

OPEN HOUSE



ZILKER METRO PARK CLUBHOUSE REHABILITATION PROJECT

November 10, 2020



Meeting Purpose

This meeting will introduce the project team and share more about the rehabilitation plans. The project team will explain the scope and purpose of the renovations, and how these changes will ensure sustained use by Austin residents for generations.

An opportunity to ask questions for clarification or additional information will occur at the end of the presentation.



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







Lookout Point construction, 1934, Austin History Center



Lookout Point, 1934, Austin History Center



Lookout Point, 1937, Austin History Center



Lookout Point, 2020



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 Metro Park Clubhouse Rehabilitation



Photo courtesy [gypc.girl.photography](https://www.gypc.girl.photography)

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

Preliminary Design Report
ZILKER CLUBHOUSE
 Rehabilitation



200 Arnulfo Alonso Way
 Austin, Texas



View to the north of the Main Room. The original window opening on this wall was converted to door openings to access the restroom addition in 1996.



View to the south of the Main Room. An interior photograph from the 1940s shows a door opening in the southwest corner, now infilled.



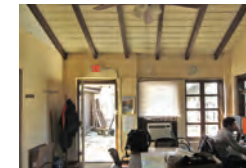
View to the east in the Kitchen. Surface-mounted conduit and electrical device boxes provide power for catering use.



View to the west in the Kitchen. A free-standing refrigerator/freezer and range provide appliances for catering use.



The restroom addition uses similar stone wall construction, with smooth stone headers at the openings.



The original caretaker's residence area, now used as office space.

ZILKER CLUBHOUSE Rehabilitation

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Based on a projected space usage diagram, a preliminary occupant load calculation was prepared.

Contemporary Needs

Building Code

Under the 2015 *International Building Code*, the building is classified as an Assembly-Group A-3 occupancy. The building is assumed to be a Type V-A construction type, in previous permit determinations made by the building officials. The existing building conforms to the allowable height and area limitations for the occupancy group and type of construction classifications.

In Assembly occupancies, spaces with an occupant load of more than 49 must have two exits. The exits must be located at a distance apart of not less than half of the largest diagonal dimension of the room or area served. The Main Room is subject to the two exit requirement, under current code. Restoring the original entry on the west side of the building will enhance conformance with this requirement, since the two existing exits are both on the east side of the room.

The toilet room, storage and mechanical room functions are considered accessory occupancies to the main Assembly occupancies. A one-hour fire-resistance rated corridor is required under the Assembly occupancy, since the building does not have a sprinkler system, but the configuration of the building doesn't appear to have spaces that meet the definition of a corridor. It may be helpful to review the applicability of this requirement with a building official, as the rehabilitation design is developed.

In a preliminary review meeting with the Austin Fire Department plan reviewer, the configuration of the existing fire lane and fire hydrant locations were discussed. Based on their understanding of the preliminary project scope, the AFD indicated that upgrades to the fire access land and fire hydrant locations would not be required for the Rehabilitation project.

We also reviewed the requirements for plumbing fixture counts within current code.

Preliminary Design Report

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Figure 2: Bathroom Heating Supply and Return

The caretaker's quarters are conditioned with three window heat pump units, shown in Figure 3. All window units are outdated and inefficient as well as reduce the aesthetics of the yard, which will be updated to be the main entrance of the building. The units are connected via exterior conduit ran outside, further cluttering the outside space. During the site visit, we noted that there are several personal heaters in the caretaker's space, indicating insufficient heating by the window units. Personal heaters are inefficient and increase the electrical load of the building, leading to high electricity bills.



Figure 3: Caretaker Window Units



Zilker Clubhouse
 Initial Structural Evaluation

Prepared for:

Limbacher & Godfrey Architects
 2124 E. 6th Street, #102
 Austin, Texas 78702



SPARKS ENGINEERING, INC.

FEBRUARY 3, 2020

Public Engagement Survey

Zilker Clubhouse Rehabilitation

Survey to Vendors and Renters

Project Engagement

PARTICIPANTS

72

RESPONSES

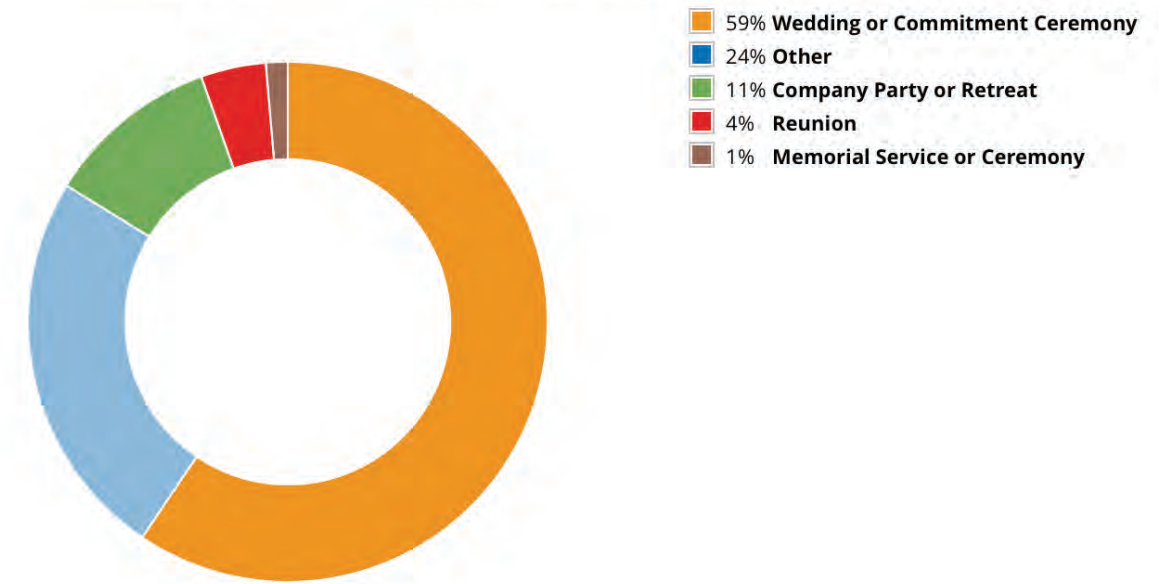
651

COMMENTS

328

- Would a dedicated “Green Room” where a bride or groom could get dressed and prepped or other “back of house” area improve the function of the Zilker Clubhouse as an event venue?
- The Clubhouse is a historic facility and therefore is not air conditioned in the Main Hall. Based on your experience in the space, please position the slider to identify how strongly you feel.
- There is a grassy lawn on the north side of the building. Would improvements to this lawn area enhance future experiences at this site?

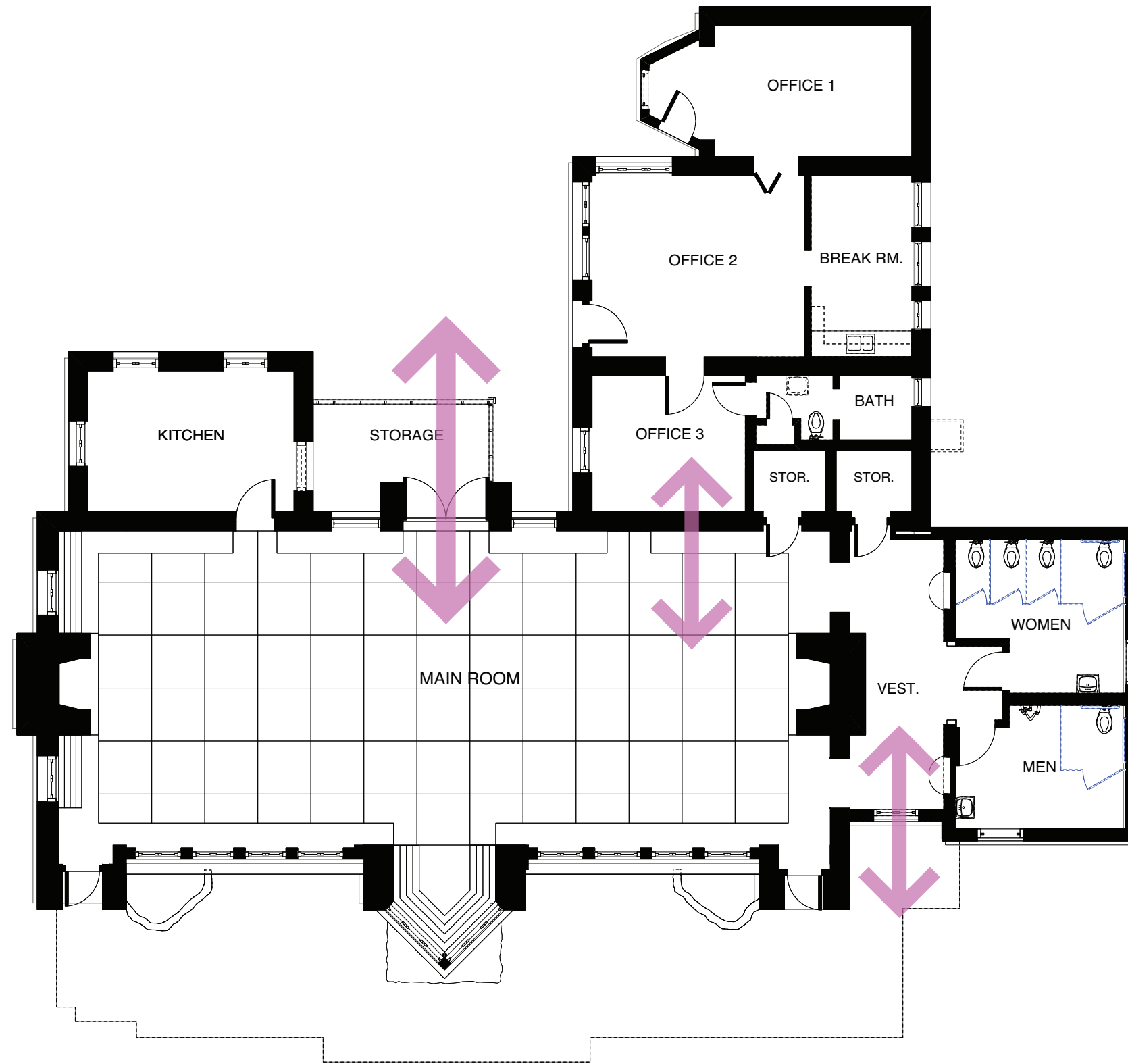
For what purpose(s) have you used the Zilker Clubhouse previously?

