BROADWAY

The Witte Museum and its Broadway edge serve as both an entrance and an iconic feature at the northeast side of Brackenridge. The first building on the ten-acre Witte Museum site, located on the Brackenridge Park campus, was acquired by the city in 1908. It was a two-story building designed by Ayres & Ayres Architects. It has been transformed repeatedly since its initial construction in 1926. The Witte Museum, the adjacent Founders Hall, and the newly constructed Witte annex serve as a hard edge, which hides the river and the picturesque scene immediately to the west of the complex.

Land Use. Land use is comprised of the various museum entities with associated parking and visitor services. There are three historic homes that were relocated to the site, but the integrity of their context was compromised when they were relocated into a noncontributing setting.

Circulation. Visitors access the Witte museum complex by parking in proximity to the Witte zone, parking on Brackenridge Way and walking along Tuleta Drive to the complex, or parking in the Brackenridge Park Parking Garage just to the south in Zone J. Additional parking is provided in the North Parking Lot and the Allensworth Parking Lot across Broadway. Pedestrian circulation encircles the site and provides multiple access points to the four buildings that comprise the complex.

This three-story, 350-car structure located on the west side of Avenue B provides parking for visitors to Brackenridge and the Witte Museum. The garage was designed by Lake Flato Architects and was completed in 2009. It features an eight-thousand-square-foot wire and galvanized metal trellis, or “living screen,” surrounding the garage and gesturing to environmentally responsible practices.

Vegetation. Vegetation in the Witte zone is comprised of random tree cover and a line of trees along the river. The ground plane is primarily grass lawn.

Buildings and Structures. Zone E is architecture centric, with multiple museum buildings occupying the majority of the zone.

Views and Vistas. Visitors experience Broadway as a dense urban corridor, with commercial buildings lining the vista to the east. The river is visible to the west in the foreground, with the larger park complex in the distance. Views up and down the river provide a connection to the hydrology and recreation within the zone.

Small-Scale Features. There are multiple small-scale features associated with the Witte complex, but one of the most recent and also more prominent is the Will Smith Amphitheater behind Founder's Hall facing the river. Designed by Lake Flato Architects, the space connects the museum complex with the river and provides additional outdoor seating for visitors.

Archeological Sites. While the general archaeology of the land that comprises Brackenridge is probably the most important aspect of the overall site, the existence of the dam and head of the Madera Acequia elevates this zone to the highest level of importance. Every effort should be made to expose, protect in place, and interpret this key feature in the history of San Antonio. This built feature is the earliest evidence of colonial settlement and the beginning of the mission period.

One of the earliest infrastructure projects in San Antonio was the Acequia Madre de Valero and the dam, which diverted water from the San Antonio River to the Mission San Antonio de Valero, commonly known as the Alamo. The dam and acequia were built in 1719 and rediscovered in a 2010 archaeological investigation, which revealed that the acequia had been modified over the years as uses changed. Much of the structure of the dam has collapsed into the river. The existing condition of this feature has been highly compromised through neglect and accidental demolition.

Cultural Features. Constructed as part of the Texas Centennial celebration, Pioneer Hall was intended to recognize pioneers, trail drivers, and the Texas Rangers. The three groups were an important part of the development of the Texas rangelands and cattle industry. Architects Phelps & Dewees and Ayres & Ayres designed the building, which was completed in 1937. Ayres & Ayres had been the architects for the Witte Museum, so the vocabulary of the two buildings was consistent at the time of completion. Pioneer Hall is designated as a Texas State Archaeological Landmark.¹⁷ The existing condition of Pioneer Hall is excellent. The building has been maintained and the infrastructure updated during the seventy years since its completion. The building was acquired by the nearby Witte Museum, which had Lake Flato Architects renovate, restore, and connect Pioneer Hall with the enlarged Witte building. It reopened in 2012 as the Robert J. and Helen C. Kleberg South Texas Heritage Center. It is a contributing structure within Brackenridge Park.

The construction of the Witte Memorial Museum in 1926 resulted in the first public museum in San Antonio. The land on which the museum is constructed was acquired by the city in 1908 following a negotiation between the city and the San Antonio Water Works. An extensive renovation of the Witte in 1962 obscures the original Ayres & Ayres facade. The building is in

¹⁷ Pfeiffer and Tomka, "Brackenridge Park," 9.

excellent shape due to frequent maintenance and renovations. The building houses various exhibits related to natural history in the San Antonio region. Current exhibits at the Witte include the “New Witte Museum and the Zachry Family Acequia Garden opened in 2017 with a new H-E-B- Lantern, Valero Great Hall, Naylor Family Dinosaur Gallery, McLean Family Texas Wild Gallery and Kittie West Nelson Ferguson People of the Pecos Gallery.”¹⁸

Originally constructed circa 1760, the one-room Jose Francisco Ruiz House is made of plastered stone rubble. The home was originally located in downtown San Antonio on Dolorosa Street, facing Military Plaza. It was the home of Texas Declaration of Independence signer Jose Francisco Ruiz. It was saved from demolition by preservation groups before being moved to Brackenridge Park in 1943 on land adjacent to the Witte. The condition of the Ruiz House is good.

The small limestone Celso Navarro House was originally constructed in 1835. The block home was built by the father of Texas Declaration of Independence signer Jose Antonio Navarro and uncle of Jose Francisco Ruiz. In 1947, it was moved to Brackenridge Park near the Witte Museum after escaping destruction for a downtown high school’s athletic field.¹⁹ The condition of the Navarro house is good.

Constructed circa 1841, the two-story stone John Twohig House was the home of the Irish-born merchant and banker of the same name. It originally stood on the banks of the San Antonio River near South St. Mary’s Street until it was marked for demolition for the new location of San Antonio Public Service Company parking. The company paid for its move and reconstruction on the banks of the river behind the Witte Museum. The 430 sacks of cement donated to the effort by the Portland Cement Company arrived just before a wartime freeze on the use of cement went into effect, making this the last WPA project completed in Texas. It was first used as headquarters for both the Historic Buildings Foundation and the San Antonio Garden Center.²⁰ The Twohig house was relocated to Brackenridge Park in 1942. The condition house is good.

Constructed by WPA workers and Witte Museum contractors during 1936 and 1937, the perimeter wall and low entry gates along Broadway were designed to delineate the space between Broadway and the museum buildings to the west. There are entry points that open to sidewalks both at the Witte and at Pioneer Hall. Running from the northeast corner of the Brackenridge Park property, the wall extends south to Tuleta Drive. An integral stone bench is designed as part of the wall, serving as seating for visitors or as a queuing area for those waiting on transportation. The walls have been maintained over the years and appear to be in good condition.

18 “History,” The Witte Museum, accessed October 23, 2019, witemuseum.org/history/.

19 Lewis F. Fisher, *Saving San Antonio: The Preservation of a Heritage*, 2nd ed. (San Antonio: Maverick Books, 2016), 102–3, 115, 228–29; Lewis F. Fisher and Maria Watson Pfeiffer, *Traditions and Visions: San Antonio Architecture*, ed. Julius M. Gribou, Robert G. Hanley, and Thomas E. Robey (San Antonio: American Institute of Architects, 2007), 224, 227; Bess Carroll Woolford and Ellen Schulz Quillin, *The Story of the Witte Memorial Museum* (San Antonio: San Antonio Museum Association, 1960), 60–78.

20 Fisher, *Saving San Antonio*, 102–3, 115, 228–29; Fisher and Pfeiffer, *Traditions and Visions*, 224, 227; Woolford and Quillin, *Story of the Witte Memorial Museum*, 60–78.

ZONE F: QUARRY VILLAGE

The quarry edge created by commercial rock mining beginning in the earliest days of San Antonio's history provides the backdrop for three distinct cultural landscapes in the park: the zoo, the Japanese Tea Garden, and the Sunken Garden Theater (**figures 13-45 and 13-46**). The quarry walls serve to regulate the height of the features within each of these three elements, and they demonstrate the materiality of most of the park's constructed features, that of limestone rubble and block.

Spatial Organization. Quarry Village runs in a northeast-southwest direction along the edge and base of the Balcones Escarpment. To the west is the McAllister Freeway, and at the southeast edge is a transitional zone that is defined by automobile circulation.

Land Use. This heavily programmed zone consists of the zoo, the tea garden, and the Sunken Garden Theater. The zoo and the Japanese Tea Garden are both oriented toward visitor experience and participation. The theater is used intermittently when performances and events are scheduled.

Circulation. Both the zoo and the Japanese Tea Garden have associated parking. The Sunken Garden Theater is accessed by parking at the Japanese Tea Garden or at the Tuesday Musical Club and then walking along the road into the amphitheater area or onto a pathway that brings the visitor into the area in front of the stage from the south side.

Alpine Drive, which evolved from what was originally Quarry Road, was planned as a scenic overlook with views of the Japanese Tea Garden and the Sunken Garden Theater. It begins at Tuleta Drive at the edge of the zoo, circles above the old quarry locations, and descends back down at a terminus at North St. Mary's Street. The right-of-way was "preserved and reconstructed as part of the US Highway 281 mitigation plan" but is now closed to vehicular traffic. Condition is variable, especially considering that it was designed for vehicular traffic but is now accessible only for walking/hiking.

Vegetation. Plantings within these three elements vary widely. Within the zoo area, the plantings are meant primarily to provide shade and habitat. At the Japanese Tea Garden, the plantings are very ornamental in nature, with a xeric edge at the top of the feature along Alpine Drive. The Sunken Garden Theater is open in order to provide maximum visual access between visitors and the performances on the raised stage. There is a dense backdrop of tree canopy at the rear of the stage and between the tea garden and the theater. A vegetated canopy provides some separation from the freeway to the west.

Buildings and Structures. The zoo is the most densely developed area of buildings and structures within Quarry Village. Due to continuing improvements in habitat and zoological best practices, this area continues to evolve and is updated as needs arise. The Japanese Tea Garden consists of multiple structures constructed of material from the site, including a large pavilion with monumental columns, a small restaurant and kitchen building, and the pathways, bridges, and pools associated with the ornamental plantings and koi fish collection.

Views and Vistas. Each component of Quarry Village is composed primarily of internal vistas within each of the three major venues. The quarry wall serves as a focal backdrop, with the eastern edge comprised of either buildings or vegetative canopy that frames the scene.



FIGURE 13-45. View of the Japanese Tea Garden as it exists today, taken from the pavilion above the gardens. Source: Reed Hilderbrand



FIGURE 13-46. View of Sunken Garden Theater from Alpine Drive. Source: Reed Hilderbrand



FIGURE 13-47. View of Mexican Village structures and cement company smokestack. Source: Reed Hilderbrand

Cultural Features. Immediately to the southwest of the Japanese Tea Garden is the Sunken Garden Theater. Using another quarry site as its backdrop, the theater faces the quarry wall, with visitors seated with their backs to the wall. Early in the theater’s development, Lambert and others realized the advantageous acoustics in the rounded quarry walls. Originally constructed in 1930, the theater was further expanded and additional amenities were installed in recognition of the Texas Centennial. The latter work was completed in 1937.

Several renovations have occurred over the years since the theater’s initial construction. The latest renovation was completed in 1984 at a cost of \$320,000. The Sunken Garden Theater is a Texas State Archaeological Landmark.²¹

The Japanese Tea Garden is constructed in one of the former quarry locations. Ray Lambert used prison labor to transform the quarry into gardens. The excavated stone left a natural backdrop to create the garden “walls” and water garden below. More stone was excavated to build the tea structure and adjoining restaurant. The entire complex was renovated in 2007 and is in excellent condition.

Located at the base of the tea garden and cement works smokestack, four small houses comprise the Ray Lambert-named Mexican Village, which served as a crafts and food service area beginning in 1920 (**figure 13-47**).

Located on land that formerly belonged to John H. Kampmann, the small stone structure known as the Kampmann House is now a ruin, covered with overgrowth and vines. The original use of the house is not known.

Constructed by the company circa 1880, the kilns and smokestack of Alamo Portland and Roman Cement Works still stand as a reminder of the industrial history of parts of Brackenridge Park. The original plant was powered by a steam engine and ground ten barrels of cement a day, including cement for the new Texas capitol in Austin. The surviving smokestack and kilns are connected by a walkway to the adjacent main quarry, now the Sunken Garden.²² The smokestack in particular is an identifying element in the landscape because of its height.

ZONE G: TRANSITIONAL ZONE

This transitional zone starts on Broadway and runs through the heart of the park before turning southwest along Quarry Village, and it provides access from both the east and west edges of the park. The zone first passes the Witte Museum, continues along the northern edge of Wilderness Grove and then the southern edge of the zoo, crosses the San Antonio River, and then continues on by the Japanese Tea Garden and the Sunken Garden Theater (**figure 13-48**).

Spatial Organization. Zone G runs on a southwest to northeast diagonal and is one of the main ways that automobiles can access the park.

²¹ Pfeiffer and Tomka, “Brackenridge Park,” 18.

²² Diana J. Kleiner, “Alamo Cement Company,” Handbook of Texas Online, accessed July 25, 2019, tshaonline.org/handbook/online/articles/dlauy.



FIGURE 13–48. Transitional zone on North St. Mary's Street between the Japanese Tea Garden and the San Antonio Zoo. Source: Reed Hilderbrand

Land Use. Zone G land use is primarily for transportation and includes both roads for automobiles and tracks for small-gauge trains.

Circulation. This zone is a transportation zone that provides access between many of the most important elements of the park.

Vegetation. Along the North St. Mary's corridor, the vegetation is mostly scattered trees along the roadway. Once automobiles turn west onto Tuleta Drive, the canopy is denser on both sides of the roadway, probably indicative of an existing grove of trees that predates the formal creation of the park in 1899. Under the canopy, a mixture of native and invasive plants covers the ground plane and creates a barrier from the surrounding landscape.

Buildings and Structures. Zone G serves as a transitional zone, but in its lower southernmost corner is the Tuesday Musical Club. Two unique public bathroom structures are on the north side of North St. Mary's Street where it intersects with the entrance to the zoo parking lot.

Views and Vistas. There are multiple vistas along both roadways, but there are limited views from the transition zone. Vistas are short and are oriented to elements within the park.

Cultural Features. Constructed shortly after the donation of the Koehler Park land to the city by Emma Koehler, the Koehler Park entrance columns date to circa 1915. The monumental red sandstone columns with decorative iron work flank each side of St. Mary's Street as it enters the Koehler Park unit. They carry plaques recognizing Emma's husband, Otto Koehler, who was an early brewer of note in San Antonio.

South of the entrance to Koehler Park on the west side of St. Mary's Street are two restroom buildings. Both buildings were constructed circa 1922 of rubble stone and roofed with standing seam metal. The probable designer is Will Noonan.



FIGURE 13-49. View of sports field north of the Brackenridge Driving Range and the First Tee site. Source: Reed Hilderbrand

Additional faux bois works by Dionicio Rodriguez are located throughout the park. This palapa-roofed bench, built in 1925, is sited between the Koehler Park entry gates and the San Antonio River close to the low-water crossing. Its condition is good.

