HLC DESIGN REVIEW

ZILKER METRO PARK

ZILKER CLUBHOUSE

REHABILITATION PROJECT

April 12, 2021


Parking
BOY SCOUT LODGE
Parking
CREEK
BRIDGE
DRY
OBSERVATION POINT
50' ARTIFICAL POOL
GRAVEL PIT
REFECTORY

Chronology

- 1917 — Barton Springs Park given to City of Austin
- 1932 — Remainder of Zilker Park, large tract north and west of original gift, given to City of Austin
- 1934 — Boy Scout Lodge (now known as Zilker Clubhouse) built by the CWA, CCC
- 1934 — Lookout Point built by the CCC
- 1940 — Addition to north wing built by the NYA, for use as a caretaker's residence
- 1956 — Paved terrace added to the east of the Clubhouse, built by the Jaycees
- 1963 — PARD facilities officially integrated
- 1994 — New restrooms added north of main room, accessible parking and entry route
- 1997 — Clubhouse and Point listed on National Register under the Zilker Park NRHD
- 2006 — HABS drawings and documentation completed by UT SOA
- 2012 — Zilker Park Cultural Landscape Report completed by UT SOA MSHP student

Boy Scout Clubhouse construction, ca. 1934, Austin History Center

LEGEND

- 1934
- 1940
- 1994

Zilker Clubhouse, ca. 1940s, Foster, William Hague. University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Austin Presbyterian Theological Seminary

Photo courtesy gypc.girl.photography

Lookout Point construction, 1934, Austin History Center

Lookout Point, 1934, Austin History Center

Lookout Point, 1937, Austin History Center

Lookout Point, 2020

Scope Summary

- *Preservation and restoration of building*
- *Programmatic priority for event use*
- *Restore infilled original windows and doors*
- *Restore the connection of main hall to cottage*

Modest formalizing elements to parking

Landscape plan, drip irrigation

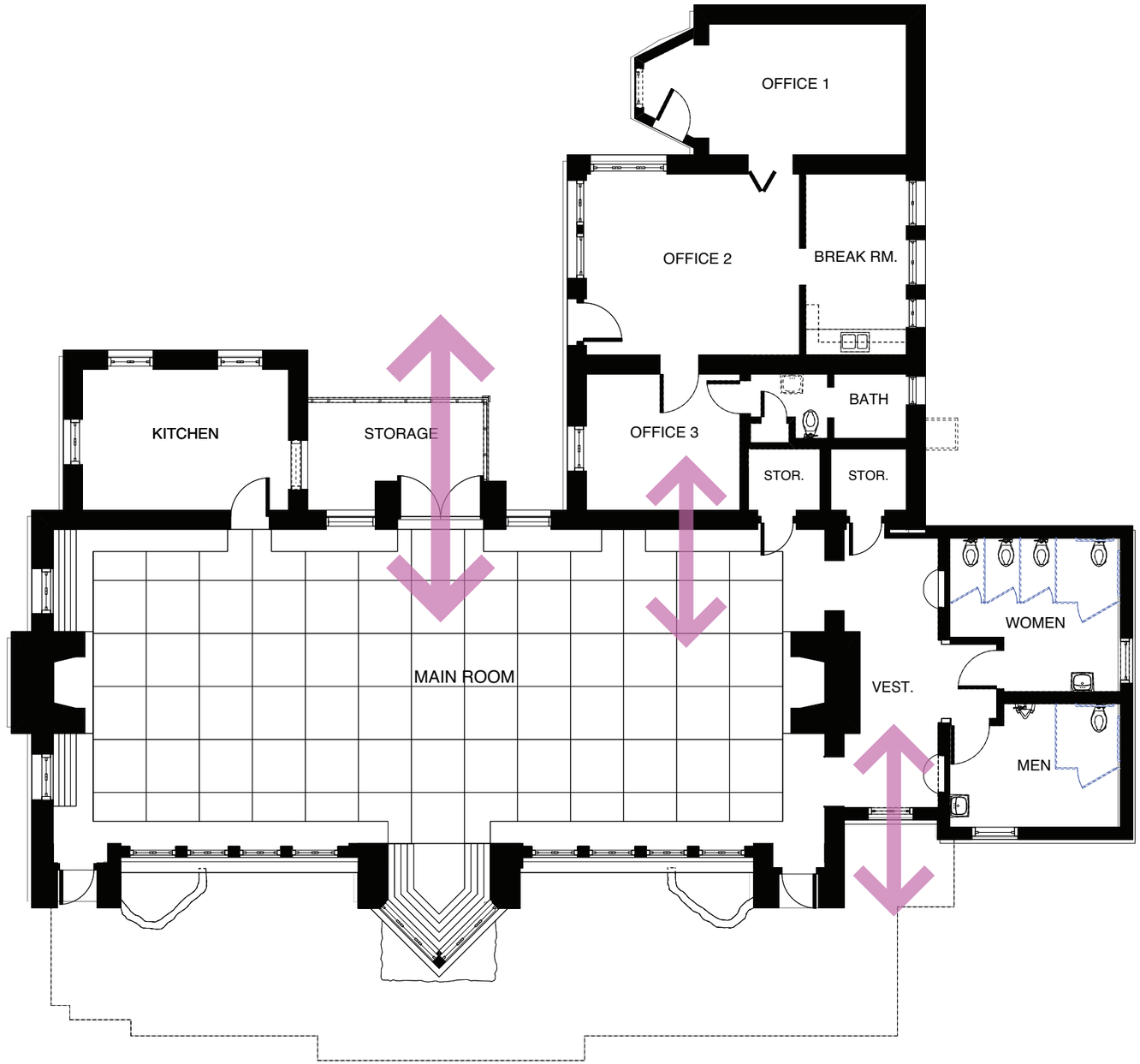
Wayfinding and interpretive signage

Study HVAC system, water heater relocation, gas service

Replace electrical and data systems, improve lighting

Window and door restoration, roof replacement, masonry cleaning, ironwork restoration


