

DATE of SUBMISSION:



Application for Certificate of Appropriateness for a City Landmark or Local Historic District

Adopted December 2012

1-29-16

Permit Information		SP 2016-1452116	
For Office Use Only	BP- _____	PR- _____	C14H/LHD - 1990-0014
	Property Name or LHD: <u>BARTON SPRINGS</u>		Contributing/Non-contributing _____
	☐ RELEASE PERMIT ☐ DO NOT RELEASE PERMIT ☒ HLC REVIEW <u>2/22/16</u>		FEE PAID: \$ <u>90200</u>
	HISTORIC PRESERVATION OFFICE _____ DATE: _____		
Property Information			
Address: <u>2201 Barton Springs Road, Austin, TX 78746</u>			
Scope of Work			
See attached sheet.			
Applicant			
Name: <u>Donelle Robinson, City of Austin Watershed Protection Department</u>			
Address: <u>505 Barton Springs Road, 11th Floor</u>			
City/Zip: <u>Austin, TX 78704</u>			
Phone: <u>512-974-1242</u>			
Email: <u>Donelle.Robinson@austintexas.gov</u>			
Owner			
Name: <u>City of Austin Watershed Protection Department (represented by Applicant)</u>			
Address: <u>505 Barton Springs Road, 11th Floor</u>			
City/Zip: <u>Austin, TX 78704</u>			
Phone: <u>512-974-1242</u>			
Email: <u>Donelle.Robinson@austintexas.gov</u>			
Architect or Contractor Information			
Company: <u>HDR Engineering, Inc.</u>			
Address: <u>4401 West Gate Blvd., St. 400</u>			
City/Zip: <u>Austin, TX 78745</u>			
Phone: <u>512-912-5100</u>			

Donelle Robinson 1/28/16 Donelle Robinson 1/28/16
 Owner's Signature Date Applicant's Signature Date

Scope of Work

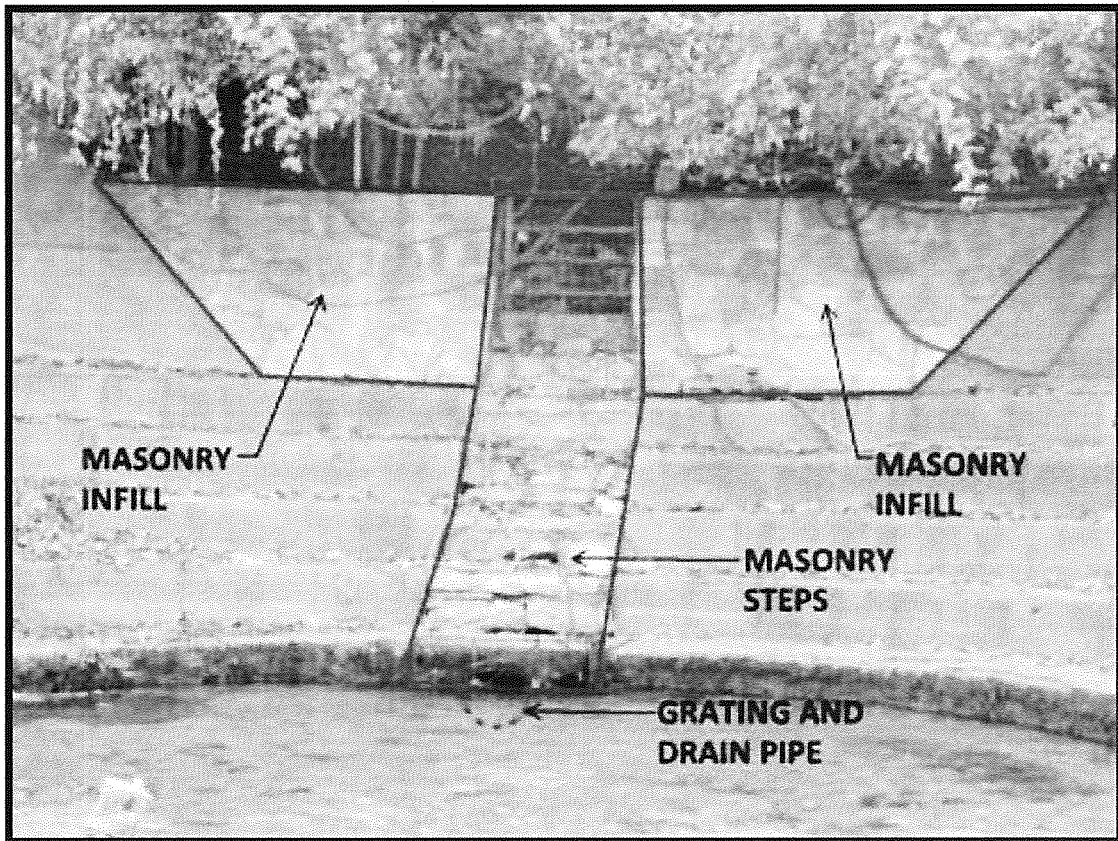
The structure was built in 1903 for the Elk's Club. The structure is listed on the National Register of Historic places (NRHP), as a State Antiquities Landmark (SAL) and as part of the Barton Springs Archeological District. The alterations would involve removal of limestone masonry currently blocking the original 1903 keyhole opening by which the spring flowed from the amphitheater to Barton Creek. Where the masonry is removed, a headwall gate is added control stream flow into the new channel and to control the water level within the Eliza Spring amphitheater. A support wall will also be added behind the amphitheater to prevent damage to the 1903 structure when the earth fill is removed from behind the structure. These proposed actions constitute an effect under Section 106 and the most recent letter coordinating with the Texas Historical Commission is attached.

