

HISTORIC LANDMARK COMMISSION  
STAFF REPORT

TRACY AVIARY WILSON PAVILION  
RENOVATION, SOUTHERN GROUND  
HORNBILL'S NEW CONSTRUCTION,  
INSTALLATION OF TEMPORARY BUILDING,  
ACCEPT MASTER PLAN  
Major Alterations and New Construction &  
PLNHLC2008-00684  
Liberty Park, 589 East 1300 South  
August 5, 2009



Planning and Zoning Division  
Department of Community and  
Economic Development

**Applicant:** Friends of Tracy  
Aviary

**Staff:** Robin Zeigler, 535-7758,  
robin.zeigler@slc.gov.com

**Tax ID:** 16-07-427-001

**Current Zone:** OS

**Master Plan Designation:**  
OS

**Council District:** 5,  
Councilmember Jill Remington  
Love

**Lot Size:**  
4,356,000 square feet or  
approximately 100 acres

**Current Use:** Public Park

**Applicable Land Use**

**Regulations:**

- 21A.32.100 OS
- 21A.34.020(G & H)
- 21A.42.070

**Notification**

- Notice mailed on July 29,  
2009
- Agenda posted on the  
Planning Division and Utah  
Public Meeting Notice  
websites July 21, 2009

**Attachments:**

- A. Site Plans & Elevations
- B. Tracy Aviary Inventory
- C. Tracy Aviary Master Plan
- D. DRT Notes

### **Request**

The applicant requests:

- New Construction of a Southern Ground Hornbills exhibit
- Renovation of the Wilson Pavilion
- Installation of temporary building
- Approval of Master Plan

The Historic Landmark Commission has final decision making authority on the design of the proposed alterations.

### **Staff Recommendation**

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the projects substantially meet the applicable standards and therefore, recommends the Historic Landmark Commission approve the following:

1. New Construction of a Southern Ground Hornbills exhibit
2. Renovation of the Wilson Pavilion
3. Installation of temporary building
4. Accept Master Plan Phase II with the following conditions:
  - The duck pond and Southern Ground Hornbills building be documented following the State Historic Preservation Office's requirements for Intensive Survey prior to removal;
  - The office/aquarium and feed building be retained and interpreted;
  - The wood bridge be assessed for integrity and historic significance; and
  - All other buildings noted on the June 2009 inventory as planned to be removed are appropriate to remove, if necessary.





VICINITY MAP

## **Background**

### **Project Description**

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of the Southern Ground Hornbills exhibit, major alterations to Wilson Pavilion, installation of temporary structures, and review of the Tracy Aviary Master Plan.

### **Southern Ground Hornbills exhibit—New Construction**

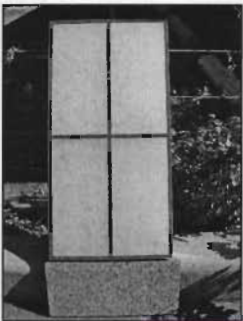
This exhibit will be a 394 square foot one-story structure. The siding is composite lap siding and honed CMU, the shed roof is standing seam metal with skylights and the people and bird entrances are steel doors. There are no windows. Construction of this structure will require the removal of one to two trees which has been accepted by the City's Urban Forester, and the installation and alteration of concrete pathways and fencing, which are not historic.



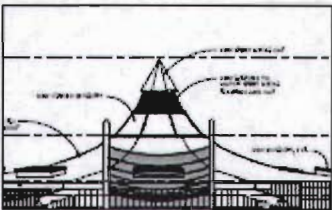
## Wilson Pavilion Remodel—Major Alteration

The Wilson Pavilion was constructed c. 1970 in a New Formalism style characterized by its materials (concrete and wood), its emphasis on the exposed structural form, the single volume interior, the symmetry, and its “Near Eastern flavor”. It is octagonal in shape with a sweeping roofline topped by a cupola. The exterior “vignette” spaces created by the framing and the octagonal shape are enclosed with wire mesh as exhibit space. Proposed alterations include:

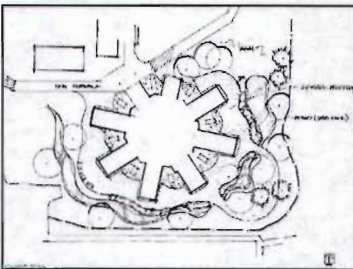
- **Expand Exhibits:** Extend six of the existing exterior exhibit areas. The proposed exterior aviaries are constructed of mesh suspended from steel cables, in order to minimize their visibility and overall architectural impact. These enclosures would have mesh roofs and perimeter footings, but no slab (the floor will be earth). Under current plans, the exterior aviaries are 18 feet wide and range from approximately 20 to 40 feet in length. The external aviaries’ suspended cables will naturally curve to follow the existing roofline.
- **Additions:** Add a small entry vestibule at the northwest portal. The vestibule is roughly 270 square feet and will be composed largely of glazed panels for transparency and topped with artwork. Its roofline will have the same curved profile as the existing roof and new exterior exhibits.
- **Add an extension at the southeast portal to contain support and mechanical space.** This extension would end with a seventh external aviary that would obscure a significant portion of the new construction and provide a consistent exterior experience for visitors.



- **Walls:** Remove the majority of existing exterior walls which serve as the back wall of the current exhibits and replace with CMU and Kalwall, a translucent wall material that will bring natural light into the interior exhibits and reduce the need for artificial light in the interior space. Exterior portions of the building (which do not serve as a backdrop to exhibit space) will remain as-is. Replace existing doors into exhibits with insulated painted hollow metal doors and frames.



- **Roof:** Replace roofing membrane. Retain existing louvers, metal cap and skylights. Remove roofing along the flattest portions of the roof and replace with new skylights that will extend eight inches above the roofline.



- **Site Alterations:** Revising the surrounding landscaping to include a more interesting perimeter walkway and a water feature that will represent natural bird habitat and conduct storm water in an environmentally beneficial manner.

### Installation of temporary structure

A portable 8' x 20' office trailer for temporary bird holding during Wilson Pavilion remodel will be placed in a grassy area northwest of the Wilson Pavilion. It is estimated that it will need to be in place for about nine months.

### Review of Master Plan, Phase II

At the July 1, 2009 Historic Landmark Commission meeting, the applicant presented a master plan for the Tracy Aviary. Tracy Aviary and its contents are "features" of a Landmark Site, Liberty Park. The Master Plan, Phase II shows the removal of multiple features. Acceptance of the Plan will "approve" the removal of these features by the Historic Landmark Commission. The Commission expressed concern over the removal of some of the features.

### **Public Comments**

Initial review of the alterations of Wilson Pavilion and the master plan took place at the prior Historic Landmark Commission. Public comments are included in the minutes for that meeting. No other public comments have been submitted. This type of project is not required to be presented to Community Councils.

### **City Department Comments**

This project has not been routed because the Historic Landmark Commission is only reviewing the architectural design of the project. Relevant City departments will provide comments during the building permit review process.

### ***Analysis and Findings***

#### **Findings for Southern Ground Hornbills—New Construction**

**21A.32.100 OS Open Space District:** The purpose of the OS open space district is to preserve and protect areas of public and private open space and exert a greater level of control over any potential redevelopment of existing open space areas.

	<b>Required</b>	<b>Actual (approximate)</b>	<b>Meets Ordinance</b>
Lot Area	10,000 sq. ft.	4,356,000	Yes
Lot Width	50'	1451 estimate	Yes
Max bldg Height	35'	11'8"	Yes
Front Yard	30'	2400' estimated	Yes
Corner Side	30'	150' estimated	Yes



Side Yard	20'	1200' estimated	Yes
Rear Yard	30'	400' estimated	Yes
Landscape Yard	n/a	n/a	Yes

**Finding:** The project exceeds all the zoning requirements for the OS zoning district and so substantially meets the ordinance.

**Section 21A.34.020.H Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:** In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the Historic Landmark Commission and City Council and is in the best interest of the city:

**1. Scale and Form:**

- a. **Height and Width:** The proposed height and width shall be visually compatible with surrounding structures and streetscape;
- b. **Proportion of Principal Facades:** The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
- c. **Roof Shape:** The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
- d. **Scale of a Structure:** The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

**Finding:** The scale and form of historic structures within the park vary greatly depending on their function. The proposed structure will be among the smaller scaled buildings in the park. In terms of height, width, and square footage it will be similar in scale to nearby structures, and smaller in scale than some historic structures of the park and similar to comparable interactive exhibits in the Aviary. The double shed roof is compatible with other recent construction in the Aviary. The building is compatible in height, width, proportion scale, massing and roof shape and so meets this standard.

**2. Composition of Principal Facades:**

- a. **Proportion of Openings:** The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
- b. **Rhythm of Solids to Voids in Facades:** The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
- c. **Rhythm of Entrance Porch and Other Projections:** The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and

d. **Relationship of Materials:** The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

**Finding:** The proportions of openings and rhythm of solids to voids in the façade is compatible with existing structures. The proposed building does not have a porch; however none of the buildings within the Aviary have porches. The materials-- honed CMU, composite lap siding, and metal roofing--are in keeping with other buildings and exhibits in the Aviary. The project meets this standard.

### 3. Relationship to Street:

a. **Walls Of Continuity:** Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;

b. **Rhythm Of Spacing And Structures On Streets:** The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;

c. **Directional Expression of Principal Elevation:** A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and

d. **Streetscape Pedestrian Improvements:** Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

**Finding:** The building relates to pedestrian paths within in the Aviary and not to a street. This standard is not applicable.

4. **Subdivision Of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

**Finding:** This standard is not relevant since a subdivision of lots is not part of the proposed project.

## Findings for Wilson Pavilion Remodel—Major Alteration

Section 21A.34.020.G. Of the Zoning Ordinance.