The building that serves as headquarters for the Tuesday Musical Club was constructed in 1950 by the members of the club. It was designed by Ayres & Ayres and consists of an auditorium, stage, and seating for three hundred. Multiple busts are located in the north and south recesses, and concrete stairs provide access from each elevation. A sculpture in honor of the founder of the club, Anna Hertzberg, is located between the building and St. Mary's Street. The subject is a Pan-like figure playing a flute, mounted on a tall pink granite base. The sculpture was designed by Pompeo Coppini and Waldine Tauch.²³

ZONE H: SPORTS FIELDS

Located throughout Brackenridge Park are sports fields that provide a variety of active recreational experiences. The former polo field, bounded by North St. Mary's Street on the west, East Mulberry Avenue on the south, and the San Antonio River on the east, is now used as a driving range and also serves as the home of the First Tee youth charity (**figure 13-49**). The driving range is managed by the Brackenridge Park Golf Course parent organization.

Spatial Organization. The entire complex of sports fields and parking is located to the east of the North St. Mary's corridor. At the southern edge of the zone, East Mulberry Avenue serves as the border of the driving range and First Tee complex. Northeast of this area is the softball field and zoo parking. The San Antonio River runs along the eastern edge of the zone.

Land Use. Zone H consists primarily of land used for recreation and a large parking lot that serves the softball field and the zoo.

²³ Pfeiffer and Tomka, "Brackenridge Park," 18.

Circulation. Automobile circulation in Zone H is primarily along North St. Mary's Street and on the Eagle train. Circulation is internal, with minimal sidewalk service. For pedestrians, North Mulberry Trail enters the zone at the southeast edge at the river and continues along the golf driving range area. As the trail approaches the intersection of North Mulberry and North St. Mary's, it turns south and continues as South Mulberry Trail.

Vegetation. Vegetation in Zone H consists of random mature canopy trees along North St. Mary's Street and some shade trees at the softball field and scattered around the zoo parking areas. A vegetated riparian edge borders the river.

Buildings and Structures. The polo club building has been repurposed into the pro shop for the driving range. The First Tee organization headquarters are also located in this building. Along North St. Mary's Street is the Sunken Garden Depot for the miniature train.

Small-Scale Features. To the north of the driving range is a series of open-air picnic tables and concrete pads. These are in variable condition.

Views and Vistas. Vistas across each of these areas within the zone are not prescribed and consist of open land with little delineation. Along the river, the watercourse has few small bends, so it provides a long vista up and down the length of the river.

Cultural Features. Located east of St. Mary's Street across from the Japanese Tea Garden, Sunken Garden Theater, and Tuesday Musical Club, the polo field/golf driving range is one of the largest open areas in the park. Built circa 1920, the site was used as the polo field for area residents until the 1980s. In 1952, the polo club and the golf course shared use of the land as a golf driving range. After polo ended in the park, the field's only use was for the golf driving range. A clubhouse for golfers was constructed in 1980 and now also serves as the headquarters for First Tee, which teaches golf to inner-city children.²⁴

The miniature train that traverses Brackenridge Park is located directly across from the Koehler Park entry gates. The Brackenridge Eagle Train Depot was constructed circa 1980.

The nondescript Sheriff's Mounted Posse building, constructed on the site of the posse's former location, was originally used as a stable and tack storage for the sheriff's office. In 1961, its use became primarily associated with the driving range to its east, and it is now used to repair golf clubs and for storage.

ZONE I: CENTRAL RIPARIAN

The portion of the river below the low-water crossing on Tuleta Drive runs in a generally northeast-southwest direction, with long vistas up and down the river and a riparian mixed edge of native and invasive plants on either side of the river (**figure 13-50**).

Spatial Organization. Zone I consists of a linear section of the river, generally running at an angle from north to south. Where Zone I crosses under East Mulberry Avenue, it then enters the golf course zone.

²⁴ Pfeiffer and Tomka, "Brackenridge Park," 19.



FIGURE 13–50. View of low-water crossing on Tuleta Drive. The Eleanor Brackenridge Playground and Brackenridge Park Conservancy office are visible in the background. Source: Reed Hilderbrand

Land Use. The riparian corridor lies between the vegetated grove on the east and the sports fields zone on the west. This corridor is more natural and less managed, with a blend of native and invasive riparian plants on each bank of the river.

Circulation. The central riparian zone is used by fish, birds, and small mammals as a circulation route through the center of the park. The pedestrian Waterworks Loop runs down the east side of the zone along the river and just to the west of Red Oak Road

Vegetation. This riparian zone corridor consists of an overstory of native and invasive plant material, with a lower shrub layer, and a narrow line of trees along the river. Most of the plantings appear to be volunteer material, with no organized planting scheme.

Views and Vistas. Views along the riverbanks provide open sight lines up and down the river course.

Buildings and Structures. There are no buildings or structures within the central riparian zone.

Small-Scale Features. There are a number of picnic tables and concrete pads located on the east side of the river within this zone and a larger number of picnic areas on the west side of the river just below the Tuleta Drive low-water crossing.

Cultural Features. One of the signature features in the park connects the east and west sides of the river on Tuleta Drive. This low-water crossing, built in 1917, is lined on each side with linear stones placed at regular intervals that allow water to flow through and across the feature and help guide automobiles as they drive to the other side of the river.



FIGURE 13-51. View of old carriage way converted to a jogging/walking path within Vegetated Grove. Source: Reed Hilderbrand

ZONE J: WILDERNESS GROVE/EAST GROVE

The vegetated grove serves as the largest contiguous block of mature canopy vegetation in the park. This grove serves as the eastern edge of the park along Avenue B, one block west of Broadway.

The collection of trees that serve as the center of the park are part of the earliest land donation from George Brackenridge. Brackenridge purchased the land from the Mary Maverick family, and the area is referred to in this CLR as Wilderness Grove. The grove is centered in the park on a north-south axis, and it serves as the largest wooded and shaded portion of the park. It is bisected by historic carriage ways that now serve as walking and jogging paths (**figure 13-51**).

Land Use. The primary land use in Zone J is for active recreation within a forested landscape.

Circulation. Circulation borders the zone on all four sides: Tuleta Drive on the north, Red Oak Road on the west, Mulberry Avenue on the south, and Avenue B on the east. In the middle of this zone on the east side, Brackenridge Drive enters off of Broadway and Avenue B and then turns north, where it intersects with Tuleta Drive. Pedestrian circulation exists within the park on historic carriage and automobile roads now repurposed to prohibit cars. This encourages safe movement by pedestrians within this large zone.

Vegetation. The mature hardwood canopy in the grove provides one of the largest and oldest concentrations of vegetative cover within the city of San Antonio. This area is in danger due to the age of the canopy and the density of the undergrowth. According to the Wildflower Center, a canopy fire could decimate the grove because of the age of the trees and the availability of combustible materials on the ground plane.

Views and Vistas. Views within the grove are focused along the picturesque trails that traverse the site in diagonals, creating various connection points within the circulation system.

Buildings and Structures. The primary building within Zone J is the large parking garage at the corner of Avenue B and Tuleta Drive that services the park and provides parking close to the Witte. This building is a dominant structure on the edge of the park. Another building within the grove is the depot where the miniature trains are stored at night and where engines are switched out. The depot is hidden deep within the grove and is not visible to most park pedestrians. It is visible to the east of Brackenridge Drive by automobile traffic.



FIGURE 13–52. View of Catalpa-Pershing drainage ditch located on the west side of Avenue B. Source: Reed Hilderbrand

Small-Scale Features. The memorial plaque to Eleanor Brackenridge is a small-scale feature within the vegetated grove at Brackenridge. The National Register nomination states that a “simple bronze plaque is mounted at the base of a large oak tree in the center of the wooded area adjoining a walking path. The plaque was erected in 1925 by the Women’s Christian Temperance Union on the first anniversary of Eleanor Brackenridge’s death.”²⁵ The WCTU was one of her favorite charities, and she gave early support to the suffrage movement as well. The condition of the plaque is good. A small number of sculpted pieces of art are located throughout the East Grove.

Originally located downtown on Alamo Plaza, the Dionicio Rodriguez Hollow Log Shelter was moved to Brackenridge Park in 2006 and sited along a walking trail within the original grove. The sculpture is in good condition.

Designed and created by Pompeo Coppini in 1969, the seated bronze figure of George Brackenridge is located immediately to the north of Funston Street at its intersection with Broadway. Coppini died in 1957 without completing the bronze sculpture. Evidently, though, he had created the mold for the sculpture, which was later cast under the direction of Waldine Tauch, a longtime colleague of Coppini’s. It was finally placed at Brackenridge Drive in 1960. It was later reoriented in 2006 when the entrance to the park at that location was reconfigured.

²⁵ Pfeiffer and Tomka, “Brackenridge Park,” 14.

ZONE K: CATALPA-PERSHING

The Catalpa-Pershing is a concrete drainage channel that was originally constructed in 1977 and modified in 2011.²⁶ The channel is located west of Avenue B behind the commercial strip along Broadway and fronts Wilderness Grove and the Brackenridge Park Golf Course. The open concrete-lined ditch was constructed “to collect storm water runoff from the area northeast of Brackenridge Park including the Mahncke Park neighborhood and Fort Sam Houston.”²⁷ Water carried in the Catalpa-Pershing “continues to flow down the channel until it empties into the San Antonio River near U.S. Highway 281. The length of the open channel is approximately 5,300 ft.”²⁸ Catalpa-Pershing’s constructed profile is similar to other concrete-lined channels of the period. This style of channelization remains popular to this day. There is currently a project in development to transform the Catalpa-Pershing back into a more natural wildlife- and pedestrian-friendly watercourse (**figure 13-52**).

Spatial Organization. The Catalpa-Pershing is oriented in a northeast to southwest linear direction on the edge of Brackenridge Park.

Land Use. The channel’s purpose is as a drainageway for the area between Broadway and Avenue B and from the vegetated grove to the golf course.

Circulation. There is no circulation associated with the Catalpa-Pershing channel.

Vegetation. Vegetation along the Catalpa-Pershing is minimal and consists of random trees and shrubs on one or both sides of the channel.

Buildings and Structures. The concrete drainage ditch itself is the primary structure in the Catalpa-Pershing.

Views and Vistas. There are no significant views along the channel.

Small-Scale Features. There are no small-scale features in this zone.

ZONE L: DAVIS PARK

Davis Park is located to the north of the River Road neighborhood and is bounded on the east by River Road and the San Antonio River, on the north by East Mulberry Avenue, and on the west by a commercial strip (**figure 13-53**). The ten acres that comprise the park were donated for park purposes in 1917 and named in honor of County Judge James R. Davis.²⁹ A portion of the Upper Labor Acequia is buried beneath this site. The edge of Davis Park consists of groupings of trees and some individual shrubs and is open in the center, providing an area that is adaptable to many forms of recreation or leisure. The landscape originally connected to a now-demolished stable to the west of the park, outside the park boundaries. An asphalt walking path was installed in 2010.³⁰

26 Nesta J. Anderson, Maria Pfeiffer, and Brandy Harris, “Archeological Monitoring of the Catalpa-Pershing Channel Improvements Bexar County, Texas, Texas Antiquities Permit No. 5739,” (San Antonio: Atkins. 2012), 17.

27 Anderson, Pfeiffer, and Harris, “Archeological Monitoring of the Catalpa-Pershing.”

28 Anderson, Pfeiffer, and Harris, “Archeological Monitoring of the Catalpa-Pershing.”

29 Pfeiffer and Tomka, “Brackenridge Park,” 59

30 Pfeiffer and Tomka, “Brackenridge Park,” 21.



FIGURE 13–53. View of Davis Park, with a marker noting the presence of the Upper Labor acequia. The depression in the ground indicates the location of the former acequia. Source: Suzanne Turner Associates

Spatial Organization. Davis Park is separated from the rest of Brackenridge by roads on the north, east, and south and by a commercial development on the west. The park is closely associated with the River Road neighborhood due to its proximity and access. There is no parking available at the park, so most people park on surrounding neighborhood roads and access the park from the perimeters.

Land Use. Davis is a passive park with no prescribed recreational activities. The park is open in the center with random tree and shrub plantings around the perimeter.

Circulation. Circulation at Davis is largely derived from pedestrian desire lines and access from the perimeter. There is a sidewalk on the northern edge of the park along East Mulberry Avenue. The sidewalk continues on to the west, where it connects with the commercial businesses along North St. Mary's Street.

Vegetation. The vegetation at Davis provides a variety of cover at the park and consists of a combination of overhead canopy, small to medium-sized trees, and a grassed lawn.

Views and Vistas. There are internal views within the site and views east to the river, north to the driving range, and south into the River Road neighborhood.

Buildings and Structures. There are no buildings or structures in Davis Park.

Small-Scale Features. There are no small-scale features in this zone.

Cultural Features. The cedar-rail fence that surrounds the park is a remnant from the period when the park was still used for equestrian purposes. The NRHP nomination notes that the fence defined an old horse trail associated with a no-longer-standing stable to the west.



FIGURE 13-54. View of southern riparian corridor south of the Brackenridge Park Golf Course. Source: Reed Hilderbrand

ZONE M: SOUTHERN RIPARIAN

Spatial Organization. Zone M consists of a linear stretch of land that borders the river on both sides and runs south between the golf course on the east and the River Road neighborhood on the west. This stretch of the river has more curves than the central riparian section of the river but not large bends like those in the historic core of the park (**figures 13-54 and 13-55**).

The portion of the San Antonio River that flows through the Brackenridge Park Golf Course alternates between a narrow riparian corridor and open banks that blend into the surrounding golf course links. The course topography drains into the river and into Catalpa-Pershing.

Land Use. The southern riparian section of the river is primarily associated with hydrology on the site.

Circulation. There is limited pedestrian circulation along this riparian corridor, but there is automobile circulation on the east as Avenue A runs to a terminus loop where there used to be a low-water crossing, now closed to automobile traffic. On the west side of the riparian edge is River Road. The southern edge is bounded by the golf course.

Vegetation. Both sides of the river contain an overstory riparian edge of varying widths. At the ground plane, there is some native understory and some grassed areas.

Buildings and Structures. The Avenue A low-water crossing is the most significant structure on the site.



FIGURE 13–55. View of southern riparian corridor on the west side of the Brackenridge Park Golf Course.
Source: Reed Hilderbrand

Cultural Features. Constructed by the NYA in 1939, the low-water crossing is located at a terminus on Avenue A between the golf course and the river. The crossing is closed to vehicular traffic but is still used by pedestrians and people fishing. The crossing is stamped with the notation “NYA 1939.”

The Mulberry Street Bridge crosses the river at Mulberry Street and was rehabilitated in 2011. It is in good condition.

ZONE N: LIONS FIELD

Located between Broadway Street and the Catalpa-Pershing drainageway, Lions Field is home to the Lions Field Adult and Senior Center and its associated parking, a playground, a small baseball or softball field, and various trails and sidewalks that encircle it (**figure 13-56**). The field is the most prominent area of Brackenridge Park visible to a large number of commuters on a daily basis. It and the Witte complex are the only two areas of the park that physically front Broadway. Whereas the Witte site is fully developed, Lions Field has only one central building and very little tree canopy.

When the Water Works Company planned to sell this strip between Brackenridge Park and Broadway for building lots in 1916, community protests led the city to purchase the land for park use that same year.³¹ This portion of Brackenridge Park now houses a clubhouse and playground that were originally constructed in 1925 and have since gone through multiple renovations. A life-sized lion sculpture, designed by Louis Rodriguez, is mounted on a stone pedestal at the entrance to the park.

At the south end of Lions Field is a softball diamond. “Stone and tile abutments mark the park entrance at Avenue B at the southeast corner of Lions Field.”³²

³¹ Fisher, *Saving San Antonio*, 274.