As shown in the attached plans, the proposed channel would consist of limestone blocks and boulders with stream bottom substrate, with two raised zones for flow control. A concrete junction box accessed via a flow control valve would provide the connection to the existing bypass tunnel. The stream channel would be protected by fencing to limit access to the channel and endangered species habitat.

Interior of Eliza Spring Amphitheater



Closeup of Masonry Infill to Remove



Current Conditions of Future Stream Channel Location Inside Barton Springs Pool

Note: Eliza Amphitheater in Background Behind Fence

Note: Exterior Walls of Amphitheater are Currently Buried behind Soil Fill



Photosimulation of New Stream Channel, Showing Eliza Spring Amphitheater and Keyway Gate in Background





January 15, 2016

Mr. Mark Wolfe
State Historic Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

Re: Continuing Consultation for the Eliza Spring Outlet Daylighting Project, **Project review under Section 106 and the Antiquities Code of Texas**

Attn: A. Elizabeth Brummett

Dear Ms. Brummett:

This correspondence is intended to further consult with your office regarding the City of Austin's (COA) Eliza Spring Outlet Daylighting project under the Antiquities Code of Texas (ACT) and Section 106 of the National Historic Preservation Act (Section 106). The project will create additional endangered Barton Springs Salamander habitat in Zilker Park by re-establishing an open stream connecting Eliza Spring to Barton Creek below the Barton Springs Pool dam via the existing bypass tunnel. The project helps COA fulfill the Barton Springs Pool Habitat conservation plan, which was put in place so the City could receive an Incidental Take Permit from U.S. Fish and Wildlife and continue to operate Barton Springs as a public swimming pool. To accomplish the project objective, the City's consulting engineers plan to rehabilitate elements of the Eliza Spring Amphitheater, a 1903 masonry structure built by Andrew Zilker. The structure is listed on the National Register of Historic places (NRHP), as a State Antiquities Landmark (SAL) and as part of the Barton Springs Archeological District. The alterations would involve removal of 1930s-era limestone masonry currently blocking the original 1903 keyhole opening by which the spring flowed from the amphitheater to Barton Creek. The City also plans to remove a ca. 1929 degraded underground pipe that currently conveys water from the Eliza Spring Amphitheater into the Barton Springs bypass tunnel, and construct a new overland surface channel exiting the amphitheater. No other restoration work on the amphitheater is proposed at this time.

Our most recent correspondence was dated August 5, 2014 in which we presented the project and the 60 percent design plans. Your office responded on October 17, 2014 with concurrence for our proposed Area of Potential Effects (APE), and expressed no immediate concerns over

the general project plan at the 60 percent design phase, recommending only that the COA take care not to damage the original concrete structure during demolition of the 1930s-era additions. Toward that end, you recommended plan notes be added to the construction and demolition plans, and notes for protecting the structure have been added.

The project has now reached 100 percent design and is undergoing the City's site plan review process. We would like to present those design plans to your office to further Section 106 and ACT compliance efforts. Please note that the current 100 percent plans have not changed the scope of the undertaking since you last reviewed the project. However, several new design details are proposed that were not reviewed by your office at the 60 percent design phase.

First, removing the earth fill around the structure to re-establish the open stream will expose portions of the amphitheater walls (an unknown portion of which were historically exposed) and potentially put the eastern end of the structure at risk of destabilizing. During the design process several solutions to this problem were considered, including stabilization of the exterior wall using a tie-back and anchor system. However, these solutions were ultimately rejected due to the high sensitivity of the Barton Springs Salamander habitat. Ultimately, to prevent damage or further deterioration of the 1903 structure, while minimizing possibility for impact to the endangered salamander habitat, the final design plans call for construction of a concrete and micropile wall on the exterior of the channel side of the amphitheater (see Plan Sheets C2.1 and S1.8). The wall would range in thickness from approximately 2.5 feet below grade, to less than 5 inches at the top of the amphitheater (see Plan Sheet S1.9). The wall would abut the amphitheater's eastern exterior around the keyhole opening but would not affect the integrity of the amphitheater's interior in any way. Although finish treatments have yet to be determined, these could involve matching concrete color or scoring to the original amphitheater materials, or developing another treatment that would be historically appropriate.