LEGEND
CLUBHOUSE
RANGERS
OFFICE 1
OFFICE 2
BREAK RM.
OFFICE 3
BATH
STOR.
STOR.
KITCHEN
STORAGE
MAIN ROOM
VEST.
WOMEN
MEN


OFFICE 1
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VEST.
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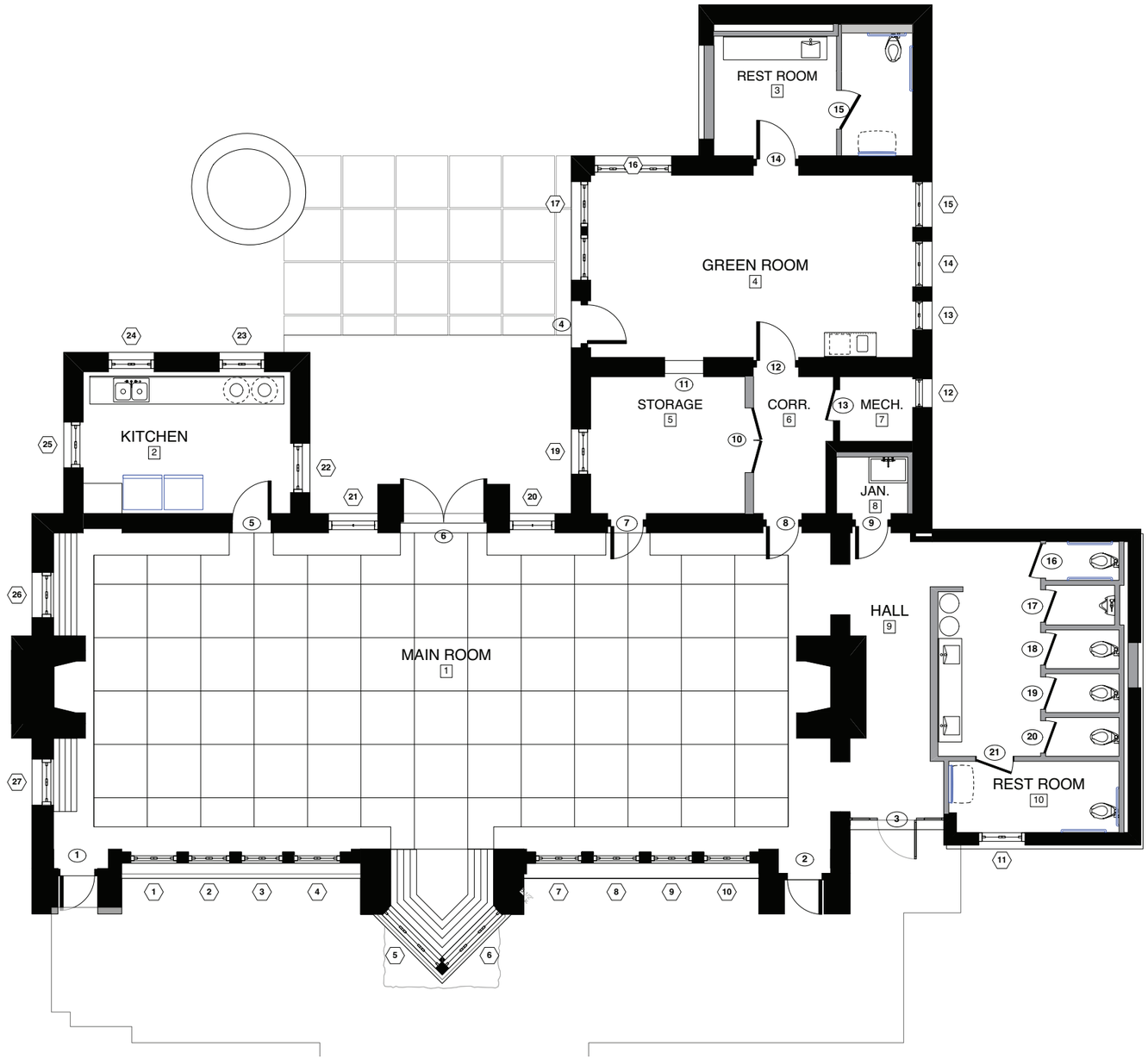
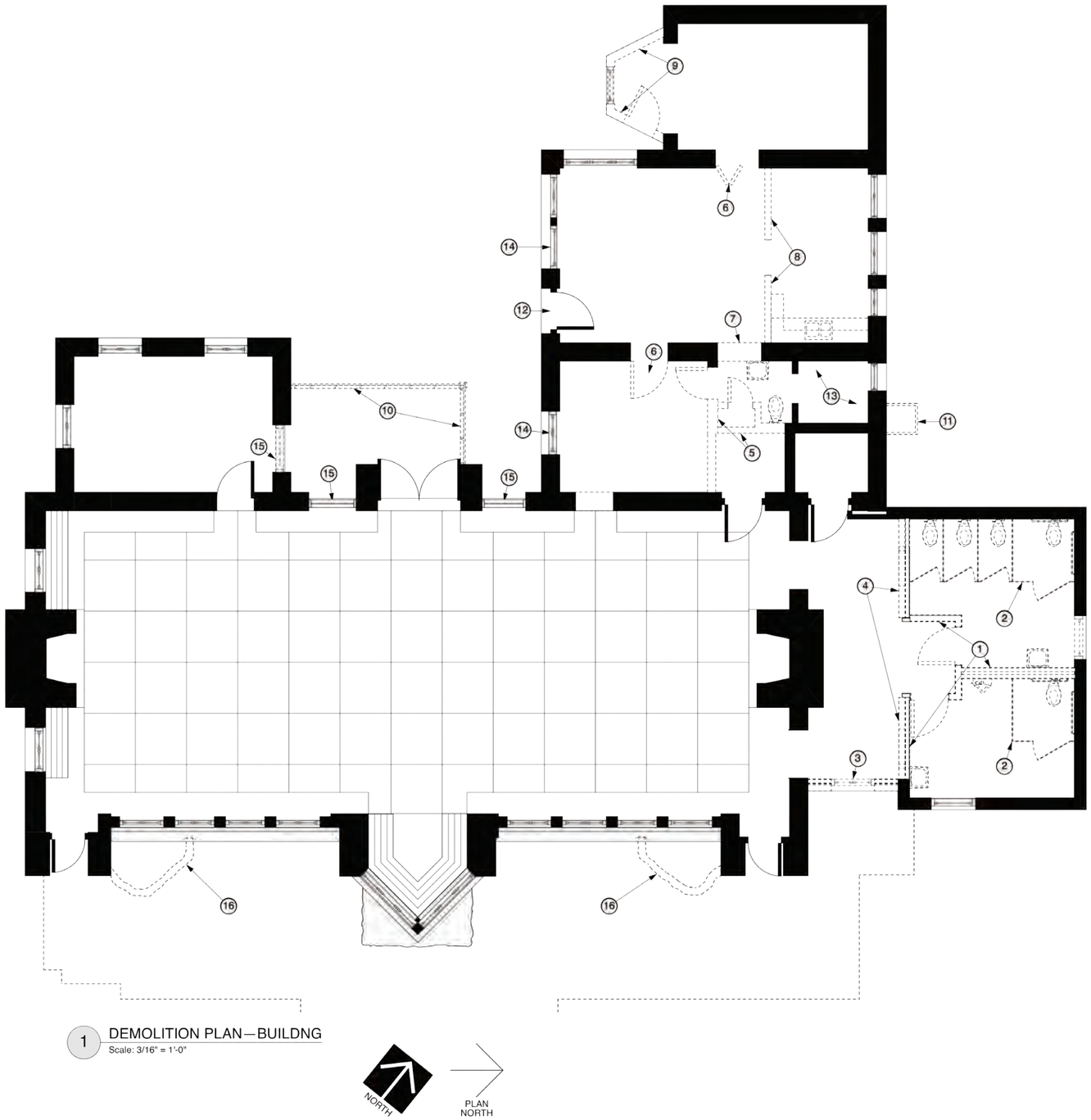
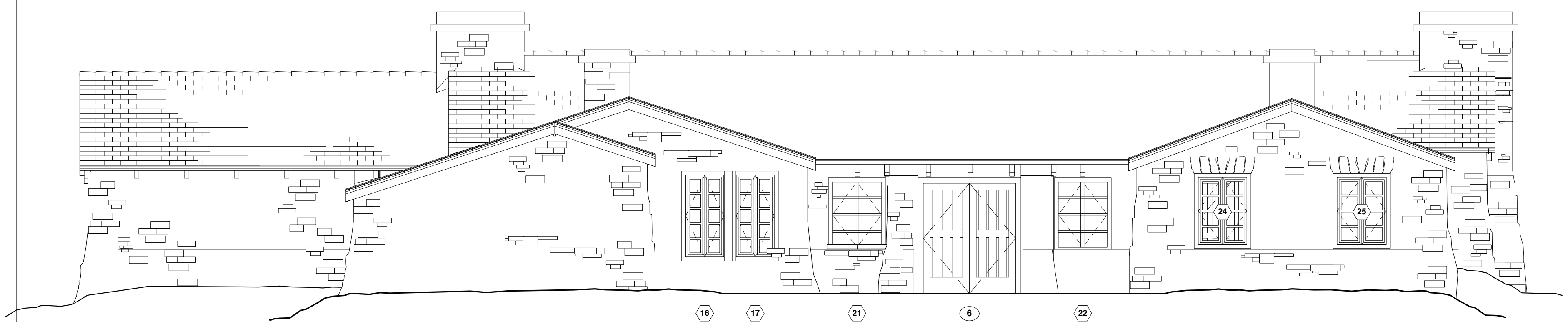