³² Pfeiffer and Tomka, “Brackenridge Park,” 20.



FIGURE 13–56. Drone footage of Lions Field. The playground, community center, and softball field are visible at the right. The area fronts Broadway near Mulberry, and the Brackenridge Park Golf Course is visible behind Lions Field. Source: Reed Hilderbrand

Spatial Organization. Lions Field is currently the location of the Adult and Senior Center building. There is an adjacent playground to the north and a sports field to the south. Parking is located east of the senior center in a semicircle between the building and Broadway.

Land Use. Lions Field is used as the home for a senior center oriented toward education and social interaction. Classes offered include ceramics, sewing, dancing, musical instruction, painting, drawing, and other activities.

Circulation. The site parking lot is accessed from Broadway, where automobiles enter into a circular arc driveway with parking on either side and an additional small parking extension to the south. Pedestrian circulation exists between the parking lot and the building and along two trails: the Avenue B Connector Trail and the Lions Field Trail.

Vegetation. There is limited vegetative cover at the site. There are some canopy trees around the perimeter and a few shade trees close to the senior center building. The rest of the site is covered with lawn.

Views and Vistas. The site is open, with views toward the commercial corridor across Broadway and northeast and southwest of the site. The view west is across Catalpa-Pershing and on to the golf course greens.

Buildings and Structures. The primary building is the senior center, located in the upper portion of Lions Field.

Small-Scale Features. Play equipment associated with the children’s playground fills the upper area closest to East Mulberry Avenue. A small ball field with viewing stands is located in the lower half of the park.



FIGURE 13–57. View of Tunnel Inlet Park located at the southern bound of Brackenridge Park, between Highway 281 and Josephine Street, July 2018. Source: Suzanne Turner Associates

ZONE O: INLET TUNNEL PARK

Inlet Tunnel Park is located at the far southern edge of the Brackenridge Park property near East Josephine Street and Highway 281 (**figure 13–57**). The San Antonio River tunnel and the San Pedro Creek tunnel took ten years to complete. Combined, they are one of the largest engineering projects in the country. Designed to supplement the inlet on San Pedro Creek, the San Antonio River Inlet Tunnel is credited with preventing extensive urban flooding during the massive rainfall that occurred on October 17, 1998. Only the inlet itself is located within the boundaries of Brackenridge Park, with the rest of the tunnel continuing for three miles at a depth of 150 feet to its outlet south of downtown near Lone Star Boulevard.³³ This area is typically used by visitors who are there to learn about the hydrological engineering that serves to protect the city. The control structure dominates the lower portion of this small site. Many locals, however, are not aware of this site or that it is part of Brackenridge Park.

Spatial Organization. The tunnel inlet consists of a weir dam, a diversion structure that sends water into the large tunnel underneath the city, and the surrounding urban context on all sides of the zone.

Land Use. This zone contains one of the most sophisticated and expensive water diversion structures in the United States. The primary purpose of the zone is to control and minimize flooding in San Antonio during extreme weather events.

Circulation. Circulation in this zone is complicated by its physical and cultural separation from the rest of Brackenridge. Automobile access is from East Josephine Street under the McAllister Freeway. There is parking, but it is extremely limited. Pedestrian circulation connects the Inlet Tunnel Park to the larger Brackenridge Park by way of Brackenridge Park Trail, which circles the golf course before it branches south under the freeway and through Inlet Tunnel Park. It then continues south and connects with the sidewalk system along the Museum Reach.

³³ John W. Gonzalez, "Solution to Downtown Flooding Giant, Invisible," ExpressNews.com, July 10, 2015, accessed October 3, 2019, [expressnews.com/150years/major-stories/article/History-River-Tunnel-0711-6378378.php](https://www.expressnews.com/150years/major-stories/article/History-River-Tunnel-0711-6378378.php).

Vegetation. Due to the mechanical and engineering nature of the site, there is little vegetative cover. Minimal canopy trees exist on the east side of the inlet, with lawn on both sides covering much of the site.

Views and Vistas. The plaza area provides visual access to the tunnel inlet and a sweeping view of the San Antonio River, looking south toward the River Walk.

Buildings and Structures. The structure associated with the inlet tunnel is the focus of the site.

Small-Scale Features. The area contains some small-scale features that provide visitor amenities and interpretation of the tunnel.

ZONE P: SAN ANTONIO ZOO

Sited along the northwest edge of the park is the San Antonio Zoo (**figure 13-58**). The location of the zoo was determined by Ray Lambert along with the members of the zoological society in 1914, and the site was partially chosen due to the existence of extensive quarry walls that were used as the backdrop for the original zoo exhibits—locations that are still in use today.



Upper Labor Acequia, circa 1776-1778. Although the Acequia Madre de Valero was constructed years before the Upper Labor Dam and Upper Labor Acequia, their purposes were quite different. The Acequia Madre de Valero was originally used to supply water to the Mission San Antonio de Valero. The Upper Labor Acequia was used to provide water for farming operations on the west side of the river. Currently, the San Antonio Zoo has constructed features over the Upper Labor. The area between the river and the zoo is intact but is protected under a cover of soil. The existing condition is compromised by the dirt cover.

Upper Labor Diversion Channel, circa 1920. Running between the San Antonio Zoo and the river close to the Koehler Pavilion, this channel could have been constructed with multiple uses in mind. Since the Upper Labor Acequia was blocked by the zoo construction, there needed to be a way to divert zoo effluent away from the zoo. It also could have been used to direct effluent from the animal containment structures to the closest water body, which was the river. The channel has small bridges that allow visitors to cross it at various locations.

FIGURE 13-58. A walkway in the San Antonio Zoo illustrates the vernacular character created by a mix of live oak trees and native limestone, July 2018. Source: Suzanne Turner Associates



FIGURE 13–59. Brackenridge Park Golf Course, February 2019. Source: Reed Hilderbrand

Donkey Barn, circa 1920 and 1956. The Donkey Barn has served two primary purposes during its existence. Originally constructed in 1920, it was used for hay and feed storage for the donkey ride program and zoo animals. The building was extensively modified in 1956 to convert it into office space for the Parks and Recreation Department. This change in function resulted in the addition of a second story and the current Alamo-shaped end facades. As an office building, its existing interior condition is consistent with a functional office space, and the facade follows the architectural imprimatur of the Spanish Revival style so common in San Antonio and throughout Texas and the Southwest.

ZONE Q: BRACKENRIDGE PARK GOLF COURSE

The largest portion of the park is designated for the municipal golf course at Brackenridge Park, originally designed by A. W. Tillinghast of Philadelphia and Beverly Hills (**figure 13-59**). The spatial feeling of the course is emblematic of the typical golf course. Long fairways framed by tree edges in a picturesque layout. Steven Hennessey of the magazine *Golf Digest* stated that “Tillie’s other work in Texas includes the under-appreciated golf course for San Antonio residents.”³⁴ When a portion of the western edge of the golf course was converted to highway use during the construction of Highway 281, the reduction in golf course land required a fairly extensive redesign to holes twelve and thirteen, due to the loss of land. In 2008, another redesign attempted to return the course to a state that more closely resembled the original Tillinghast design.

Three stone bridges traverse either the waterworks channel or river and allow golfers to travel back and forth between the two sides of the golf course. This area includes the cultural features described in the following paragraphs.

³⁴ Steve Hennessey, “The Best A.W. Tillinghast Golf Courses,” *Golf Digest*, August 2, 2018, accessed September 9, 2019, golfdigest.com/story/the-best-aw-tillinghast-golf-courses

Lower Pump House; Water Works Pump Station #2, 1885. The station typifies the late nineteenth-century industrial architecture of the Southwest. Constructed in 1885 and powered by the one of the raceways that transected George Brackenridge's land, the Lower Pump House was the location of Gutzon Borglum's studio when he was designing and producing sculptures for clients throughout the United States. Various remnant pipes are still visible on the exterior of the building from when it was used as a pumping station.

Electric Pump House Station #2, 1939. Constructed in 1939, and similar to other electric stations throughout the waterworks infrastructure, this station housed electric production machinery that powered the pumps in the adjacent pump house. In the immediate vicinity of the electric station are a number of elements related to electrical transmission. Electric Station # 2 is in good shape and is a contributing element in the cultural landscape. There is also an above-ground water storage tank and an "open concrete trapezoidal drainage channel drains to the old river channel,"³⁵ which is called the Catalpa Pershing.

SUMMARY OF EXISTING CONDITIONS

Brackenridge Park is an excellent example of an evolutionary landscape that spans prehistory and history, from the Spanish colonial era through the years following World War II. Resources within the park's boundaries document trends in water supply, landscape design, recreation, and culture. In the absence of a formal plan, the land comprising the park developed according to public needs and political will over the course of three centuries. The resulting collection of resources represents a unique and eclectic spectrum of history. Although renovations and alterations have impacted Brackenridge, it nonetheless retains a high degree of integrity of design, setting, feeling, materials, workmanship, and association.

³⁵ Pfeiffer and Tomka, "Brackenridge Park," 21.

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CHAPTER 14. ANALYSIS AND EVALUATION

The National Park Service (NPS) publication *A Guide to Cultural Landscape Reports*, which details the preservation methodology for Cultural Landscape Reports (CLRs), states that analysis and evaluation “is a critical step for sorting and integrating natural and cultural resource data so it can be used to develop appropriate treatment strategies.”¹ Analysis and evaluation of the Brackenridge Park landscape is based on the history of the site, the existing cultural and ecological conditions throughout the park landscape, and NPS standards for assessing and categorizing cultural landscapes and their features. The analysis and evaluation chapter of a CLR does the following: it assesses the cultural *significance* of the landscape; it evaluates whether those landscape systems, features, and characteristics deemed significant possess historic *integrity*; it proposes a *statement of significance*; and it provides a formal *determination of integrity*.

Robert Page, former director of the NPS Cultural Landscapes Program, defines significance as “the meaning or value ascribed to a structure, landscape, object, or site.”² According to *A Guide to Cultural Landscape Reports*, “Every CLR has a written statement of significance that explains the relationship between the cultural landscape and specific historic contexts, National Register criteria, and period(s) of significance.”³ It follows then that the purpose of a statement of significance is simple—to explain what a landscape means and why it is valuable.

“The historic integrity of a cultural landscape relates to the ability of the landscape to convey its significance.”⁴ Determining a cultural landscape’s level of integrity includes assessing

[the] cohesiveness, setting, and character of a landscape, as well as the material, composition, and workmanship of associated features....

1 Robert Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports* (US Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Washington, DC, 1998), 68.

2 Page, Gilbert, and Dolan, *Guide to Cultural Landscape Reports*, 68.

3 Page, Gilbert, and Dolan, *Guide to Cultural Landscape Reports*, 71.

4 Page, Gilbert, and Dolan, *Guide to Cultural Landscape Reports*, 71.

Historic integrity is determined by the extent to which the general character of the historic period is evident.⁵

The Brackenridge Park analysis and evaluation consists of seven components:

1. **Periods of Significance:** A brief explanation of Brackenridge Park's multiple periods of significance is provided in order to help CLR users understand this landscape's cultural complexity and how the periods impact the analysis of significance and integrity.
2. **Landscape Systems Analysis:** Due to Brackenridge Park's size and complexity, the analysis and evaluation focuses first on eight critical landscape systems that comprise a defining framework for the park. The systems are Archaeology; San Antonio River and Riparian Corridor; River Structures; Vegetation/Soils/Hydrology; Entry and Arrival Areas; Circulation through the Park; Edges between Cultural Institutions; the Collection of Historic Buildings, Structures, and Art. In relationship to this system, the site's overall spatial organization and programming is also discussed briefly and thoroughly diagrammed.
3. **Features Analysis by Character Zone:** To drill down to a finer level of detail, fifteen character zone areas within the park have been delineated. Each zone contains important cultural landscape features that are in proximity to one another and, in some instances, share common elements. These features are also analyzed and evaluated.
4. **2011 National Register Documentation Review:** A National Register Nomination Form for Brackenridge Park was completed in 2011. As part of this CLR's analysis and evaluation, the form is included to contribute to the historic record and to allow for comparison with the updated statement included near the end of this chapter. In addition to reviewing the 2011 statement of significance, this CLR analysis and evaluation includes specific recommendations for amendments to the 2011 National Register Nomination.
5. **Statement of Significance:** Based on the site's significance and recommended National Register updates, this chapter proposes an updated statement of significance.
6. **Determination of Integrity:** Finally, a determination of integrity is made. This determination addresses whether characteristics and features that are culturally meaningful (significant) are physically intact enough for their meaning (significance) to be visible and/or easily understood by people who experience the park.
7. **Summary of Significance and Integrity:** A color-coded table is included at the end of this chapter; the table summarizes the level of significance, level of integrity, and potential to treat the site, which would elevate its level of integrity in the future. This table is intended as a quick reference to illustrate the site's significance and potential, and it can also be used to better understand the Treatment recommended in the next chapter.

⁵ Page, Gilbert, and Dolan, *Guide to Cultural Landscape Reports*, 71.

PERIODS OF SIGNIFICANCE

Landscape historians are tasked with identifying a landscape's *period of significance*—that is the range of time that can be considered most important in terms of its development and presence in the American landscape. It is common for complex landscapes to contain more than one period of significance. Brackenridge Park contains multiple periods of significance. Its prehistoric and early historic periods are significant due to the extremely sensitive and important archeological material that exists on the site and because of the landscape's connections to early agriculture, commerce, and industry in San Antonio. Its historic periods, from 1899 to 1949, are significant due to the extent and level of development that occurred in the park during those years.

As a general rule, historically contributing features date to the period(s) of significance. Typically, they contribute to a landscape's significance and integrity through their design and character. Noncontributing features generally date after the period of significance or have changed to such an extent that they no longer contribute to the historic character of the site. Even features that have been demolished, destroyed by flood or fire, or are not visible on a site may be included in the analysis due to their prominence during the period of significance or their proximity to other extant features. The Confederate tannery works is an example of a feature that falls into this category.

In the case of Brackenridge Park, an understanding of the contributing features that predate the park period is most easily conveyed through consideration of its landscape systems. Understanding of the contributing features that date to the park's periods of significance is more easily conveyed through consideration of the site's character zones and the individual features within those zones. There is also crossover between periods in examining the site this way.

LANDSCAPE SYSTEMS ANALYSIS

Eight critical landscape systems comprise a defining framework for Brackenridge Park (**figure 14-1**). The significance and integrity of these systems is analyzed below.

ARCHAEOLOGY

CULTURAL/HISTORIC SIGNIFICANCE

The entire park site has the potential to yield significant prehistoric and historic materials. These materials have the potential to be visible and understood by the public. Special care should be taken when any work is undertaken, whether that work consists of building infrastructure, maintaining existing elements, or beginning new projects.

INTEGRITY

The archeological record maintains a high degree of integrity. Repeated flooding and the layers of silt that have been deposited have acted to provide a physical buffer between the oldest archeological layers and the existing landscape we see today. The visibility and comprehension associated with this high level of integrity is low. There are very few elements of the underlying archaeology that are visible or interpreted at the park.