One other design element that we would like to call your attention to is a headwall gate in the keyhole opening (see Plan Sheet S1.4). Although not part of the original structure, the headwall gate would be necessary to control stream flow and water levels, and preserve salamander habitat. Although not integral to Zilker's original design for the amphitheater, we believe that the addition of the headwall gate would not adversely affect the structural or cultural integrity of the resource.

To summarize, we would like for you to review the 100 percent design plans for the Eliza Spring Outlet Daylighting project, and we seek your comment on their appropriateness, as well as

their effect on the NRHP/SAL-listed structure. We are aware that an Antiquities Permit will be required prior to any demolition or construction on the SAL-listed amphitheater and the COA seeks to address comments and concerns well before it plans to begin work (request for bids are planned for May 2016). We are attaching the design plans for your review, as well as conceptual renderings (Figures 1 and 2) depicting a sense of the completed project to help visualize it.

Please do not hesitate to call us with questions about the project design. I can be reached at rfeit@amaterra.com or at 512-329-0031. We look forward to your comment on this important project.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rachel Feit".

Rachel Feit
Senior Archeologist

Cc: Kim Mcknight, Steve Sadowsky

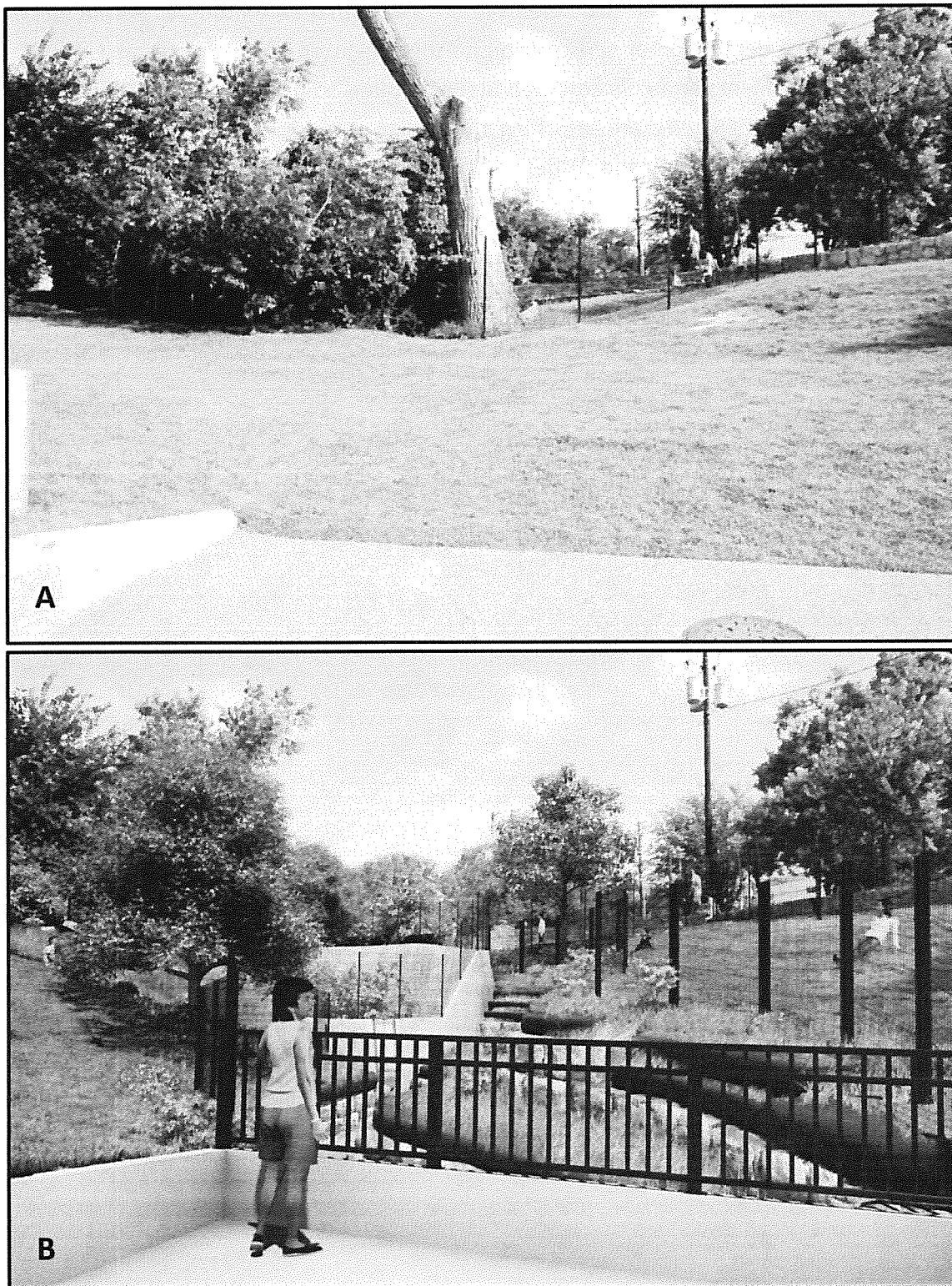


Figure 1. A) Current view of Eliza Spring Amphitheater looking northwest; B) Conceptual rendering of the project when complete from the same vantage. Note that the concept drawing does not include the proposed micropile reinforcing wall around the keyhole opening.

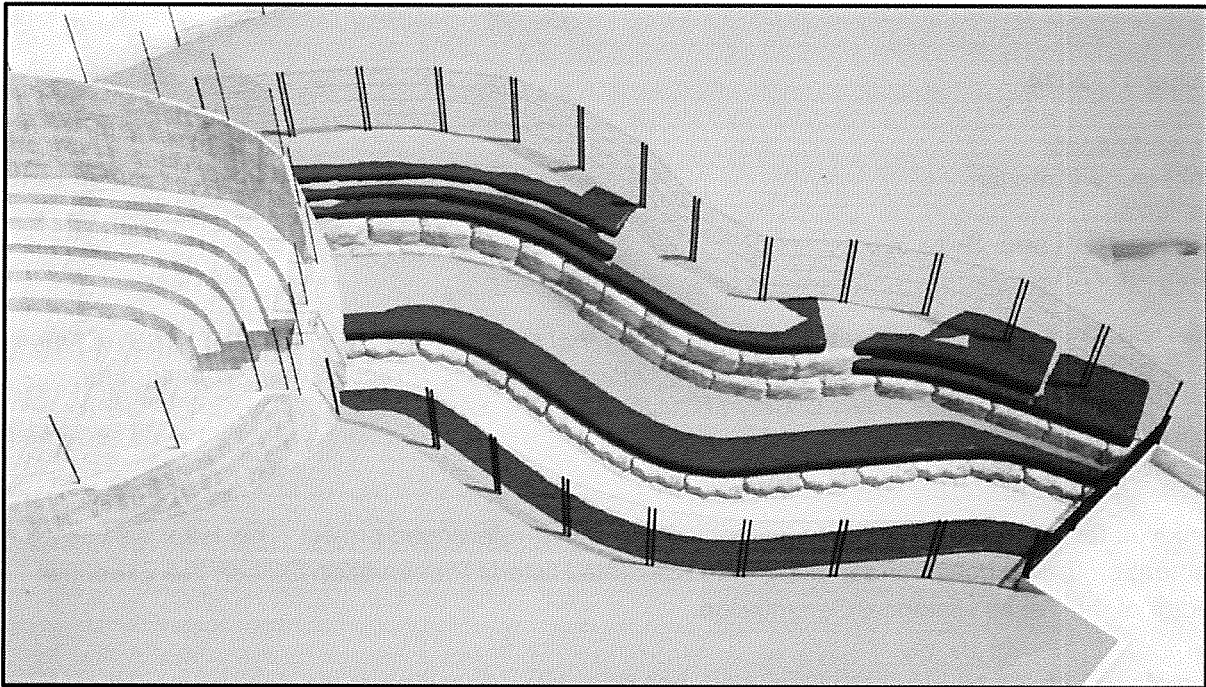


Figure 2. Conceptual rendering of the project from aerial perspective. Note that the concept drawing does not include the proposed micropile reinforcing wall around the keyhole opening.

TEXAS HISTORICAL COMMISSION
real places telling real stories

October 17, 2014

Kurt Korfmacher
Architectural Historian
AmaTerra
4009 Banister Lane, Suite 300
Austin, TX 78704

Re: *Project review under Section 106 of the National Historic Preservation Act of 1966 and the Antiquities Code of Texas, Eliza Spring Outlet Daylighting Project, Zilker Amphitheater, Zilker Park, Austin, Travis County (106/USACE, NR, SAL)*

Kurt
Dear Mr. Korfmacher,

Thank you for your correspondence describing the above-referenced project. This letter serves as comment on the proposed undertaking from the State Historic Preservation Officer, the Executive Director of the Texas Historical Commission.

The review staff, led by Elizabeth Brummett, has completed its review of the documentation received on October 9, 2014. Per your letter, this consultation pertains only to above-ground resources; archeology is being coordinated under separate cover.

