

HLC DESIGN REVIEW



ZILKER METRO PARK **ZILKER CLUBHOUSE** REHABILITATION PROJECT

April 12, 2021





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





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

Zilker Clubhouse Rehabilitation



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

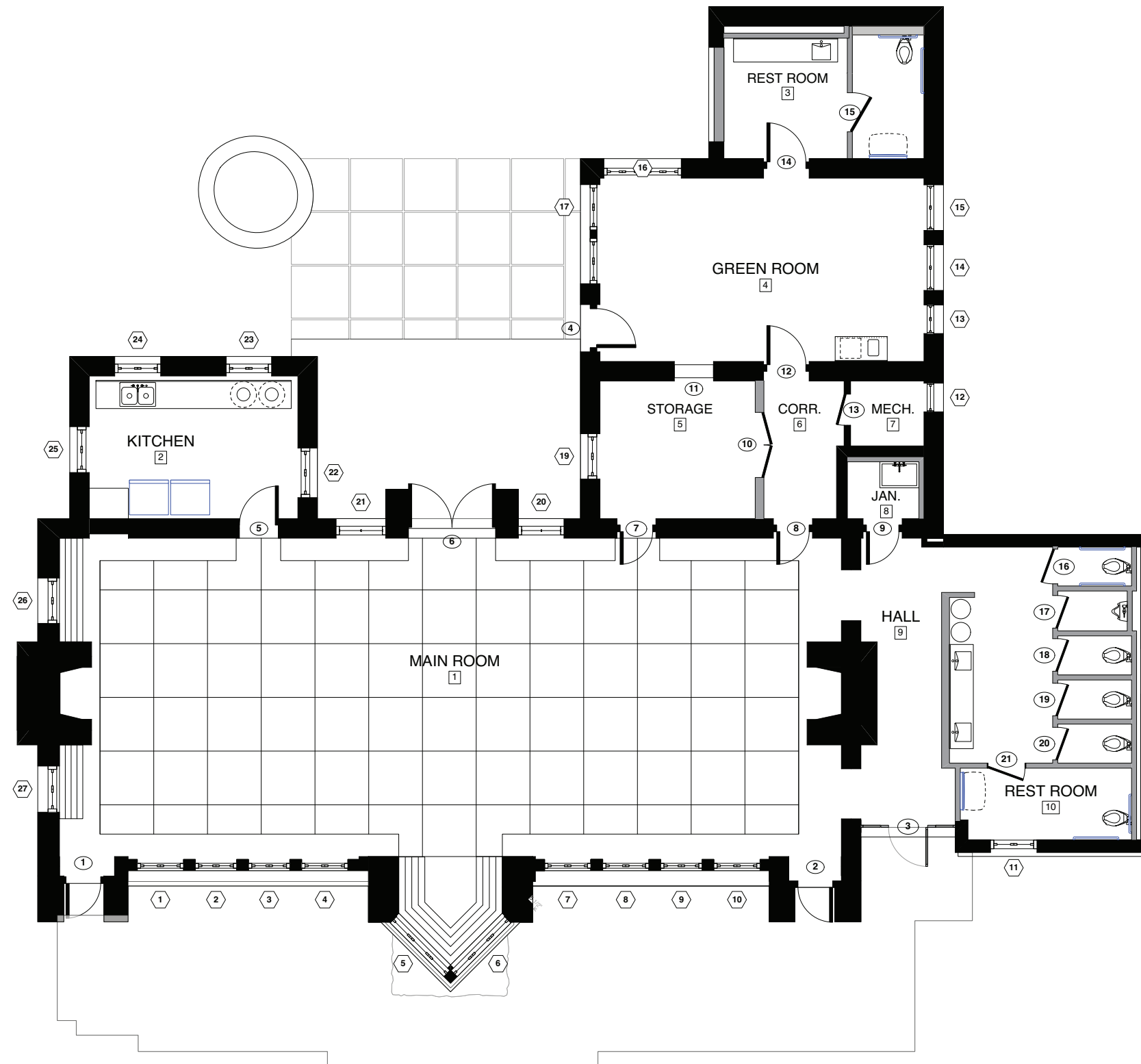
Study HVAC system, water heater relocation, gas service