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;



**Finding for Standard 1:** The use of the property will not change. The project meets this standard.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

**Finding for Standard 2, 5 and 6:** Materials and features to be removed include the portions of the exterior walls which serve as rear walls to the exterior exhibits, the non-original roofing material and doors, which in the case of this structure, are not defining characteristics. The most distinctive exterior features of the building are the sweeping roofline, and the wood and concrete rafters and posts which will be retained. The roof will have additional skylights; however they will rise above the roof by only eight inches, have a flat design, and be located on the flatter portions of the roof, making them difficult to see from the ground. A secondary feature is the main entrance of the building which will dramatically change with a new location and an aluminum and glass entry vestibule of 270 square feet, topped with artwork. The existing entrance has a much lower profile than the proposed entrance which will project out from the building. Another major change for the building is a projecting rear entrance with area for mechanicals. The impact of these new entrances are somewhat mitigated by their transparent design. The project meets these standards in terms of materials, but not in terms of retaining distinctive features.

3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;

**Finding for Standard 3 and 8:** The materials help to define changes to this structure as contemporary and their transparency (glazed panels and wire mesh) allow for the original design of the building to remain apparent. The changes do not create a false sense of history as they are clearly different in design yet play off the building's original design intent. The project meets this standard.

4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
10. Certain building materials are prohibited including the following:



- a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
- b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

**Finding for Standards 4, 7, and 10:** No alterations are proposed to be removed and the project does not include chemical or physical treatments, or imitation or synthetic materials. These standards are not applicable to this project.

9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;

**Finding for Standard 9:** Most of the proposed changes can be removed without damaging the essential form and integrity of the structure. The replacement of walls is a more permanent change, however the location of walls will not change and these walls are not a defining feature of the building.

11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H historic preservation overlay district, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H historic preservation overlay district and shall comply with the standards outlined in chapter 21A.46 of this title;

**Finding for Standard 11:** Signage or artwork is proposed for above the new main entrance. There is not enough information, at this time, to review the signage.

12. Additional design standards adopted by the historic landmark commission and city council.

**Finding for Standards 12:** There are no additional standards applicable to this project. This standard is not applicable.

## Installation of Temporary Structure

Since this is a temporary structure that does not require the removal or alteration of any features of the Aviary, staff did not apply the standards of the ordinance, but recommends approval. The temporary structure would not meet the guidelines as a permanent structure; however, it is necessary as a means of safely holding the birds until the Wilson Pavilion remodel is complete. The temporary structure meets section 21A.42.070 of the zoning ordinance which allows for storage trailers during a construction period.

## Review of Master Plan

At the July 1, 2009 Historic Landmark Commission meeting, the applicant presented a master plan (Phase II) for the Tracy Aviary. The Commission expressed concern over the removal of some of the features. (See graph below.) Tracy Aviary and its contents are “features” of the a Landmark Site; however, staff found it appropriate to use the standards for “contributing” status of a building within an historic district as a guide for determining



the historic importance of features within this complicated Landmark Site since these standards are broad enough to apply to features as well as buildings. The standards for “contributing status” are:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
  - (1) Events that have made significant contribution to the broad patterns of history, or
  - (2) Lives of persons significant in the history of the city, region, state, or nation, or
  - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
  - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and
- c. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

The applicant is requesting a review of the following features and a determination of their historic importance to the site. These were the features identified at the July meeting as possibly being significant:

#	Name	Construction date	Recommendation
10.	Burrowing owl exhibit	c. 1938	Although this is one of the early zoo buildings, this structure appears to have undergone multiple changes including the relocation of windows and doors, which undermines its historic integrity. Staff recommends approval of demolition.
14	Southern Ground hornbill exhibit	c. 1970	This structure does not appear on the 1968 plan for the site. It helps to tell the story of development in the Aviary in the 1960s and 70s and does not appear to have undergone major changes. However, research has not revealed any information on its original use and it is probable that the structure does not meet the “exceptional significance” standard of the ordinance for properties younger than 50 years. If demolition is approved, staff recommends documentation following the State Historic Preservation Office’s requirements of Intensive Level Survey.
16	Office/Aquarium	c. 1938	This structure is the most intact and significant of the few structures remaining from the time when the Aviary served as a



			<p>zoo. The 1938 and 1968 plans show it as an L-shaped building. It may be appropriate to move this structure to a location in the central portion of the Aviary, if necessary. In 1938, the central portion of the site was the location of the majority of the structures which were centered around an interior drive. Staff recommends interpretive signage for this building and the “feed house” which would provide a short history of the site and its transition from zoo to aviary, as well as these specific buildings. The applicant may wish to work with the Utah State Historic Preservation Office on the design and content of the marker.</p>
17	Shed	c. 1938	<p>This building was a “feed house” in 1938. If the Office/Aquarium is moved, this structure should move with it. Staff recommends retaining this structure within the central portion of the Aviary.</p>
20	Duck pond	c. 1968	<p>This feature has undergone several changes and is in extremely poor condition and so no longer has historic integrity. At the July 2009 meeting, the Commission recommended documentation of this feature before removal. Staff recommends the documentation follow the State Historic Preservation Office’s requirements of Intensive Level Survey.</p>
25	Turkey vulture exhibit	c. 1968	<p>This structure helps to tell the story of development in the Aviary in the 1960s and 70s and does not appear to have undergone major changes. However research has not revealed any information on its original use and it is probable that the structure does not meet the “exceptional significance” standard of the ordinance for properties younger than 50 years.</p>
30	Holding/storage	Not shiplap siding	<p>The date of this building is unknown. Although it follows the general design of other small red sheds on the site its siding material is different-- lapboard siding rather than shiplap. It is estimated that this building was constructed in the last twenty years and is therefore not historic. Staff</p>



			recommends approval of demolition.
32	Old bridge	c. 1938	The existing concrete bridge (outside of the current Aviary) and the existing wood bridge appear on the 1938 plan. Although, the wood bridge is not likely usable for guests it may be a historic feature worth preserving. Additional assessment of the bridge is necessary to determine its condition and whether or not it is the bridge shown on the 1938 plans. Staff recommends retaining the concrete bridge.

The applicant is also requesting a formal determination that the following properties are not historically significant or character defining features of the Landmark Site:

#	Name	Date
1	Current entrance	c. 1994
2	Nature Store	Remodeled 1994
3	Exhibit at entrance	2006
4	Red-crowned crane exhibit	
5	Pheasant exhibit	1986
6	Concrete and metal pavilion	c. 1994
7	Magpie/cuckoo exhibit	c. 1986
8	Condor/hawk exhibit	c. 1968
9	King vulture exhibit	
11	Sun conure exhibit	Late 90s
18	Bird show mews	c. 2008
19	Exhibit and amphitheater	c. 1988
22	Modular building	c. 1996
28	Ticket booth at old entrance	

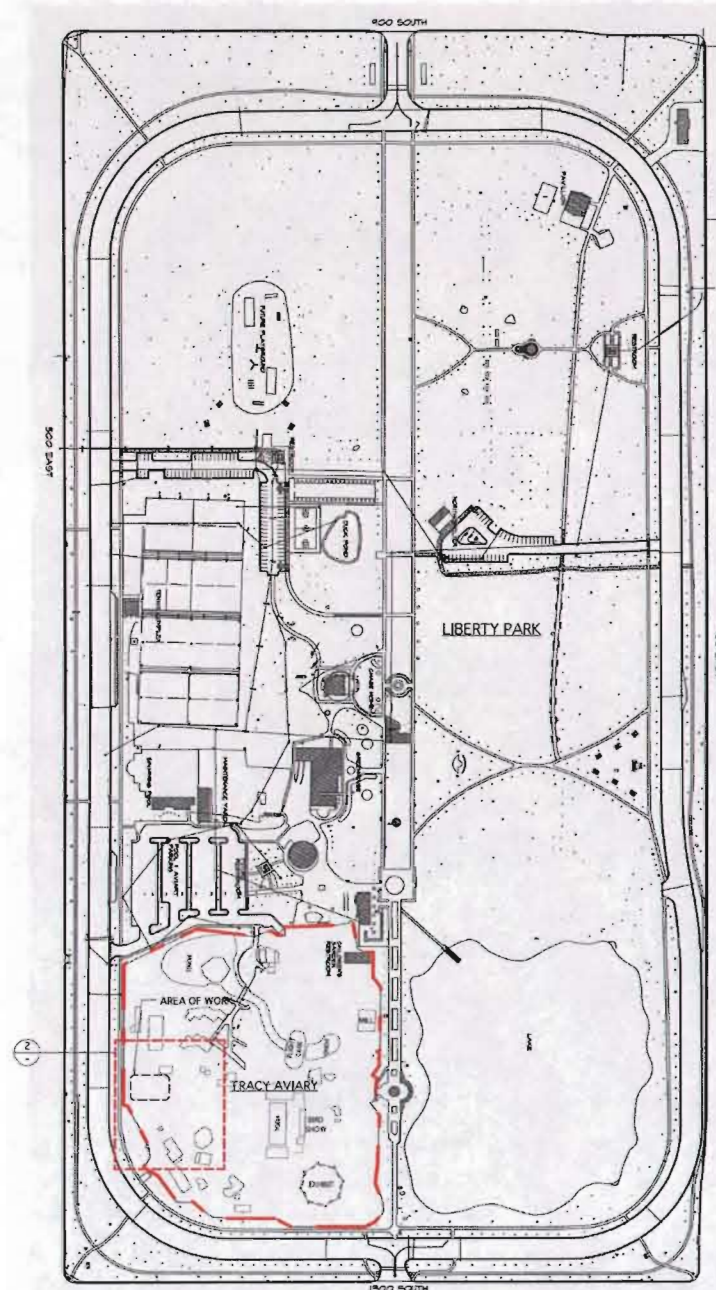


**Attachment A**  
Site Plan and Elevation Drawings



# SOUTHERN GROUND HORNBILLS HOLDING BUILDING:

TRACY AVIARY, 589 E. 1300 S. SALT LAKE CITY, UTAH 84105



1 PARK PLAN  
Scale: 1" = 200'



2 PARTIAL SITE PLAN  
Scale: 1" = 20' ft

### PROJECT INFORMATION:

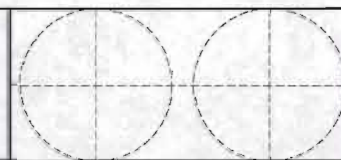
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 ZONING : OS  
 LOT AREA: 100 ACRES  
 BUILDING CODE: 2006 IBC & LOCAL ORDINANCES  
 OCCUPANCY: U  
 CONSTRUCTION: TYPE V-B  
 NEW BUILDING AREAS:  
 HOLDING BUILDING- 394sf