The proposed project consists of restoring an overland stream from Eliza Spring to the Barton Springs Pool bypass tunnel to create additional habitat for the endangered Barton Springs Salamander. The project will affect the historic Zilker Amphitheater, constructed by Andrew Zilker to surround Eliza Spring in 1903. The amphitheater is designated as a State Antiquities Landmark and is a contributing resource to the National Register-listed Zilker Park Historic District and Barton Springs Archeological and Historical District. This project will remove 1930s alterations to the structure, namely limestone infill of the keystone-shaped spring outlet and an underground pipe that channels the spring run.

We **CONCUR** with the Area of Potential Effects proposed for this project, described as the areas from which the improvements will be visible. This is shown on the enclosed diagram as encompassing the Zilker Amphitheater, a portion of the Barton Springs Pool, and an area of the park on the opposite bank.

Further, we appreciate the opportunity to review and provide comments on the 60% construction documents for the project. As discussed during a site visit with representatives of your office, the City of Austin, and our review staff on December 10, 2012, we consider the 1930s alterations to the amphitheater less significant than the original concrete structure and have no objection to their removal. Our primary concern is ensuring the demolition and new construction does not damage the amphitheater, and to that end, we recommend including protection notes in the drawings and/or specifications for the project. We also strongly suggest that vegetation growing in cracks in the amphitheater walls and steps be removed.



We look forward to further consultation with your office as plans are further developed. Please note that a Historic Buildings and Structures Permit will be required pursuant to the amphitheater's State Antiquities Landmark designation.

Thank you for your cooperation in this federal and state review process, and for your efforts to preserve the irreplaceable heritage of Texas. We hope to maintain a partnership that will foster effective historic preservation. **If you have any questions concerning our review or if we can be of further assistance, please contact Elizabeth Brummett at 512/463-6167.**

Sincerely,



A. Elizabeth Brummett, State Coordinator for Project Review

For: Mark Wolfe, Executive Director

MW/aeb

Cc: Steve Sadowsky, Historic Preservation Officer, City of Austin
Bob Ward, Chair, Travis County Historical Commission



August 5, 2014

Mr. Mark Wolfe
State Historic Preservation Officer
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711-2276

Re: Eliza Spring Outlet Daylighting Project, **Project review under Section 106 and the Antiquities Code of Texas**

Dear Sir:

The purpose of this correspondence is to officially notify you of the proposed undertaking and to provide general information on proposed project activities. The City of Austin is proposing to restore an overland stream in Zilker Park, Travis County, Texas from Eliza Spring to Barton Springs Pool bypass tunnel in order to create endangered Barton Springs Salamander (*Eurycea sosorum*) habitat (see **Figure 1**). The project would take place on public land owned by the City of Austin, and would require a U.S. Army Corps of Engineers Nationwide Permit. Therefore, work would be subject to the provisions of the Antiquities Code of Texas (ACT) and Section 106 of the National Historic Preservation Act (Section 106).

Project Purpose

The Eliza Spring Outlet Daylighting Project was identified in the 2008 Barton Springs Master Plan and is mandated by the U.S. Fish and Wildlife Service 10a1B permit. The project seeks to improve Barton Springs Salamander habitat in Zilker Park. The currently proposed undertaking involves re-establishing an overland stream connecting to Barton Creek below the Barton Springs Pool dam via the existing bypass tunnel. The project will also remove a ca. 1929 degraded underground pipe that currently conveys water from the Eliza Spring Amphitheater into the Barton Springs bypass culvert.

The project is currently at the 60 percent design phase. AmaTerra Environmental, Inc. has been hired by the City's engineering consultant, HDR, Inc., to identify cultural resources constraints and coordinate with your office regarding the need for consultation and study prior to project implementation.

Cultural and Other Resources around Eliza Spring

The project is located on the northeast side of Barton Springs Pool at Eliza Spring. Eliza Spring is one of four principal springs comprising the larger Barton Springs system in the heart of Austin's Zilker Park. It is also home to a Barton Springs Salamander population, making it of vital ecological significance.