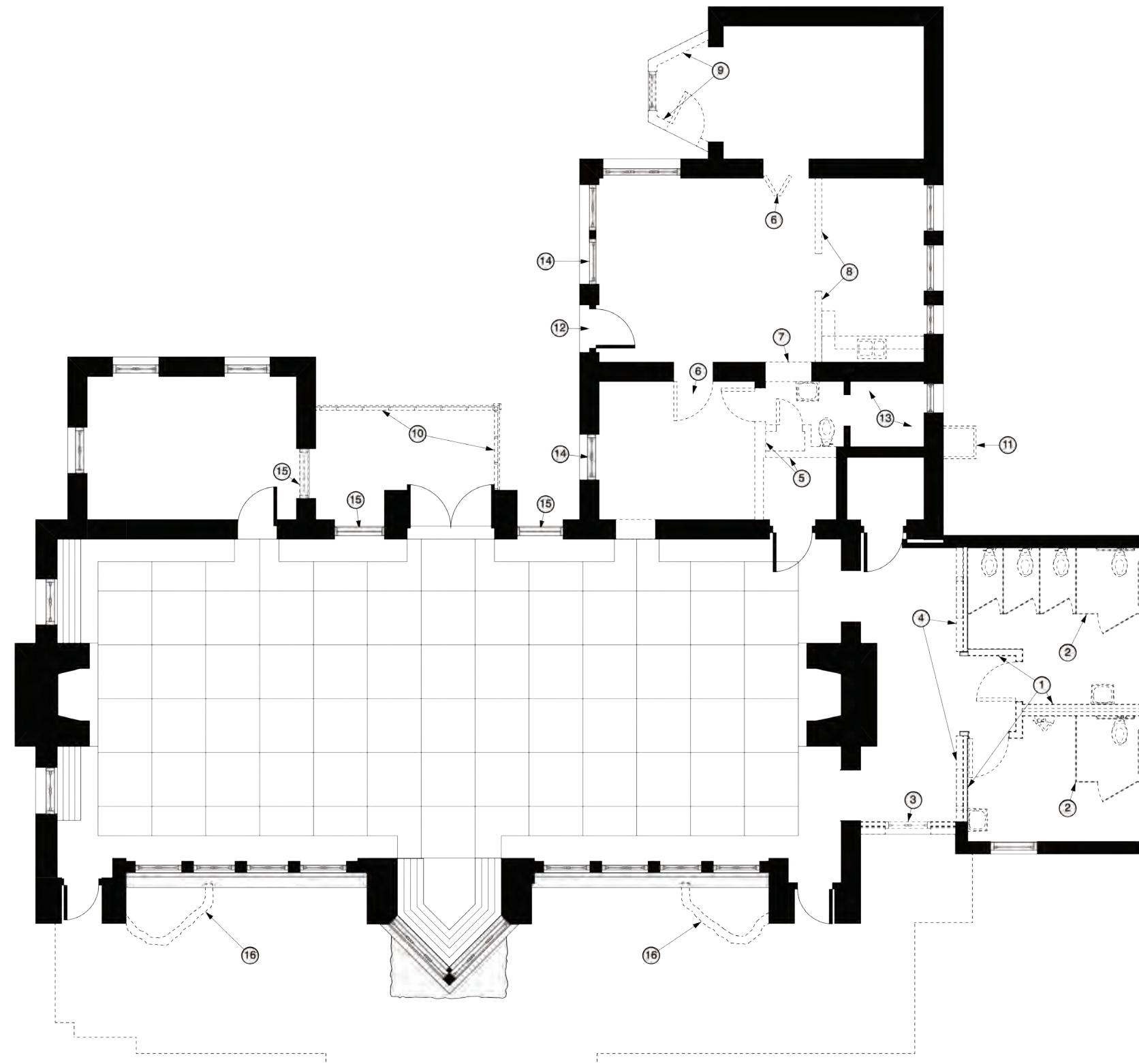
Replace electrical and data systems, improve lighting