### DRAWING INDEX:

A.1 COVER SHEET/SITE PLAN  
 A.2 FLOOR PLAN, ELEVATIONS, PERSPECTIVES, & BUILDING SECTION



SOUTHERN GROUND HORNBILLS  
 HOLDING BUILDING  
 Tracy Aviary, Salt Lake City, Utah



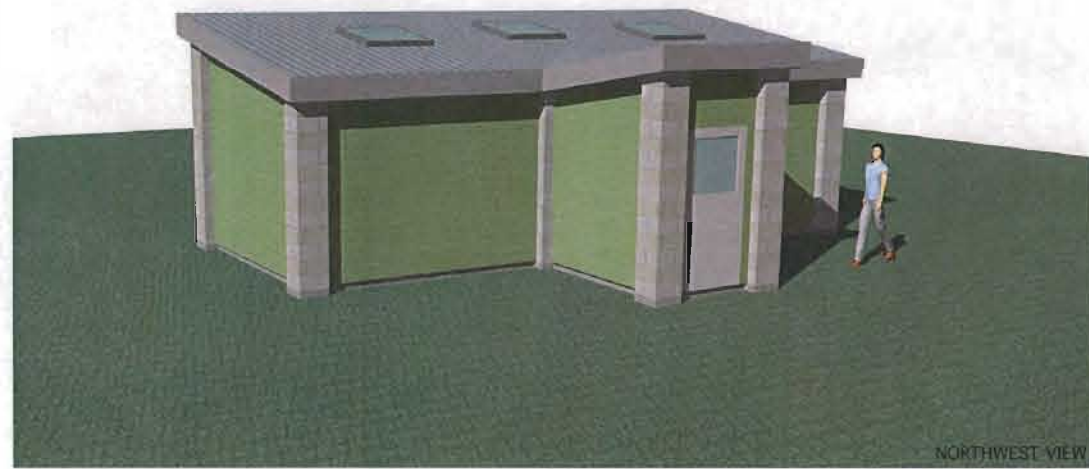
Designed by: Buese+Peters+Newell Architects  
 232 dubel ct  
 salt lake city, ut 84111  
 801-359-4048

Project Name: SOUTHERN GROUND HORNBILLS  
 TRACY AVIARY  
 SALT LAKE CITY, UTAH

Project Number: BUI2  
 Date: July 15, 2007  
 Project Location: SOUTHERN GROUND HORNBILLS

Project Name: SOUTHERN GROUND HORNBILLS  
 Sheet: A.1



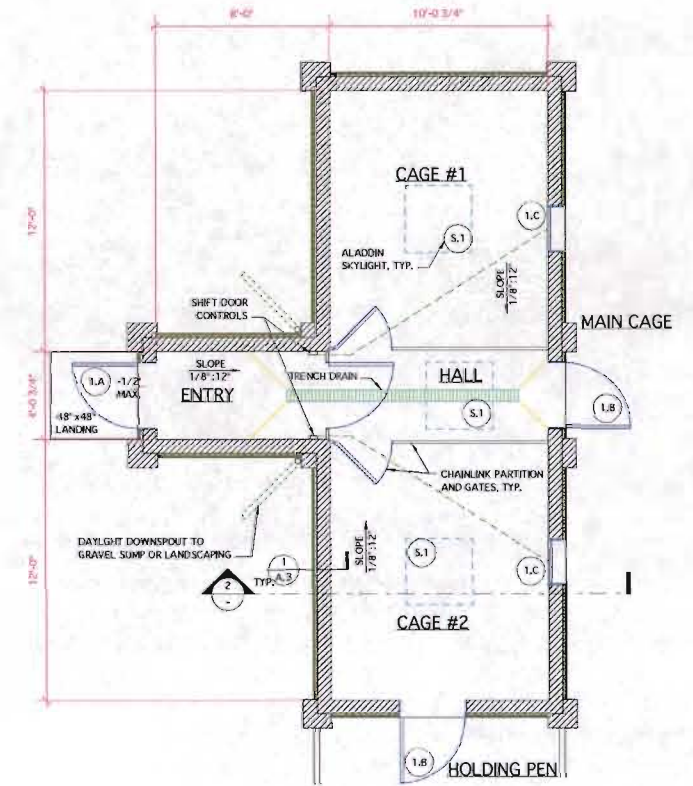


NORTHWEST VIEW

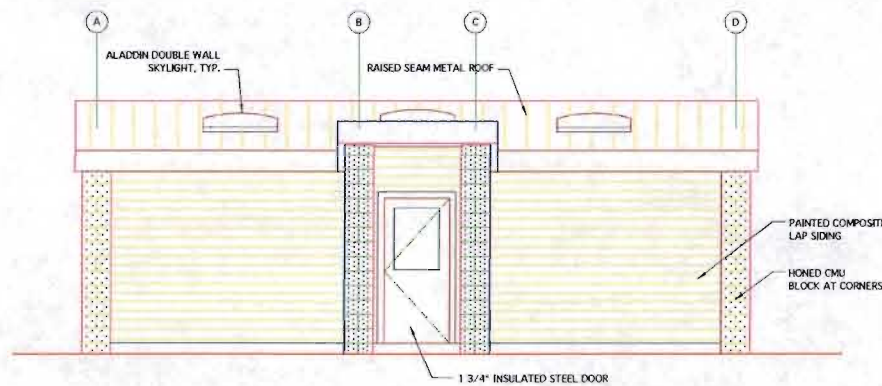


NORTHEAST VIEW

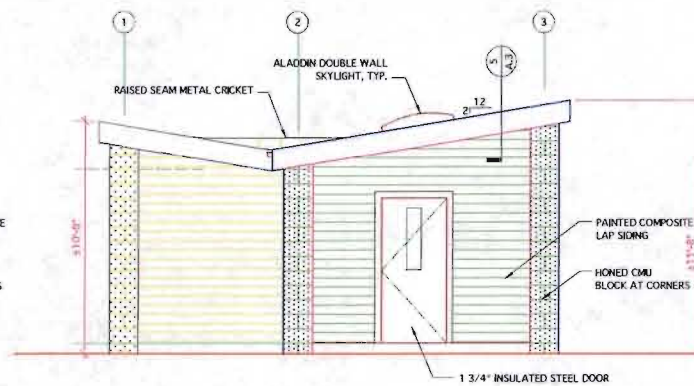
3 BUILDING PERSPECTIVES



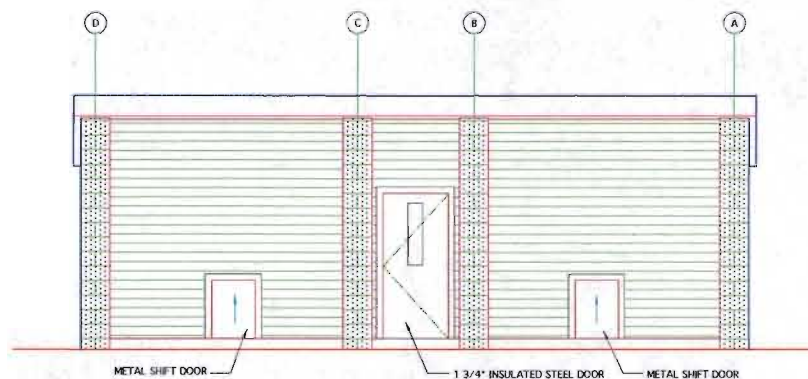
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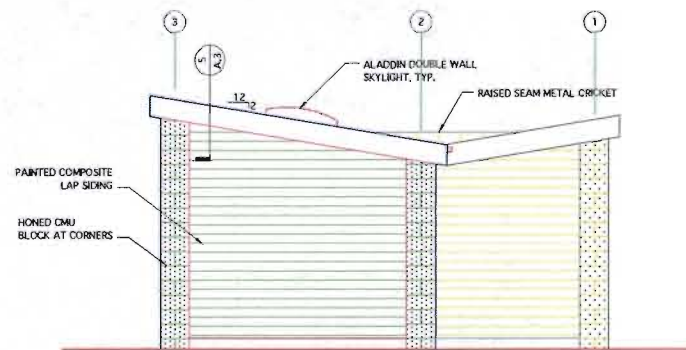
4 WEST BUILDING ELEVATION  
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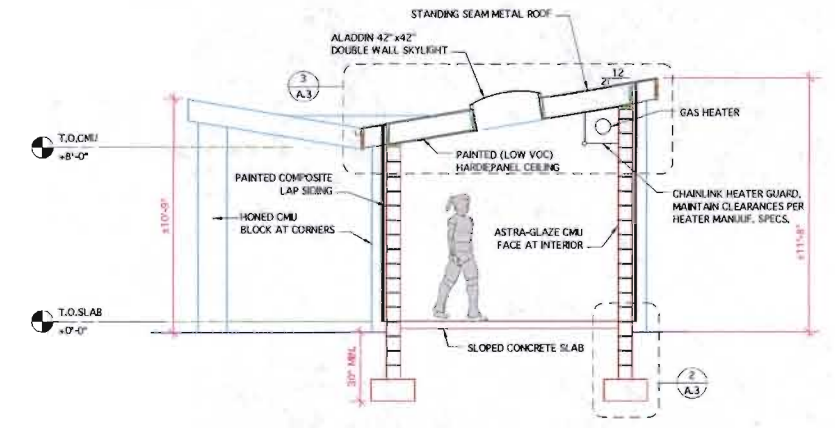
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6 EAST BUILDING ELEVATION  
Scale: 1/4" = 1'-0"