SAN ANTONIO RIVER/RIPARIAN CORRIDOR

CULTURAL/HISTORIC SIGNIFICANCE

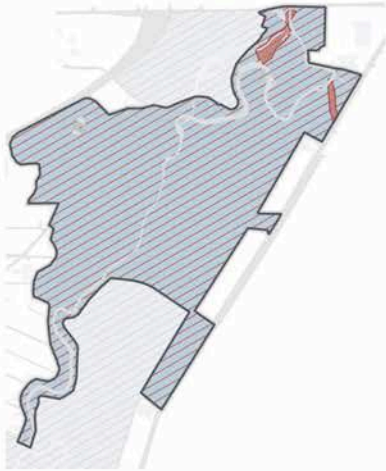
The cultural and historic significance of the San Antonio River as a system is very high. The San Antonio River serves as the unifying thread in Brackenridge Park. Its physical form drove the orientation and shape that the regional vernacular park would take. Before 1899, the river was the reason that both prehistoric and historic animal and human occupation and settlement occurred in the area, and, in a sense, the city of San Antonio grew up around the upper course of the San Antonio River. The resource is highly significant from ecological and cultural perspectives.

The river and the complex of artesian springs that created the river are the reason for the extensive network of contributing landscapes in the city. The missions and the River Walk underscore the high significance of the river to the region. The river served as the earliest source of potable water in the city. The river was the reason that George Brackenridge chose to donate this particular land to the city for his namesake park.

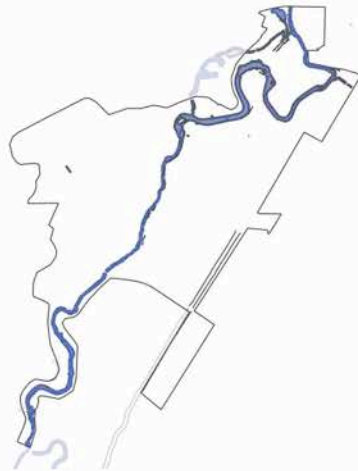
INTEGRITY

From a cultural and historic perspective, this system has medium integrity. Many of the connections that would have allowed the visitor and the San Antonio resident to experience the river in an interactive way have been eliminated. Access to the river is limited or nonexistent.

The ecological integrity of the river is low. The riparian corridor has been neglected or has been damaged by high concentrations of invasive plant materials.



Archaeology



San Antonio River System



River Structures System



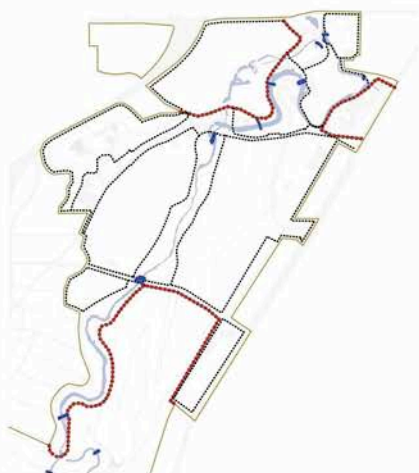
Vegetation / Soils / Hydrology



Entry / Arrival Areas



Circulation Through The Park



Edges Between Cultural Institutions



Collection of Historic Buildings,
Structures, Art

SYSTEMS

FIGURE 14–1. Brackenridge Park's Landscape Systems. Source: Reed Hilderbrand

Neither the culture and history nor the ecology of the river is easily understood by today's visitors, making the overall integrity generally low. This system does, however, have high potential for Eco-restoration and interpretation that will improve its integrity and serve educational purposes related to its culture, history, and ecology.

RIVER STRUCTURES

CULTURAL/HISTORIC SIGNIFICANCE

The various built works associated with the infrastructure of the river provide a holistic and broad overview of the history of human influence on the control of water in the city of San Antonio. From the earliest acequias and dams, raceways and ditches, and stone river walls to reduce erosion to the monolithic tunnel at the base of the park, the full repertoire of interventions has been used on the river within Brackenridge Park to manage and control the river as a resource and a danger and to improve the river as a recreational feature.

INTEGRITY

Currently, river structures exhibit a range of integrity based on the age of the feature and the level of maintenance. All of these features have the potential, through treatment and interpretation, to portray the broad continuum of ways that people have managed the river during the historic period.

VEGETATION/SOILS/HYDROLOGY

CULTURAL/HISTORIC SIGNIFICANCE

The vegetation, soils, and hydrology of the park, in association with the river, are highly significant culturally and historically. The riparian elements of the landscape on either side of the river are what made it attractive to Indigenous Americans and the settlers that followed. Rich bottomland soils encourage the practice of horticulture and agriculture. The hydrology of the surrounding landscape had a direct effect on the flow of the river, serving as a sponge during rainfall events and then slowly releasing water into the river during dry periods.

INTEGRITY

The ability of this landscape to portray its significance has been highly degraded and needs immediate intervention. Currently, this system operates separately, in a reduced capacity, or in a negative way in relation to the park landscape and the river. Conversely, this system has a high potential to inform and educate the public about the ability of the landscape to restore and rehabilitate itself through sensitive interventions.

ENTRY AND ARRIVAL AREAS

CULTURAL/HISTORIC SIGNIFICANCE

The entry and arrival areas of Brackenridge are the significant connections to the rest of the city, whether those connections are through roadways, trolley stops and drop-offs, or pedestrian and bicycle traffic. Originally, there were more roads that crossed through the park and access was more open. Over the years, however, due to unfortunate sales of adjacent lands by the city and to the design and construction of the golf course, some entries were closed or became more limited. Other connections were closed in the interest of safety.

INTEGRITY

The park entries and peripheral connections to the surrounding community retain a medium level of integrity. Higher traffic counts reduce the ability of the visitor to enter and maintain a connection to the site. The commercial corridor between Avenue B and Broadway serves as a barrier to more efficient and effective communication between the visitor and the elements of the park.

CIRCULATION THROUGH THE PARK

CULTURAL/HISTORIC SIGNIFICANCE

The park's earliest improvements were associated with circulation within it and within the majestic grove of oaks, elms, and pecans that created its original tree canopy. The significance of this earliest circulation system must be considered in relation to other parks across the country that adopted the picturesque/pastoral form of movement within their landscapes. As Brackenridge expanded, some improvements were made to circulate visitors through the park more easily, but many of the improvements fail to authentically capture how visitors primarily experienced the park in its earliest manifestation.

INTEGRITY

The circulation systems within the park exhibit a medium degree of integrity. As mentioned earlier, increasing traffic counts have diminished the usability of the circulation within the park. Materials used in different circulation features reduce the legibility of the park's circulation. The potential is high to make these circulation systems cohesive and to make them apparent to the visitor.

EDGES BETWEEN CULTURAL INSTITUTIONS

CULTURAL/HISTORIC SIGNIFICANCE

Although the Brackenridge Park Golf Course and the San Antonio Zoo are not part of the CLR scope, they are discussed in this section because they are cultural institutions within Brackenridge Park that occupy a significant part of the park's lands and are a part of the park's history. As such, these two elements have edges that are more difficult to navigate than the edges in other areas of the park. Over the years, the desire for increased pedestrian safety has forced ever-higher levels of separation between elements in the park. At the zoo, increasingly higher levels of security between the exhibits, the overall landscape

development, and the larger park landscape are difficult to comprehend and overcome. To a lesser extent, the golf course suffers from the same issue. In addition to these physical barriers, the desire to control the visitor and to collect additional revenues only exacerbates the current level of separation between the collective institutions.

INTEGRITY

There is little integrity between the cultural institutions and recreational venues in Brackenridge. They read as separate smaller institutions, located in proximity to one another within the park, without a clear or overarching connection that supports the park's larger vision.

COLLECTION OF HISTORIC BUILDINGS, STRUCTURES, AND ART

CULTURAL/HISTORIC SIGNIFICANCE

The significance of the overall collection of buildings, structures, and art at Brackenridge Park cannot be understated. These elements were constructed over a short period of time, using an architectural vocabulary shared by a select group of local architects and a common palette of materials—primarily native stone and some wood; the architectural vocabulary and materials are a glue that today holds the park together from a visual perspective and helps it retain its regional vernacular character. Extensive use of limestone and its relationship to the repurposed quarries on the west side of the park provide an illustrative and compelling look that even the untrained eye of the visitor can relate to.

INTEGRITY

The level of integrity exhibited by the structures, features, and art within Brackenridge is medium. Many structures have been rehabilitated, restored, and carefully maintained. Others are abandoned and in various states of neglect. Only one, not open to the public, is in ruins. All architectural features require maintenance, and buildings constructed of stone are no exception. With careful recordation of the existing conditions of the buildings through a systematic process of structure assessment, this collection can continue to serve as one of the central ways that visitors understand the park.

FEATURES ANALYSIS BY CHARACTER ZONE

In order to organize and analyze this complex site's numerous landscape features through a manageable process, the park has been categorized into character zones (**figure 14-2**). Each zone contains resources that are in close proximity to one another, and in some cases they share similarities. The character zones begin at the northern end of the park at Miraflores Gardens and extend south to Inlet Tunnel Park.

It is important to note up front that every single cultural feature located in the fifteen character zones has the potential to become more visible and to portray the history of the park and its cultural resources more clearly to the public. For this reason, these resources—regardless of and perhaps even because of their integrity, when it is deemed compromised—are worthy of investment.



FIGURE 14–2. Character Zones Map. Source: Reed Hilderbrand

ZONE A: MIRAFLORES GARDENS, CIRCA 1923

CULTURAL/HISTORIC SIGNIFICANCE

Dr. Aureliano Urrutia created Miraflores over several years between 1923 and 1926. Urrutia was a noted surgeon who had been Mexico's interior minister until he fled in 1914 during the Mexican Revolution. Located on the northern edge of the park along Hildebrand Avenue, Miraflores Gardens is an outdoor sculpture garden based on Urrutia's birthplace of Xochimilco, Mexico, a city noted for its network of lakes and canals. In San Antonio, Dr. Urrutia created meandering walkways, waterways, fountains, and statuary influenced by Xochimilco.

"This property, now owned by the City of San Antonio, was individually listed on the National Register in 2006 and declared a State Archaeological Landmark in 2009."⁶ The 2006 National Register nomination provides a complete list of the sculptures in the park, many of them created by Dionicio Rodriguez.⁷ Archeological testing at the site in 2008 resulted in the discovery of prehistoric artifacts in the northeast corner of the property.⁸

INTEGRITY

Fifteen acres survive, with some of the gardens and statuary in various states of ruin. In the recent past, the site was severely compromised by an adjacent property owner in an attempt to use the site for an outdoor employee gathering spot and for additional parking for their adjacent business. A deep layer of fill was placed on the site, partially burying many of the sculptures, and other sculptural elements were removed as they deteriorated. The site has been compromised, but it still retains a significant portion of its integrity. It can be restored with a careful restoration plan and a management program.

Enough of the gardens and sculptures are intact to convey the feeling of the romantic, intricate, and ethereal gardens Urrutia created. Remains of most of the sculptures, arches, and gates are extant. The gates and entry features are particularly important due to their prominent location on East Hildebrand Avenue and the degree to which they are intact. Decades of neglect and inappropriate additions to the site to prepare it for a non-conforming use have damaged its integrity. The integrity associated with the remaining sculptural elements and their location is higher, however.

ZONE B: LILY POND, BRIDGES, ACEQUIA

CULTURAL/HISTORIC SIGNIFICANCE

The area where Brackenridge Drive enters the park at Hildebrand Avenue contains three areas that are defined by water. The San Antonio River as it enters Brackenridge Park, the Lily Pond is located just to the west of the river, and the Upper Labor Acequia dam and the beginning of its irrigation channel are located in this portion of the park.

6 Maria Watson Pfeiffer and Steven A. Tomka, "Brackenridge Park," National Register of Historic Places, Texas Historical Commission, San Antonio, TX, June 15, 2011, 8.

7 Patsy Pittman Light, *Capturing Nature: The Cement Sculpture of Dionicio Rodriguez* (College Station: Texas A&M University Press, 2008).

8 Kristi Miller Ulrich, *Archaeological Services Associated with Improvements to Miraflores at Brackenridge Park, San Antonio, Bexar County, Texas*. (San Antonio: Center for Archeological Research, University of Texas at San Antonio, 2008), 4.

A variety of land uses occur in this character zone. The constructed water features of the Lily Pond and the acequia are connected to the river. An important roadway bisects this zone and serves as the northern entrance to the park. Maintenance areas associated with the park and with the zoo are in the western portion of this zone. Overall, the collection of elements in this zone is culturally and ecologically significant at a high level.

INTEGRITY

The integrity of Zone B is low to medium. Water quality in the Lily Pond is low, and the surrounding infrastructure of the river banks need repair. The Upper Labor Acequia dam is degraded and needs stabilization. Much of the vernacular character in this area is intact, though the layers present from various periods, which are evident, are difficult to understand.

ZONE C: HISTORIC CENTER AND LIVE OAKS

CULTURAL/HISTORIC SIGNIFICANCE

The zone labeled “Historic Center and Live Oaks” contains a range of elements that date from the earliest commercial activity before the park was formally established up through the period of major development that began in 1915.

The area of the park considered the historic center is where the earliest remnant infrastructure of the San Antonio Water Works is located. Pump Station #1 anchors this area and was constructed by George Brackenridge to provide clean, potable water to San Antonio residents. According to local historians, this is the earliest extant commercial structure in the city. Other than the carriageways and the wildlife that appeared very early in the park’s history, Lambert Beach is one of the first active recreational areas in the park, with remnants located in direct proximity to Pump House #1. The development of a picnic area amid the live oaks in this central location during the Great Depression adds a further layer to the historic center of the park.

Spatially, the area that contains the first Water Works pump house also contains the two major pavilions in the park, the headquarters of the Brackenridge Park Conservancy, the Eleanor Brackenridge Playground, and the WPA picnic area and live oak canopy. Lambert Beach is also located within this stretch of the river and is centered on the original pump house. Each feature relates to the river and its large oxbow curve within the zone. The elements relate to the river whether through direct proximity or through vistas that lead the visitor’s eye toward the river course.

INTEGRITY

The major elements within Zone C exhibit a range of integrity. Stone materials present in this area and their maintenance and rehabilitation have resulted in a collection of buildings and landscape features that exhibit a concentration of materials palette and construction techniques present throughout the entire park, with the exception of the Lambert Beach bath houses. Because of the complicated nature of this zone, reference to the corresponding chart at the end of this chapter serves to clarify the varying levels of integrity of each feature.

ZONE D: PICNIC/SOFTBALL AT BEND

CULTURAL/HISTORIC SIGNIFICANCE

The picnic and softball field at the bend of the river was installed circa 1950. This field is one of three softball and baseball fields located in the park. They are contemporary features that provide an active form of recreation. The three individual fields are single sites; there is no grouping of fields in proximity.

This area is surrounded on three sides by a large bend in the river that serves as a connecting open area between the Witte zone (E) and the historic center (C) to the west. Spatially, the area is generally flat, and a ring of culturally and ecologically significant historic trees provides shade along the river's edge.

This sports field is not historically or culturally significant, however. The river is considered separately within the systems section of this chapter.

INTEGRITY

Because this sports field is not culturally or historically significant, it was not assessed for its integrity. The historic tree canopy, based on its ecological health, has a low to moderate level of integrity.