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



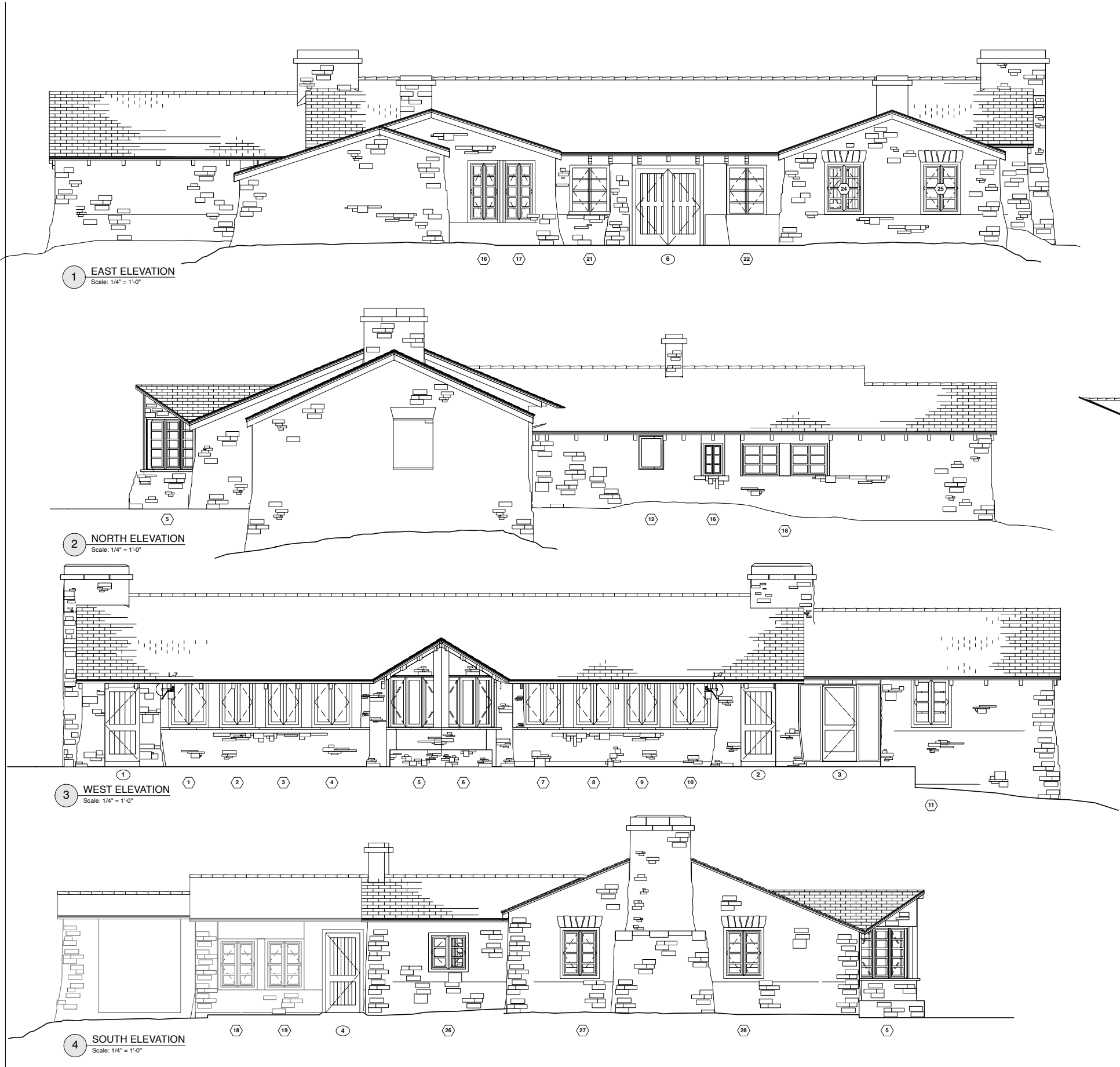






1 DEMOLITION PLAN—BUILDING
Scale: 3/16" = 1'-0"





3M™ Sun Control Window Film Prestige 70

Description
3M Sun Control Window Film Prestige 70 is a multi-layer film designed to be applied to the interior surface of windows. It reduces solar heat gain, glare, and fading of interior furnishings. It also provides UV protection and is resistant to vandalism and fire.

Features
• Reduces solar heat gain by up to 88%
• Reduces glare by up to 99%
• Blocks 99% of UV rays
• Resistant to vandalism and fire
• Available in a variety of colors and finishes

Installation
3M Sun Control Window Film Prestige 70 is a multi-layer film designed to be applied to the interior surface of windows. It reduces solar heat gain, glare, and fading of interior furnishings. It also provides UV protection and is resistant to vandalism and fire.

Performance

Property	Value
Total Solar Energy Rejected	88%
Visible Light Transmission	70%
U-value	0.30
Shading Coefficient	0.25

Notes
• 3M Sun Control Window Film Prestige 70 is a multi-layer film designed to be applied to the interior surface of windows. It reduces solar heat gain, glare, and fading of interior furnishings. It also provides UV protection and is resistant to vandalism and fire.
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The building is stone with a tile roof. Success of Fete Pleases Scouts, AS, 8 June 1934



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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



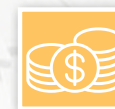
Lifetime Warranty

- 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



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 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.



The original cedar shake roofs in 1936

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 asphalt 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.