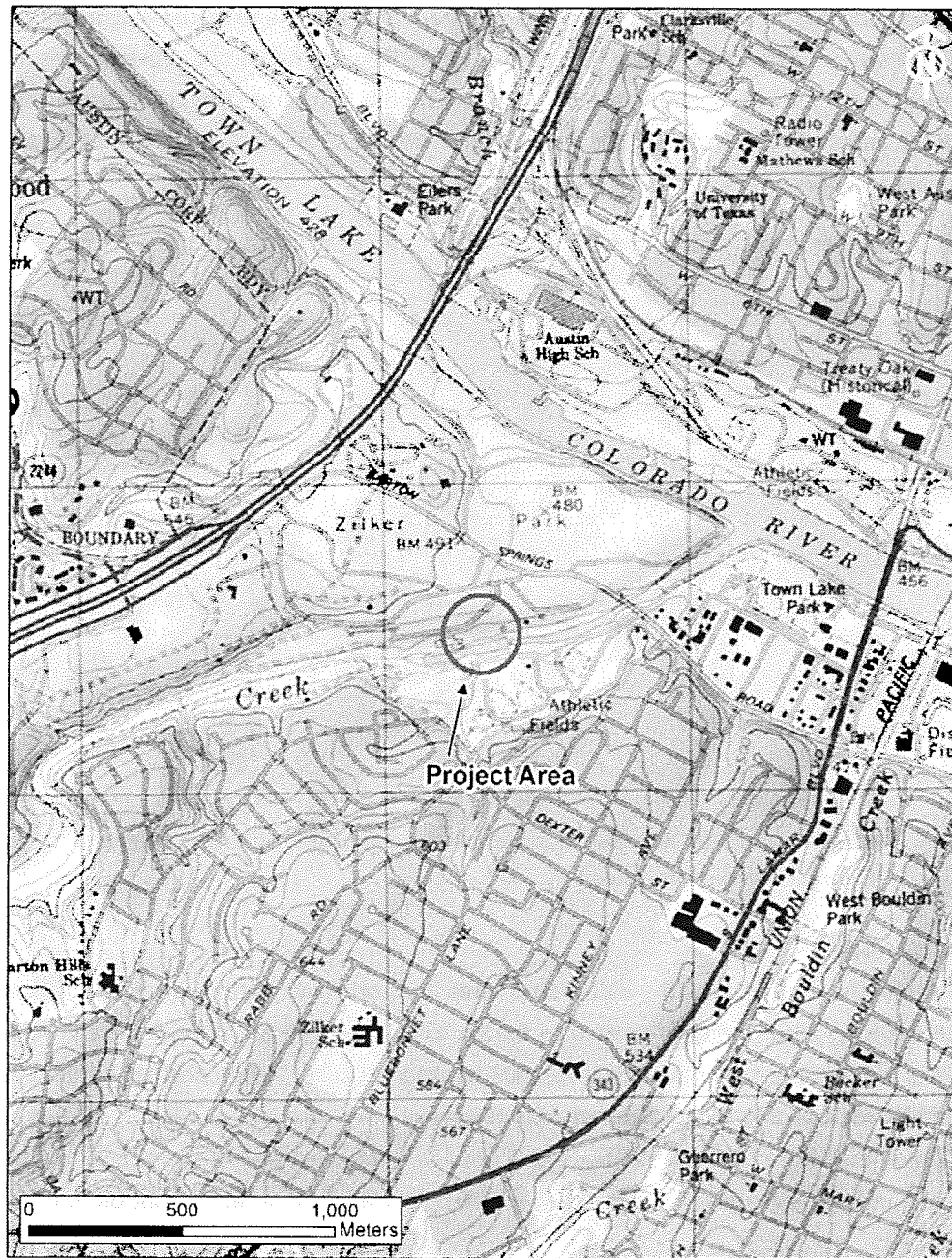


Figure 1. Project location.

Zilker Park is listed on the National Register of Historic Places (NRHP) as an historic district and the Zilker Amphitheater around Eliza Spring is one of the district's contributing elements (**Figure 2**). The park was established in 1917, when Andrew Zilker sold 50 acres of land around Barton Springs to the City of Austin for \$100,000. Prior to that time, Barton Springs had been the site of a grist mill, and a popular destination for swimming and picnicking. During the 1930s, Zilker donated two more parcels adjoining Barton Springs to the City, bringing the total park area to about 850 acres. The Zilker Amphitheater is also within the limits of the Barton Springs Archeological district, and is individually listed as a State Archeological Landmark.



Figure 2. Zilker Amphitheater, 2012.

Eliza Spring History

The Zilker Amphitheater is one of the oldest structures in its original location within the park. During the nineteenth century, Eliza Spring drained into Barton Creek through an at-grade stream channel. The amphitheater around the spring was built in 1903 by Andrew Zilker, who constructed it as an outdoor meeting space for the Elks Club, Chapter 201 (**Figure 3**). An inscription bearing Zilker's name, the construction date and the Chapter number is still visible on the west wall of the structure. The east wall bears the elk and star wreath insignia for the Elks Club, as well as another inscription honoring William Barton.

The amphitheater was originally built of concrete and had a keyhole opening at the southern end that allowed water to drain from the spring into Barton creek. In the 1930s, several modifications were made to Zilker's original construction, including raising the wall height of the amphitheater (using concrete), closing the keyhole water outlet (using limestone), and channeling the spring run through a submerged concrete pipe (**Figure 4**). Subsequent additions, made more recently, involved constructing additional wall height with limestone blocks to control stormwater run-off, and a concrete floor to the spring pool itself.