ZONE E: WITTE COMPLEX AND EDGE AT BROADWAY

CULTURAL/HISTORIC SIGNIFICANCE

Located facing east toward Broadway, the Witte complex and edge serve as an important marker of the northern portion of the park. In the middle of the Witte complex of buildings is Pioneer Hall, an important museum that honors “Texas pioneers, trail drivers and rangers” and their contribution to Texas history. The complex runs north to south along Broadway, with the river serving as the western edge of the complex. Transformed repeatedly since its initial construction in 1926, the Witte, the adjacent Founders Hall, and the newly constructed Witte annex serve as a hard edge that hides the river and the picturesque scene immediately to the west of the complex. This complex is important for its early cultural elevation of Brackenridge as a center for education, arts, and ecology.

INTEGRITY

Only Pioneer Hall within this zone retains a high degree of integrity. The public face of this building retains its initial architectural presence and reinforces the historic edge of the park.

The Navarro, Twohig, and Ruiz Houses were all compromised when they were moved to Brackenridge Park. They are no longer located in their original settings with their associated surrounding landscape, and for this reason, they retain medium integrity.

The 1960s addition to the front of the original Witte reduced its historic integrity. Because of the addition, its integrity is of a medium level. Repeated damage to the Acequia Madre de Valero has reduced its integrity to low. The determination of low integrity does not mean that this feature is not important. In fact, it underscores the need and desire to intervene

⁹ Pfeiffer and Tomka, “Brackenridge Park,” 67.

in a sensitive way to protect the remaining artifacts associated with the acequia and to interpret them in a more aggressive way so as to underscore their importance to the city of San Antonio.

ZONE F: QUARRY VILLAGE

CULTURAL/HISTORIC SIGNIFICANCE

Quarry Village is comprised of three distinct character areas: the San Antonio Zoo, the Japanese Tea Garden complex, and the Sunken Garden Theater. Each of these three major features of Brackenridge Park were sited in this area due to the extant quarry walls that currently serve as a backdrop and edge delineator. All three were begun during Ray Lambert's tenure as parks superintendent, and the quarry mines are the reason for their placement at the edge of the uplift of the Balcones Escarpment.

INTEGRITY

The quarry walls exhibit a very high degree of integrity. Location, scale, material, and views all reinforce the integrity of this park edge that serves as the backdrop for multiple developments in the park.

ZONE G: TRANSITIONAL ZONE

CULTURAL/HISTORIC SIGNIFICANCE

This area consists of multiple features and developments that were constructed during the highest period of park development. Using the same common stone vocabulary as the overall park, they serve as a significant reminder of this period in the park's history. The transitional zone that connects the driving range/First Tee to Quarry Village to the north and west provides automobile connections between these areas, primarily along North St. Mary's Street. The San Antonio Eagle also runs along North St. Mary's on the eastern side. This zone connects with Tuleta Drive at a roundabout and continues east between the grove, the historic center, and the Witte Museum complex. From a material, architectural, and circulatory perspective, this zone is significant.

INTEGRITY

This zone retains a high degree of integrity. Many of these elements have been rehabilitated or restored over the history of the park and retain their material and architectural designs. The St. Mary's Street restrooms, constructed in 1922, exhibit some deterioration and therefore have medium integrity.

ZONE H: SPORTS FIELDS

CULTURAL/HISTORIC SIGNIFICANCE

The recreation areas in Zone H consist of the Brackenridge Golf Course Driving Range (original polo field), the First Tee complex, the miniature railroad, and the Tony “Skipper” Martinez Softball Field. An additional feature that is not recreationally oriented is the large parking lot associated with the San Antonio Zoo. Only the railroad and the polo field/driving range are significant. The other features fall outside the historic period and do not contribute to the significance of the park.

INTEGRITY

This zone exhibits medium integrity in relation to its significant origins. Modern interventions have reduced its historical significance. The areas in this zone still retain the ability to portray the park during its periods of significance but would require investment to return them to a higher level of integrity, if that is the desired treatment for this zone.

ZONE I: CENTRAL RIPARIAN

CULTURAL/HISTORIC SIGNIFICANCE

The heart of the park is the central riparian corridor that serves as its central unifying thread. This corridor runs from the north end of the park to the southernmost part where it enters the Inlet Tunnel. Nothing defines the park as clearly as the hydrologic system associated with the San Antonio River here. The significance of this zone and its elements is high.

INTEGRITY

This park zone retains a mixed degree of integrity. The picnic area in this zone needs rehabilitation. Only the Waterworks Loop retains a high degree of integrity.

ZONE J: WILDERNESS GROVE/EAST GROVE

CULTURAL/HISTORIC SIGNIFICANCE

One of the iconic landscape features of Brackenridge Park is the large grove in which the earliest network of picturesque carriage lanes and drives was located. The early designers chose this area for the very first work to begin on the development of the park we see today. The grove is centered in the park on a north-south axis and serves as the largest wooded and shaded portion of the park. It is bisected by historic carriageways that today function as walking and jogging paths.

The vegetated grove serves as the largest contiguous block of mature canopy vegetation in the park. This grove serves as the eastern edge of the park along Avenue B, one block west of Broadway. The collection of trees that serve as the center of the park are also part of the earliest land donation from George Brackenridge. Brackenridge purchased the land from the Mary Maverick family, and the area is referred to in this CLR as Wilderness Grove.

INTEGRITY

The primary determinant in the assessment of medium integrity for this area was the level of intervention that is needed in order to protect the grove due to its age and to the need to remove the many invasive plants that now constrict the ground plane. Assessments from the WFC were central to this determination.

ZONE K: CATALPA-PERSHING

CULTURAL/HISTORIC SIGNIFICANCE

The Catalpa-Pershing is a concrete drainage channel that was originally constructed in 1977 and modified in 2011.¹⁰ The channel is located to the west of Avenue B behind the commercial strip along Broadway and fronts the vegetated grove and the Brackenridge Park Golf Course. The ditch collects runoff on the eastern edge of the park. Catalpa-Pershing's constructed profile is similar to other concrete-lined channels of the period. This style of channelization remains popular to this day. There is currently a project in development to transform the Catalpa-Pershing back into a more natural wildlife- and pedestrian-friendly watercourse. Although it is a noncontributing feature in the park, it contains the potential to convey continuity in the story of the site's hydrology and water management as well as the potential for Eco-restoration through treatment.

INTEGRITY

Catalpa-Pershing is not significant in the cultural and historical history of the park; therefore, it was not assessed for its integrity.

ZONE L: DAVIS PARK

CULTURAL/HISTORIC SIGNIFICANCE

The ten acres that comprise Davis Park were donated for park purposes in 1917 and were named in honor of County Judge James R. Davis.¹¹ The edge of Davis Park consists of groupings of trees and some individual shrubs and is open in the center, providing an area that is adaptable to many forms of recreation or leisure activities. The landscape originally connected to a now-demolished stable to the west of the park, outside the park boundaries. An asphalt walking path was installed in 1910.¹² The significance of this area as an open park in Brackenridge is high, especially because the Upper Labor Acequia runs through it. There is a limited amount of open space in the park, and Davis Park contributes to the overall available land within Brackenridge.

INTEGRITY

The integrity of the Davis Park zone is medium. Lack of maintenance and a general appearance of neglect reduce the integrity of this area.

10 Nesta J. Anderson, Maria Pfeiffer, and Brandy Harris, "Archeological Monitoring of the Catalpa-Pershing Channel Improvements Bexar County, Texas, Texas Antiquities Permit No. 5739," (San Antonio: Atkins. 2012), 17.

11 Pfeiffer and Tomka, "Brackenridge Park," 59.

12 Pfeiffer and Tomka, "Brackenridge Park," 21.

ZONE M: SOUTHERN RIPARIAN

CULTURAL/HISTORIC SIGNIFICANCE

Zone M consists of a linear stretch of land that borders the river on both sides and runs south between the golf course on the east and the River Road neighborhood on the west. This stretch of the river has more curves than the central riparian section of the river but does not have large bends like those that exist in the historic core of the park.

The portion of the San Antonio River that flows through the Brackenridge Park Golf Course alternates between a narrow riparian corridor and open banks that blend into the surrounding golf course links. The golf course topography drains into the river and into Catalpa-Pershing.

Constructed by the NYA in 1939, the low-water crossing at a terminus on Avenue A between the golf course and the river is closed to vehicular traffic but is still used by pedestrians and fishermen. The crossing is stamped with the notation “NYA 1939.”

INTEGRITY

The integrity of this zone is driven primarily by the riparian zones on either side of the river. They have been degraded as ecological features by the developments on both sides of this area. Their integrity is medium.

ZONE N: LIONS FIELD

CULTURAL/HISTORIC SIGNIFICANCE

Located between Broadway Street and the Catalpa-Pershing drainageway, Lions Field is home to the Lions Field Adult and Senior Center and its associated parking, a playground, a small baseball or softball field, and various trails and sidewalks that encircle the field. It is the most prominent area of Brackenridge Park visible to a large number of commuters on a daily basis. It and the Witte complex are the only two areas of the park that physically front Broadway. Whereas the Witte site is fully developed, Lions Field has only one central building and very little tree canopy. Because of its proximity to Broadway Street, this zone carries special significance. It becomes the “front door” to the park due to its size and proximity. As one of the earliest locations for pasturing the animal collection at the park, this was what visitors first saw when they came up Broadway to visit the park. Even if they did not visit the park, they saw the animals in the foreground along the road. This area has high potential for rehabilitation and Eco-restoration.

INTEGRITY

While the significance of Zone N carries a high designation, the integrity of the zone as a park feature is low to medium. The multiple competing uses of the zone reduce its ability to convey the overall identity of the park. Often, areas of low integrity merit high levels of intervention and present opportunities for interpretation. This is the case with Zone N.

ZONE O: INLET TUNNEL PARK

CULTURAL/HISTORIC SIGNIFICANCE

At the southern end of the park is the Flood Control Tunnel Inlet Park. Tunnel Inlet Park is located at the far southern edge of the Brackenridge Park property near East Josephine Street and Highway 281. The San Antonio River Tunnel and the San Pedro Creek Tunnel took ten years to complete. Combined, they are one of the largest engineering projects in the country. Designed to supplement the inlet on San Pedro Creek, the San Antonio River Inlet Tunnel is credited with preventing extensive urban flooding during the massive rainfall that occurred on October 17, 1998. Only the inlet itself is located within the boundaries of Brackenridge Park, with the rest of the tunnel continuing for three miles at a depth of 150 feet to its outlet south of downtown near Lone Star Boulevard.¹³

INTEGRITY

Due to its young age, the integrity of this zone is high. There have been few alterations to the original design other than those required to improve the efficiency of the filtering mechanisms at the mouth of the inlet.

¹³ John W. Gonzalez, "Solution to Downtown Flooding Giant, Invisible," ExpressNews.com, July 10, 2015, accessed October 3, 2019, expressnews.com/150years/major-stories/article/History-River-Tunnel-0711-6378378.php.

2011 NATIONAL REGISTER DOCUMENTATION REVIEW

The NPS first approved nominations for various sites and buildings within Brackenridge Park in 1976, when the Alamo Portland Cement site was nominated to the National Register. The park property, including the Witte Museum, San Antonio Zoo, and Brackenridge Park Golf Course, is owned and administered by the city of San Antonio, either directly or through cooperative management agreements, and these relationships are acknowledged in the National Register. One of the steps in conducting a CLR is to review the original and any subsequent nominations to the National Register, assess the current significance and integrity of the property, and recommend addendums if it is determined that they could contribute and support the existing nomination. The 2011 Statement of Significance and analysis are given in the following section.

2011 STATEMENT OF SIGNIFICANCE

The 2011 Statement of Significance is as follows (with key identification of its various layers of significance underscored).

Brackenridge Park in San Antonio, Bexar County, Texas, is one of the preeminent public parks in the state of Texas. Formally established in 1899, when George Brackenridge's Water Works Company donated 199 acres of property to the City of San Antonio for public use, the park includes a wide array of prehistoric and historic sites, including two Spanish-built irrigation ditches, and a former rock quarry. Beginning in 1915, recreational areas were introduced into the park, adding pavilions, playgrounds, bathhouses, and picnic areas. The park is nominated to the National Register at the local level of significance under Criterion A in the areas of Conservation and Entertainment/Recreation for its association with the development and design of San Antonio's parks system, and in the area of Industry for its association with the production of limestone and cement from about 1850 until 1908. The park is also nominated at the state level of significance under Criterion C in the areas of Architecture, Art, and Landscape Architecture for its rich collection of objects, structures, and buildings that span from the pre-park era through the Great Depression, and in the area of Engineering for its association with water delivery from 1719 through 1899. Noteworthy buildings and structures of statewide significance within the park include Pioneer Hall and the Sunken Garden Theater, two of the largest products of the Texas Centennial program, a federal- and state-funded commemoration of Texas Independence from Mexico that sponsored the construction of monuments, museums, and markers statewide in the 1930s. The Japanese Sunken Garden, a major component of the park, is also significant at the state level, as a one-of-a-kind redevelopment of a former industrial site for public use as [a] recreation facility, exhibiting a high degree of craftsmanship and design. Finally, Brackenridge Park is nominated under Criterion D at the state level in the area of Archeology-Prehistoric-Aboriginal because of its documented archaeological deposits and potential sites related to the Paleoindian (12,500–8,800 BC), Archaic (including Early Archaic [8,800

to 6,000 BP]; Middle Archaic [6,000 to 4,000 BP]; and Late Archaic [4,000 to 1,200 BP]), and Late Prehistoric (1,200 to 350 BP) periods; and in the area of Archeology–Historic–Non-Aboriginal, for its documented and potential archeological deposits from the Spanish colonial period through the turn of the twentieth century. The historic period begins with the arrival of Europeans in Texas, and its earliest evidence in the park is the Alamo acequia and dam system, which dates to 1719–1724. The historic period continues through the park era to 1961, the current fifty-year mark.

NPS CRITERIA CONSIDERATIONS

The NPS criteria to determine which properties are significant enough to warrant listing on the National Register of Historic Places were originally conceived during the building-centric preservation era. These are still useful, however, as a standard system of looking at the meaning of places beyond architecture, and they are utilized when evaluating cultural landscapes. According to the National Register, historic significance may be present in districts, sites, buildings, structures, and objects based on their location, design, setting, materials, workmanship, feeling, and association. A property can be found to have significance at one or more levels, ranging from highest to lowest at the national, state, and local levels.

The NPS document “How to Apply the National Register Criteria for Evaluation” provides two sets of specific measures for analyzing a cultural landscape’s significance. Section II of this document outlines the “National Register Criteria for Evaluation” (here called “Criteria for Evaluation”)—this is the overarching and standard set of four criteria (labeled A through D).¹⁴ Because “certain kinds of properties are not usually considered for listing”¹⁵ and because some properties fall outside of the box, so to speak, Section VII of the document outlines a set of seven alternative criteria (labeled Criteria Consideration A through G, called “Criteria Considerations”).

According to the Criteria for Evaluation, the property must meet significance in one or more of the following criteria to be considered eligible for the National Register:

- A. Association with events that have made a significant contribution to the broad patterns of our history
- B. Association with the lives of persons significant in our past
- C. Embodiment of the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic value, or that represent a significant and distinguishable entity whose component may lack individual distinction
- D. The yield or potential yield of information important in precontact history, protohistory, or history

¹⁴ “How to Apply the National Register Criteria for Evaluation, National Register of Historic Places Bulletin (NRB 15),” Section II, National Park Service, US Department of the Interior, accessed September 25, 2019, nps.gov/nr/publications/bulletins/nrb15/.

