

ZONING CHANGE REVIEW SHEET**CASE NUMBER:** C14H-2017-0011**HLC DATE:**

February 27, 2017

PC DATE:

February 28, 2017

APPLICANT: City of Austin, Parks and Recreation Department**HISTORIC NAME:** Zilker Park Caretaker's Cottage**WATERSHED:** Barton Creek**ADDRESS OF PROPOSED ZONING CHANGE:** 2105 Andrew Zilker Road**ZONING FROM:** P to P-H**SUMMARY STAFF RECOMMENDATION:** Staff recommends the proposed zoning change from public (P) district to public – Historic Landmark (P-H) combining district zoning.**QUALIFICATIONS FOR LANDMARK DESIGNATION:**

Architecture, historical associations, and community value.

HISTORIC LANDMARK COMMISSION ACTION:**PLANNING COMMISSION ACTION:****DEPARTMENT COMMENTS:** The cottage is not listed in the Comprehensive Cultural Resources Survey (1984), but is listed as a contributing structure in the Zilker Park National Register Historic District.**CITY COUNCIL DATE:** March 23, 2017**ACTION:****ORDINANCE READINGS:** 1ST 2ND 3RD**ORDINANCE NUMBER:****CASE MANAGER:** Steve Sadowsky
Kim McKnight**PHONE:** 974-6454
974-9478**NEIGHBORHOOD ORGANIZATION:** Zilker Neighborhood Association**BASIS FOR RECOMMENDATION:****Architecture:**

The Zilker Caretaker's Cottage was designed by prominent local architect Hugo F. Kuehne in 1928, and constructed in the early 1930s. The cottage is designed in the Park Rustic style, and represents the influence of the City Beautiful and Arts and Crafts movements as well as the Tudor Revival residential style in developing a design for public park structures that blended in and complemented the ambience of the natural surroundings. The Caretaker's Cottage represents a very important example of Kuehne's masterful blending of a residential aesthetic with public architecture that resonates in 1930s park structures throughout the country, with examples in local, state, and national parks. The WPA, PWA, and CCC programs of the President Roosevelt's New Deal continued the tradition of "rustic" park architecture.

Kuehne used a Tudor Revival design for the Caretaker's Cottage, evident in the stone veneer, the multi-light fenestration, prominent chimney, and steeply-gabled roofs. The house was built by the Brydson Lumber Company of Austin, a large business known for its ability to provide all materials for any construction project.

Historical Associations:

Andrew Zilker, a prominent Austin businessman, began purchasing property around Barton Springs at the turn of the 20th century. Barton Springs had been the site of a sawmill operated by William Barton for many years in the 19th century, and was becoming known as a place of beauty and recreation at the time that Zilker began purchasing the property. Zilker sold the property to the City of Austin in 1917 for use as a public park, and the City soon began constructing improvements within the park, which centered on what would become the Barton Springs Pool. In the early 1920s, local architect Hugo Kuehne designed a bath house and pavilion near the springs which increased its popularity so that the grounds surrounding the springs were further developed with picnic and other facilities.

With the construction of the park improvements in the 1920s, it became clear that the park required the services of a full-time, on-site caretaker to maintain the facilities. Hugo Kuehne designed the Caretaker's Cottage in 1928, but it was not until 1935 that Buster Robinson, the first full-time caretaker of the park, moved into the cottage and Buster began his life's work of maintaining the park for the citizens of Austin.

Robinson had been an employee of the City Parks Board for several years before assuming his role as full-time park caretaker, including his work to stack stones at the base of Barton Springs to create the swimming pool. In 1935, with his appointment as the park caretaker, Robinson took on a myriad of maintenance duties, including the painting of rocks in the pool with copper sulphate to deter the growth of algae, clearing the duckweed and other vegetation from the pool, and repairing and maintaining the other park facilities, including the picnic tables, playing fields, and model airplane field. Robinson retired in 1960, and his son, Jack, who had grown up in the caretaker's cottage, took over, moving with his family into the caretaker's cottage in 1965.

PARCEL NO.: 104027000

LEGAL DESCRIPTION: Field notes to follow.

ESTIMATED ANNUAL TAX ABATEMENT: N/A – publicly owned.

APPRAISED VALUE: N/A – publicly owned.

PRESENT USE: Park facility.

CONDITION: Excellent

PRESENT OWNERS: City of Austin

DATE BUILT: ca. 1935

ALTERATIONS/ADDITIONS: None.

ORIGINAL OWNER(S): City of Austin

OTHER HISTORICAL DESIGNATIONS: Contributing to the Zilker Park National Register Historic District.

A. APPLICATION FOR HISTORIC ZONING

PROJECT INFORMATION:

DEPARTMENTAL USE ONLY

APPLICATION DATE: _____ FILE NUMBER(S): _____
 TENTATIVE HLC DATE: _____
 TENTATIVE PC or ZAP DATE: _____
 TENTATIVE CC DATE: _____ CITY INITIATED: YES / NO
 CASE MANAGER: _____ ROLLBACK: YES/NO
 APPLICATION ACCEPTED BY: _____

BASIC PROJECT DATA:

1. OWNER'S NAME: City of Austin, Parks Department
2. PROJECT NAME: Zilker Caretaker's Cottage
3. PROJECT STREET ADDRESS (or Range): 2105 Andrew Zilker Road
 ZIP: 78726 COUNTY: Travis

AREA TO BE REZONED:

4. SQ.FT.: Approximately 1200 sq. feet

5. ZONING AND LAND USE INFORMATION:

EXISTING ZONING	EXISTING USE	TRACT# (IF MORE THAN 1)	ACRES / SQ. FT.	PROPOSED USE	PROPOSED ZONING
P - Public	park facility		1200 sq. feet	P - Park Facility	P. H. - Historic

RELATED CURRENT CASES:

6. ACTIVE ZONING CASE? No
7. RESTRICTIVE COVENANT? No
8. SUBDIVISION? No
9. SITE PLAN? No

PROPERTY DESCRIPTION (SUBDIVISION REFERENCE OR METES AND BOUNDS):

10a. SUBDIVISION REFERENCE: Name: The boundaries of the Zilker Metropolitan Park include all property known as Zilker Park, approximately 350 acres, that the City of Austin Parks and Recreation Department obtained between 1917 and 1934 from Andrew J Zilker.

Block: Lots: Outlot(s): N/A

Plat Book: Page Number:

10b. METES AND BOUNDS (Attach two copies of certified field notes if subdivision reference is not available or

DEED REFERENCE CONVEYING PROPERTY TO PRESENT OWNER AND TAX PARCEL I.D.:

11. VOLUME: **PAGE:** **TAX PARCEL I.D. NO.** 104027

OTHER PROVISIONS:

12. IS PROPERTY IN A ZONING COMBINING DISTRICT / OVERLAY ZONE?

TYPE OF COMBINING DIST/OVERLAY ZONE (NCCD, NP, etc):

13. LOCATED IN A LOCAL OR NATIONAL REGISTER HISTORIC DISTRICT? YES


14. IS A TIA REQUIRED? NO (NOT REQUIRED IF BASE ZONING IS NOT CHANGING)

OWNERSHIP TYPE:

15. ☐ SOLE ☐ COMMUNITY PROPERTY ☐ PARTNERSHIP ☐ CORPORATION ☐ TRUST ☒ PUBLIC


If ownership is other than sole or community property, list individuals/partners/principals below or attach separate sheet.