REST ROOM
3
GREEN ROOM
4
KITCHEN
2
STORAGE
5
CORR.
6
MECH.
7
JAN.
8
HALL
9
REST ROOM
10
MAIN ROOM
1



1 DEMOLITION PLAN—BUILDNG
Scale: 3/16" = 1'-0"

NORTH

PLAN NORTH



1 EAST ELEVATION
Scale: 1/4" = 1'-0"

3M™ Sun Control Window Film Prestige 70

Description
3M™ Sun Control Film Prestige 70 was designed for usage on the inside surface of windows. Unlike ordinary sun control means, this film, this film observes and reflects the sun's rays. Even distribution of the sun's rays effectively reduces the effect of dazzle.

3M Sun Control Film Prestige 70 is a multi layer and metal free film based on nanotechnology. It has a uniquely high visual light transmission for a film that has exceptionally high heat reduction capabilities. The film also significantly almost the entire amount of UVA rays which are the main cause of fading. The patented multi layer construction and manufacturing process guarantees a high quality and an even longer warranty and life expectancy compared to other film solutions.

3M Sun Control Films significantly reduce heat and create the balanced environment of the premises. Especially in summer months they help to reduce the workload of air conditioners and save expenses for energy!

3M Sun Control Films – an elegant way to use light and heat. Also special advantages of the films are retained: their transparency and light transmission. These strong flexible polyester films also help to protect from injuries caused by uncontrolled fragments of broken glass.

Features (on 6 mm clear glass)

Total Solar Energy reduction:	50 %
TSER measured in 60° angle	59 %
IR – reduction	97 %
G-value	0.50
Reduction of Glare:	23 %
Reduction of UV rays:	99 %

Structure of the film

Thickness:	0,038 mm / 38μ
Colour:	Virtually Clear
Material of the film:	Polyester
Adhesive:	Special Acrylic
Top coating:	Scratch resistant hard coat

Installation
3M Window films are installed using water and a soap solution. Full adhesion is reached after approximately 20 days at 18°C (in dry conditions).

Cleaning
3M Window films may be cleaned 30 days after installation using ordinary window cleaning agents and avoiding the use of abrasive particles. Do not use rough sponges, cloths or brushes. Synthetic sponges, soft wipes or rubber squeegee cleaners are recommended. Do not clean 3M films dry.