¹⁵ “How to Apply the National Register Criteria for Evaluation,” Section VII.

Most properties listed on the National Register are significant under the Criteria for Evaluation. But as the number of cultural landscapes being documented has increased, and the complexity of these landscapes is being evaluated through more contemporary critical lenses, the Criteria Considerations help in acknowledging these complexities. These criteria are as follows.

Criteria Consideration A: Religious Properties—a religious property deriving primary significance from architectural or artistic distinction or historical importance

Criteria Consideration B: Moved Properties—a building or structure removed from its original location but that is significant primarily for its architectural value or that is the surviving structure most importantly associated with a historic person or event

Criteria Consideration C: Birthplaces or Graves—a birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life

Criteria Consideration D: Cemeteries—a cemetery that derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events

Criteria Consideration E: Reconstructed Properties—a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived

Criteria Consideration F: Commemorative Properties—a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance

Criteria Consideration G: Properties that Have Achieved Significance within the Past Fifty Years—a property achieving significance within the past fifty years if it is of exceptional importance

NATIONAL REGISTER UPDATE RECOMMENDATIONS

Given the complex nature of Brackenridge Park, it is important to look through a broader lens and reiterate the larger themes and possibilities that the park encompasses. The Brackenridge Park landscape contains the possibility to demonstrate the natural pattern of human settlement along the water, making legible the concept of water as a life source. The landscape's meaning is contained in its elaborate network of natural and engineered hydrology, abundant archaeological resources, regional vernacular character, and dense layering of artistic craftsmanship and ethnographic imprints. To varying degrees, these factors demonstrate world, national, regional, state, and local significance.

The following evaluation contains a list of recommendations for those items that should be added to the National Register, updating it to reflect the landscape's significant components. In some cases, these items are on the National Register, but a recommendation is being made to add another level of significance to the feature. The recommendations are organized according to the following hierarchy: first, specific feature or characteristic category; second, specific Criteria for Evaluation criterion being met (A-D); and third, whether the significance can be considered national, state, or local. In some cases, features or characteristics are discussed that are noncontributing and thus do not belong on the National Register.

In cases in which a Criteria Consideration is met instead of one of the four Criteria for Evaluation, this is noted, but the feature or characteristic is also grouped with its closest possible Criteria for Evaluation.

FEATURE/CHARACTERISTIC: HYDROLOGIC

CRITERION A: ASSOCIATION WITH EVENTS THAT HAVE MADE A SIGNIFICANT CONTRIBUTION TO THE BROAD PATTERNS OF OUR HISTORY

LEVEL OF SIGNIFICANCE—NATIONAL

The presence of the San Antonio River is the core reason that the Brackenridge Park landscape was the locus of prehistoric paleo activity, Native American activity, and colonial settlement. The river combined with the elaborate irrigation system of Spanish acequias dating between 1719 and 1800 drove the secular (non-missionary) suburban development of San Antonio. The eastern edge of today's Brackenridge Park roughly follows what was once the Acequia Madre de Valero—the first of the Spanish missionary acequias, initially dug in 1719 in the earliest phase of what became an extensive network of acequias to provide water to five Spanish missions spread across the area. The original western edge of Brackenridge Park roughly followed the Upper Labor Acequia, built between 1776 to 1778 expressly to provide water for colonial developments (rather than for the missions). The natural and engineered hydrology at Brackenridge Park is the very reason for the development of San Antonio beyond its missions.

The following hydrological resources within the boundaries of Brackenridge Park demonstrate a broad pattern of hydrological engineering of natural resources for purposes related to irrigation, recreation, and flood control; these controls have contributed distinctly to the cultural evolution of the site and the city.

The San Antonio River—National under Criterion A

The San Antonio River is the primary hydrological resource in Brackenridge. It was the motive for prehistoric activity, and it provided drinking and irrigation water during the historic period, first supplying the five San Antonio missions and later supplying suburban development. It also represents patterns of flood control utilized during the past and present. The San Antonio Missions are listed as a UNESCO World Heritage Site due to their international significance, but the portion of the river that flows through Brackenridge Park should also be designated for its significance.

Acequia Madre de Valero (Alamo Acequia), 1719—National under Criterion A

The Acequia Madre de Valero is nationally significant due to its association with the Alamo mission complex, which became the scene of one of the most famous military exercises in national history. It was the first acequia constructed to supply water to the missions. It started in Brackenridge Park at an eastern bend in the river below the headwaters, and there are remnants visible on park property at the Witte Museum site. The 2011 National Register lists this feature as significant at the state level.

Historic Condition: The original channel of the Acequia Madre de Valero consists of stone set in a type of concrete. The channel height was adjusted several times with less porous stone and better concrete materials. During the historic period, the acequia was gradually abandoned and portions were filled in.

Post historic and Existing Condition: Following the historic period, portions of the acequia have remained filled, portions have been destroyed, and there are remnant portions that still exist in a degraded state.

Evaluation: Contributing. The Acequia Madre de Valero is highly significant due to its age and status as one of the earliest manmade features in the park and in San Antonio. The integrity of the feature is low due to its unchecked deterioration and damage that resulted from a nearby construction site.

Upper Labor Acequia and Dam, 1776—National under Criterion A

The Upper Labor Acequia is nationally significant in its association with suburban agriculture and development on the western side of the San Antonio River down to San Pedro Park and its environs and as an example of early Spanish colonial development in the United States. Remnants of this acequia are visible within the park and in the area occupied by the San Antonio Zoo. The 2011 National Register lists this feature as significant at the state level.

Historic Condition: The original channel of the Upper Labor Acequia and its dam formed the northernmost western acequia that branched off from the San Antonio River. This feature was modified periodically as industries located on the western side of the river needed additional water for manufacturing purposes and as agriculture and nursery businesses expanded. During the historic period, the acequia became an early source of water for the zoo.

Post historic and Existing Condition: Since the end of the historic period, portions of the acequia have been filled in, relocated, and sometimes destroyed.

Evaluation: Contributing. The Upper Labor has high significance in Brackenridge Park. Its integrity has been damaged and diminished due to insensitive treatment. The level of significance along with diminished integrity elevate the importance of interventional treatment to stabilize, restore, and interpret the feature.

Tunnel Inlet, 1997—National under Criterion A and Criteria Consideration G

The Tunnel Inlet Park entrance at the southernmost boundary of Brackenridge Park is closely associated with Criterion A, of the four standard criteria, but because its age is less than fifty years, it achieves significance under Criteria Consideration G. The entire history of San Antonio is marked by damaging and severe flood events on a frequent basis. This tunnel—150 feet deep, 24 feet in diameter, and 3 miles long—was constructed (along with its twin tunnel at San Pedro Park)¹⁶ in 1997 to provide protection from the most serious floods that strike the city. The following year, a historic flood event occurred. Although it still caused significant damage, the implications to the infrastructure of the city had the tunnel not been in place are well documented. A second significant flood occurred in 2002. Again, the tunnels served to divert water underground to an outlet south of the city. The tunnel represents a \$111 million investment, and it serves a dual purpose in that during a drought, water stored in the tunnel keeps the San Antonio River flowing.

Historic Condition: The Inlet Tunnel and surrounding park postdate the historic period.

Post historic and Existing Condition: The existing condition of the Inlet Tunnel and park is excellent.

Evaluation: Contributing. The feature falls under Criteria Consideration G due to its superior engineering and construction techniques. Criteria Consideration G states, “Properties that have achieved significance within the past fifty years if they are of exceptional importance.”

LEVEL OF SIGNIFICANCE—LOCAL

Low-Water Crossing, 1917—Local under Criterion A

One of the iconic water features of Brackenridge Park is the original low-water crossing, constructed as a pedestrian and automobile crossing of the San Antonio River. This feature demonstrates the distinct regional character of Brackenridge Park.

Historic Condition: Constructed in the early years of the park’s history, the low-water crossing appears more organic, with the stone edges placed in a more random arrangement.

Post-historic and Existing Condition: The crossing was concreted and the edge “stepping-stones” were formed from elevated blocks of concrete, allowing safer footing for pedestrians.

Evaluation: Contributing. The crossing is one of the earliest constructed features in the park. It is in excellent condition and retains a high level of integrity.

¹⁶ “San Antonio River Milestones: 1997, San Antonio River Tunnel Constructed,” San Antonio River Authority, accessed June 20, 2019, sara-tx.org/about/history/san-antonio-river-milestones.

LEVEL OF SIGNIFICANCE—NONCONTRIBUTING

Ultraviolet Light Treatment Plant, 2012

This hydrology feature is an essential component of the health of the river within the park. Because of its recent age, its larger place in the spectrum of cultural significance remains to be seen, so it is a noncontributing element under Criterion A, and it is noncontributing under Criteria Consideration G. It is worth noting, however, that it was during the construction of this feature that “a 20-foot long covered stone sluiceway”¹⁷ was unearthed in Brackenridge, which was later determined to be a portion of the Upper Labor Acequia.

Historic Condition: Does not exist.

Post historic and Existing Condition: This feature postdates the historic period.

Evaluation: Noncontributing.

FEATURE/CHARACTER—HISTORIC PEOPLE

CRITERION B: ASSOCIATION WITH THE LIVES OF PERSONS SIGNIFICANT IN OUR PAST

LEVEL OF SIGNIFICANCE—NATIONAL

One of the more important areas in which there is significance is under Criterion B, the association of persons significant in Brackenridge Park/San Antonio, in the state of Texas, and in the nation. The absence of a single professional designer for a park as rich in cultural heritage as Brackenridge merits a more careful consideration of the people responsible for its evolutionary and vernacular design and development. Initial research has concluded that numerous individuals should be added to the National Register Nomination.

A. W. Tillinghast—National under Criterion B

One of the most famous golf course designers of his time, A. W. Tillinghast was brought in by George Brackenridge to create a public course that would be accessible to everyone for a small fee. Brackenridge donated additional land for construction of the golf course. The land had formerly been used for hunting and for entertaining visitors to San Antonio in his lodge. Brackenridge “felt his city, now at a population of 200,000, needed a place for recreation.”¹⁸ John Erwin, former golf pro at Brackenridge, states that “this is the most historic course in the state. Anybody who is anybody has played here.”¹⁹ Construction began on the course in 1915, with the first nine holes open to the public in the spring of 1916. The remaining nine holes were opened on September 23, 1916. Tillinghast worked from his East Coast headquarters, with frequent visits to ensure that his design was followed. He worked around the San Antonio River and the native Texas hardwoods on the site.²⁰ In the early 1920s, local sports editor Jack O’Brien came up with the idea of establishing a professional golf tour, later named the Professional Golf Association (PGA). As the first public golf course in the state of Texas, “Old

17 Colin McDonald, “Piece of History Is Found Near Zoo,” *My San Antonio*, November 22, 2012, accessed October 2, 2019, mysanantonio.com/news/environment/article/Piece-of-history-is-found-near-zoo-4060630.php.

18 Art Stricklin, *Links, Lore, and Legends: The Story of Texas Golf* (Lanham, MD: Taylor, 2005), 18.

19 Stricklin, *Links, Lore, and Legends*, 19.

20 Stricklin, *Links, Lore, and Legends*, 19.

Brack” became the home of the Texas leg of the PGA tour. Working with the acting golf pro John Bredemus, O’Brien put together the first PGA tournament in Texas, which occurred in the winter of 1922. The time of year was chosen to showcase the fact that San Antonio had better weather in the winter than most places had in the summertime.²¹

Gutzon Borglum—National under Criterion B

Borglum was the designer of Mt. Rushmore and came to San Antonio in the hopes of receiving a commission for the Range Driver’s monument in celebration of the Texas Centennial. He did not receive the commission, but he remained in San Antonio and set up a studio at Pump House #2 in Brackenridge Park. He worked there at his studio before eventually moving to California.

Borglum was interested in all things San Antonio and often pushed local civic leaders and public officials to beautify and invest in the city and the river. He was made an honorary member of the San Antonio Conservation Society due to his interest in the city and its history. As important as his work at Mt. Rushmore was, he was willing to work with local leaders at all levels to improve his adopted city. When San Antonio was set to host the biennial national convention of the General Federation of Women’s Clubs, Amanda Taylor, head of the conservation society’s river-lighting committee, asked Borglum to make recommendations and help with appropriate ornamental lighting for the river and walkways.²²

Borglum received many commissions throughout the state of Texas. The cumulative body of his work elevates his importance within Brackenridge to the national level.

Pompeo Coppini—National under Criterion B

Coppini was a famous regional sculptor who was commissioned to create several important works that were used in Brackenridge Park, San Antonio, other areas of Texas, and other states around the country. Probably his most famous commission and work sits next to the Alamo. The Cenotaph was commissioned at the time of the Texas Centennial celebration in 1937. Entitled “The Spirit of Sacrifice,” the forty-foot-tall monument “incorporates images of the Alamo garrison leaders and 187 names of known Alamo defenders.” Continuing research has identified additional members of the defending party and removed some names from the list of soldiers.

At the park, George Brackenridge commissioned Coppini to create a bust of his close friend Ludwig Mahncke, and the bust was placed in the park in 1909. It was later relocated to Mahncke Park in 1968, where it now resides. Other works by Coppini in Texas include the cowboy Charles Noyes and his horse on the courthouse square in Ballinger, the statue of a mounted Terry’s Texas Ranger on the Capitol grounds in Austin, the Littlefield Memorial Fountain on the campus of the University of Texas, and “Victims of the Galveston Flood,” which was commissioned and donated to the city of Galveston after the great hurricane of 1900.²³

²¹ Stricklin, *Links, Lore, and Legends*, 23-24.

²² Lewis F. Fisher, *Saving San Antonio: The Preservation of a Heritage*, 2nd ed. (San Antonio: Maverick Books, 2016), 187.

²³ Henry Wolff, “Coppini Statues Add Class to Community,” *Victoria Advocate*, December 31, 1969, accessed November 22, 2019, [newspapers.com/image/434836740/](https://www.newspapers.com/image/434836740/).

LEVEL OF SIGNIFICANCE—STATE

George Brackenridge—State under Criterion B

The most important personage in the history of Brackenridge Park is the person who made the initial bequest and who followed that by further donating multiple parcels of contiguous property to create the park the public experiences today. At the time of his initial donation, Brackenridge was at one of the high periods of wealth in his life. Although he was not an old man yet, he was looking for ways to give back to the community in which he had built his life, reputation, and fortune. A much broader description of the life of George Brackenridge is included in the narrative history portion of this report.

Dionicio Rodriguez—State under Criterion B

Arriving from Mexico, Dionicio Rodriguez came to San Antonio with knowledge of the specialized art of faux bois. The work that is considered one of his masterpieces—a faux bois bridge—is located in the park and crosses the San Antonio River just to the west of the Eleanor Brackenridge Playground. Other works are located in the Japanese Tea Garden.

LEVEL OF SIGNIFICANCE—LOCAL

Ludwig Mahncke—Local under Criterion B

Ludwig Mahncke was a friend of George Brackenridge's and was instrumental in the early history of Brackenridge Park. He was also the first formal park commissioner of San Antonio. His appointment in 1901 set the stage for the early work at the park. Under his leadership, carriageways were laid out and paved with macadam, and the first collection of elk, deer, and bison were brought to the park. The implementation of park roads demonstrates the likely influence of the design of other suburban parks constructed during the second half of the nineteenth century. The roads, which meander through woodlands, along with the introduction of meadow wildlife also reflect an awareness of overarching national trends in picturesque design and tourism.