OWNER INFORMATION:**16. OWNER CONTACT INFORMATION**

SIGNATURE: 
 Department FIRM NAME: N/A
 512.974.9478 STREET ADDRESS: 919 W. 28 1/2 St.
 CITY: Austin STATE: Texas ZIP CODE: 78705
 EMAIL ADDRESS: Kim.McKnight@austintexas.gov,

NAME: City of Austin Parks and Recreation Dept
 TELEPHONE NUMBER:
 512.974.9478

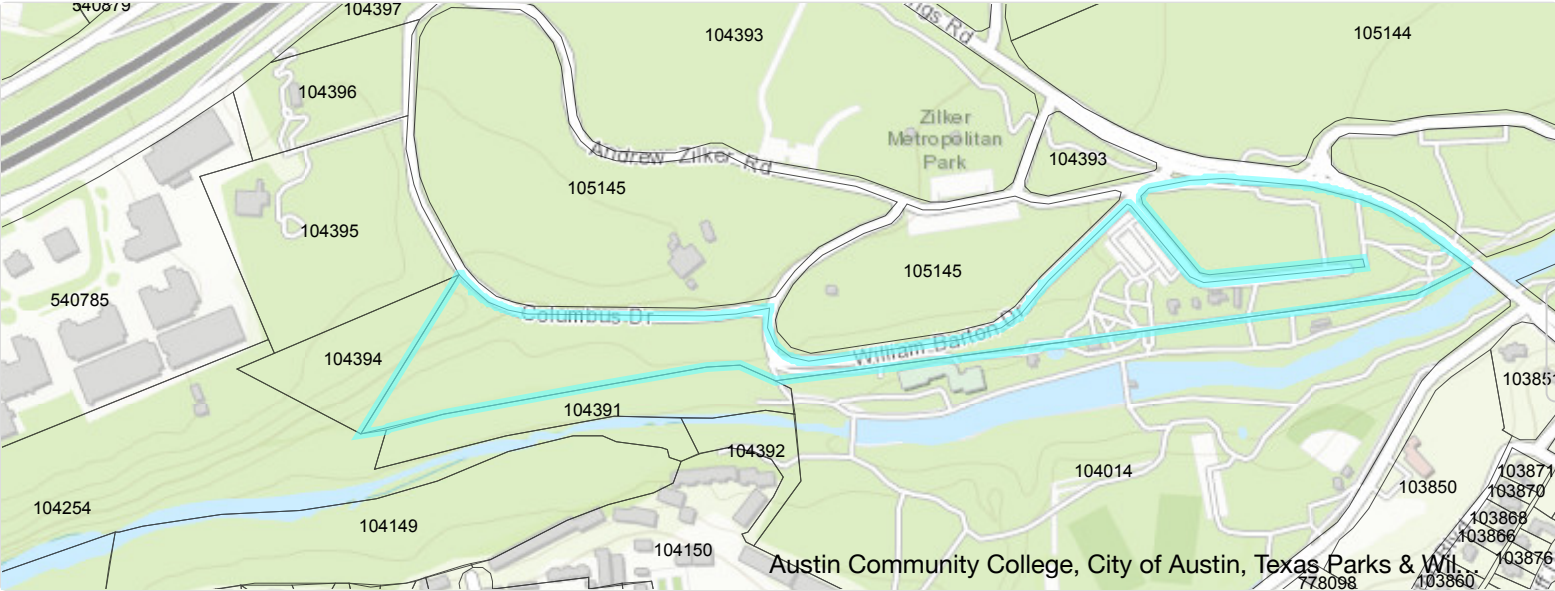
AGENT INFORMATION (IF APPLICABLE):**17. AGENT CONTACT INFORMATION**

SIGNATURE: 
 FIRM NAME: N/A
 STREET ADDRESS: PO Box 1088
 CITY: Austin STATE: Texas ZIP CODE: 78711-1088
 CONTACT PERSON: Kim McKnight TELEPHONE NUMBER:
 512.663-6422 EMAIL ADDRESS: kim.mcknight@austintexas.gov

NAME: Kim McKnight
 TELEPHONE NUMBER: 512.974.9478

DEPARTMENTAL USE ONLY:

Property Identification #: 104027		Property Information: 2017		Owner Identification #: 100073	
Geo ID:	0104070101	Legal Description:	ABS 45 BARTON W ACR 5.22	Name:	CITY OF AUSTIN
Situs	2105 ANDREW ZILKER RD TX	Abstract:	A0045	Exemptions:	EX-XV
Address:	78746	Neighborhood:	EXEMPT PPTY W/ SQ FT	DBA:	CARETAKER COTTAGE - ZILKER PARK
Property Type:	Real	Appraised Value:	N/A		
State Code:	F1	Jurisdictions:	03, 68, 0A, 2J, 02, 01		



Travis CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The Travis County Appraisal District expressly disclaims any and all liability in connection herewith.

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C. TAX CERTIFICATE

WAIVED - AUSTIN CITY PUBLIC PROPERTY.

D. SUBMITTAL VERIFICATION AND INSPECTION AUTHORIZATION

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Kim McKnight 2/21/17
Signature Date

Kim McKnight
Name (Typed or Printed)

Firm (If applicable)

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Kim McKnight _____
Signature Date

Kim McKnight
Name (Typed or Printed)

Firm (if applicable)

E. ACKNOWLEDGMENT FORM

concerning
Subdivision Plat Notes, Deed Restrictions,
Restrictive Covenants
and / or
Zoning Conditional Overlays

I, Kim McKnight, have checked for subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

2105 Andrew Zilker Road, Austin, Texas 78726

If a conflict should result with the request I am submitting to the City of Austin due to subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of a subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlays.

I understand that if requested, I must provide copies of any and all subdivision plat notes, deed restrictions, restrictive covenants and/or zoning conditional overlay information which may apply to this property.