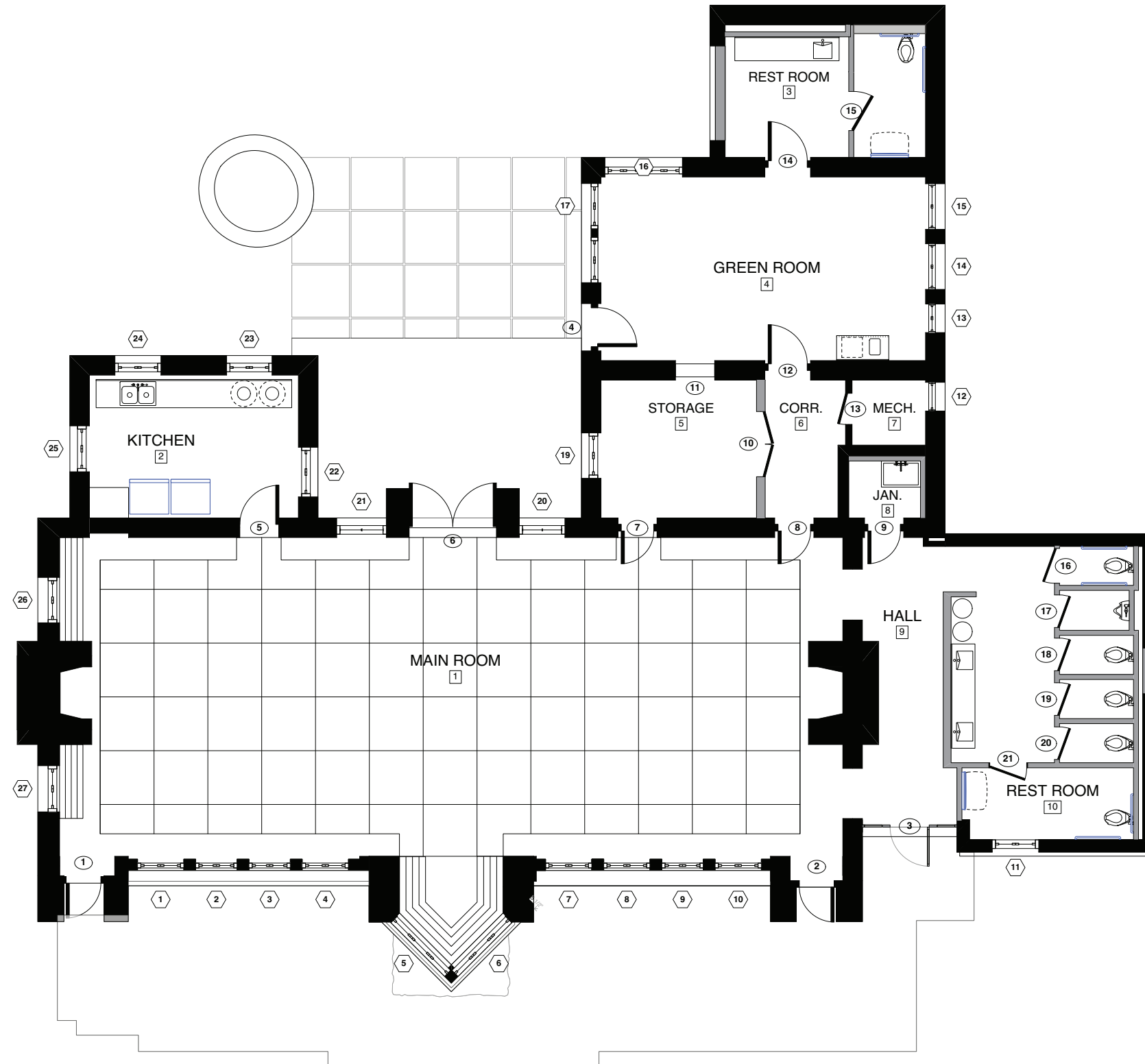


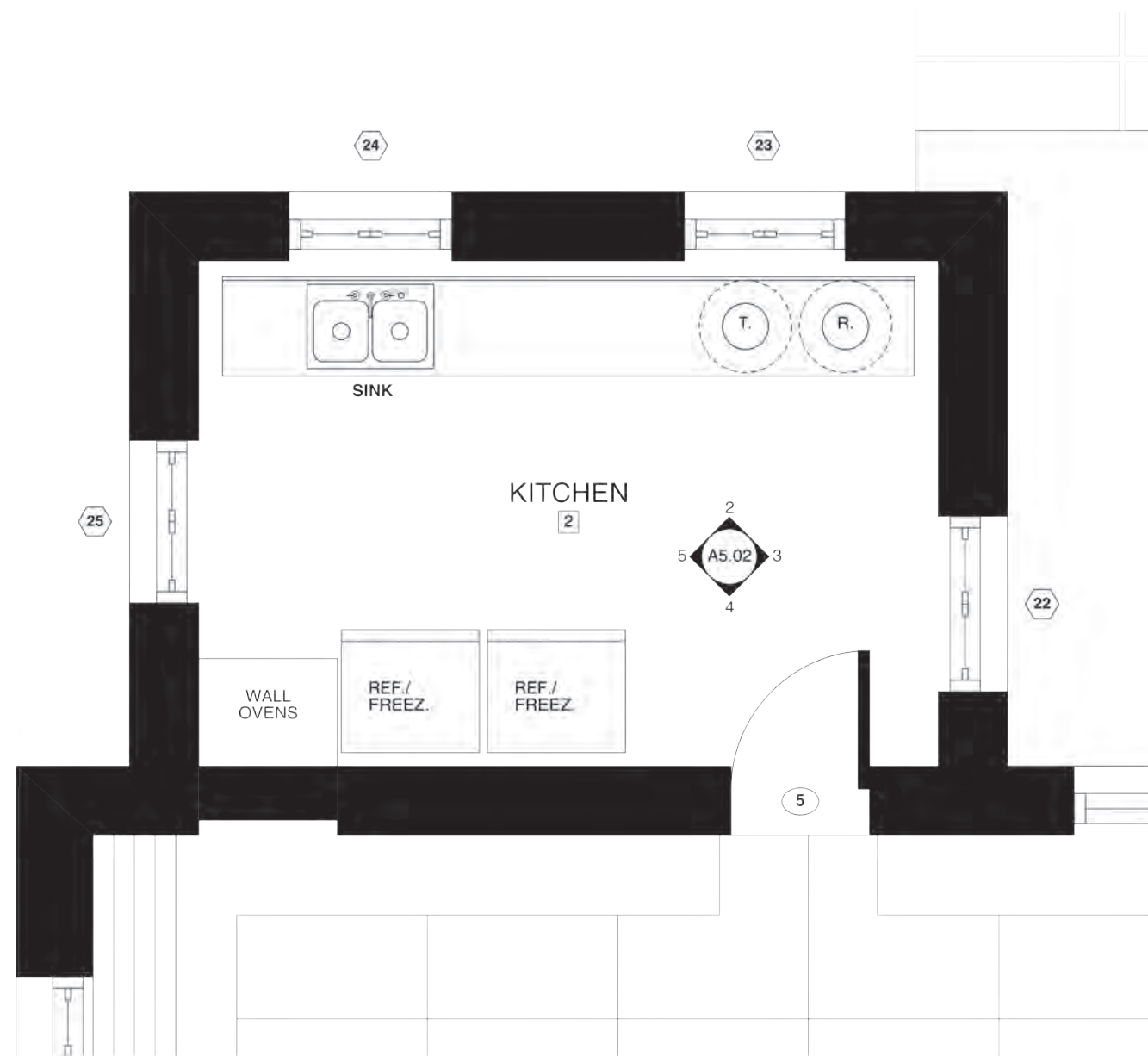
68 respondents









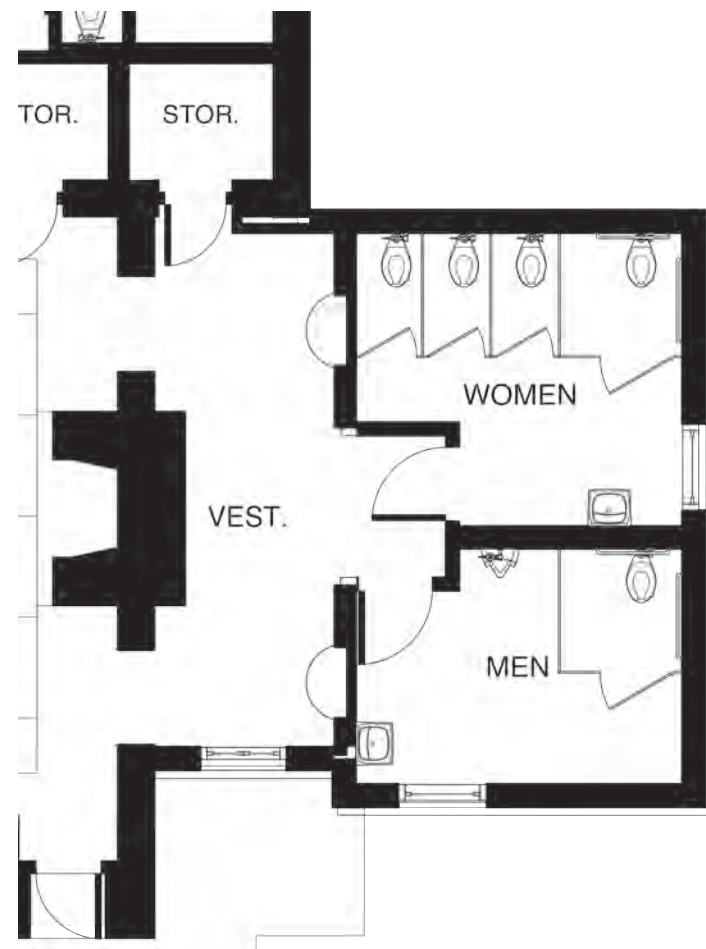