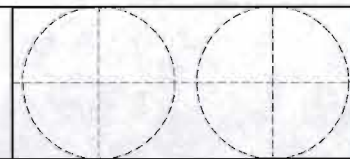
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2 BUILDING SECTION  
Scale: 1/4" = 1'-0"



**SOUTHERN GROUND HORN BILLS**  
**HOLDING BUILDING**  
Tracy Aviary, Salt Lake City, Utah



Design Firm: Buese+Peters+Newell, Architects  
232 dubel ct  
salt lake city, ut 84111  
801-359-4048

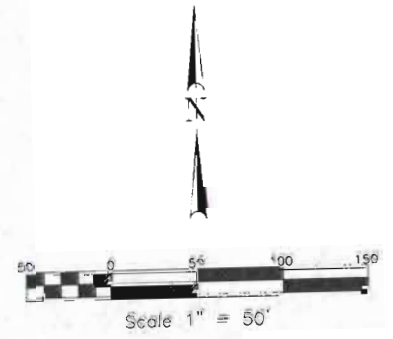
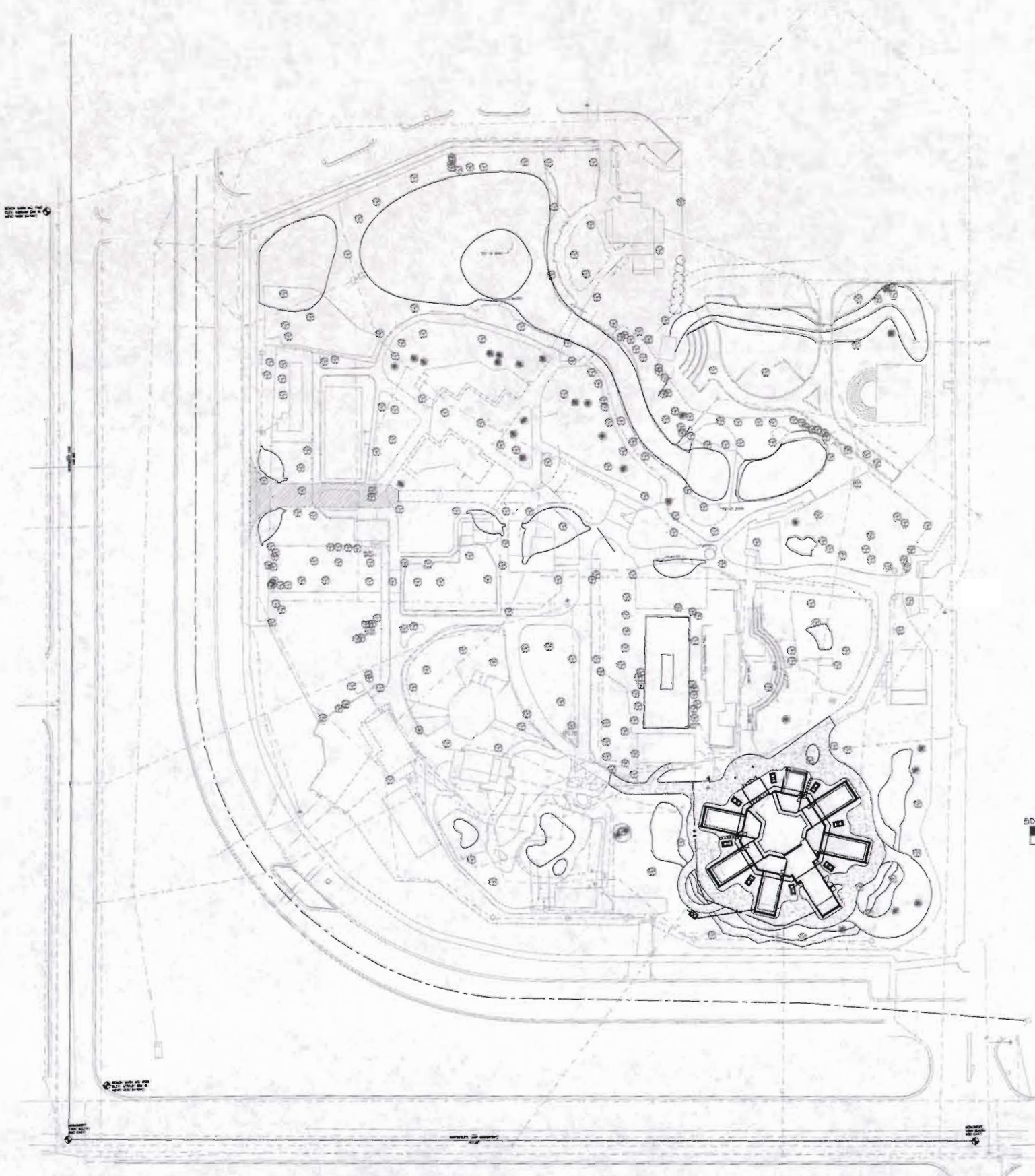
Project Name: SOUTHERN GROUND HORN BILLS  
TRACY AVIARY  
SALT LAKE CITY, UTAH

Project Manager: DJD  
Date: July 15, 2009  
Drawing No: A.2



REVISED

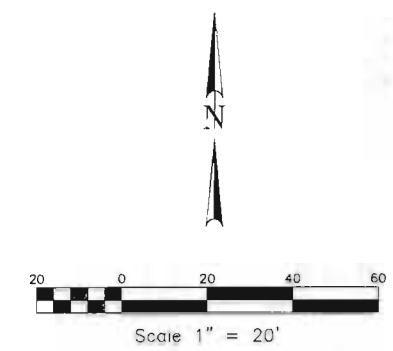
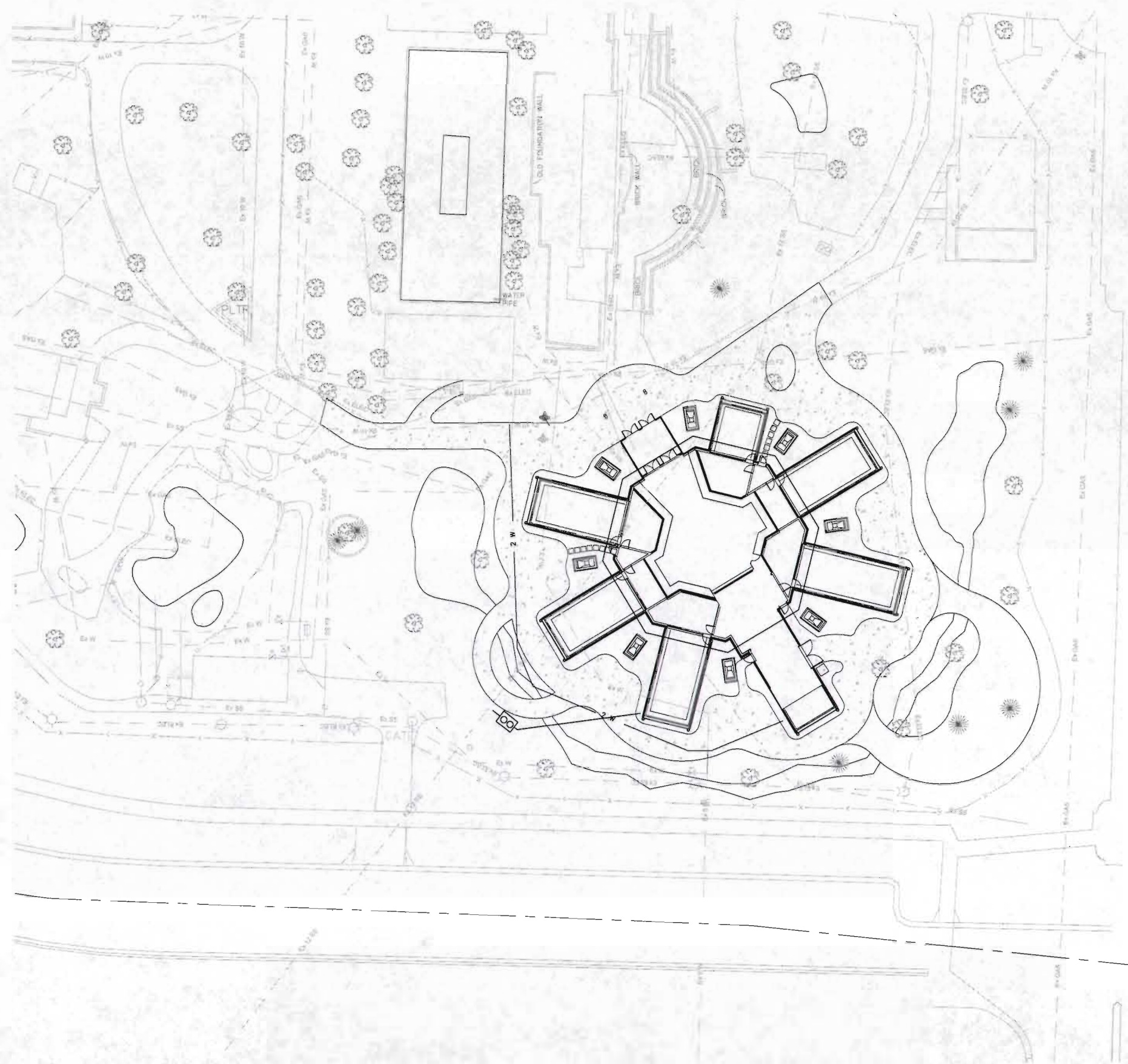
NO.	DATE	DESCRIPTION



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CHECKED BY \_\_\_\_\_  
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GSBS PROJECT NO. \_\_\_\_\_  
ISSUED DATE \_\_\_\_\_