(Applicant's signature)

2-21-17
(Date)

F. 1: HISTORICAL DOCUMENTATION— DEED CHRONOLOGY

Deed Research for 2105 Andrew Zilker Road

Transaction Vol./Page

F. 2: HISTORICAL DOCUMENTATION— OCCUPANCY HISTORY

Occupancy Research for 2105 Andrew Zilker Road

Year	Occupant Name and Reference	Source
1935-60	B.J. “Buster” Robinson	
1964-	Jack Robinson	

F. 3: HISTORICAL DOCUMENTATION— BIOGRAPHIC INFORMATION ON OWNERS AND OCCUPANTS

B.J. “Buster” Robinson and his wife had five young children when they moved into the lodge in 1935. Buster had been originally hired by the newly established Recreation Department in 1928, when he was responsible for piling stones at the base of Barton Springs to create a pool.¹ In 1924, Buster worked for the Parks Board by coordinating with the Texas Relief Commission working to quarry stone and built picnic sites in the park. When he was named caretaker of Zilker Park in 1935, the family moved into the Caretaker’s Lodge, and are the first known residents. Robinson’s youngest son Jack was only five years old at the time, and he and his five older siblings would grow up in the park. Jack described the cottage as quite small, with his four older siblings sharing a room while he slept “wherever was convenient.”²

In June 1935, Robinson stood in the Caretaker’s Lodge waist deep in the waters that had overflowed the Barton Springs Pool. On a phone call to the American Statesman, Robinson reported that his wife and children had fled to high ground at the Zilker Park Boy Scouts’ Lodge, while Barton Springs was “raging mad” and the water had reached as high as the dance floor of the Pavilion on its shore.³ Less than two weeks later, efforts began to clean the pool, pavilion and Caretaker’s Lodge so that the park might open again for the 4th of July.⁴

Buster Robinson was in charge of preparing the park for its opening every spring. This involved painting walls and stones with copper sulphate to stop the growth of algae, filling and flushing out the pool, and dragging the bottom of the pool to dislodge all duckweed and moss.⁵ The pool was cleaned overnight several times over the course of a summer, though it rarely resulted in the pool being closed for more than a day.⁶ Beyond the needs of simply the pool, it seems that by this time the caretaker was responsible for the larger park. Buster also had to arrange for the landscaping

¹ “Zilker Park Oral History.” 2011. Austin Parks and Recreation Department.

² “Zilker Park Oral History.” 2011. Austin Parks and Recreation Department.

³ Charles, E. “Family Half Marooned by Overflow at Barton.” 1935. The Austin American. Jun 16.

⁴ “Barton’s to be Ready July 4th: Workmen Busy Cleaning Up Pool After Flood.” 1935. The Austin American. June 23.

⁵ “Swimmin’ Hole Faces Refurbishin’.” 1955. The Austin American. Mar 13.

⁶ “Barton’s pool to close for ‘spring cleaning’.” 1960 The Austin American. Jun 05

to be cared for, picnic tables to be repaired and repainted, and the leveling of the model airplane field.⁷

Jack Robinson received his bachelor's degree from the University of Texas before joining the Navy. A portrait was taken of him in uniform along the north side of the lodge in 1954. After leaving service, Jack found work in the Parks System like his father. Buster retired in 1960, and Jack Robinson moved his own family into the cottage and took up his mantle in 1965. Like his father, Jack had to deal with the dangers of floods in his position as caretaker. He recalled one day during his tenure when water levels in Barton Springs began to rise on an otherwise beautiful summer Sunday. Barton Springs employees had to help swimmers cross the lower dam while water gushed over the upper, before the whole of the springs became full and impassible.⁸ Jack went on to work extensively with the Dallas Parks Department as well as Lady Bird Johnson, on the continuing beautification of Austin.

⁷ "Swimmin' Hole Faces Refurbishin'." 1955. The Austin American. Mar 13.

⁸ Barnes, M. "Former Austin Parks Chief Jack Robinson 'Loved to Nurture'." 2014. McClatchy-Tribune Business News. Apr 28.

**F. 4: HISTORICAL DOCUMENTATION—INFORMATION ON
HISTORICALLY SIGNIFICANT EVENTS WHICH OCCURRED
AT THE LOCATION**

N/A

**F. 5: HISTORICAL DOCUMENTATION—
BLACK AND WHITE 35 MM PRINTS AND SLIDES**

F. 6: HISTORICAL DOCUMENTATION— INFORMATION ON BUILDER

Architect Hugo F. Kuehne

An Austin native, Hugo Franz Kuehne was born February 20th, 1884.⁹ He received his degree in Civil Engineering from the University of Texas before moving to Boston to study architecture at the Massachusetts Institute of Technology in 1908. In 1910 he returned to Austin to assist in establishing the study of architecture at the University of Texas, and was named the adjunct professor in charge of the program.¹⁰ An article in the Austin Statesman announcing the program praised Kuehne as a native son returning home, who was “in thorough accord with the people of his native state.”¹¹ This would be the beginning of his long and prolific career in Austin.

In 1915, Kuehne established his own private practice and was not reticent in voicing his opinions on the development of city planning and architecture in Austin. He spoke to the Rotary Club at the Driskill Hotel in August 1914 about the meaning of the business of architecture in Austin.¹² Only a few months later, Kuehne issues a report criticizing the placement of a boathouse in lakeside park he was developing with George S. Iredell. He condemns it as a ruthless blot on the landscape that “mars the entire landscape and bars the magnificent view up the lake from the shore.”¹³ His letter goes on to insist that the lakeside park must be well planned, and that the park should be thoughtfully regraded and landscaped. While he does not specifically call out the ‘Rustic’ style we now associate with park architecture, this article clearly illustrates Kuehne’s thoughts on the development of public lands and what role he believes architecture should play in the landscape.

Kuehne designed several single family homes in this era of his career, most of which called upon a Classical or Colonial Revivalism. The Cox-Craddock, the Weller-Meyers-Morrison, and the Ben Barker houses in Austin all reflect this.¹⁴ Even when he stepped away from classical or colonial revivalism, his structures seemed stoic and symmetrical. In addition to practicing in the design of

⁹ Kuehne, Hugo Franz, 1884-1963. Austin History Center, Austin, Texas.

¹⁰ Architecture Instruction Now Offered.” 1910. The Austin Statesman. Sep 26.

¹¹ Architecture Instruction Now Offered.” 1910. The Austin Statesman. Sep 26.

¹² "Hugo Kuehne Will Speak." 1914. The Austin Statesman, Aug 06.

¹³ “Boathouse is in Wrong Place, Says Mr. Kuehne.” 1915. The Austin Statesman. Feb 1915.

¹⁴ Sommer, Leslie C. "Cox-Craddock House." National Register of Historic Places nomination, 2001. Texas Historical Commission, Austin, Texas.

private homes, Kuehne also worked on municipal buildings. He designed the Austin Public Library, now the Austin History Center, in 1933, churches, and more than two dozen school buildings built in Austin and surrounding cities.¹⁵

In 1928, Kuehne was asked to be a member of the newly formed Parks and Playgrounds Committee. As W.T. Caswell, the anticipated chair of the committee, was on extended holiday, it was Kuehne that Mayor P.W. McFadden asked to convene to first meeting at City Hall.¹⁶ He presided over several referendums calling for funds to be given to the betterment of public parks, a cause he already had a long history of supporting. In 1929, he penned the designs for both the Zilker Caretaker's Lodge as well as the new Windmill Concession stand, which was called upon to be 'Rustic.'¹⁷

The Caretaker's Lodge certainly showcases some staple attributes of Tudor Revival style architecture popularized in the early part of the 20th century. Some of the most notable similarities include the paired, steeply pitched gables that dominate the western and eastern facades, the tall and narrow windows, plain verge boards and a prominent chimney.¹⁸ As is common in Tudor Revival architecture after 1920, the composition of front facing gables is symmetrical.¹⁹ The National Park Service Rustic Style, coined 'Parkitecture,' borrows some traits from the Tudor Revival as well as many others. The most important goal of park architecture is not to detract or distract from the natural environment.²⁰ This means a building may take differing forms depending on its environment, in pursuit of that goal. It was not unusual for Kuehne's work to feature masonry, but the 'peanut brittle' pattern he calls out in his blueprints is not seen widely in his other Austin work. It seems this was an effort to marry the style of the building to the feel of the park.