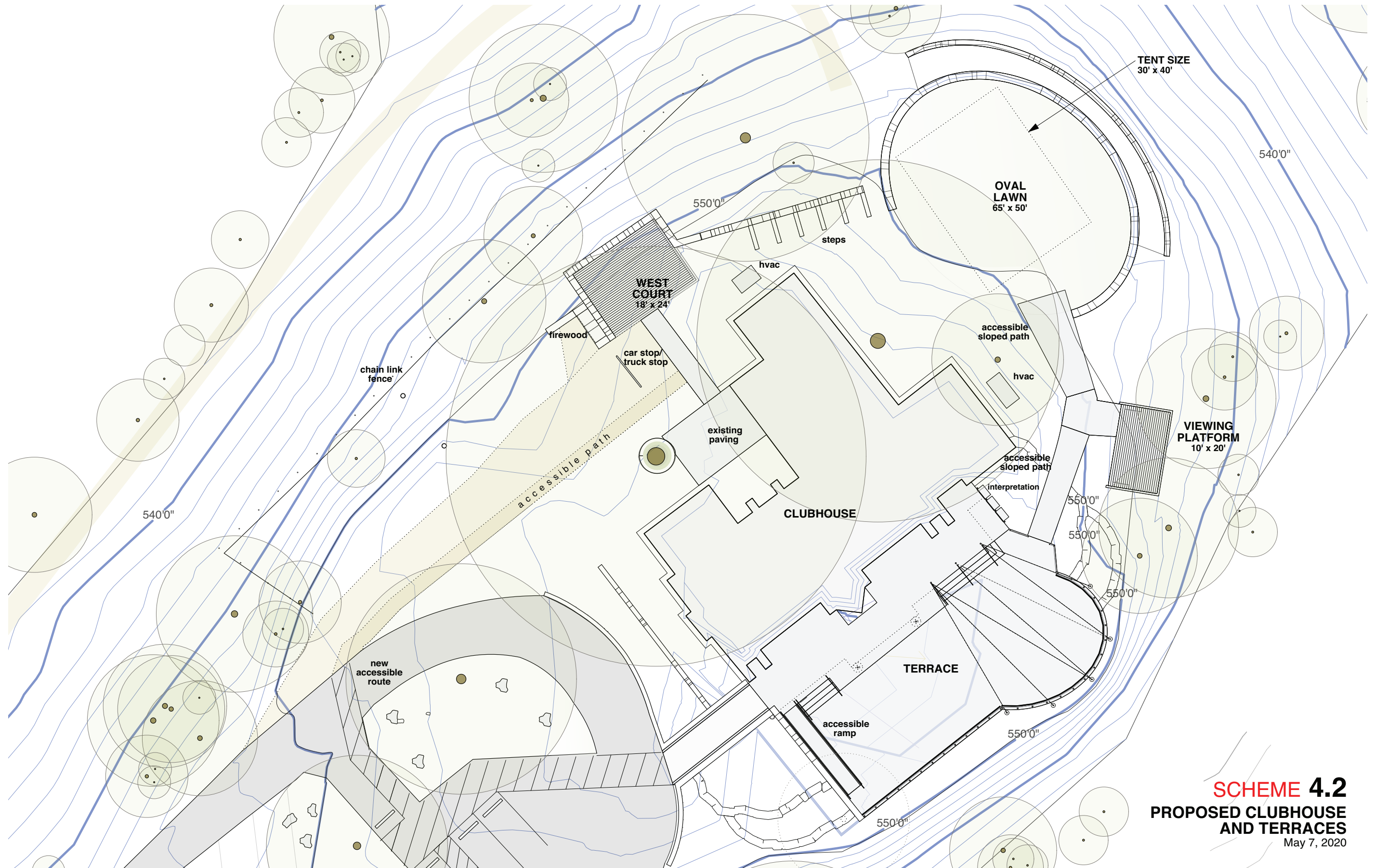


A worker holds up a original cedar shake to the roof of a cabin covered in the chosen composite material