Glass type	Film Type	SC	VLR %	VLT %	Emissivity	u-value	g-value	TSER
Single Pane								
Clear	No Film	0.94	8 %	88 %	0.84	1.06	82	18 %
	PR 70	**0.58**	**9 %**	**68 %**	**0.78**	**0.99**	**0.50**	**50 %**
Tinted	No Film	0.69	5 %	50 %	0.84	1.06	60	40 %
	PR 70	**0.50**	**8 %**	**41 %**	**0.78**	**0.99**	**0.43**	**57 %**
Douple Pane								
Clear	No Film	0.81	14 %	78 %	0.84	0.50	70	30 %
	PR 70	**0.64**	**13 %**	**61 %**	**0.78**	**0.46**	**0.66**	**44 %**
Tinted	No Film	0.55	8 %	45 %	0.84	0.50	48	52 %
	PR 70	**0.48**	**12 %**	**37 %**	**0.78**	**0.46**	**0.48**	**56 %**

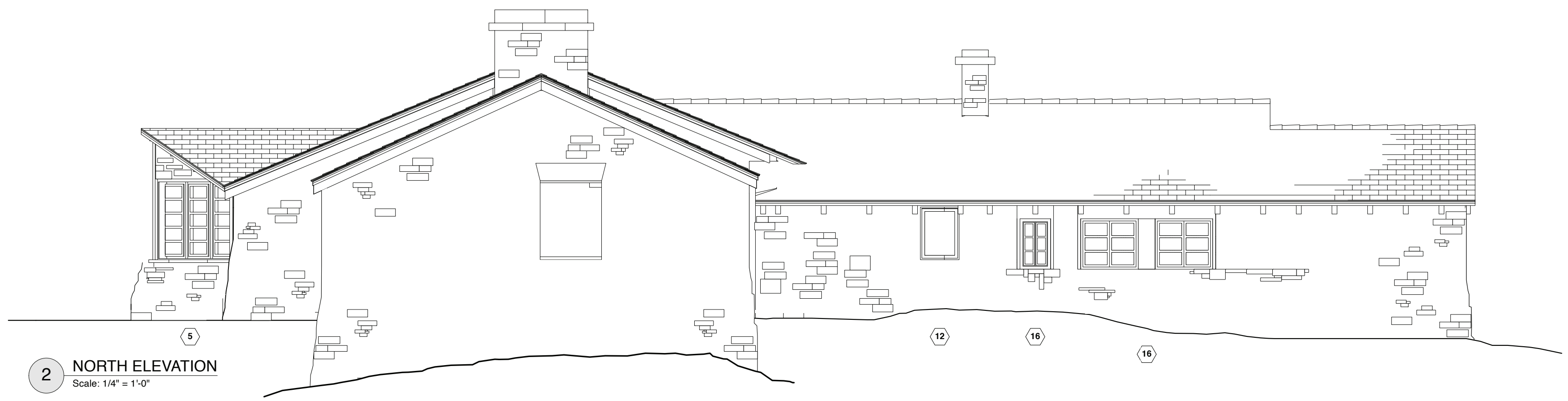
Emissivity is calculated in accordance with the ratio of light transmission and the G-value. The closer this value is to 2 points, the better.

General notes:
All technical data is based on a combination of relevant European test methods and/or US test methods.. Before using this product the customer / applicator must ensure the product is suitable to be used for the intended purpose. If there is any uncertainty, please check with your local 3M Window Film specialist. All issues regarding warranty and liability for the product and the effect of its use are governed in accordance with the provisions of the appropriate contract of sale unless local laws dictate otherwise.

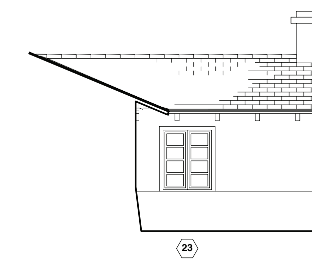
3M

3M a/s
Building & Commercial Services Division
Fabriksparken 15
2600 Glostrup
Tlf. 43480100
www.3MVinduesfilm.dk
DS26/000012-1

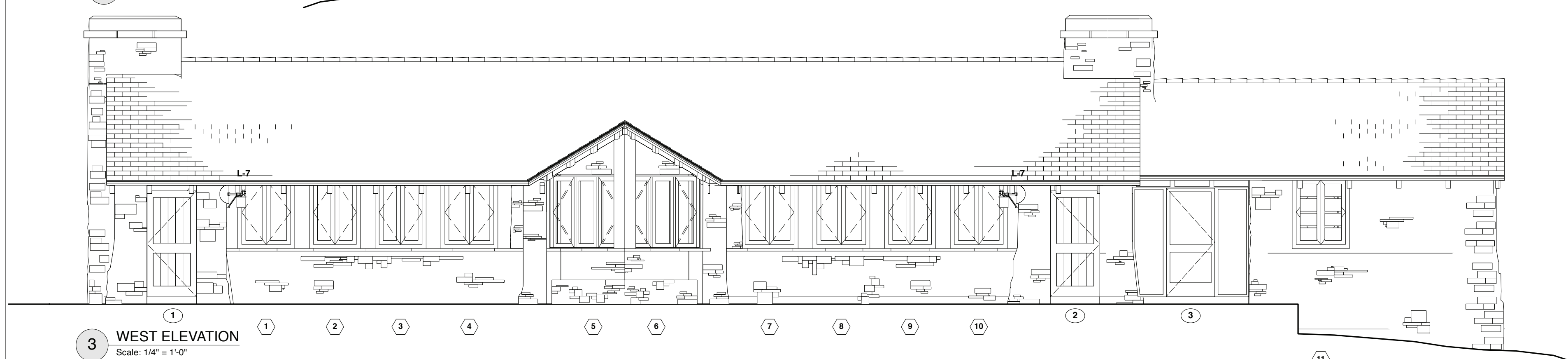
Your local Window Film Dealer:



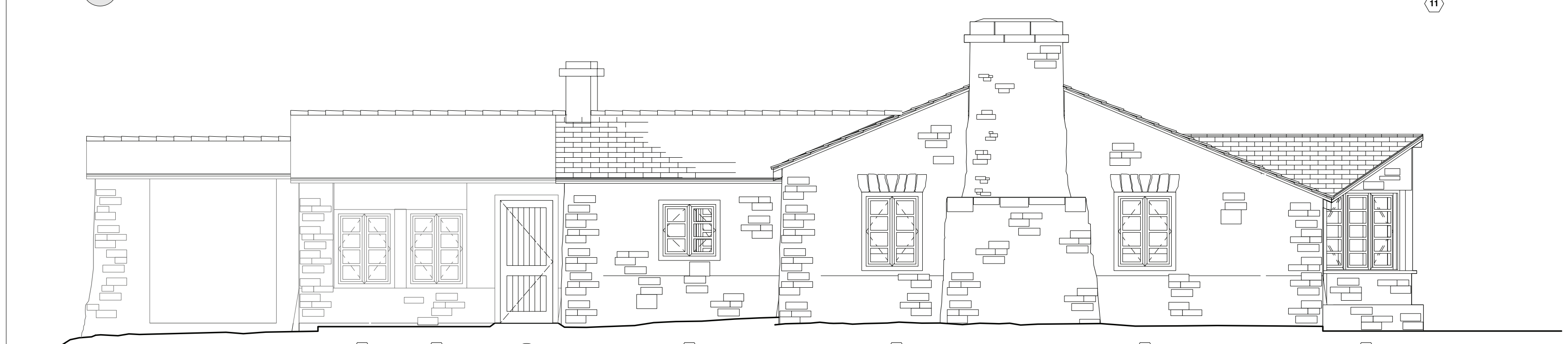
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



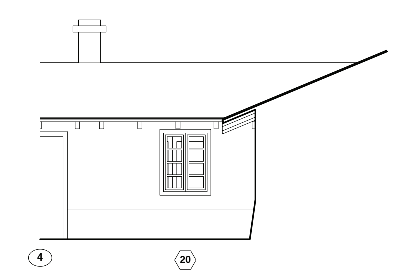
6 NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



5 SOUTH ELEVATION (Partial)
Scale: 3/16" = 1'-0"

The building is stone with a tile roof. *Success of Fete Pleases Scouts, AS, 8 June 1934*

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Quality Engineered Roofing

The Authentic Look of Cedar and Slate with Lifetime Performance.

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Quality Engineered Roofing

Unsurpassed Durability with a Lifetime Performance.

Wind Protection
- Meets and exceeds Miami Dade requirements
- Can withstand winds in excess of 180 mph (290 km/h)

Eco-Friendly
- Products made from 95% repurposed materials
- Water runoff is potable
- 100% recyclable

Maintenance Free
- Will not rot, crack, split, or warp
- Mold-, mildew-, and insect-resistant

Lifetime Warranty
- Fully transferable
- Lifetime Protection

Hail Protection
- Highest Hail Impact Rating
- Class IV Impact Resistance

Cost Savings
- Substantial lifetime savings compared to natural cedar
- Avoid costly repairs

Aesthetics
- Unmatched authentic look of cedar and slate
- Enhance overall home appearance

5

National Park Service

Preservation and Stewardship

This 1945 image of the Camp 4 Craft Lodge shows the OSS added asphalt shingles.

National Archives and Records Administration

In the fall of 2012, Prince William Forest Park implemented its plans to replace the roofing system on its historic 1930s era cabins. Park staff work around the clock to maintain these historic structures to historic standards, replacing board for board and nail for nail. In planning for the long term stability of the structures, park managers must work to balance the historic standards requirements with ever-present funding constraints and park goals for environmental stewardship. It is the goal of the park to eventually replace all of the cabin roofs in alignment with this plan.

The Historic Cabins

The original cedar shake roofs in 1936

The Prince William Forest Park cabins were built by the **Civilian Conservation Corps (CCC)** during the Great Depression to provide overnight, outdoor recreation for impoverished youth from Washington, DC. During World War II, these same cabins were taken over by the **Office of Strategic Services (OSS)**, the WWII predecessor the CIA and America's Special Forces, for use as Special Operations and Communications Training Camps. Though many of these cabins have been on the National Register of Historic Places for many years, the park, in its entirety, was nominated to the National Register of Historic Places this year based in a large part on the cabins' Great Depression and WWII era history.

About the Cabin Roofs

The cabins were constructed following the tenets of the rustic architecture movement which was very popular in the early 20th century. This movement used locally-harvested materials to achieve a naturalist, pioneer-made look, despite the use of machines for some construction. For the cabin roofs at Prince William Forest Park, the CCC used hand-made, cedar shake shingles on all of the buildings. You can view a Works Progress Administration worker hand-making these shingles in the early park film, The Human Crop.

During the OSS era (1942-1945), some of the original cabin roofs were replaced with asphalt shingles which was cheaper and less labor intensive, despite being aesthetically opposed to the rustic architecture movement. Since the 1940s, layer after layer of asphalt shingles have been laid upon the roofs with more regard to structural preservation that architectural aesthetics. Over the years, the roof color has varied from the original, faded gray for a cedar shake, to brown, green, and gray asphault shingles.

Considering Our Options

Prince William Forest Park management considered a variety of materials for the proposed roof replacement, and has concluded that the use of authentic cedar shake shingles would be fiscally prohibitive not only due to the cost of the materials themselves, but also because of the frequency with which the shingles would have to be replaced. This new roofing plan will return to a more aesthetic and sustainable roofing material that maintains the character of the rustic style architecture originally used on the camp buildings, as well as to provide for the long-term preservation of these historic buildings. The NPS chose not to select asphalt shingles because they do not match the appearance and visual qualities of wood shake.

About the Roofing Proposal

Park management has selected to replace the existing asphalt shingles with a substitute material shingle, made of composite, recycled material, which best meets the purpose and need of this project. These shingles are made to replicate the look and profile of the original cedar shake shingles that were hand-made by the CCC and installed on the cabins in the 1930s. They are a faded grey color, matching the look of cedar after a few years of weathering. The long term life cycle replacement (how long the shingles are on the roofs until they need to be replaced) far outstretches both asphalt shingles and the original cedar shake shingles. The composite shingles are fire and mod resistant. These factors led the park to choose the composite shingle for its roofing needs on the historic cabins.