In 1960, just before his retirement from his architecture practice, the Austin City Council awarded Kuehne a plaque in recognition of his 33 years of service to the city in planning, zoning and parks.²¹

¹⁵ Kuehne, Hugo Franz, 1884-1963. Austin History Center, Austin, Texas.

¹⁶ Park Board to Hold Session Wednesday" 1928. The Austin Statesman, Jun 18.

¹⁷ "Barton Springs Work to Start Nov. 15." 1928. The Austin Statesman. Oct 26.

¹⁸ McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Random House, 2015. Pg. 449

¹⁹ McAlester, Virginia Savage. A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture. Random House, 2015. Pg. 450

²⁰ Tweed, William C. Parkitecture: A History of Rustic Building Design in the National Park System: 1916-1942. Sequoia National Park: Author, 1978.

²¹ "Last Tribute Paid Today to Kuehne." 1963. The Austin Statesman. Nov 27, 17.

In his nomination for the Austin's Most Worthy Citizen Award, his nominator specifically called attention to his 'rare insight and vision' in bringing about an orderly and beautiful development in the city.²² He served on the Parks and Recreation Board, the Austin City Zoning Commission, the Chairman of the Austin Plan Commission, the Chairman of the Austin Planning Legislative Commission.²³

Builder Brydson Lumber Company

Brothers John J and Robert W Brydson began building houses in Austin in 1888. The Brydson Lumber company was founded in 1914, after the brother's spend many successful years as general contractors. By the 1930s they operated a full lumber yard and planing mill off of Guadalupe, and advertised their services in estimating, cabinetry, brickwork and wallpaper. The company was particularly active in building the Hyde Park Neighborhood, and was known for often handling the construction of purchased plans or catalogue homes.

Among their significant contributions to Austin's built history is the development of the 'Brydson Addition,' a new subdivision on which construction began in the 20s. The Addition was at 28 1/2 street and West 30th street, and the Austin Statesman reported that the ' Brydson Lumber and Construction Company is prepared to build pretty homes in the addition on easy monthly payments.'²⁴

²² "Architect Hugo F. Kuehne Nominee for Austin's most Worthy Citizen." 1953.The Austin Statesman. Dec 15, 7.

²³ "Architect Hugo F. Kuehne Nominee for Austin's most Worthy Citizen." 1953.The Austin Statesman . Dec 15, 7.

²⁴ "Brydson Addition Among Capitol City's Beauty Spots: Ideally Located as a Residential Section." 1924. The Austin Statesman. May 18.

Structures no longer standing listed in chronological order by deed date

804 Baylor Street, 1924

Kurt and Meta Schemedes had the house commissioned in approximately 1924. Kurt Schemes was a German immigrant and worked for the E.H. Perry Company. His wife Meta was the daughter of Judge Julius Schutze, and the two are known for being early benefactions of the Austin Symphony.

4407 Guadalupe St, 1928

Joseph and Beth Lucas hired Brydson Lumber Company to Construct the Blue Bonnet Tourist Camp in 1928, and it was completed in 1929.

“It changed hands many times in just four years until Beth Lucas purchased the land for \$1000 in February 1929. That year, Beth and Joseph Lucas hired the Brydson Lumber Company to construct the Bluebonnet Tourist Camp”

**F. 7: HISTORICAL DOCUMENTATION—
REPRODUCTIONS OF HISTORIC PHOTOGRAPHS**

See attachment: Historic Images

**F. 8: HISTORICAL DOCUMENTATION—
DIMENSIONED SITE PLAN OR SURVEY**

See attachment: Maps

F. 9: HISTORICAL DOCUMENTATION— BRIEF HISTORICAL NARRATIVE

The Caretaker's Lodge, sometimes called the Caretaker's Residence or the Caretaker's Cottage, remains one of the earliest standing structures from the boom of building and beautification that happened to Austin's park systems in the 1920s and 30s. The property is strongly associated with the development of not only Zilker Park and Barton Springs, but the city of Austin's approach to park planning and beautification as a whole. Substantial improvements were made to the springs after the city of Austin acquired the land, and the developments were happening often in tandem with other changes to the city. The decision to construct a caretaker's residence in the park tells a unique story about the value the city placed on its safety, and Buster Robinson and later Jack Robinson both were able to witness the changes that park saw. This includes the construction of a cold war era demonstration fallout shelter on the corner of the property - a site which tells the story of an era in history that is often invisible.

The Lodge also embodies the distinct characteristics of a specific focus in Hugo Kuehne's career. As an Austin darling, Kuehne's career in Austin was successful as soon as it started. As early as 1914, Kuehne was very vocal about the need to beautify and value public lands within the city. At the time that he designed the Caretaker's Lodge, he was serving on the Parks and Playgrounds Board as well as the City Planning Commission. As he typically designed private residences in the classical or colonial revival style, this single story, stone clad structure shows thoughtfulness and reservedness on Kuehne's part. It embodies key characteristics of not only the Tudor Revival Style, but also the Park Rustic Style, which was developing nationwide at this time in history. It is a unique and precious statement of Austin, and of Kuehne's work.

By the time the first Grist Mill was built on the shore of Barton Springs in the 19th century, it had long been a pilgrimage site for Native Americans. Seven springs feed the pool and keep it cool as the waters flow into the Colorado River.²⁵ When the city of Austin acquired the land from A.J. Zilker in 1917, it had already served as a military encampment, local bathing hole, a sawmill and a much sought after source of fresh water for early Spanish and Anglican settlers.²⁶ Since then the springs

²⁵ Barton Springs Pool Master Plan: Prepared for City of Austin Parks and Recreation. Austin, TX: Limbacher & Godfrey Architects, 2008.

²⁶ McGilvray, Julie D. Zilker Park Cultural Landscape Report. Master's thesis, The University of Texas At Austin, 2012.

have transformed into the heart of the metropolitan park Austinites now know, and many of those changes were watched over by those living in the Caretaker's Lodge.

At the beginning of the 20th century, with the bounty from a thriving artificial ice business, Andrew Zilker began to acquire property around the springs. In 1903, it is likely he personally funded the construction of the amphitheater around Eliza Springs, in honor of his membership in the Elks Lodge #201.²⁷ This development to the springs was one of the first major construction projects to be completed for the public's use, and many would follow. After the death of his wife in 1916, Zilker approached the Austin School Board with the proposal that he donate the land directly surrounding the springs to the public. His hopes in this donation were that the city would purchase the land from the school board for use as a public park, thus ensuring both new public lands and new educational standards for Austin Citizens. The voters approved of the public purchase of Zilker's land, and after a final 3-2 vote by the city council, Zilker officially passed the deed to the city of Austin.