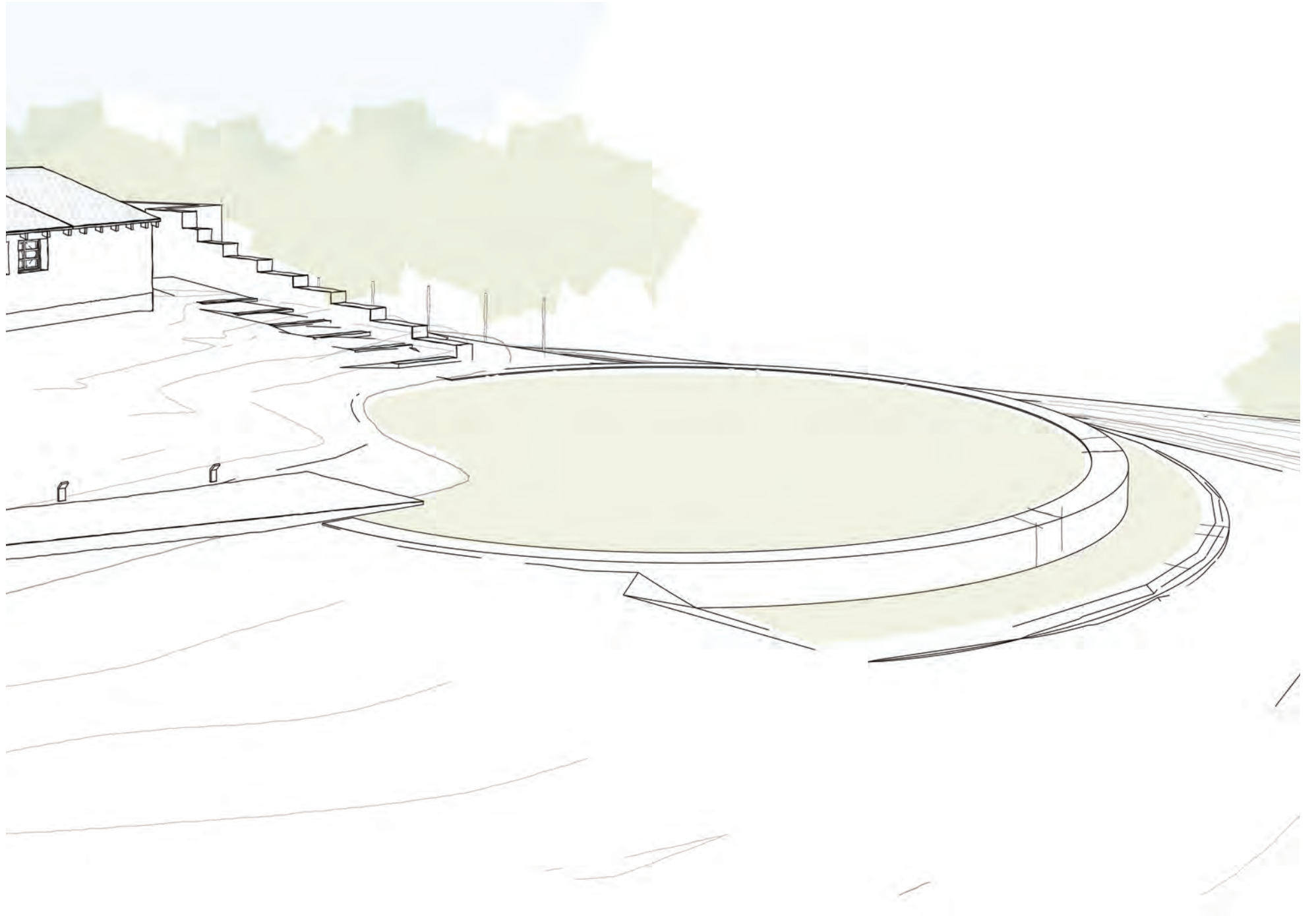


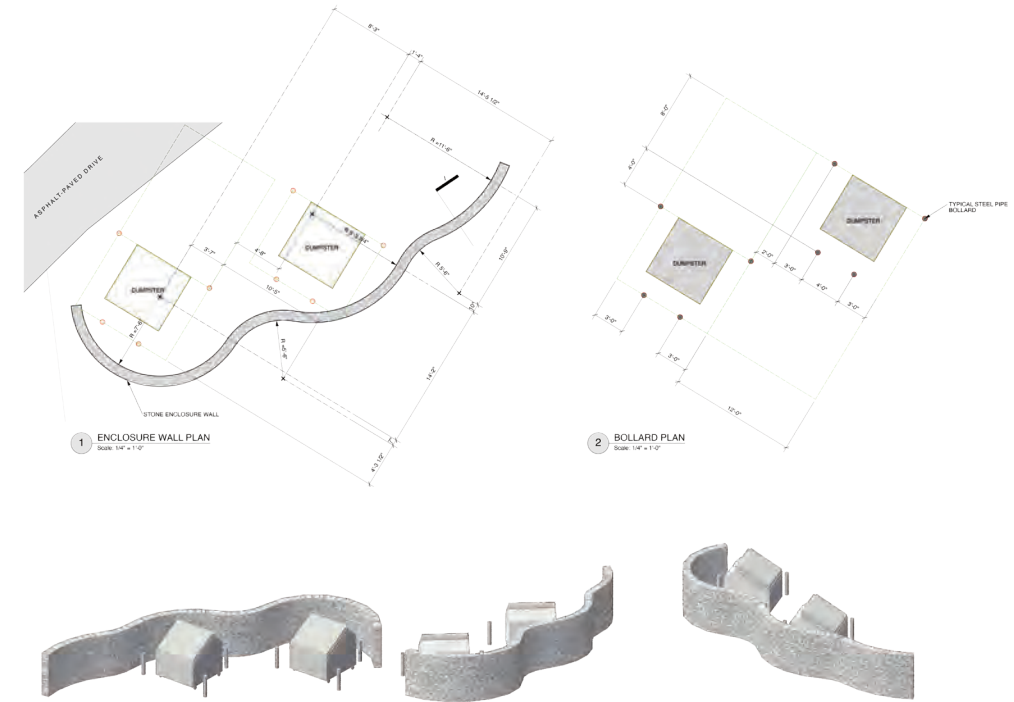


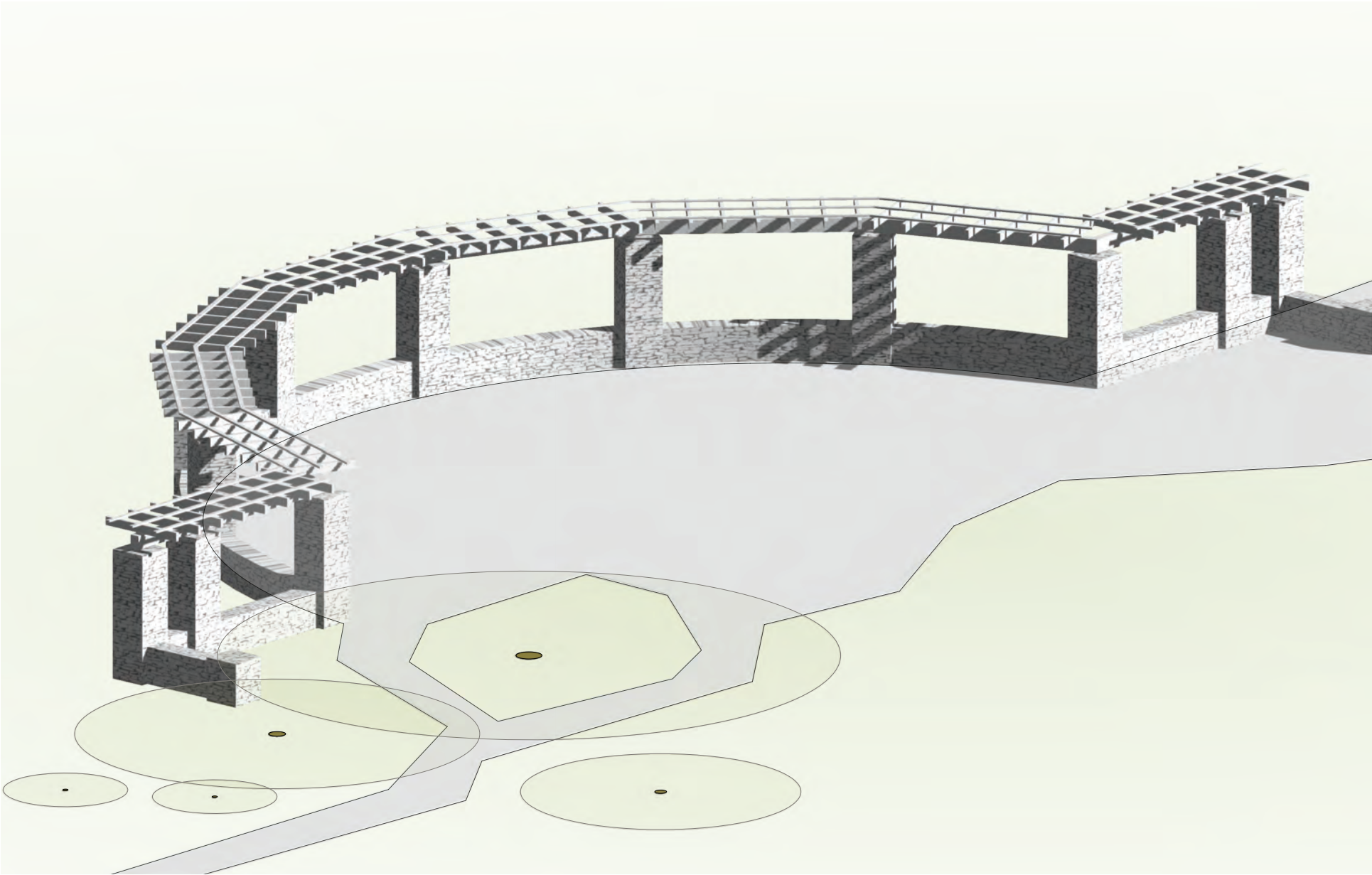




SCHEME 4.2