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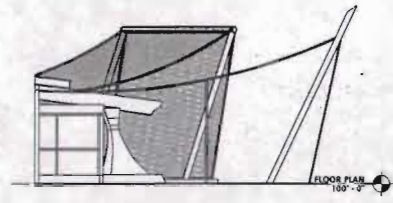


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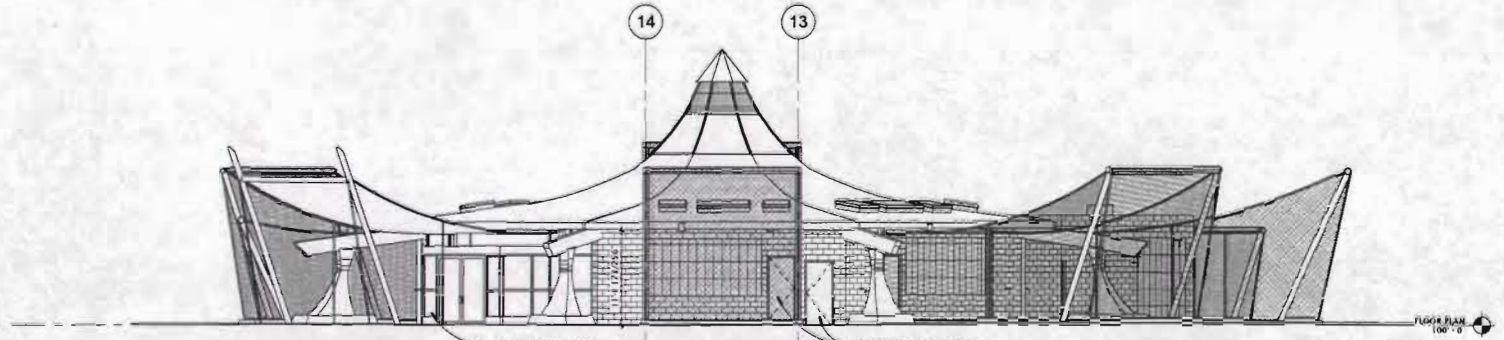


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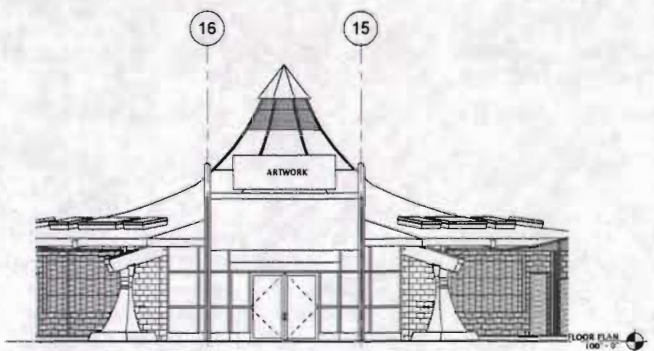
NO.	DESCRIPTION	DATE



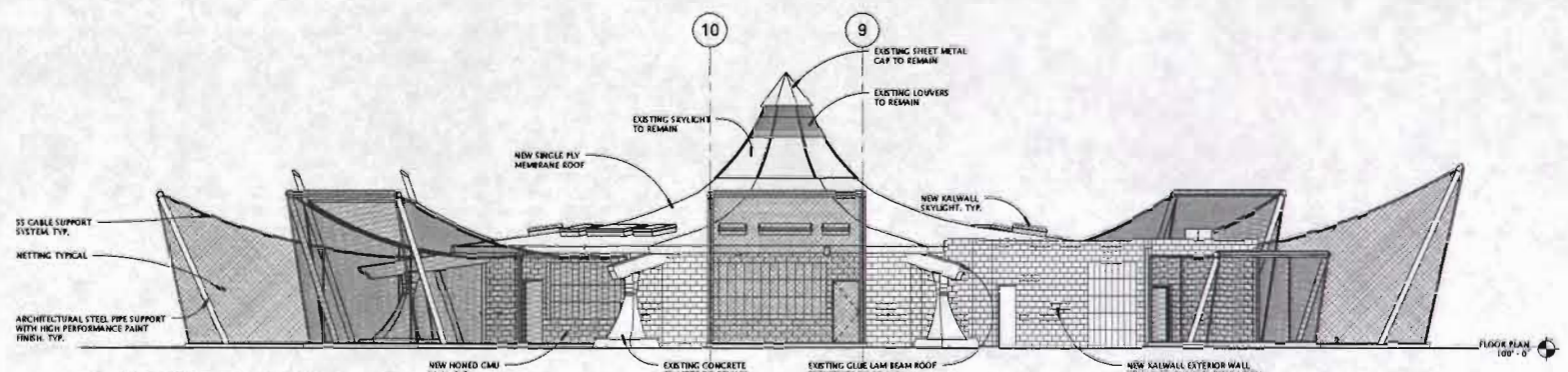
9 ENTRY SIDE ELEVATION  
A3.1 1/8" = 1'-0"



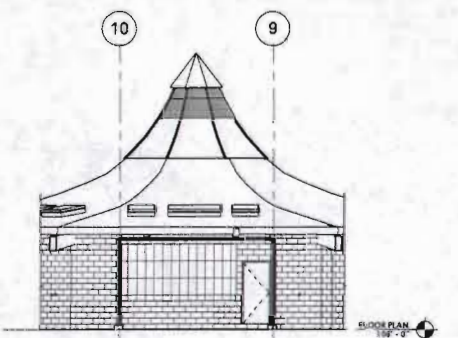
4 WEST ELEVATION  
A3.1 1/8" = 1'-0"



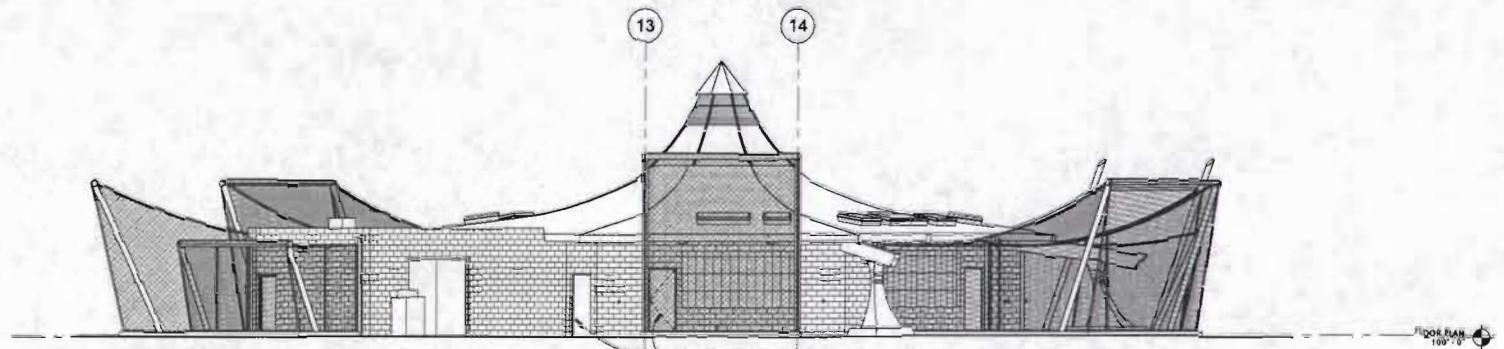
8 ENTRY FRONT ELEVATION  
A3.1 1/8" = 1'-0"



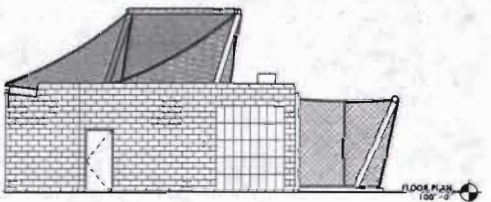
3 SOUTH ELEVATION  
A3.1 1/8" = 1'-0"



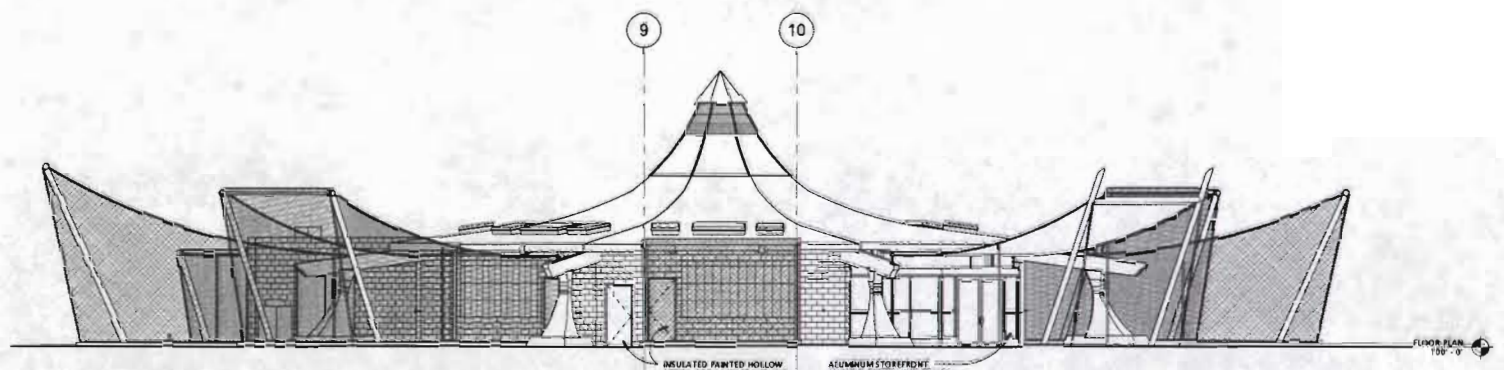
7 BUILDING ELEVATION  
A3.1 1/8" = 1'-0"