The debate on how to best use the site began almost immediately. In 1918, the City of Austin began discussing development at Barton Springs with Mrs. James S Myrick, who would pay the city for the privilege to develop a bathhouse and sell swimsuits and concessions at the site.²⁸ The public pushed back quickly, arguing that if anyone should profit from the site, that it be the public.²⁹ This was the beginning of a surge of interest in public park land in Austin that would see the Barton Springs Pool rapidly developed. Despite the city's claim they lacked the funds to properly improve the land, the springs would be a thriving and profitable city park by 1925. The Austin Water, Light and Power department headed by Commissioner C.N. Avery took over the park in 1919³⁰, and in 1920 called for bids on the construction of a concrete trap dam above the springs.³¹

Austin called for bids on the design and construction of their own two story bathhouse and dance pavilion in 1922. When bids came in as high as \$25,000, consulting architect Hugo Franz Kuehne was asked to revise the design so that cost might be lowered.³² Construction on Kuehne's new bathhouse and pavilion was well underway by April of 1923, and was expected to be finished by the time school let out that spring.³³

²⁷ McGilvray, Julie D. Zilker Park Cultural Landcape Report. Master's thesis, The University of Texas At Austin, 2012.

²⁸ "Bathhouse for Barton Springs." 1918. The Statesman. Mar 08

²⁹ "Will discuss bathhouse at springs." 1918. The Statesman. Mar 14.

³⁰ "\$10,000 Expenditure to Make Barton Springs Playground of State: 200,000 visit Austin Park." 1925. The Austin American. Feb 8.

³¹ "Barton Springs Dam Bids Called." 1920. The Austin Statesman. Jan 4.

³² "Construction Bids on Barton Springs Pavillion Too High." 1922. The Austin Statesman Dec 19, 12.

³³ "Work of Improving Barton Springs is Progressing Fast." 1923. The Austin Statesman. Apr 22, 12.

“Business is picking up at the Barton Springs Municipal Swimming Pool,” wrote the Statesman in 1923.³⁴ On Average, more than 600 bathers were visiting the pool daily, and Commissioner Avery recommended the city take out an insurance policy to protect the city from any damages.³⁵ By 1925, bathers were again visiting at an all time high, breaking all previous records.³⁶ Despite the city’s earlier concerns, the cost of admittance to the Barton Springs Pool had proved profitable enough to operate the entirety of the picnic park around it. Mr. Avery’s report to the city claimed that in May of 1925, the bathhouse and concessions stand had taken in more than \$3,000, while paying only about \$1000 in salaries.³⁷ Avery then announced his plan to construct stone and concrete terraces and walls around the springs, and to construct more amenities for the picnickers that now frequented the park. By the beginning of the 1926 summer season, the entirety of the Barton Springs swimming hole was to be enclosed.³⁸

When the city planning commission hired the firm of Koch & Fowler to design the plan for Austin in 1928, the firm recommended even further developments to Barton Springs Park.³⁹ In October of 1928, the Austin Statesman reported that Barton Springs Pool would undergo great changes under the direction of City Manager Adam R. Johnson. He proposed a new concrete dam to replace the rock dam, and extend the size of the swimming hole by 150 feet.⁴⁰ A photograph published in the Statesman shows the efforts to expand the channel underway in March of 1929, and expected to be complete soon.⁴¹ Johnson also asserted that the “growth of the Barton Springs Park as a recreation center also demanded the erection of a house for the keeper.”⁴² A call for bids in the Austin Statesman dated October 26th 1928 asks for bids on the construction of the new dam and also speaks of plans for the erection of a rustic concession stand.⁴³ While the Caretaker’s Lodge is not specified in this call for bids, we know Kuehne designed both structures in April of this year, if the

³⁴ ³⁴ “City May Insure Hundreds Who Swim in Barton Springs.” 1923. The Austin Statesman. June 14.

³⁵ “City May Insure Hundreds Who Swim in Barton Springs.” 1923. The Austin Statesman. June 14.

³⁶ “Water Fine in Austin.” 1925. The Austin Statesman. Aug 08.

³⁷ “Business Booming in Barton Springs.” 1925. The Austin Statesman. June 18.

³⁸ “Extensive Improvements to be Made at Barton Springs Next Season.” 1925. The Austin American. Dec 13.

³⁹ Barton Springs Pool Master Plan: Prepared for City of Austin Parks and Recreation. Austin, TX: Limbacher & Godfrey Architects, 2008.

⁴⁰ “Barton Springs To Get Many Changes.” 1928. The Austin Statesman (1921-1973), Oct 02, 8.

⁴¹ “Barton Springs Coming Resort.” 1929. The Austin Statesman (1921-1973), Mar 01, 11.

⁴² Weeg, William J. 1935. “Gala Day is Planned at Market for Over 400,000 Central Texans.” The Austin Statesman (1921-1973), Jun 05, 1.

⁴³ “Barton Springs Work to Start Nov. 15.” 1928. The Austin Statesman (1921-1973), Oct 26, 14.

dates on his drawings are to be believed.⁴⁴ In April 1929, another article states that the contracts for the construction of a caretaker's residence and a concession stand had been officially agreed upon. 'Brydson Lumber Company was the successful bidder for the contract to build the residence, which will cost \$4638" while "Electric wiring contracts for both buildings went to the Fox-Schmidt Company at \$335. Harper and Linscomb were awarded the contract for plumbing in the residence and R.E. Howell and Son will put in plumbing fixtures in the Concession Building."⁴⁵

In May of 1929, the Austin American celebrated the 'ole swimmin hole' opening for season, boasting that the pool was twice as large as it used to be after the old dam was torn away and it was replaced with a new, concrete wall.⁴⁶ City manager Adam Johnson had overseen \$50,000 of work into improvements of the springs, most of that money being spend on new dams and locks, but also on landscaping, paving the road, and new picnic grounds. This 1929 article also mentions the construction being undertaken on the new concession building and caretaker's house, both of which were expected to be complete no later than June.⁴⁷

In 1930, the city parks and playgrounds commission under Hugo Kuehne requested \$200,000 for work on city parks. At least \$30,000 of that amount was expected to go to Barton Springs to improve the grounds.⁴⁸ When in 1931 A.J. Zilker donated another parcel of land, Barton Springs park became a part of the larger Zilker Park, and the responsibilities for its management and keeping only grew.⁴⁹ The first known resident caretaker, B.J. "Buster" Robinson, moved into the cottage with his family in 1935.

In the 1950s, public attention was turning to the threat of a nuclear attack from Russia. When the Soviet Union successfully tested their atomic weapon in 1949, an era of intense fear began across the country.⁵⁰ An article in the Austin Statesman in April of 1954 tried to illustrate the severity of the threat, insisting H-bomb destruction could happen in Austin and leave decimation in its wake.⁵¹ The article was accompanied by an image of Austin as it might be effected by a Nuclear Blast. In 1958 the paper further insisted that Texas, of all US states, had the most targetable sites in the

⁴⁴ Drawings. Kuehne, Hugo Franz, 1884-1963. Austin History Center, Austin, Texas.