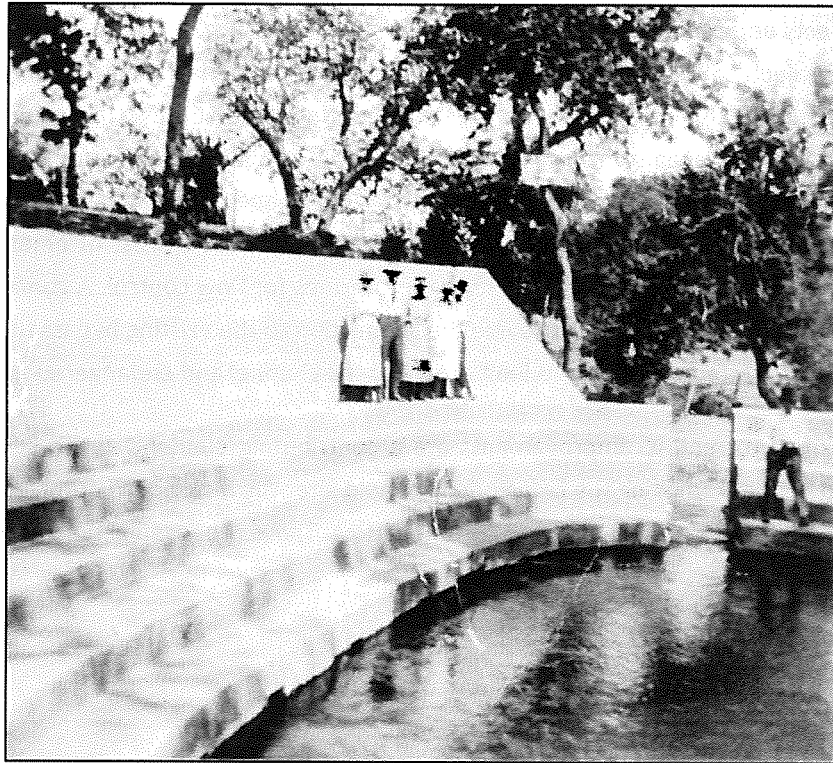


Figure 3: Original Zilker Amphitheater, early twentieth century. *Courtesy Austin History Center (AHC).*

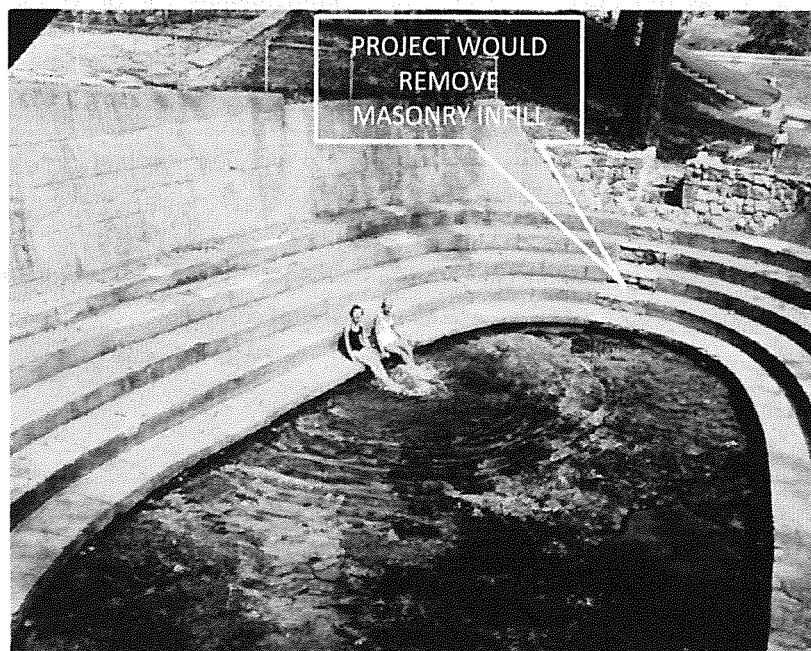


Figure 4: Zilker Amphitheater in the 1950s, showing limestone infill and added retaining wall height. (AHC)

Potential for Effects under Section 106

The proposed project calls for the removal of historic-age material from the amphitheater, and construction of a surface channel from the spring to the existing Barton Creek bypass tunnel that is similar to the original overland stream. The modifications to the amphitheater would remove the 1930s limestone fill blocking the keyhole exit, restoring the original shape of the opening in the amphitheater steps. As shown in the attached plans, the proposed channel would consist of limestone blocks and boulders with stream bottom substrate, with two raised zones for flow control. A concrete junction box accessed via a flow control valve would provide the connection to the existing bypass tunnel. The stream channel would be protected by fencing to limit access to the channel and endangered species habitat.