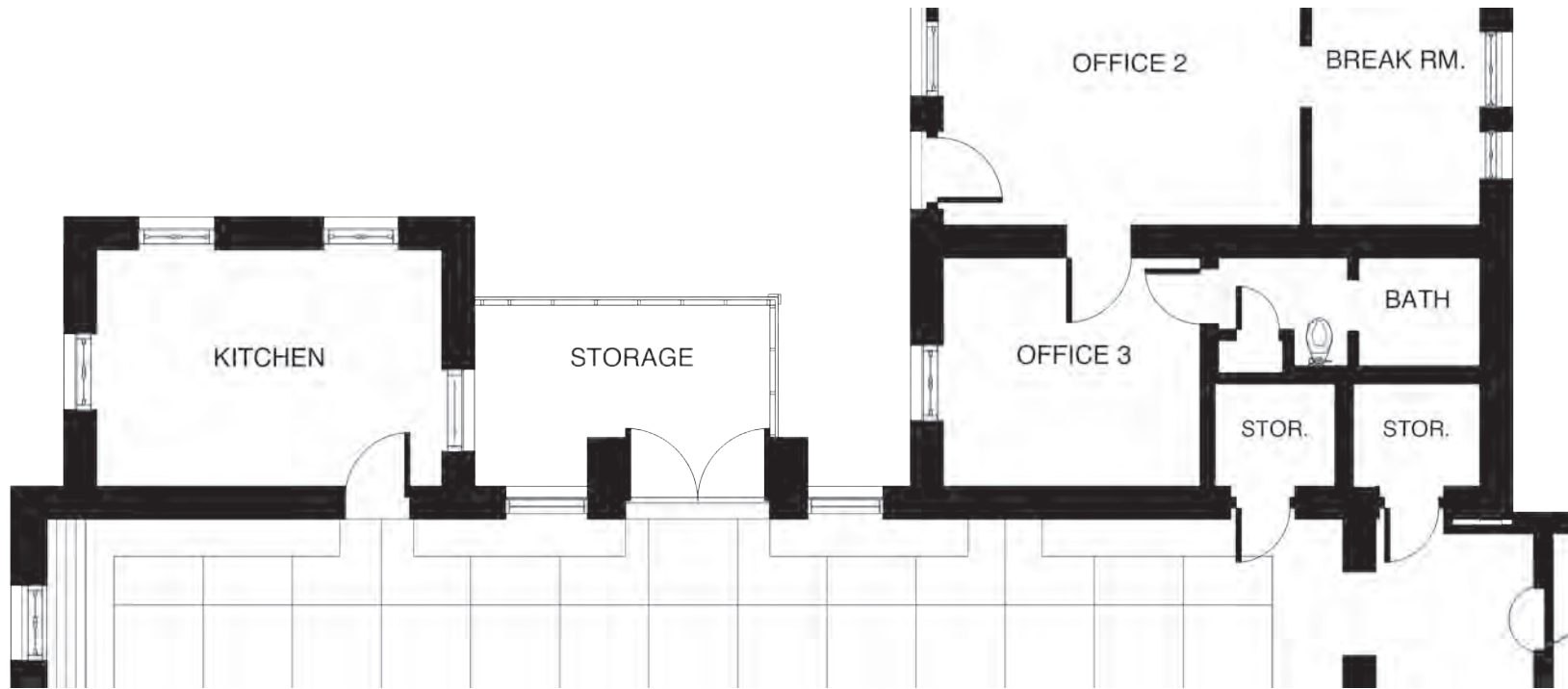
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ENLARGED PLAN—KITCHEN

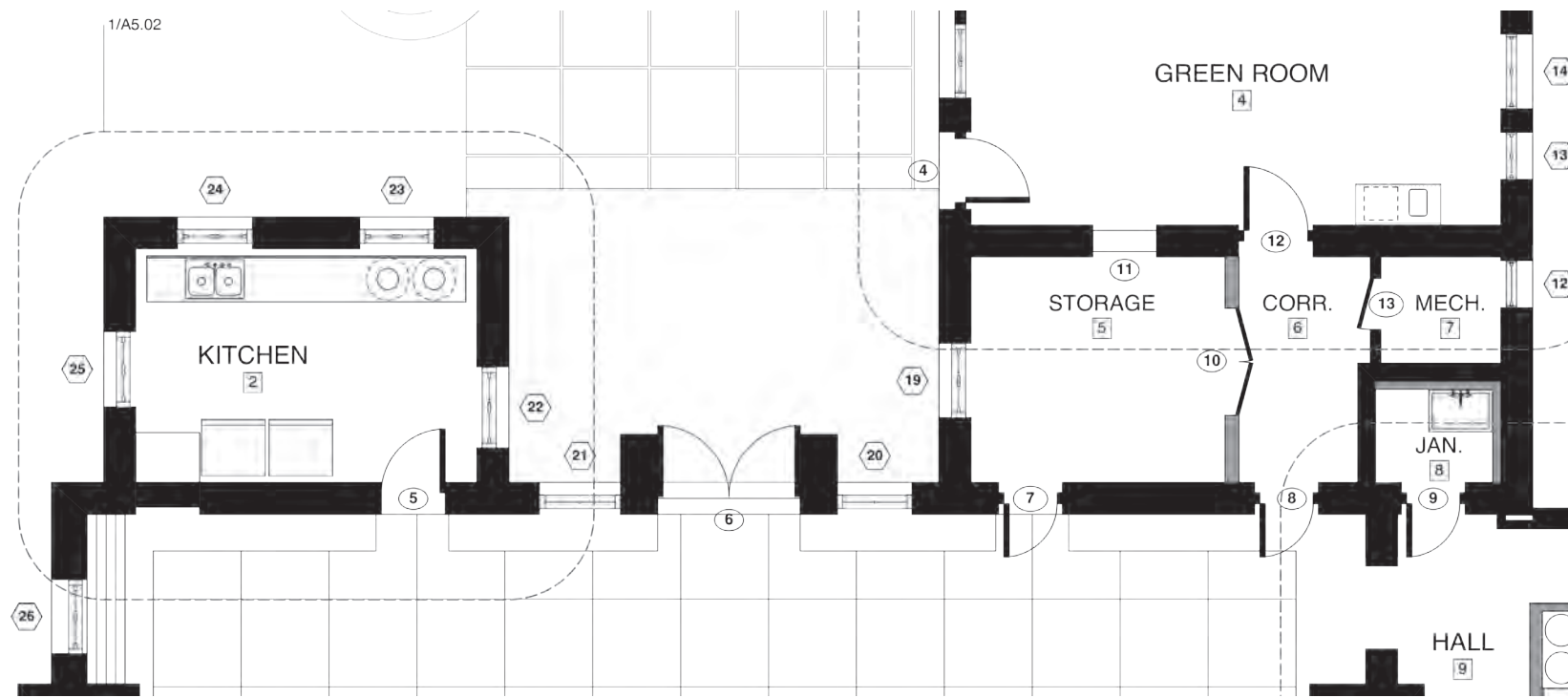
Scale: 3/8" = 1'-0"