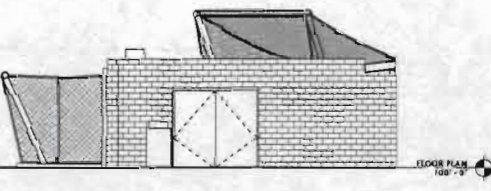
2 EAST ELEVATION  
A3.1 1/8" = 1'-0"



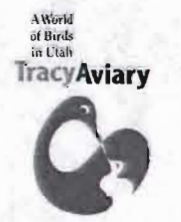
6 BUILDING ELEVATION  
A3.1 1/8" = 1'-0"



1 NORTH ELEVATION  
A3.1 1/8" = 1'-0"



5 MECHANICAL ELEVATION  
A3.1 1/8" = 1'-0"



**WILSON PAVILION RENOVATION**  
556 E. 1500 S.  
SALT LAKE CITY, UTAH 84119  
57th CONSTRUCTION DOCUMENTS  
**TRACY AVIARY**

DRAWN BY: [Name]  
CHECKED BY: [Name]  
OWNER PROJECT NO.: [Number]  
GSBS PROJECT NO.: [Number]  
ISSUED DATE: 11/22/19  
**EXTERIOR ELEVATIONS**



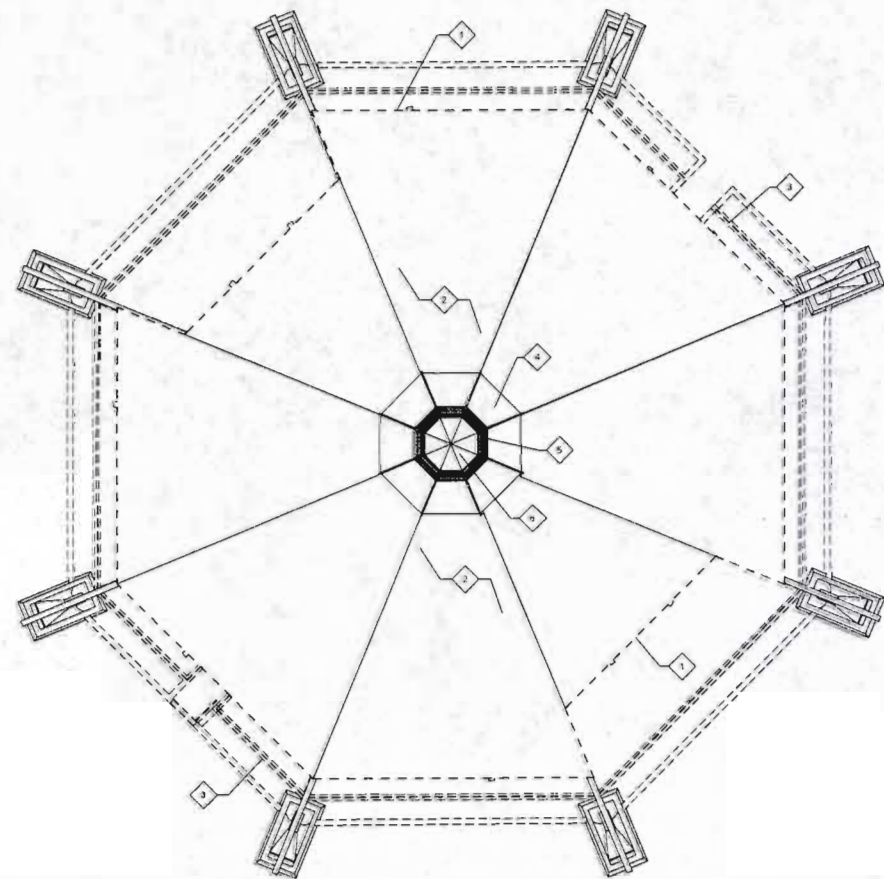
NO.	DATE	DESCRIPTION

**DEMOLITION KEY NOTES**

- 1 REMOVE EXISTING ROOF EDGE FLASHING, RAIN GUTTER AND DOWN SPOUT COMPLETE
- 2 REMOVE EXISTING ROOF MEMBRANE, INSULATION AND FASTENERS COMPLETE - READY FOR NEW ROOF SYSTEM
- 3 REMOVE EXISTING GAGE ENCLOSURE SYSTEM COMPLETE
- 4 PRESERVE AND PROTECT EXISTING SKYLIGHT SYSTEM TO REMAIN
- 5 PRESERVE AND PROTECT EXISTING LOUVER SYSTEM TO REMAIN
- 6 PRESERVE AND PROTECT EXISTING METAL ROOF CAP SYSTEM TO REMAIN

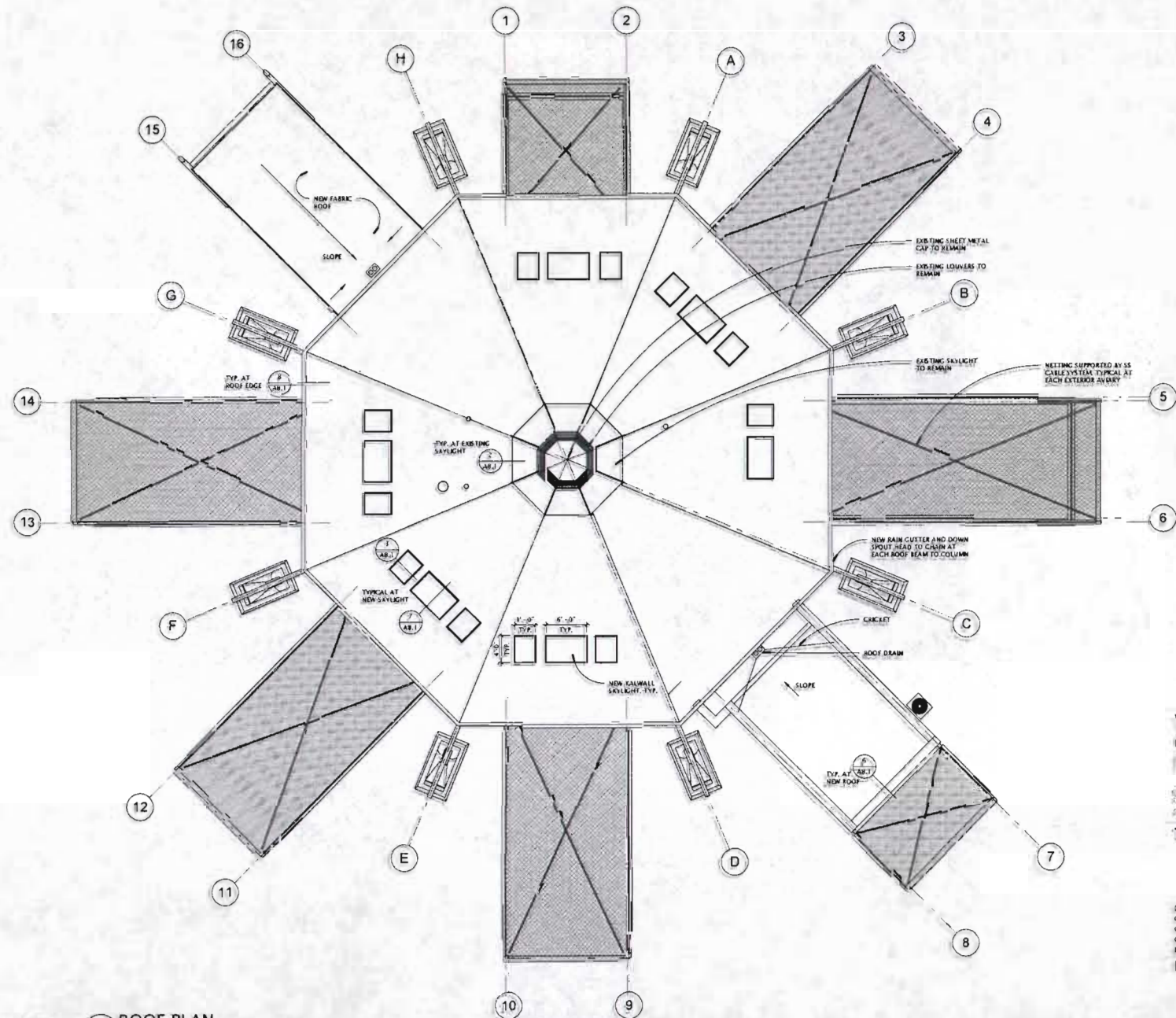
**DEMOLITION GENERAL NOTES**

- A RECYCLE ALL MATERIALS REMOVED FROM BUILDING. SEE SPECIFICATION DOCUMENT AND WGBH MATERIALS FOR LEAD CREDITS.
- B DASHED LINES SHOW ELEMENTS TO BE REMOVED
- C ROOF FRAMING AND ROOF DECK TO REMAIN. REMOVE DAMAGED ROOF DECK AND REPLACE WITH NEW ROOF DECK TO MATCH EXISTING.