⁴⁵ "Barton Springs Contracts Let By Council." 1929. The Austin Statesman (1921-1973), Apr 25, 9.

⁴⁶ "Swimmin' Hole Bigger and Better, Opened Saturday." 1929. The Austin American. May 5.

⁴⁷ "'Swimmin' Hole, Bigger and Better, Opened Saturday." 1929. The Austin American (1914-1973), May 05, 1.

⁴⁸ "City Plans \$200,000 Allotment for Work on Parks during 1930; Council Hears Plan." 1929. The Austin American. Sep 29, 16.

⁴⁹ Weeg, William J. 1935. "Gala Day is Planned at Market for Over 400,000 Central Texans." The Austin Statesman (1921-1973), Jun 05, 1.

⁵⁰ "Soviet Atomic Bomb Test." Cold War Museum. http://www.coldwar.org/articles/40s/soviet_atomic_bomb_test.asp.

⁵¹ Rogers, Bob. "City Shattered by H-Bomb! Yes, It Could Happen Here." 1954. The Austin Statesman. Apr 01, 1.

nation.⁵² The attitudes in Austin were not unique, as all over the nation the conversation of how to protect the public in the event of a nuclear attack began.

In the year 1960, the Office of Civil and Defense Mobilization (OCDM) oversaw a program called The National Shelter Policy.⁵³ The mission was to have a prototype fallout shelter built in every state in the nation, so that citizens could be educated on the best way to protect their families. Congress made 2.5 million dollars available to this program in 1960, though it was described as a small office focusing on outreach and education.⁵⁴

The *Austin Statesman* reported in January of 1960 that Zilker Park would play home to two fallout shelters, one built above and another below ground.⁵⁵ Both were proposed for the property surrounding the Caretaker's Lodge, but there is no evidence the second, above ground shelter was ever built in the park. The underground shelter was built on the northeast corner of the Caretaker's Lodge site in the early months of 1960, one quarter of a mile east of the Barton Springs Bathhouse.⁵⁶ It was the first shelter for public demonstration in Texas, and the first OCDM demonstration shelter to be built in the whole of the Southwest.⁵⁷ It was said that Austin was selected as the site of the shelter because of it being the capital and also its central location within the state of Texas.

The shelter at Zilker park has interior dimensions of 8 feet by 8 feet, with 8 inch reinforced concrete walls. It represents one of five ways that a government approved fallout shelter can be built. It was also the first to have custom furniture built inside, to best use the minimal space.⁵⁸ Many local contractors contributed so the model could be made very affordably, including a two weeks supply of food given by the H.E. Butt Company and the flooring given at a half off discount by the Modern Floors Company.⁵⁹

Texas Governor Price Daniel officially opened the shelter in a ceremony held on April the 11th, 1960. Also in attendance were Austin Civil Defense director Terrell Blodgett, Mayor Tom Miller,

⁵² "State Said 'Best' Target of Enemy." 1958. The Austin Statesman. Jun 25, 15.

⁵³ United States. Homeland Security. National Preparedness Task Force. Civil Defense and Homeland Security: A Short History of National Preparedness Efforts. Washington DC, 2006.

⁵⁴ Symposium On Human Problems In The Utilization of Fallout Shelters. Edited by George Baker, John Rohrer and Mark Nearman. Washington DC: National Academy of Sciences, 1960.

⁵⁵ "Zilker Due 2 Fallout Shelters." 1960. The Austin Statesman. Jan 08, 15.

⁵⁶ "Fallout Shelter Pushed for Monday Opening." 1960. The Austin American. April 10.

⁵⁷ "City Shelters to be Seen by Official." 1960. The Austin Statesman. May 5.

⁵⁸ "Fallout Shelter Pushed for Monday Opening." 1960. The Austin American. April 10.

⁵⁹ "Fallout Shelter Pushed for Monday Opening." 1960. The Austin American. April 10.

Regional Civil Defense Director Welcome Wilson and State Defense Mobilization Director James Garner.⁶⁰ Terrell Blodgett, who at the time was both the City Manager and the City Civil Defense Director, announced at this ceremony that the shelter would be available for tours every Tuesday from 1pm until 5pm, and otherwise by appointment with his office.⁶¹ This shelter and another, privately funded in the same year in the University Hills area, would be visited by the National OCDM Director Leo Hoegh on May 13th of 1960 before he was honored in a ceremony. In the summer of 1960, a film entitled 'Target... Austin, TX' was produced by local television station KTBC in order to further educate the public on the need for preparedness in the event of a nuclear attack.⁶² It tells the story of three Austin Citizens on the day of a nuclear attack, including the family of Dorothy Klukis, who have built a home fallout shelter and stocked it responsibly. This short Public Service film was made throughout Austin, and any images of the Klukis Family surviving in their home fallout shelter were filmed in the Zilker Park demonstration shelter.⁶³

By 1971 there were more than 200 public fallout shelters in Austin, though there is not a record of how many private shelters might have been built into backyards or as basements in new homes.⁶⁴ It would seem that at least one shelter was built in the model of the Zilker Park Demonstration Shelter, as a homeowner discovered a very similar one in their backyard in 2008. Built by a Colonel in the backyard of his West Lake Hills home, the shelter has a shockingly similar layout to the prototype constructed under the caretaker's cottage.⁶⁵

The reuse of the historic Zilker Caretaker's Cottage presents a unique opportunity to preserve some of the earliest history of the park. Its role in the development of Zilker includes a long history of on site caretaker's and public interest in the pool. It easily meets the standards set forward by the City's Historic Preservation Office, displaying a distinct style of architecture, significant historic associations, and exceptional value to the community. Its continued use as a key piece of Barton Springs and Zilker Park will ensure that the Zilker Park Historic District remain intact and valuable.

⁶⁰ "Model Fallout Shelter Opening Ceremony Near." 1960. The Austin Statesman. April 6.

⁶¹ "Model Home Shelter Officially Opened Here." 1960. The Austin Statesman. April 12.

⁶² "Target Austin TX." Directed by Gordon Wilkinson. Performed by Cactus Pryor, Coleen Hardin, Matt Martinez. Texas Archive of the Moving Image.

⁶³ "Target Austin TX." Directed by Gordon Wilkinson. Performed by Cactus Pryor, Coleen Hardin, Matt Martinez. Texas Archive of the Moving Image.

⁶⁴ "Nuclear Attack Alarm; From Panic to Apathy." 1971. The Austin Statesman. May 9.

⁶⁵ Barnes, M. "Blast from the past." 2013. McClatchy - Tribune Business News. Oct 02.