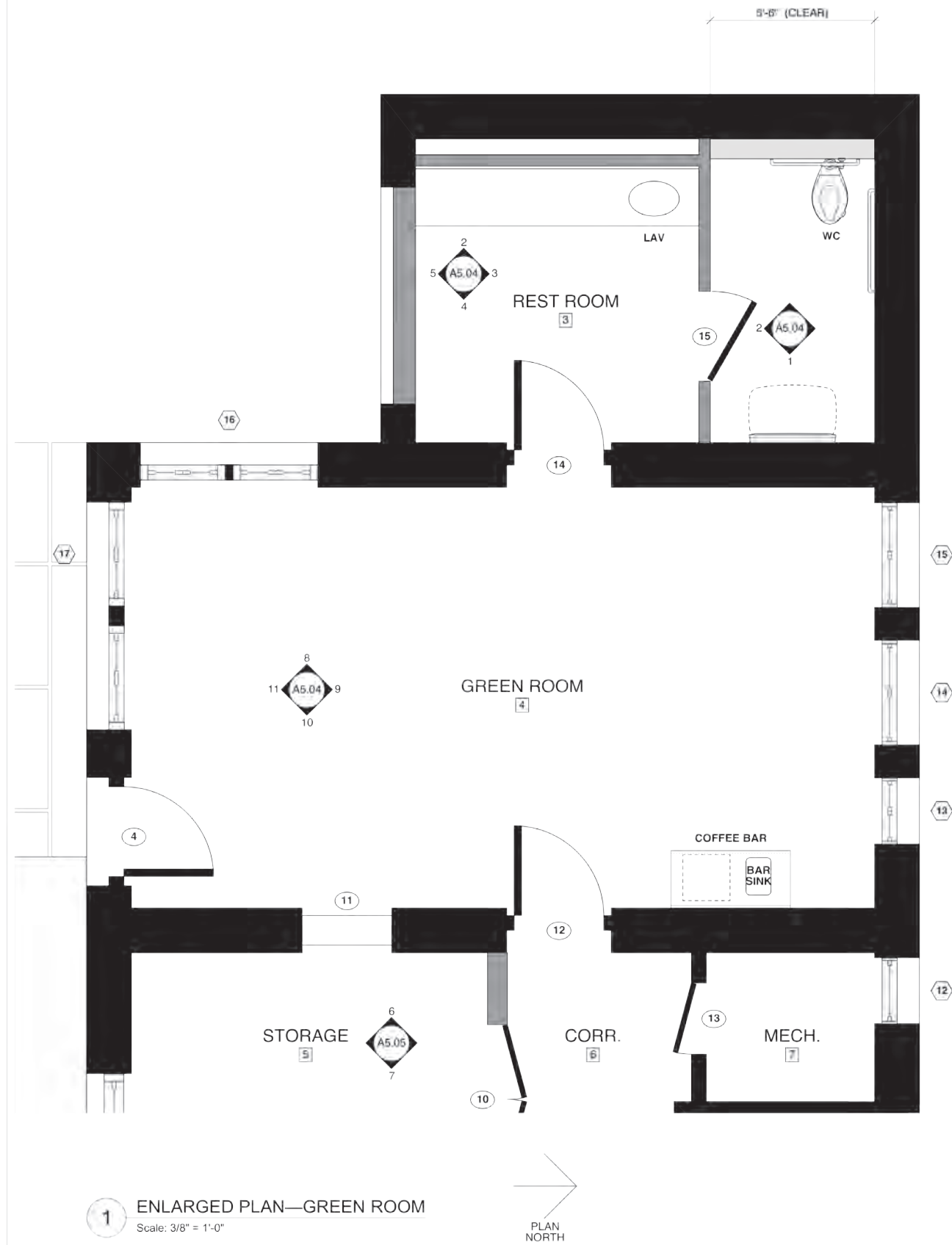


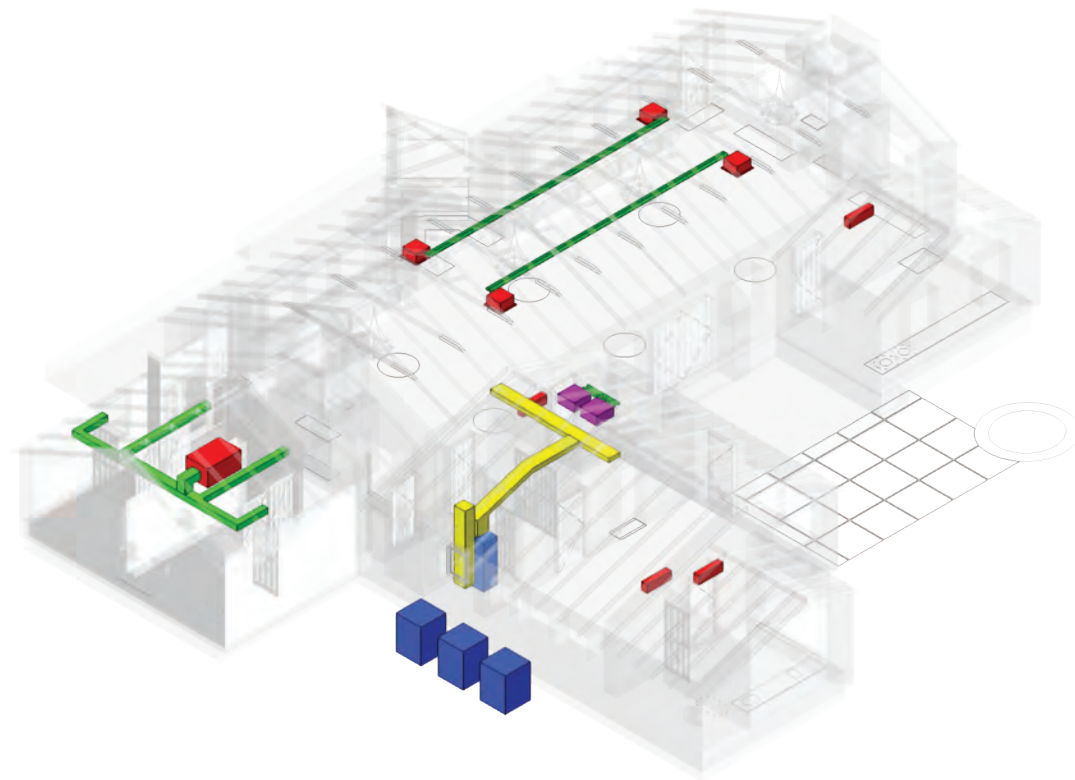
Existing



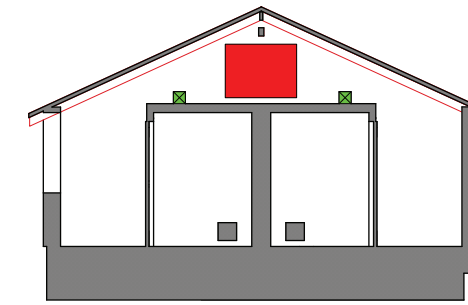
Proposed



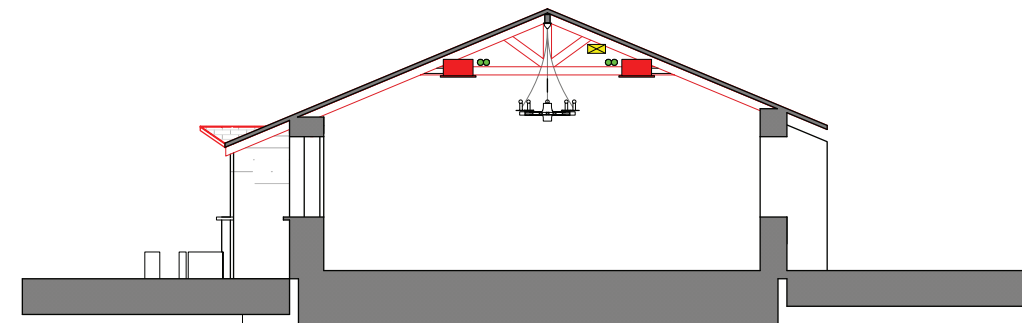




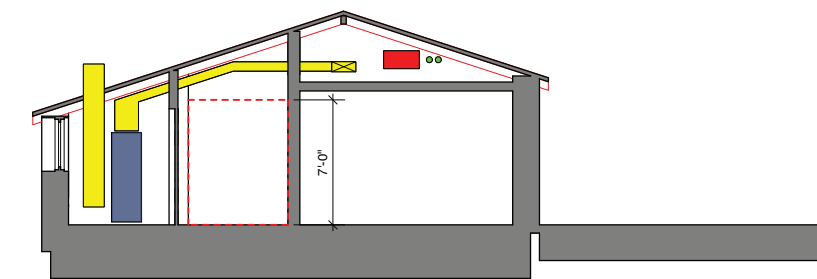
VRF MECHANICAL DIAGRAM



SECTION thru RESTROOMS



SECTION thru MAIN ROOM



SECTION thru MECH CLOSET





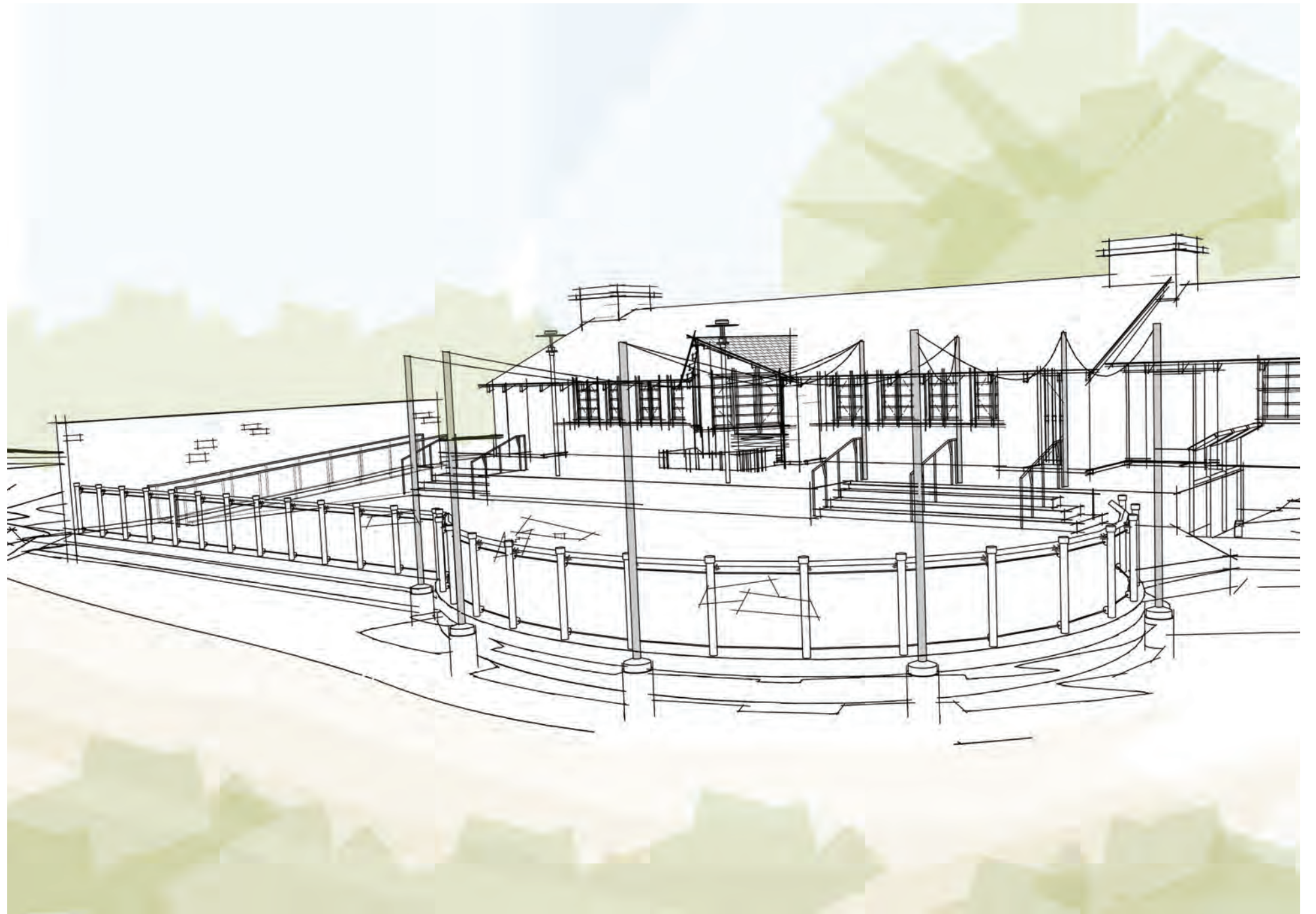