2 DEMOLITION ROOF PLAN

A2.5 1/8" = 1'-0"



1 ROOF PLAN

A2.5 1/8" = 1'-0"

A World of Birds  
in Utah  
**Tracy Aviary**



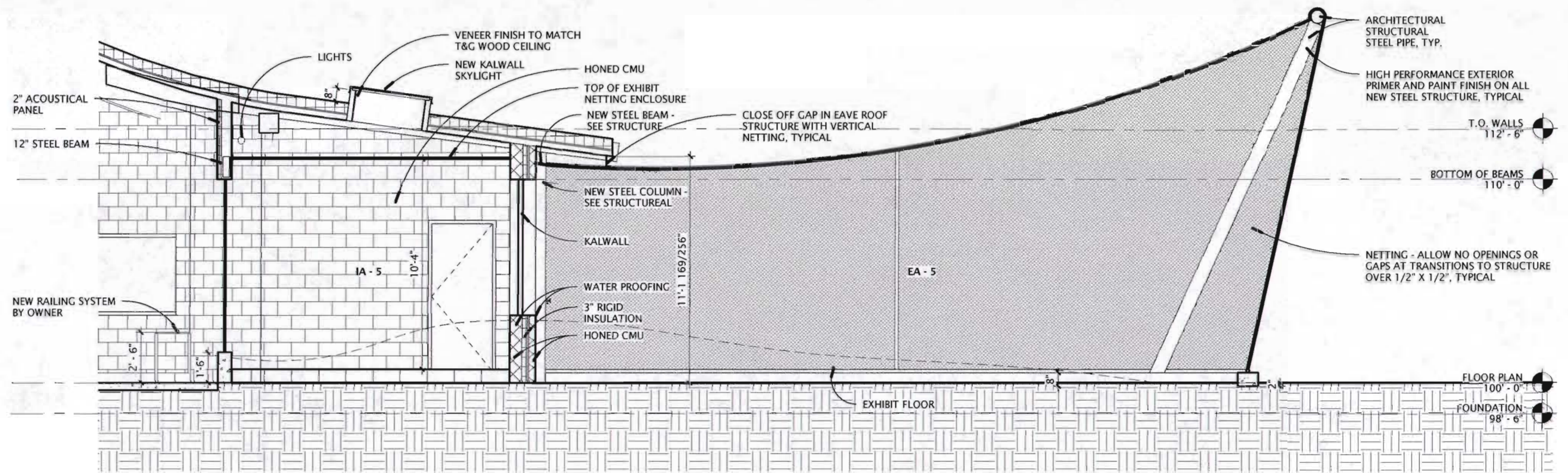
**WILSON PAVILION RENOVATION**

596 E. 1200 S.  
SALT LAKE CITY, UTAH 84119  
2016 CONSTRUCTION DOCUMENTS

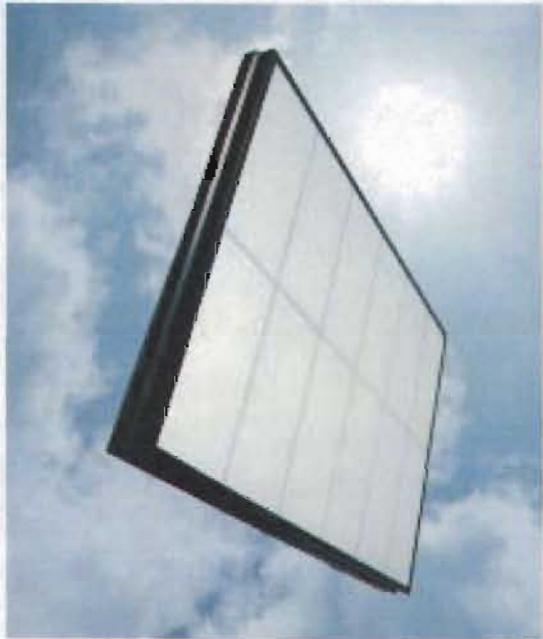
TRACY AVIARY

DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
OWNER PROJECT NO.: [Number]  
GSBS PROJECT NO.: [Number]  
ISSUED DATE: [Date]  
**ROOF PLAN**

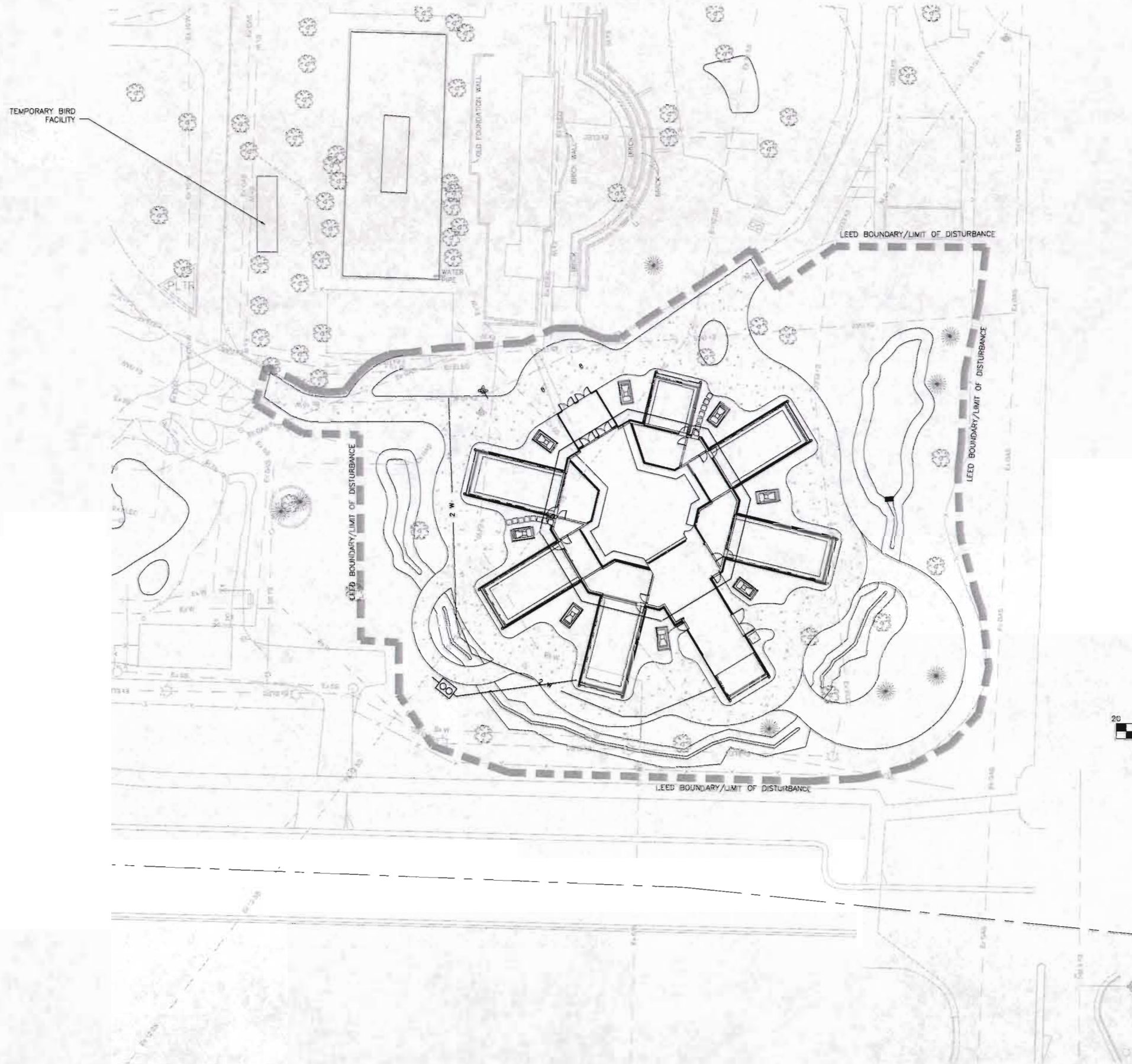








REVISIONS:

231 West 800 South  
Salt Lake City, Utah 84101

**Ward Engineering Group**  
Planning • Engineering • Surveying

**Tracy Aviary**  
A World of Birds in Utah



**WILSON PAVILLION RENOVATION**

589 E. 1300 SOUTH  
SALT LAKE CITY, UTAH 84105

TRACY AVIARY

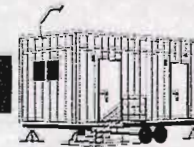
DRAWN BY:	GDR
CHECKED BY:	MTD
OWNER PROJECT NO.:	2009.074
GSBS PROJECT NO.:	2009.074
ISSUED DATE:	06/22/09

**TEMPORARY TRAILER LOCATION**

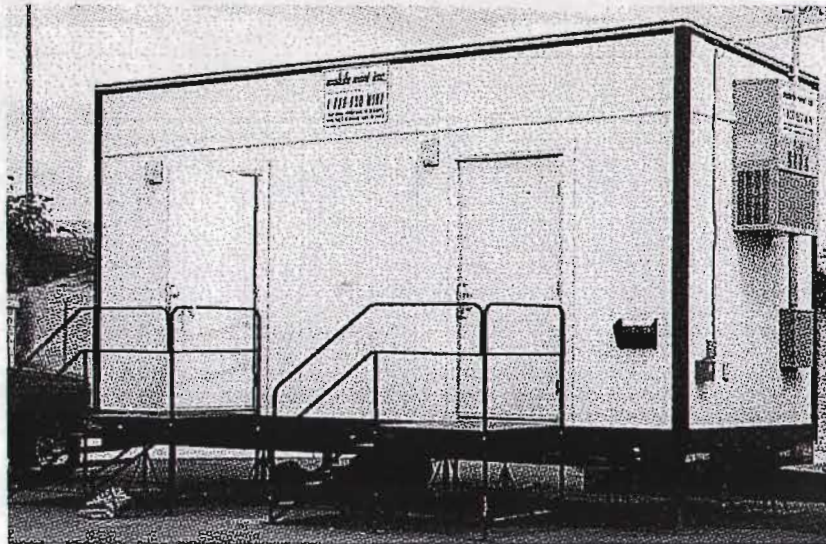
CALL BEFORE YOU DIG.  
IT'S FREE & IT'S THE LAW  
1-800-662-4111  
208-2100  
SALT LAKE METRO  
1925 WEST 1300 SOUTH  
SALT LAKE CITY, UT 84119



## 8' x 20' MOBILE OFFICE



15



### Size:

- 24' long (including hitch)
- 20' box size
- 8' wide
- 8' ceiling height

### Interior Finish:

- Paneled walls
- Vinyl tile floors
- T-grid ceilings
- 2 Private offices
- Fold down plan table & 8' desktop
- Overhead shelf

### Electric:

- Fluorescent ceiling lights
- Breaker panel
- Exterior phone/data access
- Exterior lights at doors