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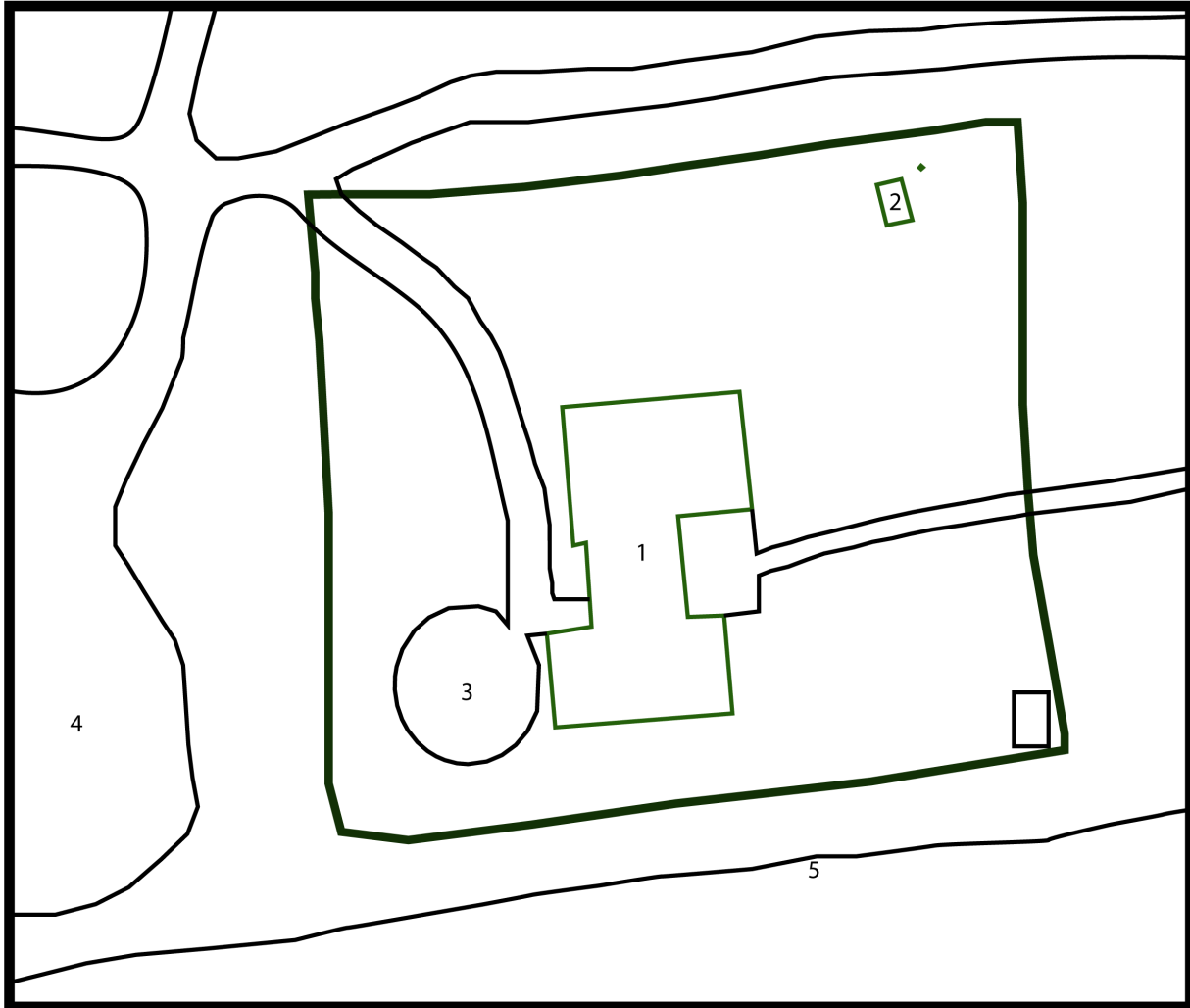
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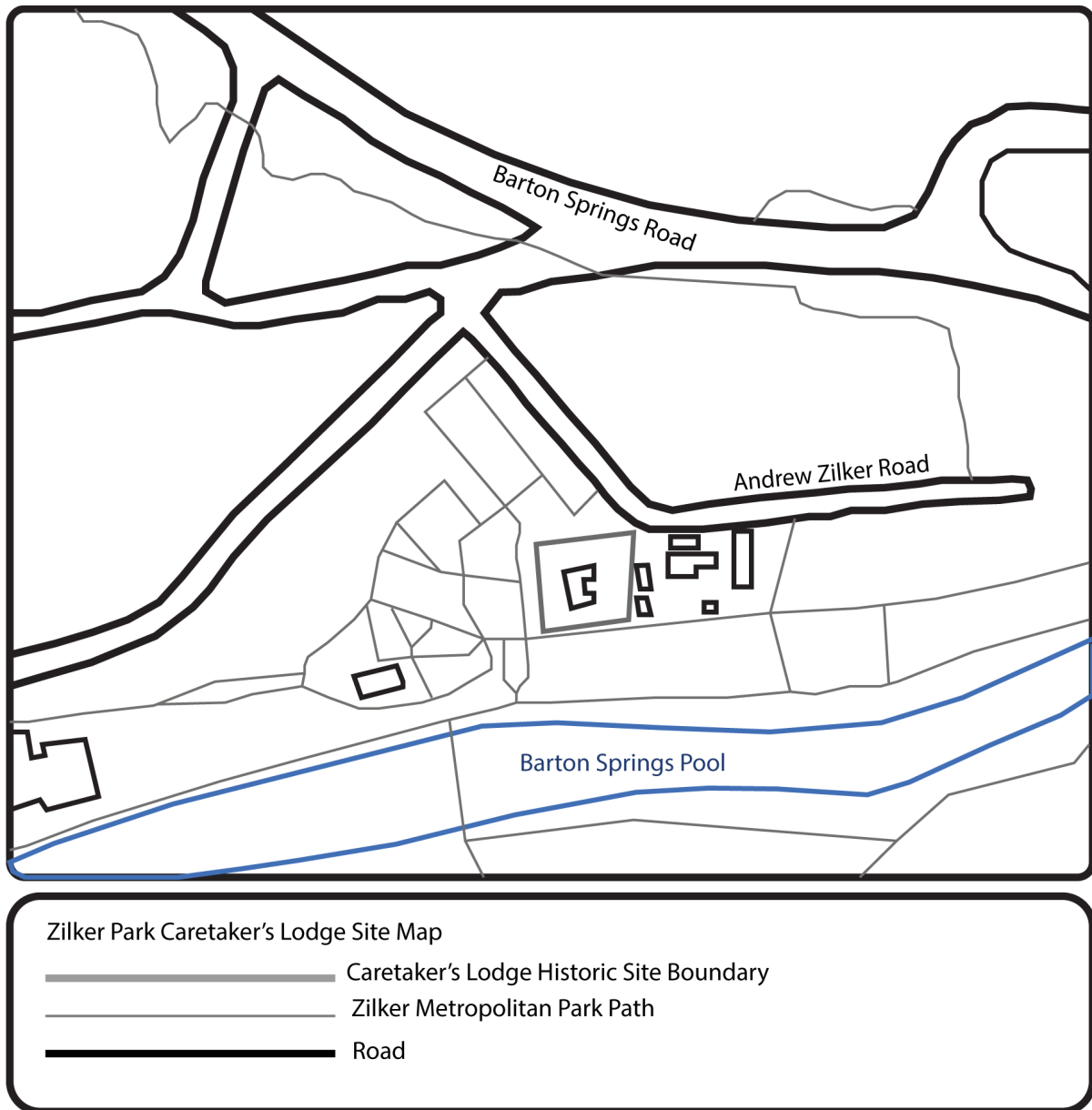
"Zilker Park - Zilker Caretaker's Cottage." (Recommendations presented to the historic landmarks commission. Austin, Texas. July 25, 2011.)