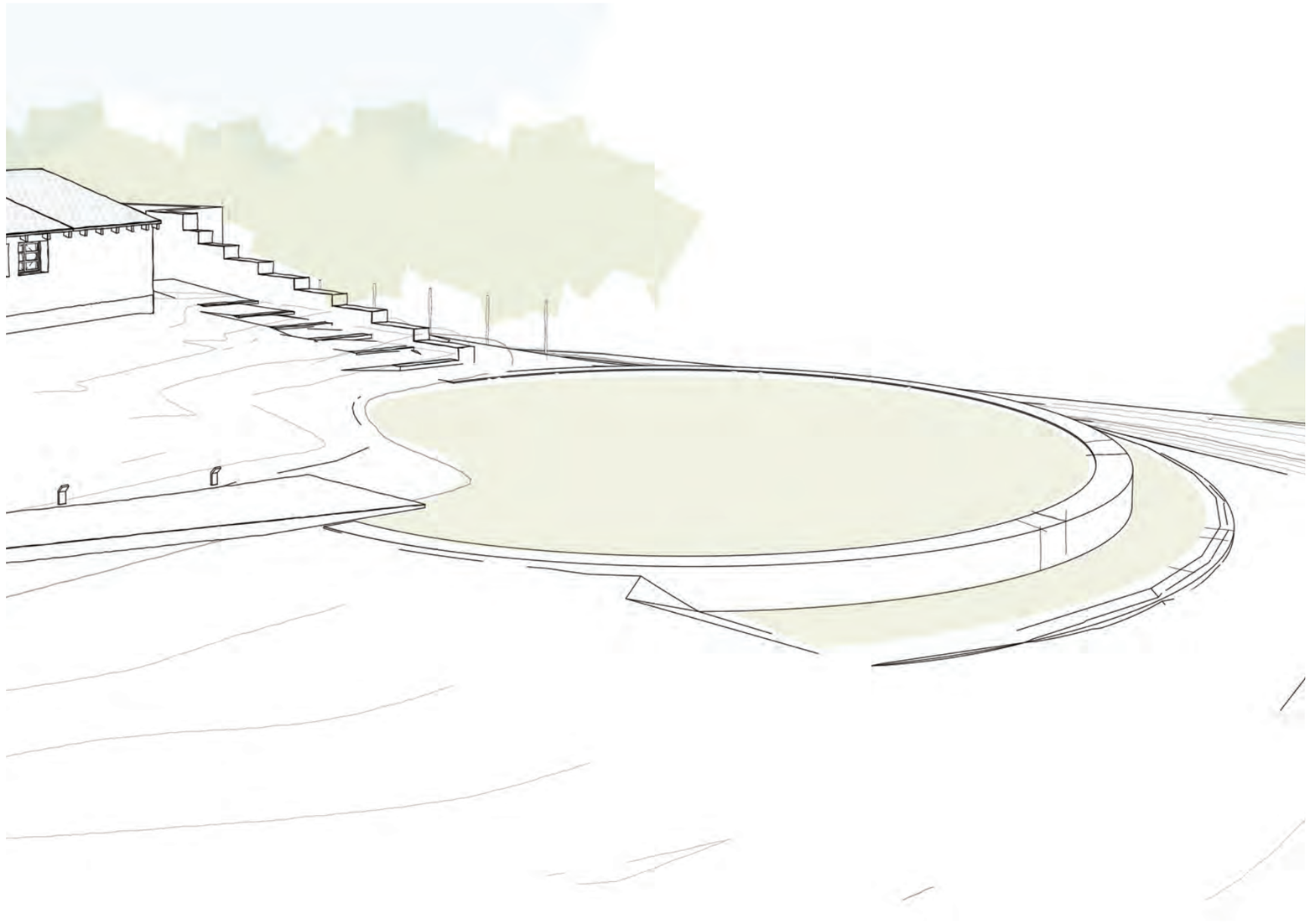
A worker holds up a original cedar shake to the roof of a cabin covered in the chosen composite material