Ray Lambert—Local under Criterion B

Ray Lambert became the park commissioner in 1915 after serving on the city council. He already knew the restraints on available funds from the city and the needs of the growing San Antonio population. Lambert is responsible for implementing the swimming area at Lambert Beach, creating the Japanese Tea Garden and Texas Star Garden within old quarry sites, creating the Lily Pond, overseeing the design and implementation of the Brackridge Golf Course, and locating the early origins of the zoo at several of the quarry sites, and implementing other spaces and programming in the park. His implementations all demonstrated influences from the picturesque, the City Beautiful movement, and the evolving trends in parks as active recreation grew in influence.

Otto Koehler—Local under Criterion B

The beer-producing Koehler family founded Pearl Brewing. They were a prominent German family in a multicultural city with a German newspaper and many families of German heritage. Their donation of land to the city in order to provide a place in Brackenridge where alcohol could be served added an important component to the park.

Dr. Aureliano Urrutia—Local under Criterion B

Aureliano Urrutia was born in 1872 in Xochimilco, Mexico, which is now a suburb of Mexico City. Xochimilco was “once a unique agricultural area build upon a network of lake and canal systems.”²⁴ Today it is a UNESCO World Heritage site, because “with its network of canals and artificial islands, it testifies to the efforts of the Aztec people to build a habitat in the midst of an unfavorable environment.”²⁵ Urrutia was a noted surgeon who had been Mexico’s interior minister until he fled in 1914 during the Mexican Revolution. He wanted to create gardens similar to those he had experienced in Xochimilco. He created Miraflores between 1921 and 1930 in an area behind his home. The site is now under the care of Brackenridge Park and is located at the northern edge of the park.

John Kampmann—Local under Criterion B

Although the only evidence of builder John Kampmann’s association with Brackenridge Park is a small limestone building currently in ruins, his legacy in San Antonio is substantial, especially in the early years of the city’s history. In the nineteenth century, Kampmann’s list of notable buildings included the Menger Hotel, St. Joseph’s Catholic Church, St. Mark’s Episcopal Church, and the German-English School.²⁶ Notable private homes include the Steves, Eagar, Halff, Groos, and Oppenheimer Houses. In addition, he ran businesses, from a bank to a brewery, and served as city alderman and fire captain.²⁷

A stronger connection between Kampmann and George Brackenridge exists due to Kampmann’s construction of the Sweet House for James and Charlotte Sweet. The building became Brackenridge’s home shortly after the end of the Civil War. Together, the Sweet House and the Victorian addition he built just to the west of the original house would remain Brackenridge’s primary residence until after his mother’s death and the sale of the home and the headwaters of the San Antonio River to the Sisters of the Incarnate Word in 1897.

In 1860, several leading citizens of the city joined forces to organize the San Antonio Gas Company. Kampmann was a founding member, along with John French, James Vance, George Howard, Francis Guilbeau, William Menger, and August Nette. Kampmann served on the board of directors and as president of the gas company from 1860 until 1885, the year of his death.

24 Elise Urrutia, “Miraflores: Dr. Urrutia’s Lost Garden,” *Rivard Report*, Institute for Nonprofit News, October 2, 2016, therivardreport.com/miraflores-dr-urrutias-lost-garden/.

25 “Historic Centre of Mexico City and Xochimilco,” UNESCO World Heritage List, UNESCO World Heritage Centre, accessed September 6, 2019, whc.unesco.org/en/list/412.

26 Maggie Valentine, *John H. Kampmann, Master Builder: San Antonio’s German Influence in the 19th Century*, (New York: Beaufort Books, 2014).

27 Valentine, *John H. Kampmann, Master Builder*.

Kampmann was also instrumental in promoting, securing the rights of, and building the railway and streetcar system in the city. “In 1874, Kamp and his partners received a state charter for the Bexar Street Railway Company, and the trolleys began rolling on July 4, 1878.”²⁸ The streetcar line was later instrumental in the growth north of the city and in the increasing patronage of Brackenridge Park by San Antonio residents.

Harvey P. Smith, George Willis, and Charles Boelhauwe—Local under Criterion B

Originally designed by Harvey P. Smith and then expanded and rehabilitated just a few years later, the Sunken Garden Theater has served as the backdrop for various performances. The earliest known Easter celebrations also occurred there, dating to the 1930s.²⁹

Collectively, the architectural team of Smith, Willis, and Boelhauwe has been very important in San Antonio history. Harvey P. Smith was hired by the WPA to document the existing condition of and supervise the repairs to four of the missions in San Antonio. He first recorded sets of Historic American Building Survey drawings for the missions. When federal funds became available to repair the missions, he worked to ensure that construction methods and materials were authentic and consistent with prior construction. Lewis F. Fisher notes that Smith was one of only a few male professionals involved in the preservation movement in San Antonio. The movement was largely driven by women preservationists. Fisher notes that “it was a woman’s world with a pleasant admixture of Latin culture.”³⁰

George Willis arrived in San Antonio from Chicago in 1911 to begin work with Atlee Ayres. Educated at the Art Institute of Chicago and the Armour Institute (now Illinois Institute of Technology), Willis worked for four years as a draftsman in the studio of Frank Lloyd Wright before moving to California, Dallas, and then San Antonio.³¹ His buildings in San Antonio include the Milam Building (1928) downtown, which “at the time of its construction, [was] among the tallest reinforced-concrete buildings in the world and the first to be air-conditioned.”³²

Atlee B. Ayres and Atlee B. Ayres Jr., founders of Ayres & Ayres Architects—Local under Criterion B

One of architect Atlee B. Ayres’s first residential commissions was the Spanish Colonial Revival home at 202 Bushnell Avenue for Thomas E. Hogg, the son of Texas governor James Hogg and the brother of Will, Ima, and Mike Hogg of Houston. The Houston Hoggs developed the River Oaks neighborhood and were instrumental in the establishment of Memorial Park in Houston. Fisher states, “Finished in 1924, it was the first major Spanish Colonial Revival local work of architect Atlee B. Ayres, one of San Antonio’s great practitioners of that style.”³³

28 Marilyn MacAdams Sibley, *George W. Brackenridge, Maverick Philanthropist* (Austin: University of Texas Press, 1973), 159.

29 “Park and Zoo Draw Huge Crowd,” *San Antonio Express*, April 21, 1935, Newspaperarchives.com.

30 Fisher, *Saving San Antonio*, 207.

31 Stephanie Hetos Cocke, “Willis, George Rodney,” *Handbook of Texas*, Texas State Historical Association, June 15, 2010, accessed November 22, 2019, tshaonline.org/handbook/online/articles/fwi93.

32 Cocke, “Willis, George Rodney.”

33 Fisher, *Saving San Antonio*, 123.

Ayres, along with his son, would go on to design Brackenridge Park's Witte Museum in 1926 and Tuesday Musical Club in 1950. In San Antonio, they also designed the Municipal Auditorium, the Atkinson Residence, the Smith Young Tower, and the Administration Building at Randolph Air Field.³⁴ Along with Phelps and Dewees, Ayres and Ayres codesigned Pioneer Hall, which is situated adjacent to the original Witte Museum building.

FEATURE/CHARACTERISTIC—REGIONAL VERNACULAR CHARACTER

CRITERION C: EMBODIMENT OF THE DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION, OR THAT REPRESENT THE WORK OF A MASTER, OR THAT POSSESS HIGH ARTISTIC VALUE, OR THAT REPRESENT A SIGNIFICANT AND DISTINGUISHABLE ENTITY WHOSE COMPONENT MAY LACK INDIVIDUAL DISTINCTION

LEVEL OF SIGNIFICANCE—NATIONAL

Brackenridge Park became a tourist destination within a few years of its inception in 1899. By 1907, and likely earlier, the park attracted travelers from across the nation who traversed its drives by carriage and motorcar. The 343-acre park, first envisioned and laid out by local boosters George Brackenridge and Ludwig Mahncke in 1899 and further developed by park commissioner Ray Lambert beginning in 1914, was likely influenced by international and national trends, including the Chicago World's Exhibition of 1893 and the City Beautiful movement of the 1890s to 1920s, as well as by designer Frederick Law Olmsted. Yet Brackenridge Park's essential character sharply contrasts with that expressed in Olmsted's design for Central Park.

Brackenridge Park's vernacular design expresses a defining regional vernacular character, one in which form follows water. That is, the park and its historic network of carriageways and bridle paths are situated at an angle that responds to the San Antonio River, which is a central and sinuous connective thread through the park, and to the Upper Labor Acequia and Acequia Madre de Valero (of which remnants remain), which roughly form the park's eastern and western edges. Further contributing to the park's regional character, the Balcones Escarpment slices through the western side of the park. This fault creates a distinguishing ecotone at which arid desert vegetation abuts a lush subtropical landscape.

CRITERION D: THE YIELD OR POTENTIAL YIELD OF INFORMATION IMPORTANT IN PRECONTACT HISTORY, PROTOHISTORY, OR HISTORY

LEVEL OF SIGNIFICANCE—NATIONAL

The 2011 National Register listing recognizes Brackenridge Park's archaeological significance at the state level but not at the national level.

Brackenridge Park has yielded archaeological deposits that span a continuum of eleven thousand years, and it is likely to yield more deposits. The 2011 National Register states that deposits have been found related to the Paleoindian (12,500 BCE–8000 BCE), Early Archaic

³⁴ Pfeiffer and Tomka, "Brackenridge Park," 64.

(8800 BCE–6000 BCE), Middle Archaic (6000 BCE–4000 BCE), Late Archaic (4000 BCE–1200 BCE), and Late Prehistoric (1200 BCE–350 BCE) periods as well as dating to historic periods, including the Spanish colonial era and up through the turn of the twentieth century.

The 2011 National Register includes notation of evidence of the Alamo acequia and dam system, referred to throughout this report as the Acequia Madre de Valero. But in 2013, Brackenridge Park yielded more archaeological discoveries, with additional evidence of the Acequia Madre de Valero discovered on the property of the Witte Museum; and evidence of a “later 1800s German restoration of the original dam was unearthed”³⁵ on the property of the San Antonio Zoo. With these more recent discoveries, the Brackenridge landscape, as it existed before the development of the park, is further unified.

One park feature does not fit neatly into the four Criteria for Evaluation or the seven Criteria Considerations. Brackenridge Park has become the home to a cultural celebration each Easter that includes families camping at the park along the San Antonio River, returning to the same campsites each year over generations. This event is an important component of the park’s history, and although it may overlap with the park’s regional vernacular character, it embodies an ethnographic landscape. According to the National Park Service’s Applied Ethnography Program, an ethnographic landscape is

a relatively contiguous area of interrelated places that contemporary cultural groups define as meaningful because it is inextricably and traditionally linked to their own local or regional histories, cultural identities, beliefs and behaviors. Present-day social factors such as people’s class, ethnicity, and gender may result in the assignment of diverse meanings to a landscape and its component places.³⁶

A 2019 *San Antonio Express* article states that one family has celebrated Easter at Brackenridge Park for sixty-six years,³⁷ beginning in 1953, although the family does not know why the tradition began that year. The tradition is widely associated with San Antonio’s Mexican American community, and it is perceived to be part of the working-class segment of that community, although that perception may not be accurate. The tradition, which actually began as early as the 1930s with a one-day event in the park, has evolved to span the weekend and has spread to other parks in the city.

Explorations to document the campground as a seasonal ethnographic landscape in the National Register listing might be considered under Criterion A (Association with events that have made a significant contribution to the broad patterns of our history), given that it is indicative of a broad pattern of immigration and ethnic migration resulting in the development of cultural traditions and rituals that imprint landscapes. In addition, Criteria Consideration F (Commemorative Properties—a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance) may also capture the ethnographic landscape layer at Brackenridge Park. This

35 Eileen Pace, “UTSA Archaeologists Announce Two Major Acequia Finds On San Antonio River,” Texas Public Radio, May 4, 2013, accessed November 22, 2019, tpr.org/post/utsa-archaeologists-announce-two-major-acequia-finds-san-antonio-river.

36 Michael J. Evans, Alexa Roberts, and Peggy Nelson, “Ethnographic Landscapes,” *CRM* 24, no. 5 (2001): 53–56, webpages.uidaho.edu/css501/images/Readings/ethnographic%20landscapes.pdf.

37 Emilie Eaton, “San Antonio Family Has Celebrated Easter at Brackenridge for 66 Years,” *San Antonio Express-News*, April 21, 2019, accessed November 22, 2019, expressnews.com/news/local/article/San-Antonio-family-has-celebrated-Easter-at-13784182.php.

event is distinctly South Texan and supports a national understanding of Brackenridge Park as America's premier cultural park. The National Park Service has a Park Ethnography Program that employs research specific to assessing and documenting ethnographic landscapes.

STATEMENT OF SIGNIFICANCE

The Brackenridge Park landscape is highly significant due to multiple periods of its development, at the national, state, and local levels. At the national level, it is significant on five fronts. First, the site's complicated evolution of water diversion for the provision of public water, agriculture, and flood control represents one of the first municipal water systems in the country and is part of a broad pattern of the country's history of managing water as a resource. The initial system of acequias, built by Indigenous laborers, successfully provided public access to water beginning in 1719, and a more recent tunnel inlet system located at the base of the park continues to manage river flow and flood control today. (NPS Criterion A)

A second aspect of national significance is that Brackenridge Park is likely to yield archaeological information from prehistory, protohistory, and history—this single landscape possesses the ability to tell a contiguous story of occupancy and development from the prehistoric to historic periods. Although much of the park has not been examined, some archaeological surveys have been conducted at Brackenridge Park. Each survey has yielded artifacts and information related to multiple periods of occupation and development. It is extremely likely that future research will yield additional prehistoric, protohistoric, and historic information, including evidence of Indigenous people, the enslaved, and the early Mexican population. Properties both north and south of Brackenridge along the San Antonio River have yielded paleontological artifacts; it is highly probable that site exploration at Brackenridge would yield similar artifacts. (NPS Criterion D)

A third aspect of national significance, as well as state and local significance, is the park's regional vernacular development and character as an early urban municipal park. This character is exemplified by an extensive collection of vernacular regional features in the park, including a historic system of roads dating to the early 1900s, a network of pedestrian bridges, rock house architecture, rock house retaining walls, and other vernacular objects, structures, buildings, and built landscape works, such as low-water crossings that enabled carriages and vehicles to cross directly through the San Antonio River in an immersive manner. As a regional vernacular park that emerged in the latter half of the nineteenth century and on the heels of the highly designed Central Park, Brackenridge Park represents the other end of the municipal park spectrum. (NPS Criterion C)

The landscape is also nationally significant as a result of numerous sculptures located in the park. These were designed by Mexican-born artist Dionicio Rodriguez and by Italian-born artist Pompeo Coppini. (NPS Criterion C)

Finally, the twentieth-century Easter tradition that is known to have emerged after World War II, and possibly as early as the 1930s, had evolved to an annual picnic and tent tradition and was widely associated with San Antonio's Mexican American community by the 1950s.³⁸

38 "Park and Zoo Draw Huge Crowd."