Attachment: Maps

1. Zilker Caretaker's Cottage, built in 1929
2. Cold War Era Public Fallout Shelter, built in 1960
3. Zilker Park Ranger's Outdoor classroom, Built 2015
4. Zilker Park Playground
5. Zilker Zephyr Miniature Rail Line

- Non-contributing paths and structures
- Contributing structures
- Reccomended site boundary







WOOD FENCE
CHAIN LINK FENCE

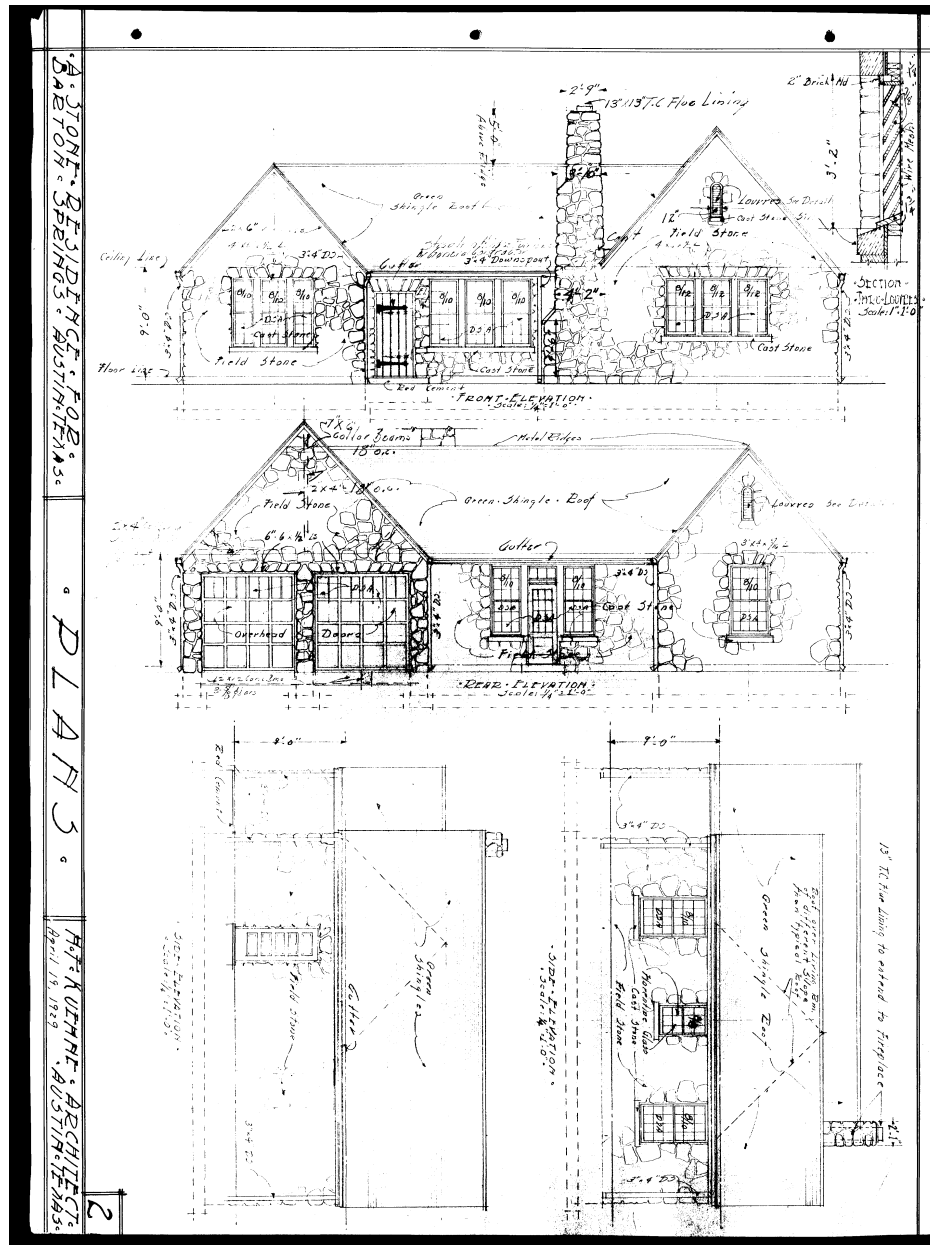


ZILKER PARK CARETAKER'S COTTAGE SITE PLAN

DIRECTOR Sara Henley	ASSISTANT DIRECTOR Kelly Snook	REVISIONS
DIVISION MANAGER Ricardo Soliz		
PARK DEVELOPMENT COORDINATOR Marty Stump		APPROVED
LANDSCAPE ARCHITECT		DRAWN BY DS

Attachment: Historic Images

H.F. Kuehne drawn elevations of the Zilker Park Caretaker's Lodge or "A Stone Residence at Barton Springs."





Jack Robinson in front of the Caretaker's Lodge in his Navy uniform, 1954. From the Robinson Family.

Right: Buster Robinson's Wife in front of the garage on the East elevation

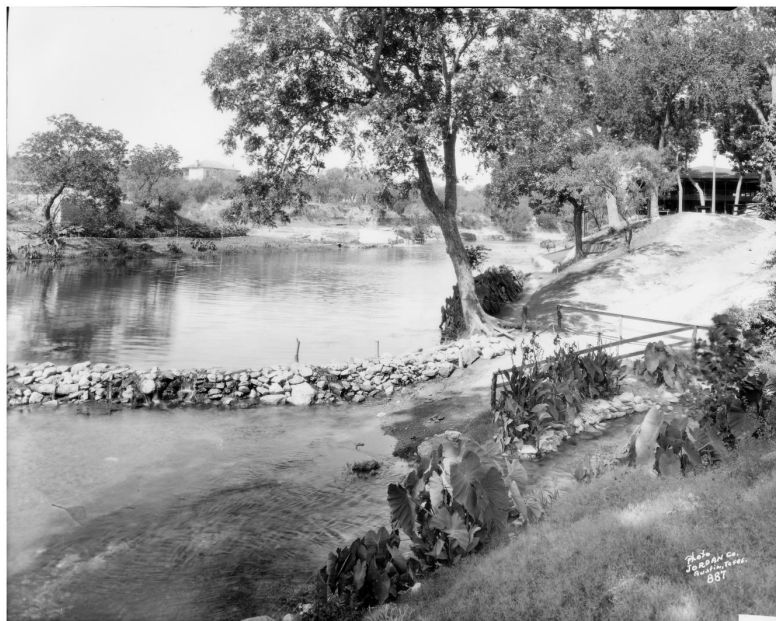


Images from the 1960 Public Service film 'Target... Austin, TX.' Filmed in the 1960 Zilker Park Demonstration Fallout Shelter.





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Staff Photo

E. H. HILL CHECKS FALLOUT SHELTER SUPPLIES
Zilker Park demonstration shelter rarely used.