**PROPOSED CLUBHOUSE
AND TERRACES**
May 7, 2020

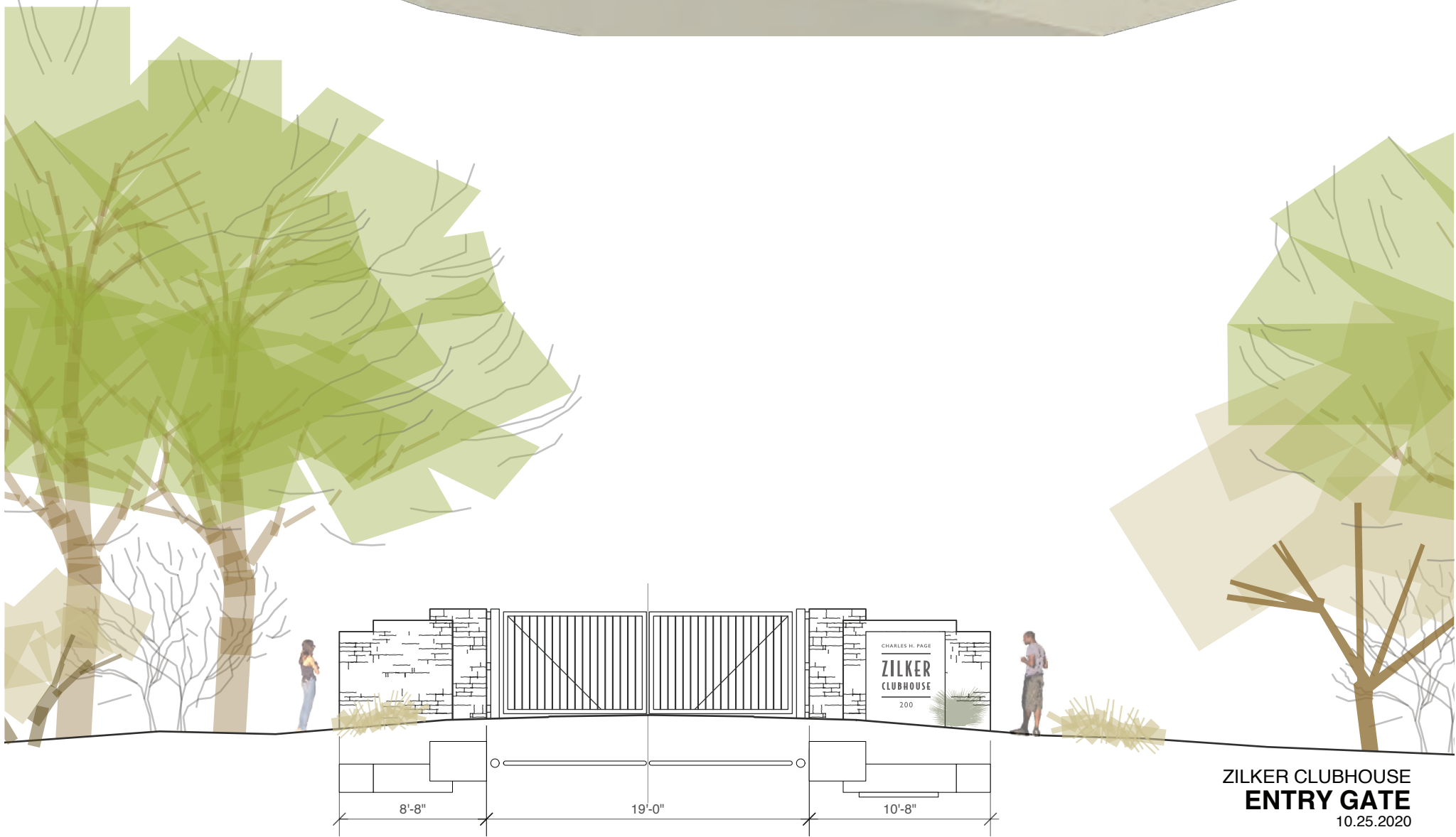


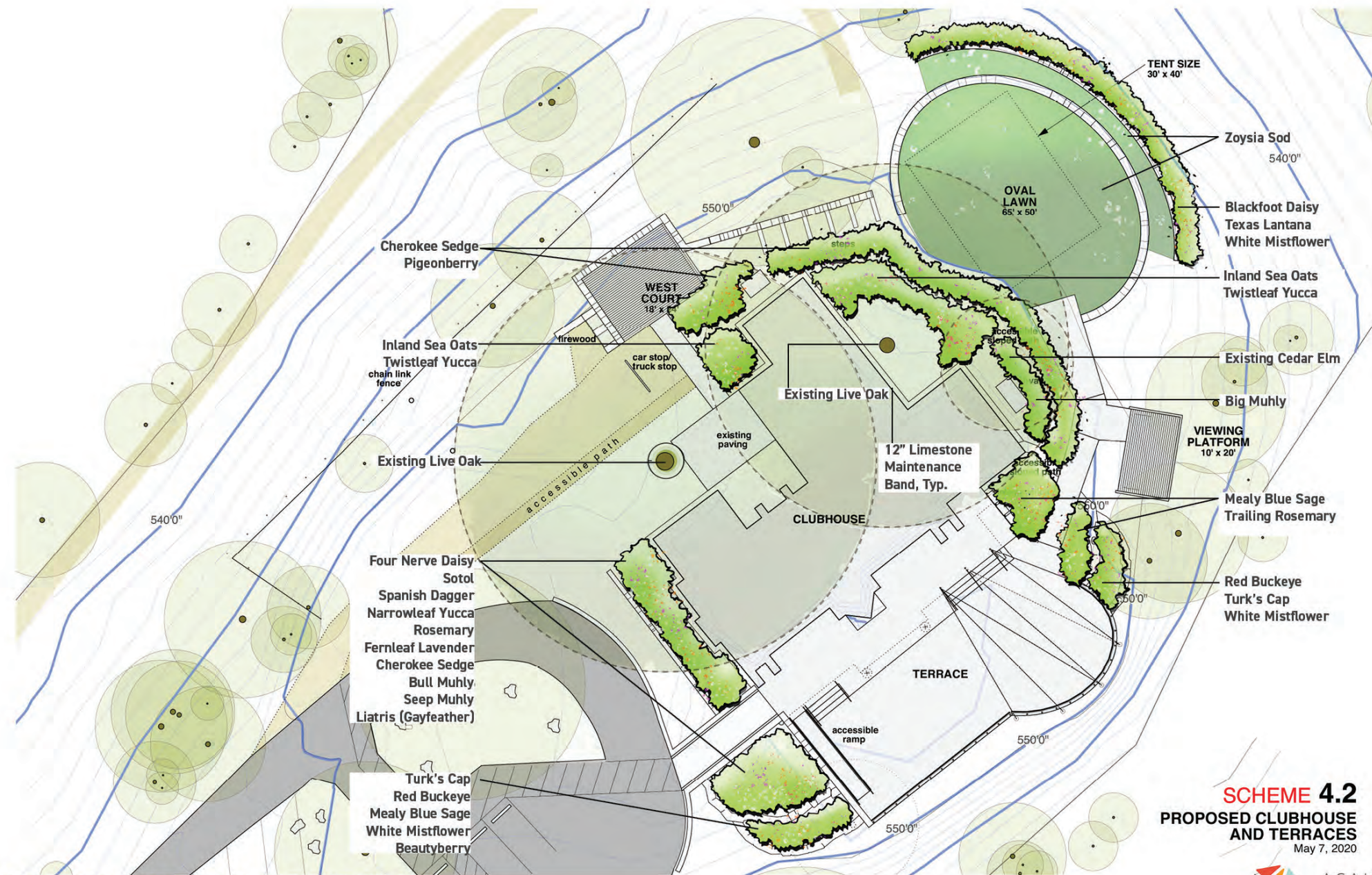






STONE SLAB TEXTURE





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 Sea oats
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



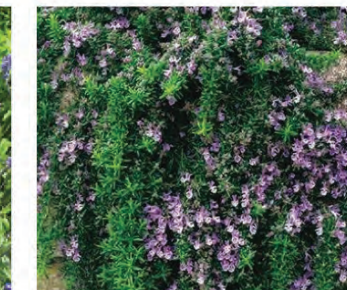
Turk's Cap
Malvaviscus arboreus var. *drummondii*



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



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