The Zilker Amphitheater and its improvements are a contributing element to the Zilker Park Historic District, as noted above. Removing the limestone fill would alter the historic structure, and recreating the overland stream and fencing would alter the current setting. These proposed actions constitute an effect under Section 106.

Area of Potential Effects (APE)

The proposed APE considers the following potential effects:

- Ground disturbance;
- Landscaping; and
- Visual effects.

The APE includes all areas from which the proposed improvements will be visible. Please see the attachment for a diagram of the APE.

Archeological Resources

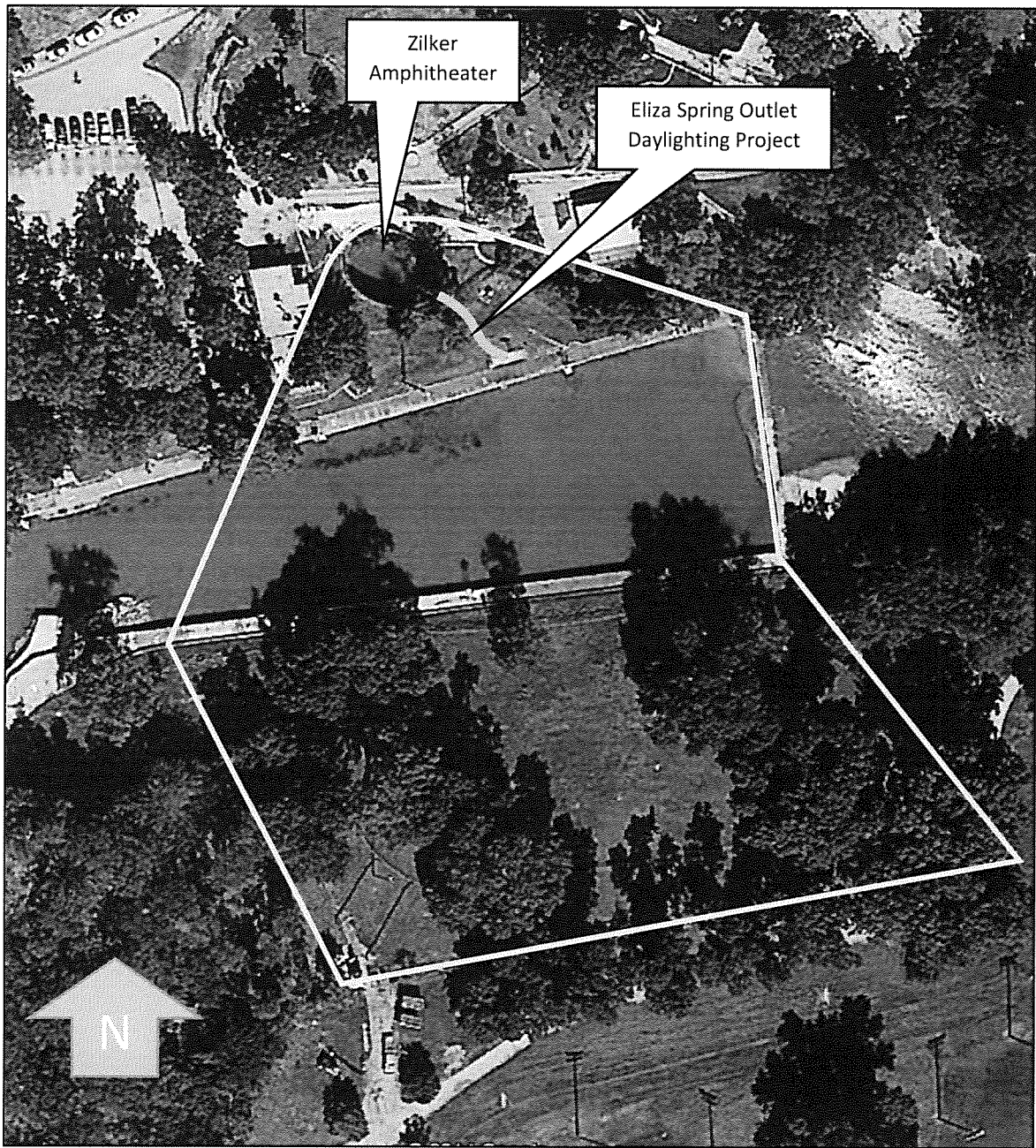
Archeological resources are known to exist in the APE and will be coordinated with your agency in separate correspondence.

Sixty percent design plans are attached for your information, although at this time we are only requesting your concurrence with the proposed APE as well as any general comments you may have regarding the proposed project activities. As plans are further developed, your office will be provided the opportunity to comment.

If you or your staff have any questions, please contact me.

Sincerely,

Thomas P. Eisenhour, RA
Historical Architect
eisen@amaterra.com



APPROXIMATE AREA OF POTENTIAL EFFECTS