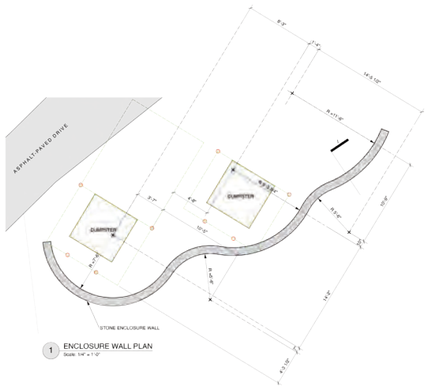
Zilker Clubhouse Rehabilitation

SCHEME **4.2**

PROPOSED CLUBHOUSE AND TERRACES

May 7, 2020





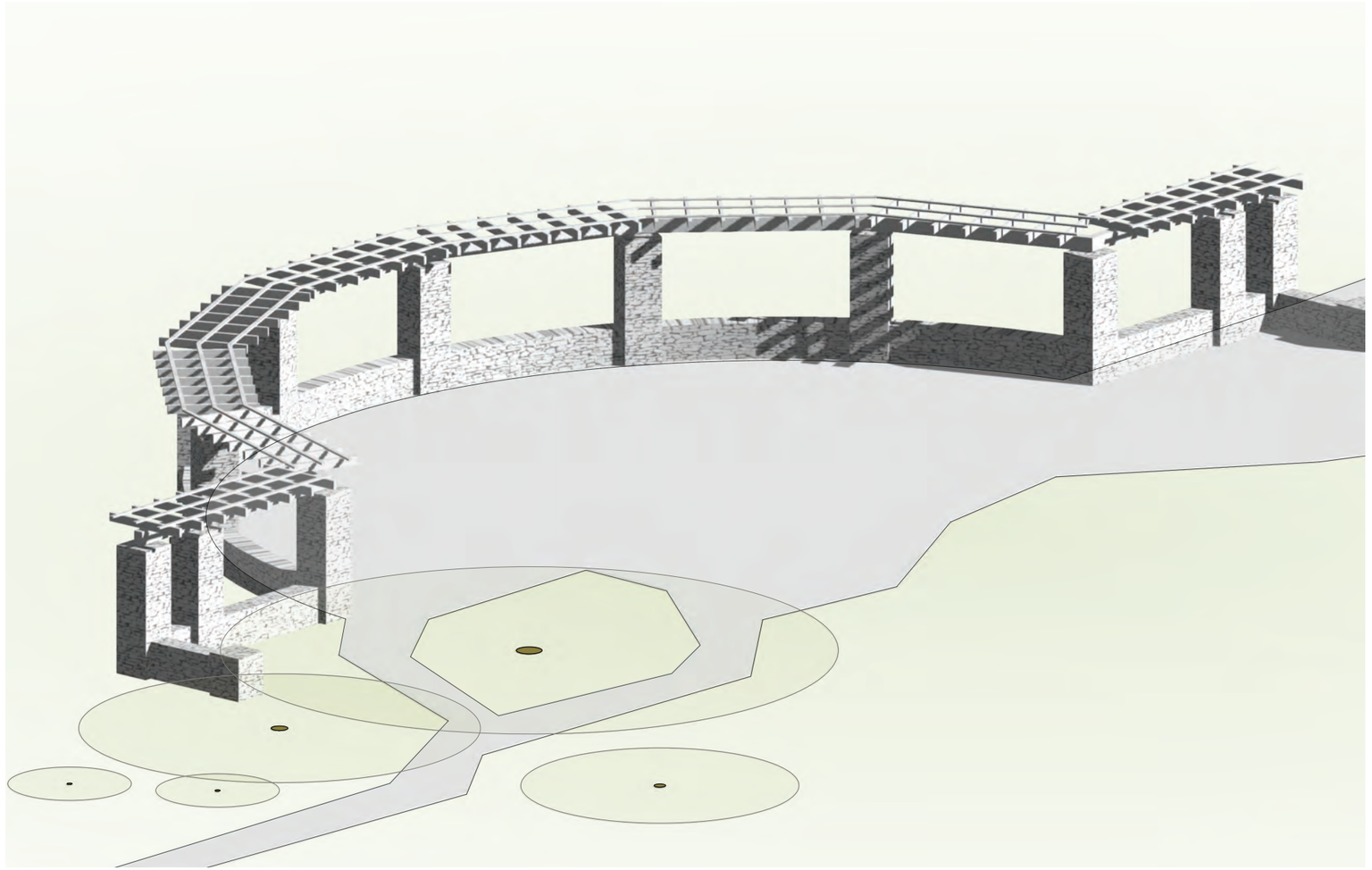
1 ENCLOSURE WALL PLAN
Scale: 1/4" = 1'-0"

2 BOLLARD PLAN
Scale: 1/4" = 1'-0"

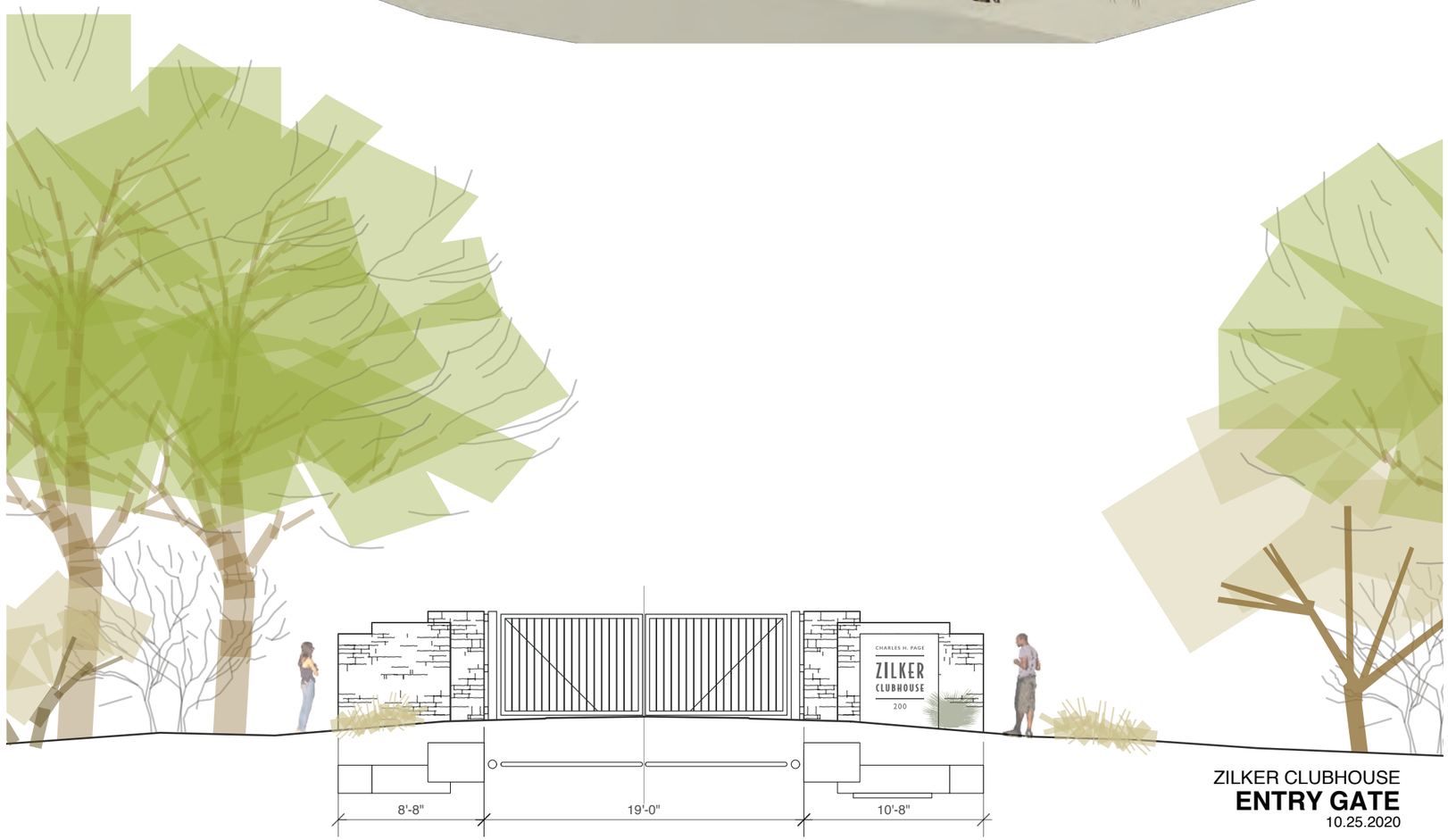
1 PARKING LOT SITE PLAN
Scale: 1" = 20'-0"