**EXISTING CLUBHOUSE
AND TERRACE**

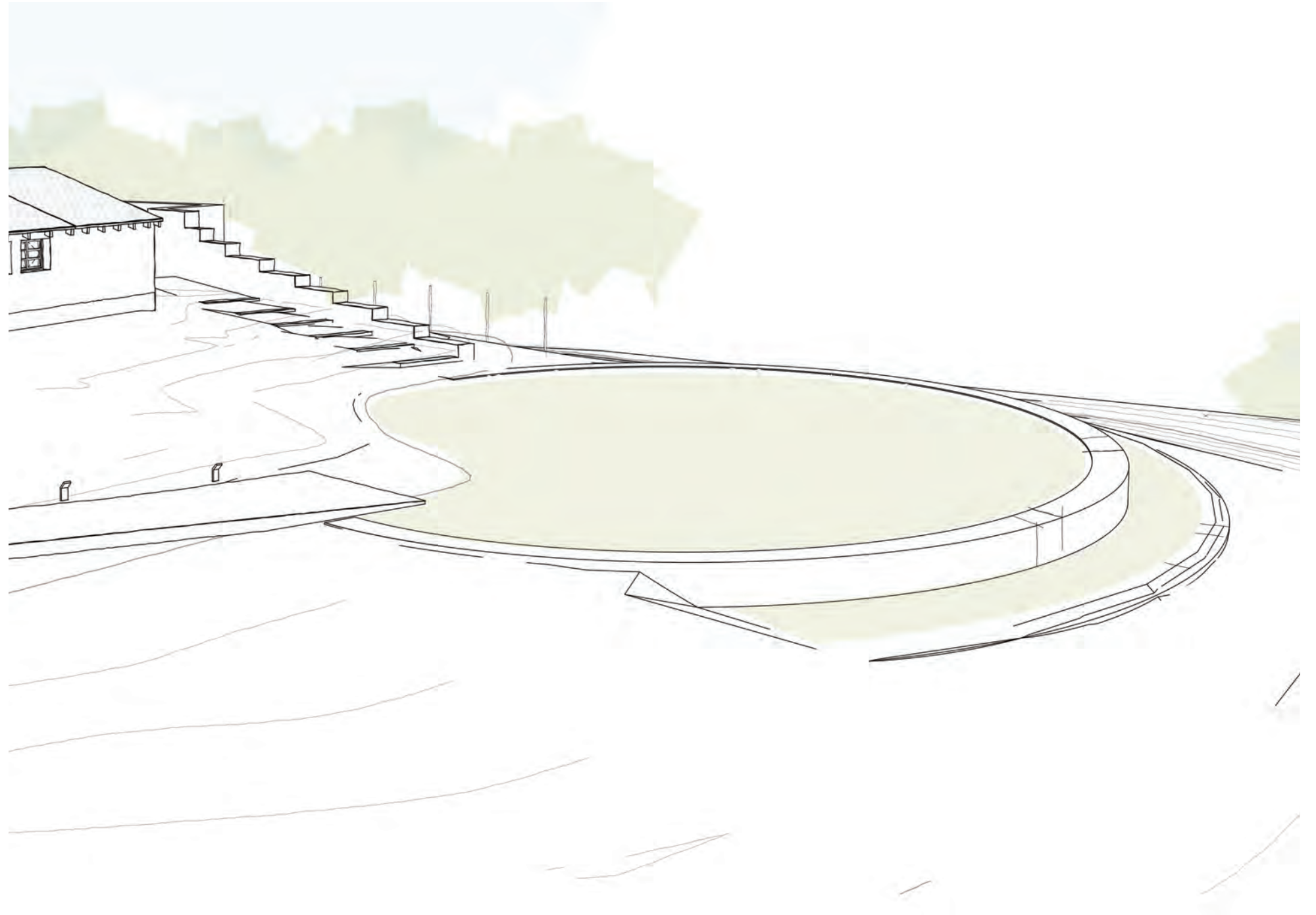


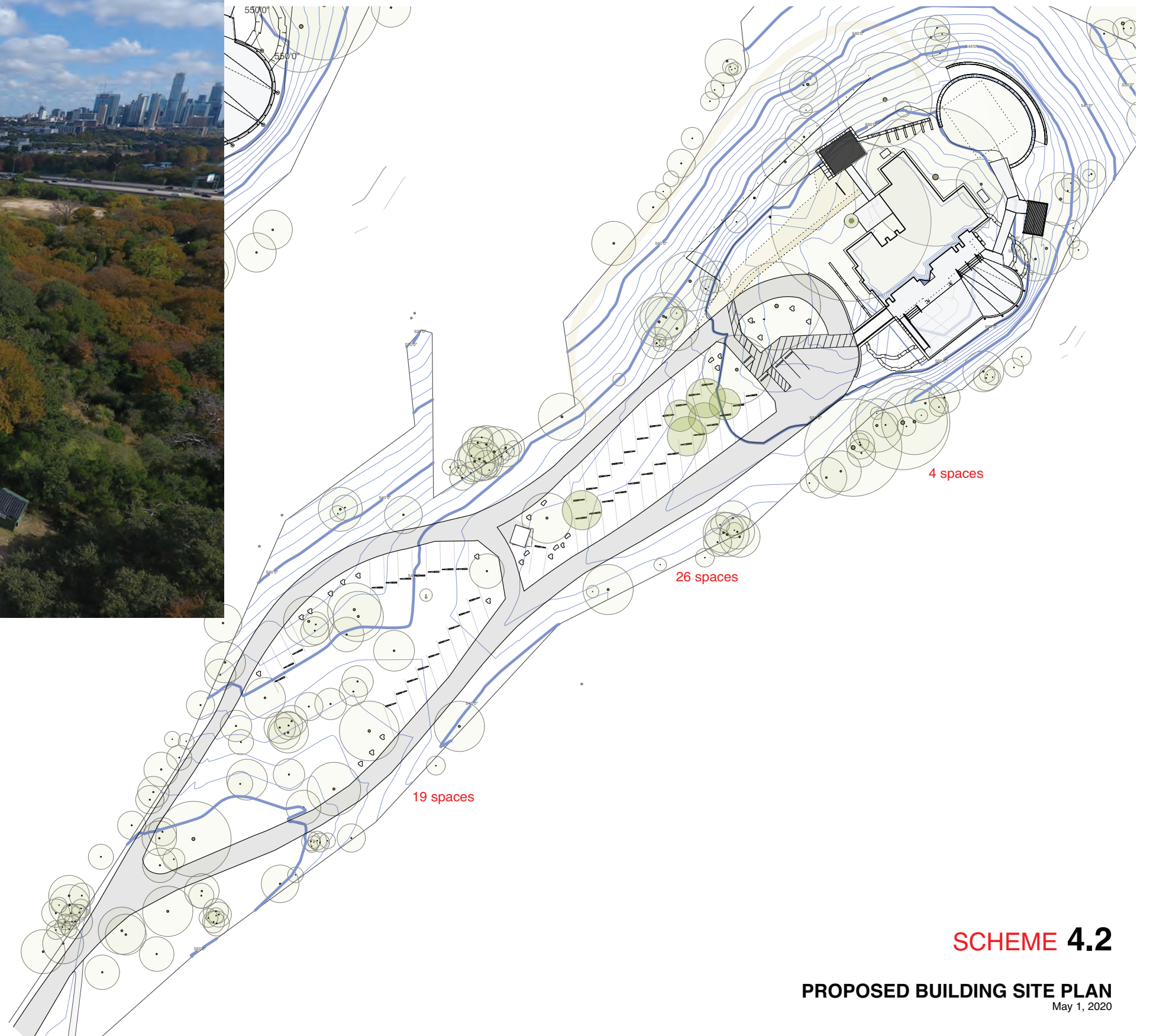




SCHEME 4.2
PROPOSED CLUBHOUSE AND TERRACES
 May 7, 2020



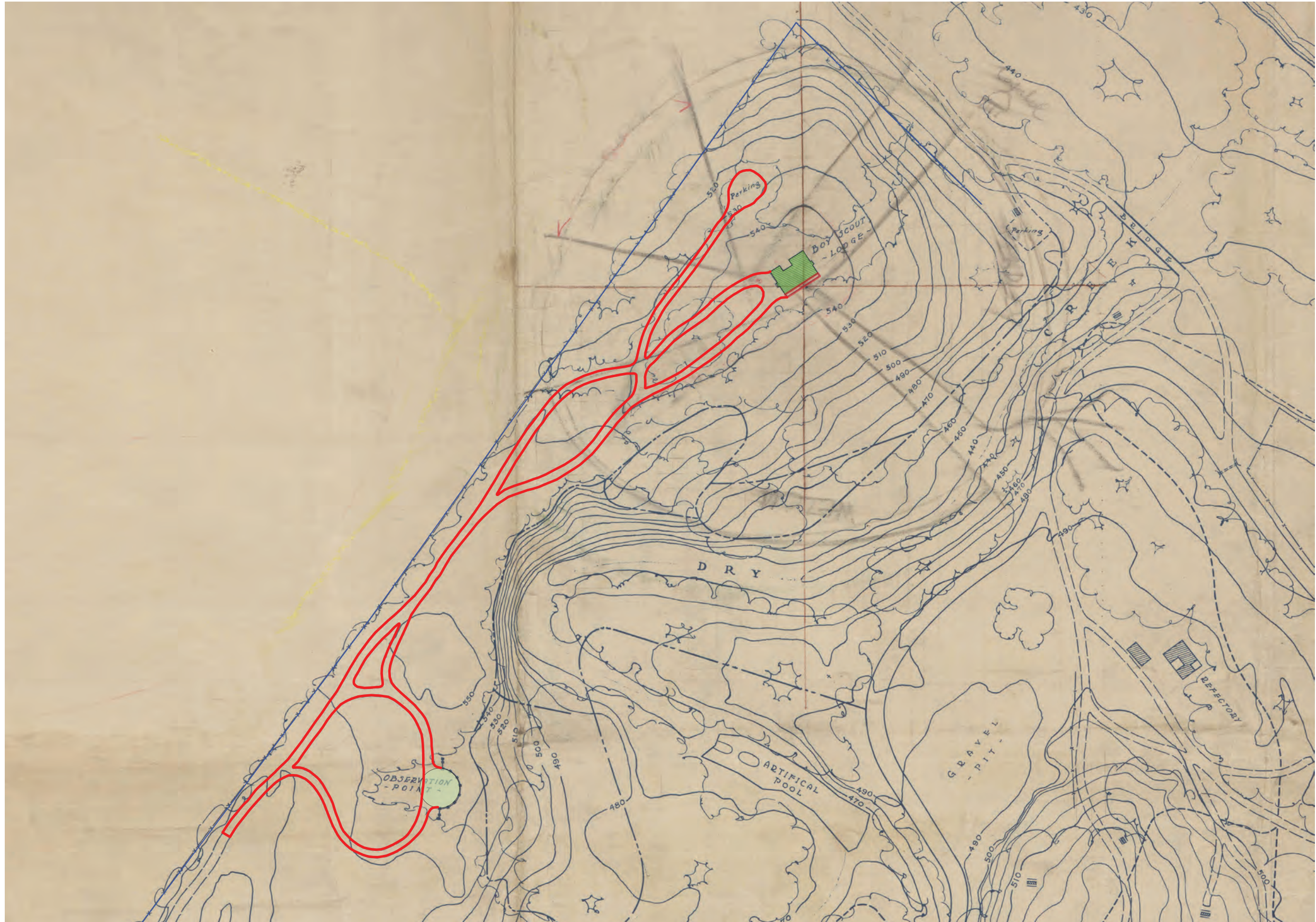


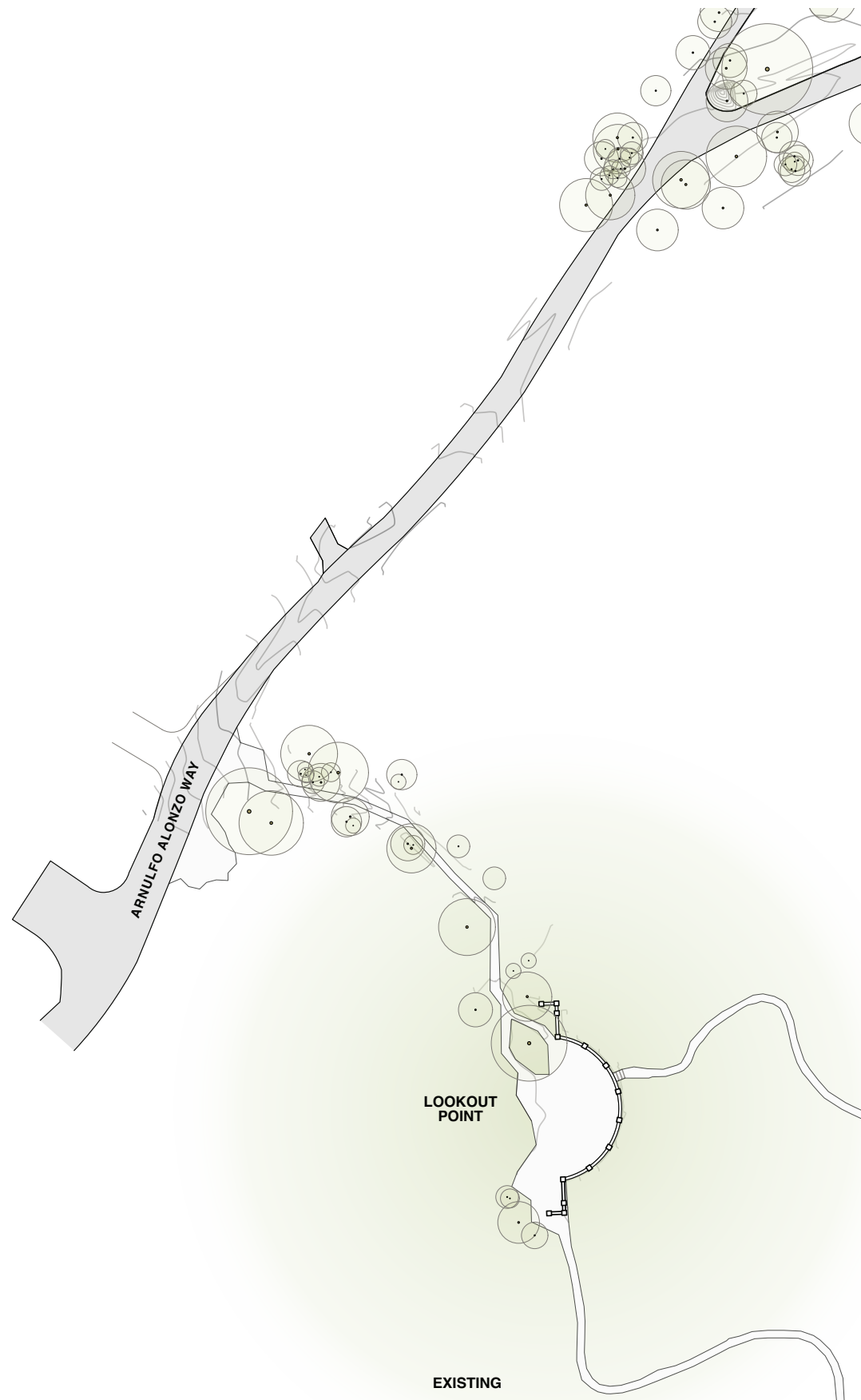


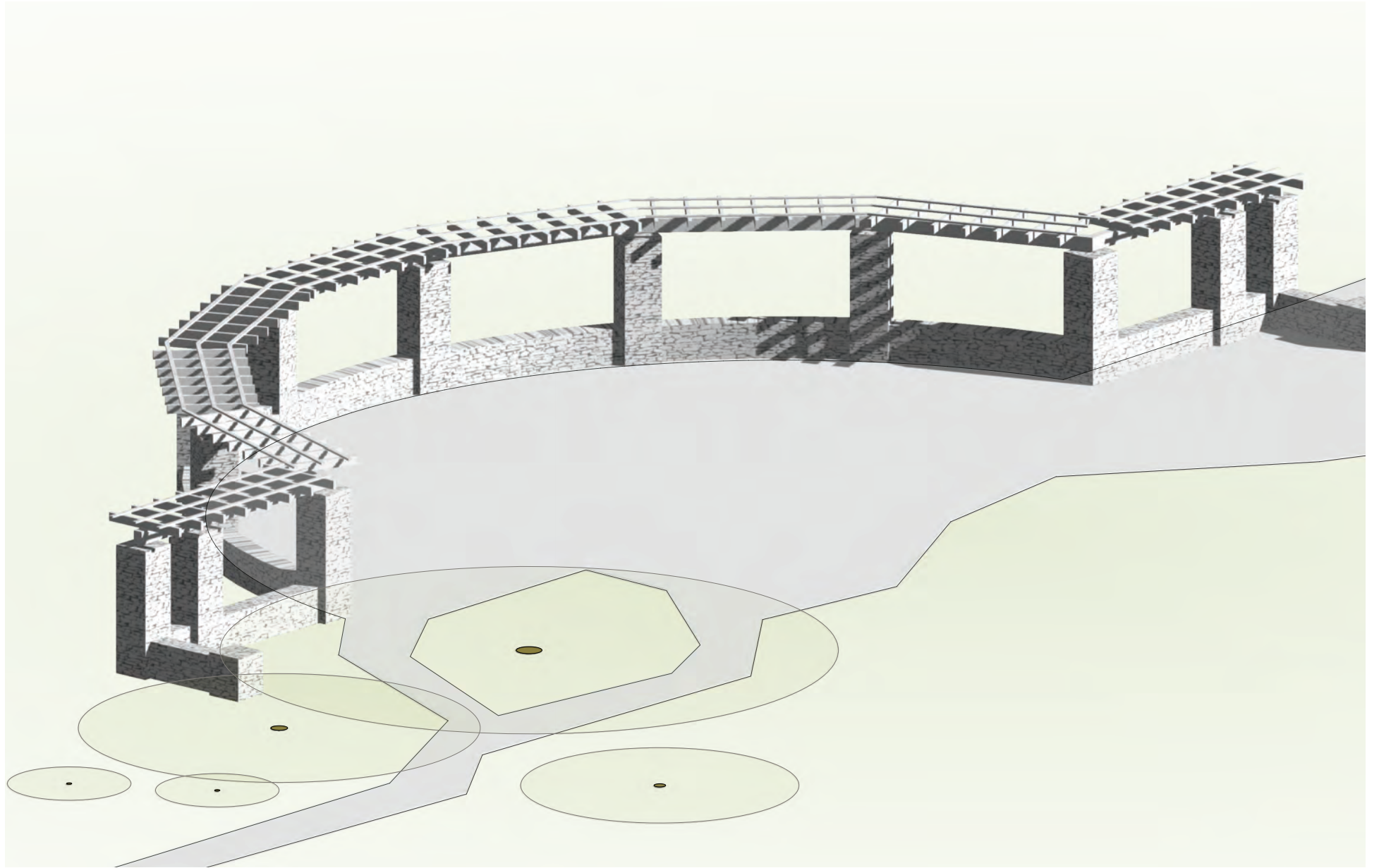
SCHEME 4.2

PROPOSED BUILDING SITE PLAN

May 1, 2020









LOOKOUT
POINT



CLUBHOUSE