The tradition has spread to parks throughout the city as it has taken root. This recurring ethnographic event is significant at the national, state, and local levels because it conveys a broad pattern of ethnic migration and settlement. It is a newer cultural tradition and ritual that has symbolically imbued Brackenridge Park. (NPS Criterion A)

Brackenridge Park is significant at the state and local levels for its association with George W. Brackenridge, who was a cotton broker and banker before he traveled the state of Texas to conduct business and philanthropic work. He made major contributions in Austin, through his work as a University of Texas board member, and in Seguin, Texas, where he helped established Guadalupe College for African Americans. Brackenridge was especially active in San Antonio, where, to give two examples, he donated the initial 199 acres for Brackenridge Park and established the San Antonio Water Works Company. His vision for Brackenridge Park was its first vernacular imprint. (NPS Criterion B)

Considered holistically for its archaeological, hydrologic, regional vernacular, artistic, and ethnographic evolution and development, the Brackenridge Park landscape possesses national, state, and local significance—and likely even international significance.

DETERMINATION OF INTEGRITY

A significant span of Brackenridge Park's history precedes its development as a park. Its archaeological heritage contains clear evidence of the prehistoric and historic continuum of the site. Although the archaeological resources are not visible throughout, they are largely undisturbed, and the entire park can be considered an archaeological site. Disturbance has been associated with construction of the Confederate tannery and, later, the Alamo Portland Cement site, the development of the San Antonio Zoo and the Brackenridge Park Golf Course, and foundations for buildings throughout the site. Disturbance has primarily not been at depths that would destroy the prehistoric archaeological fabric and record, however. Because the archaeological resources are largely intact but not visible or easily understood, the archaeological integrity ranges from high to medium.

Brackenridge Park was first designated as a municipal park after George Brackenridge's original 1899 donation of 199 acres, and additional bequests and purchases over the next two decades completed the 343-acre park that now exists. The various regional vernacular components that were constructed during the park's first five decades (1899–1949) are clearly visible and remain largely intact, however, they are not completely understood as significant.

The only major change in park boundaries occurred between the late 1960s and late 1970s, when federal dollars were widely distributed throughout the country to improve and expand infrastructure investments that involved the automobile and trucking industries. One of these investments was the expansion of the interstate highway system. The expansion of the McAllister Freeway, which opened in 1978, carved off a slice of the park on the north side adjacent to the Sunken Garden Theater and the Japanese Tea Garden.

Taken as a whole, the significant components of the Brackenridge Park cultural landscape retain a high level of integrity in terms of physical intactness but a medium-to-low level of integrity in terms of the way their significance is visible and understood by the public.

SUMMARY OF SIGNIFICANCE AND INTEGRITY

Understanding the significance of the landscape systems and landscape features is a first step toward treatment. Recognizing those significant systems and features that have reduced or damaged integrity versus those that maintain high levels of integrity is the next step. Lower integrity does not mean that a landscape resource is not important, and it does not suggest that a landscape resource should not be invested in. In many cases, low integrity means that the resource needs investment for immediate protection and intervention through a preservation process.

The following table illustrates that at a systems level, considering Brackenridge Park across the span of its time as a documented landscape, and at a cultural features level, the site contains a high level of cultural significance. The integrity of its cultural resources ranges from low to medium. High levels of significance and integrity, or potential integrity, are coded green. Medium levels of significance and integrity are coded blue. Low levels of significance and integrity are coded yellow.

The potential to improve the overall integrity of these resources—how intact they are and how visibly they represent their cultural and historic significance to the public—is very high. The high level of cultural and historic significance demonstrates the merit of and need for targeted investments in appropriate preservation treatment (using NPS guidelines) for the site. With this kind of investment, Brackenridge Park’s national, regional, state, and local importance will become more identifiable and understood. This can be achieved through dedicated funding for a systems-based Treatment approach that is implemented in phases and through dedicated stewardship and maintenance.

LANDSCAPE SYSTEMS	CULTURAL/HISTORIC SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
		Today, is the cultural significance: and/or historic period of significance:		Can the significant resource be rehabilitated, restored, or reconstructed?	
	IMPORTANT? Is it historically important? To what level: High, Medium, Low	INTACT? <i>Consideration of physical intactness: historic setting, materials, composition, workmanship, etc.</i> To what level: High, Medium, Low	VISIBLE AND UNDERSTOOD? <i>Can the public see the cultural/historic resource AND understand its significance to the past?</i> To what level: High, Medium, Low	POTENTIAL TO RETURN TO AN INTACT AND/OR FUNCTIONAL STATE: To what level: High, Medium, Low	POTENTIAL TO MAKE VISIBLE AND UNDERSTOOD To what level: High, Medium, Low
ARCHAEOLOGY	High	High/TBD based on research	Low	TBD further research needed	High
Prehistoric Archaeology	High	High/TBD based on research	Low	TBD further research needed	High
Historic Archaeology	High	High/TBD based on research	Low	TBD further research needed	High
RIVER/RIPARIAN CORRIDOR	High	Low to Medium	Low	Medium to High	High
Ecological	High	Low	Low	Medium	High
Cultural/Historical	High	Medium	Low	High	High
RIVER STRUCTURES (river walls, acequias, dams, tunnels, ditches, raceway, low-water crossings)	High	Medium The most recent are intact (Inlet Tunnel Park; Catalpa-Pershing). Others are not intact, or they are not visible. River walls, acequias,	Low Existing remnants are covered over or not interpreted in a manner that the public can understand the cultural and historic significance.	High	High

LANDSCAPE SYSTEMS	CULTURAL/HISTORIC SIGN.	CURRENT INTEGRITY		FUTURE INTEGRITY	
		dams, bridges, and raceway are in varying stages of disrepair and visible. Upper Labor Dam is buried. The Alamo Acequia is a representation			
Ecological function	High	Medium	Low	High	High
Cultural/Historical	High	Medium	Low	High	High
VEGETATION/SOILS/HYDROLOGY	High	Low	Low	Medium to High	High
Ecological	High	Low	Low	Medium	High
Cultural/Historical	High	Medium	Low	Medium	High
PARK ENTRIES/PERIPHERAL CONNECTIONS TO COMMUNITY	High	Medium	Low	High	High
CIRCULATION	High	Medium Historic systems are intact but need maintenance/material continuity	Low Hierarchy is unclear; connectivity is compromised	High	High
Vehicular	High	Medium	Low	Medium	High
Bicycle	High	Medium	Low	High	High
Pedestrian	High	Medium	Low	High	High
INTERIOR EDGES/TRANSITIONS B/T CULTURAL INSTITUTIONS THAT ARE PART OF OR W/IN CARE OF THE PARK	High Historic relationship b/t cultural institutions is important. Each of these sites except	Low	Low Public does not understand relationship b/t these or that they are part of a single landscape.	High	High

LANDSCAPE SYSTEMS	CULTURAL/HISTORIC SIGN.	CURRENT INTEGRITY		FUTURE INTEGRITY	
(Lions Field, Witte Museum, San Antonio Zoo, Brackenridge Park Golf Course, Miniature Train, Japanese Tea Garden, Sunken Garden Theater, Miraflores Gardens, Davis Park)	Davis Park is included in Texas Antiquities Landmark Designation of Brackenridge Park.				
COLLECTION OF HISTORIC STRUCTURES, FEATURES AND ART (bridges, pavilions, restrooms, benches)	High	Medium The condition of these range from low to high, and average to a medium condition.	High They still contribute a great deal to the vernacular regional character of the landscape.	High	High

INDIVIDUAL RESOURCES BY CHARACTER ZONE		SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
Character Zone		IMPORTANT? Is it historically important, primarily during the park periods? To what level: High, Medium, Low	INTACT? <i>Consideration of physical intactness: historic setting, materials, composition, workmanship, etc.</i> To what level: High, Medium, Low	VISIBLE AND UNDERSTOOD? <i>Can the public clearly see the cultural and/or historic resource AND understand its significance or connection to the past?</i> To what level: High, Medium, Low	POTENTIAL TO RETURN TO A HISTORICALLY INTACT AND/OR FUNCTIONAL STATE: To what level: High, Medium, Low	POTENTIAL TO MAKE VISIBLE AND UNDERSTOOD: To what level: High, Medium, Low
A-1	Miraflones, c. 1923	High	Low	Low	High	High
B-1	Upper Labor Dam + Acequia, 1776-1778	High	High	Low-dam Medium-acequia	High	High
B-2	Water Works Raceway, 1877	High	Low	Low	High	High
B-3	Stone Foot Bridge, c. 1900	High	High	Medium	High	High
B-4	Lily Pond, c. 1915-17	High	Low	Low	Medium	High
B-5	Donkey Barn, c. 1920 + 1956 (at Zoo edge)	High	High	Medium	High	High
B-6	Lambert Beach Bathroom Building (men's), 1925	High	Medium	Medium	High	High
B-7	Dionicio Rodriguez Bridge, c. 1926	High	High	High	High	High
B-8	Electric Pump House #3, 1940	High	Medium	Medium	High	High
C-1	First Water Works Pump House, 1877-1878	High	Medium	Low	High	High

INDIVIDUAL RESOURCES BY CHARACTER ZONE		SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
C-2	Berlin Iron Truss Bridge, 1890; relocated 1925	High	High	Medium	High	High
C-3	Arched Iron Truss Pedestrian Bridge, 1890; relocated 1925	High	High	Medium	High	High
C-4	Lambert Beach, 1915	High	Medium	Low	High	High
C-5	Eleanor Brackenridge Playground, c. 1915; 2003	High	Low	Medium	High	High
C-6	Koehler Pavilion, 1925; remodeled 1982	High	Low	High	High	High
C-7	Lambert Beach Bathhouse (women's), 1925	High	Medium	Medium	High	High
C-8	Joske Pavilion, 1926	High	Medium	High	High	High
C-9	Koehler Pavilion Restrooms, c. 1930	High	Medium	Medium	High	High
C-11	WPA San Antonio River Walls, 1937-38	High	Medium	Medium	High	High
C-12	Historic Picnic Area (Tuleta Dr.), 1938-1940	High	Medium	Medium	High	High
C-13	Miniature Train Bridge, 1957	High	High	Medium	High	High
C-14	Joske Pavilion Bathrooms, c. 1966; Brackenridge Park Conservancy Office, 1979	High	Medium	High	High	High
D-1	Lambert Beach Softball Field, c. 1950	Low	Medium	High	High	High
E-1	Acequia Madre de Valero, c. 1719/Alamo Dam, c. 1917	High	Low	Low	Medium	High

INDIVIDUAL RESOURCES BY CHARACTER ZONE		SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
E-2	Witte Museum, 1926	High	Medium	Medium	Medium	High
E-3	Pioneer Hall, 1937	High	High	High	High	High
E-4	Ruiz House, c. 1760; relocated to zone E, 1943	High pre-park	Medium	Low	Medium	High
E-5	Navarro House, 1835; relocated to zone E, 1947	High pre-park	Medium	Low	Medium	High
E-6	Twohig House, 1841; relocated to zone E, 1947	High pre-park	Medium	Low	Medium	High
F-1	Quarry Walls, 1860-1880	High pre-park	Medium	Medium	High	High
F-2	Kampmann House ruins, c. 1870	High pre-park	Low	Low	High	High
F-3	Alamo Portland and Roman Cement Works, 1880	High (pre-park)	High	Low	High	High
F-4	Alpine Drive, c.1880	High	Medium	Medium	High	High
F-5	Japanese Tea Garden, 1917	High	High	High	High	High
F-6	Mexican Village, 1920	High	Medium	Low	High	High
F-7	Sunken Garden Theater, 1930	High	Medium	Medium	High	High
G-1	Koehler Park Entrance Columns, c. 1915	High	High	High	High	High
G-2	St. Mary Street Restrooms, c. 1922	High	Medium	Medium	High	High
G-3	Tuleta Dr. Entrance c. 1935	High	High	Low	High	High
G-4	WPA Perimeter Walls + Entry Gates, 1936-1937	High	High	Low	High	High
G-5	Cypress Pavilion, post-1950	N/A not historic	N/A	N/A	N/A	N/A

INDIVIDUAL RESOURCES BY CHARACTER ZONE		SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
G-6	Tuesday Musical Club, 1950	High	High	Medium	High	High
G-7	N. St. Mary's St. Parking, post-1950	N/A not historic	N/A	N/A	N/A	N/A
G-8	Japanese Tea Garden Parking	N/A not historic	N/A	N/A	N/A	N/A
H-1	Polo Fields/Driving Range, c. 1920/1952	High	Medium	Medium	High	High
H-2	Sherriff's Mounted Posse Building, c. 1951	Medium	Medium	Low	High	High
H-3	Recreational Railroad, 1957	High	Medium	Medium	High	High
H-4	Tony Martinez Softball Field 1980	N/A not historic	N/A	N/A	N/A	N/A
H-5	Eagle Train Depot and Gift Shop, 1980	N/A not historic	N/A	N/A	N/A	N/A
H-6	Public Parking Lot	N/A not historic	N/A	N/A	N/A	N/A
H-7	Sunken Garden Depot 1980	N/A not historic	N/A	N/A	N/A	N/A
I-1	Tuleta St. Low Water Crossing, 1917	High	Medium	Medium	High	High
I-2	Mulberry Street Bridge, 2011	N/A not historic	N/A	N/A	N/A	N/A
J-1	Wilderness Area/East Grove (predates park)	High	Medium	Medium	High	High
J-2	Wilderness Loop c.1899	High	Medium	Low	High	High
J-3	Red Oak Road c.1899	High	High	Medium	High	High
J-4	Avenue B/Witte Museum Parking Garage, 2009					
	Ecological	High	High	Medium	N/A	High
	Cultural/ Historic	N/A not historic	N/A	N/A	N/A	N/A

INDIVIDUAL RESOURCES BY CHARACTER ZONE		SIGNIFICANCE	CURRENT INTEGRITY		FUTURE INTEGRITY	
K	Catalpa-Pershing, 1977					
	Ecological	High	High	Medium	High	High
	Cultural/Historic	N/A not historic	N/A	N/A	N/A	N/A
L	*Davis Park, c. 1917	High	Medium	Medium	Medium	High
M-1	Avenue A Low-Water Crossing, 1939	High	Medium	Medium	High	High
N	Lions Field, 1925	High	Low	Medium	Medium	High
O	Flood Control Tunnel Inlet, 1997	High	High			
P-1 (Zoo)	Quarry Walls, c. 1860-1880	High	Medium	Medium	High	High
P-2 (Zoo)	Upper Labor Diversion Channel, 1920	High	Low	Low	Medium	High
Q1 (Golf Course)	Lower Pump House, 1885	High	TBD outside of CLR study area	TBD outside of CLR study area	TBD outside of CLR study area	High
Q2 (Golf Course)	Brackenridge Park Golf Course Stone Bridges, 1915-1916	High	TBD outside of CLR study area	TBD outside of CLR study area	TBD outside of CLR study area	High
Q3 (Golf Course)	Electric Pump House Station #2, 1939	High	TBD outside of CLR study area	TBD outside of CLR study area	TBD outside of CLR study area	High
Q4 (Golf Course)	Brackenridge Golf Course Clubhouse, 1980	High	TBD outside of CLR study area	TBD outside of CLR study area	TBD outside of CLR study area	High
Location TBD	*County Poor House (portions likely located in Davis Park and beyond)	High (pre-park)	TBD further research needed	Low	TBD further research needed	High
Location TBD	*County Cemetery (portions likely located near Davis Park and beyond)	High (pre-park)	TBD further research needed	Low	TBD further research needed	High