NORTH

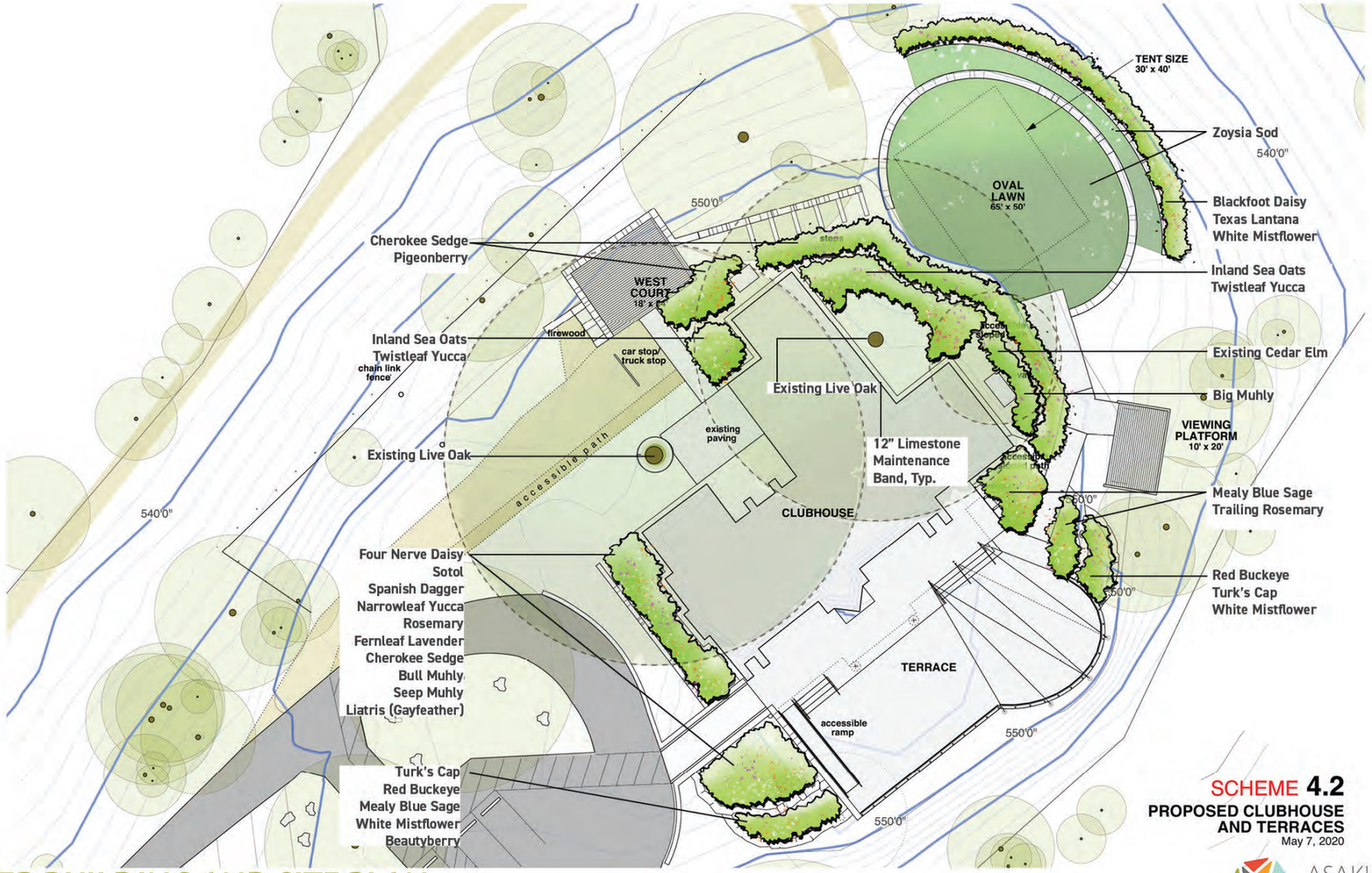
PLAN NORTH



STONE SLAB TEXTURE



ZILKER CLUBHOUSE
ENTRY GATE
10.25.2020



SCHEME **4.2**
PROPOSED CLUBHOUSE AND TERRACES
May 7, 2020

ASAKURA ROBINSON

ZILKER BUILDING AND SITE PLAN

PLANTING PLAN 2020 MAY 13

PLANTING PALETTE

Texas Lantana
Lantana Urticoides

Rosemary
Rosmarinus officinalis

Red Buckeye
Aesculus pavia var. pavia

Fernleaf Lavender
Lavandula multifida

Gayfeather
Liatris spicata

Bull Muhly
Muhlenbergia emersleyi

Inland Seaoats
Chasmanthium latifolium

White Mistflower
Ageratina havanensis

Switchgrass
Panicum virgatum 'Shenandoah'

Seep Muhly
Muhlenbergia reverchonii Vasey & Scribn.

Twistleaf Yucca
Yucca rupicola

Big Muhly
Muhlenbergia lindheimeri

Sotol
Dasylirion wheeleri

Cherokee Sedge
Carex cherokeensis

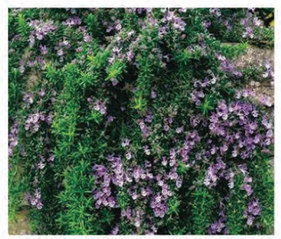
Spanish Dagger
Yucca gloriosa

Narrow Leaf Yucca
Yucca angustissima

Turk's Cap
Malvaviscus arboreus var. drummondii

Pigeonberry
Rivina humilis

Mealy Blue Sage
Salvia farinacea 'Henry Duelberg'



Trailing Rosemary
Rosmarinus officinalis 'prostratus'

American Beautyberry
Callicarpa americana

Blackfoot Daisy
Melampodium leucanthum

ZILKER BUILDING AND SITE PLAN

PLANTING PLAN 2020 MAY 13

ASAKURA ROBINSON

Thank You

Zilker Clubhouse, 1942, Foster, William Hague. University of North Texas Libraries, The Portal to Texas History, https://texashistory.unt.edu; crediting Austin Presbyterian Theological Seminary