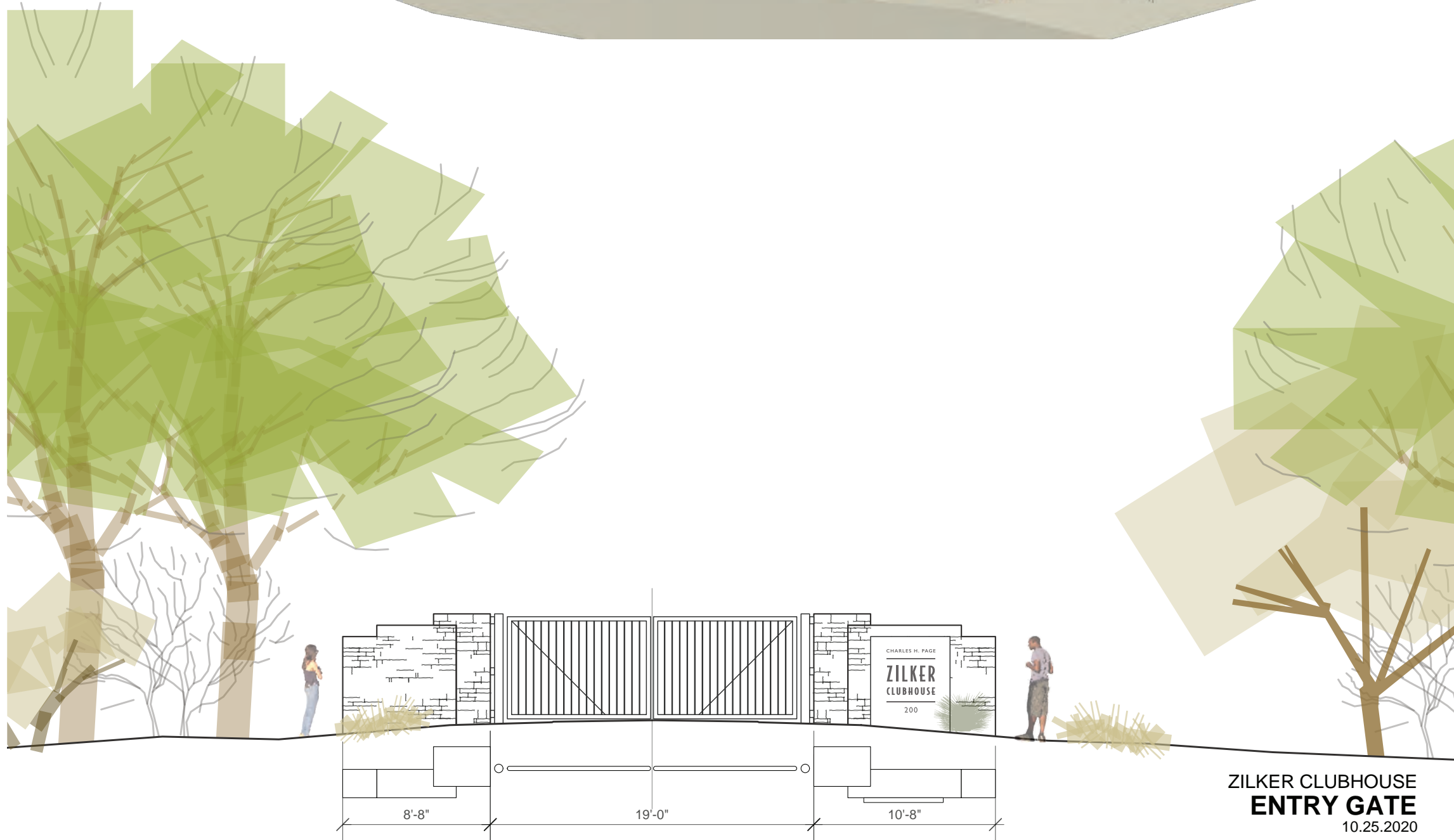
SCHEME 4.2

PROPOSED SITE PLAN
May 1, 2020

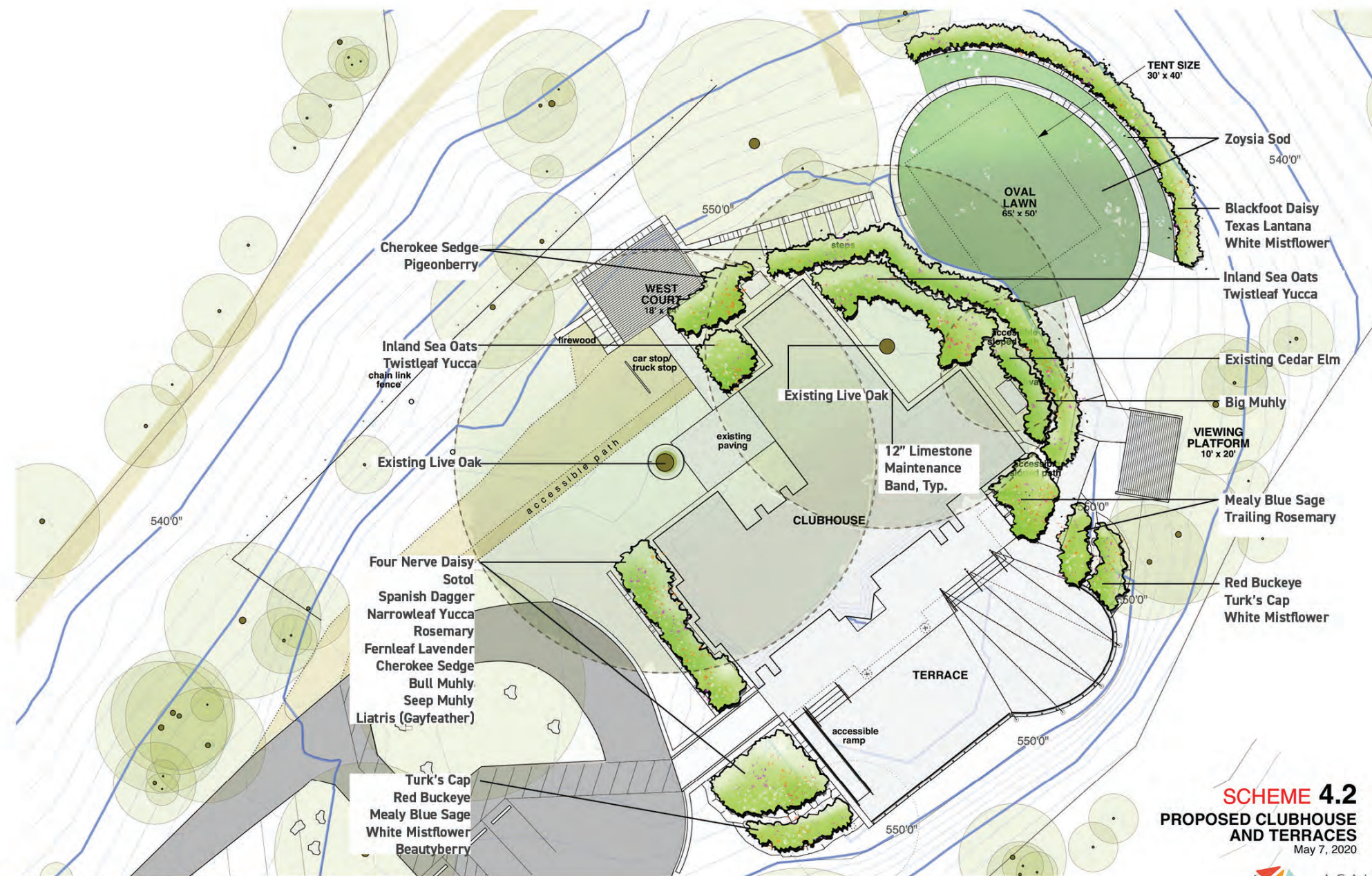




STONE SLAB TEXTURE



ZILKER CLUBHOUSE
ENTRY GATE
10.25.2020



ZILKER BUILDING AND SITE PLAN
 PLANTING PLAN 2020 MAY 13

SCHEME 4.2
PROPOSED CLUBHOUSE AND TERRACES
 May 7, 2020

ASAKURA ROBINSON

PLANTING PALETTE



Texas Lantana
Lantana Urucoides



Rosemary
Rosmarinus officinalis



Red Buckeye
Aesculus pavia var. pavia



Fernleaf Lavender
Lavandula multifida



Gayfeather
Liatris spicata



Bull Muhly
Muhlenbergia emersleyi



Inland Seaots
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
Dasyliirion 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



Current Schedule

- **Design Development - 10/2020 to 1/2021**
- **Construction Documents - 2/2021 to 6/2021**
- **Bidding and Contract Award - 7/2021 to 1/2022**
- **Construction - 2/2022 to 10/2022**

Thank You

*More project information is available at:
www.austintexas.gov/departments/zilker-clubhouse-rehabilitation*

*Contact Project Manager with questions at:
HistoricAustinParks@austintexas.gov*



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