### Windows / Doors:

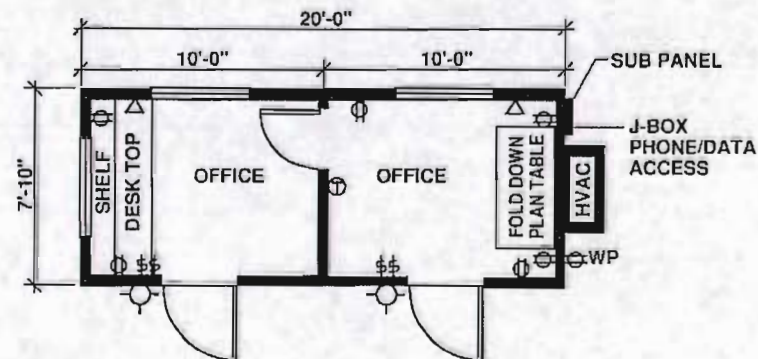
- Horizontal slider windows w/screens
- 2 steel doors w/latch guard with 10" x 10" safety glass windows
- Hydraulic door closures
- Mini blinds
- Interior security bars

### Heating and Cooling:

- Central HVAC

### Exterior Finish / Frame:

- Wood siding
- I-beam frame
- Standard drip rail gutters
- 40 lb. roof load
- Detachable hitch



**mobile mini<sup>®</sup> inc.**

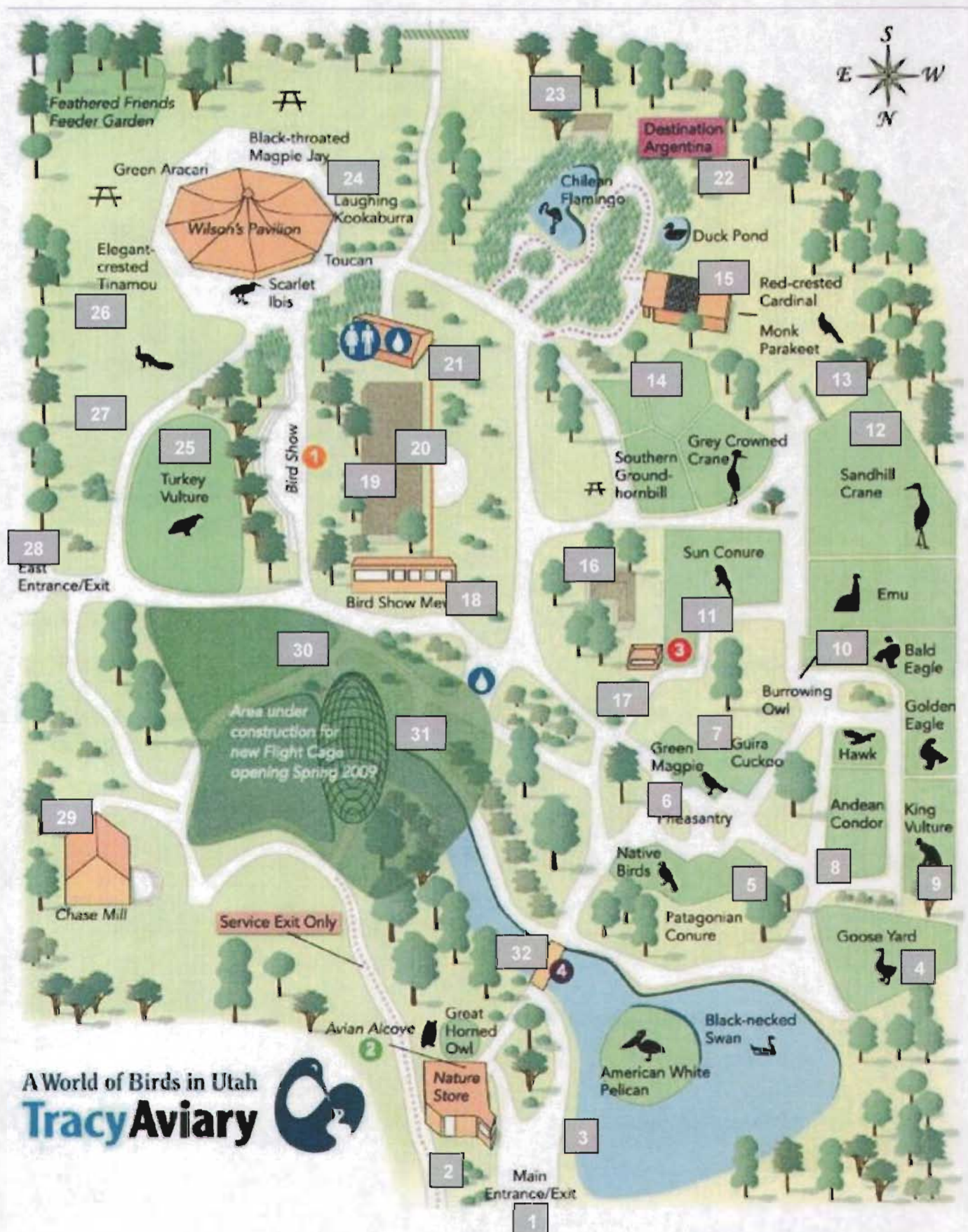
**1-800-950-6464**  
**www.mobilemini.com**

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**Attachment B**  
Tracy Aviary Inventory, August 2009





A World of Birds in Utah  
**Tracy Aviary**



**TRACY AVIARY STRUCTURE INVENTORY, 2009**



This inventory was compiled by Salt Lake City Planning Staff to assist with discussions regarding alterations at the Tracy Aviary. It is not a complete listing of features and does not provide full research on all the structures.

When reviewing alterations to a Landmark Site, there should be an understanding of which features are significant and which are not. Significant features, whenever possible, should be retained, while non-significant features have more ability for major alterations—assuming the proposed alterations are appropriate for the Landmark Site as a whole. Using the definition of “contributing” structure within a historic district, staff has made a preliminary determination within the follow inventory as to which features within the Aviary are considered “significant.”

21A.34.020 H (B) Contributing Structure: A contributing structure is a structure or site within an H historic preservation overlay district that meets the criteria outlined in subsection C2 of this section and is of moderate importance to the city, state, region or nation because it imparts artistic, historic or cultural values. A contributing structure has its major character defining features intact and although minor alterations may have occurred they are generally reversible. Historic materials may have been covered but evidence indicates they are intact.

Features of the Tracy Aviary include buildings, fences, benches, exhibit spaces, walkways, waterways and the landscape design. The architecture of the Aviary is eclectic.

Pre-Tracy Aviary Construction: The earliest building is the Chase Mill (#29), which was constructed before the area became a park and is a significant feature of Liberty Park.

Initial Construction, 1938-1950s: The structures original to the Aviary were constructed c. 1938 as frame, gable roof, shiplap siding exhibits and support buildings (#10, 16, 17) as well as wire mesh exhibit cages, which have all been removed with the exception of the flight cage (#31).

Modern Period, 1960-1980: Construction from 1960 to 1980 was the most eclectic and included a craftsman style building (#21); multiple small frame, gable roof, diamond-light support buildings (#12, 25); and two large “natural” exhibits that used natural materials and burming to lessen the visual impact of the support structures attached to the viewing cages (#5, 7). The Wilson Pavilion (#24) and building #14 were also constructed during this period. The Wilson Pavilion’s modern design is similar to other structures in Liberty Park.

Modular Period, 1980-Present: From 1990 to the present, construction in the Aviary included CMU buildings, modular buildings, and frame shed roof support structures.

The list that follows provides information on significance for buildings and exhibits. Staff also finds that the waterways and the organic curvilinear nature of the walkways are significant features. The walkways themselves are not significant but the pedestrian design of the Aviary should not be altered to a more structured design such as a grid.



The benches are recent and therefore not historic features.

Individual plants and trees, themselves, are not significant but the planned environment with its wooded areas, waterways are significant.



An understanding of the evolution of animal exhibits, zoos and aviaries, helps to place the Tracy Aviary within a broader context and assists with determining significance of the layout and individual features.

### 1. Zoos as Jails (mid 19th to late 19th century)



The earliest official zoos were created in the late 1800s with the London Zoo, 1828 and the Philadelphia Zoo, 1874. Like park development at this time, there was an emphasis on beauty and nature as a science; however they were also places for socializing. Exhibits were designed in ornate styles and arranged by classification. The exhibits were small and not designed with the needs of the animals in mind. Salt Lake City purchased land for Liberty Park in 1880 and opened the park in 1882. It did not have a zoo at that time.

### 2. Zoos as Art Galleries OR the Modernist Movement (early to mid 20th century)

In 1928 the majority of all wild animal collections were located within parks; however there was a movement for large collections to have their own sites. Small collections that would not require an entire day to visit but could be one of several features within a park were considered appropriate for a regional or neighborhood park.

During this time (beginning in 1918) exhibit trends ranged from simple wire cages to mini-art paintings or vignettes with the “Hagenbeck concept” or “barless” exhibit that used moats and ditches to contain the animals and backdrops to place the animals in “natural landscapes”.

Advances in science and an understanding of germs combined with the modernist movement also meant the advent of sterile exhibits. America’s love affair with the machine resulted in zoological exhibits that were great examples of modern architecture but usually did not fit in well with their surroundings and did not take into account the needs of the animals. The environments popularized by abstracts with concrete geometric shapes replacing a rocky outcropping, for instance.







Tracy Aviary, 1918 (left) and date unknown (right), Utah State History



Tracy Aviary, 1914, Utah State History

The zoo in Liberty Park came into being in 1911 but moved to a new location in 1935. After Mr. Tracy donated his bird collection in 1938, this section of the park was dedicated as Tracy Aviary. Several buildings are shown on plans for the Aviary in 1938 but it is not know if these were held-over from when the site was used as a zoo or if they were new structures for the Aviary. The buildings are simple gabled structures with shiplap siding and do not fit this era of development. With the exception of the flight cage, none of the early exhibit cages exist. The few plans for these exhibits do not reflect natural trends of this period but seem more reminiscent of the first phase of zoo development.

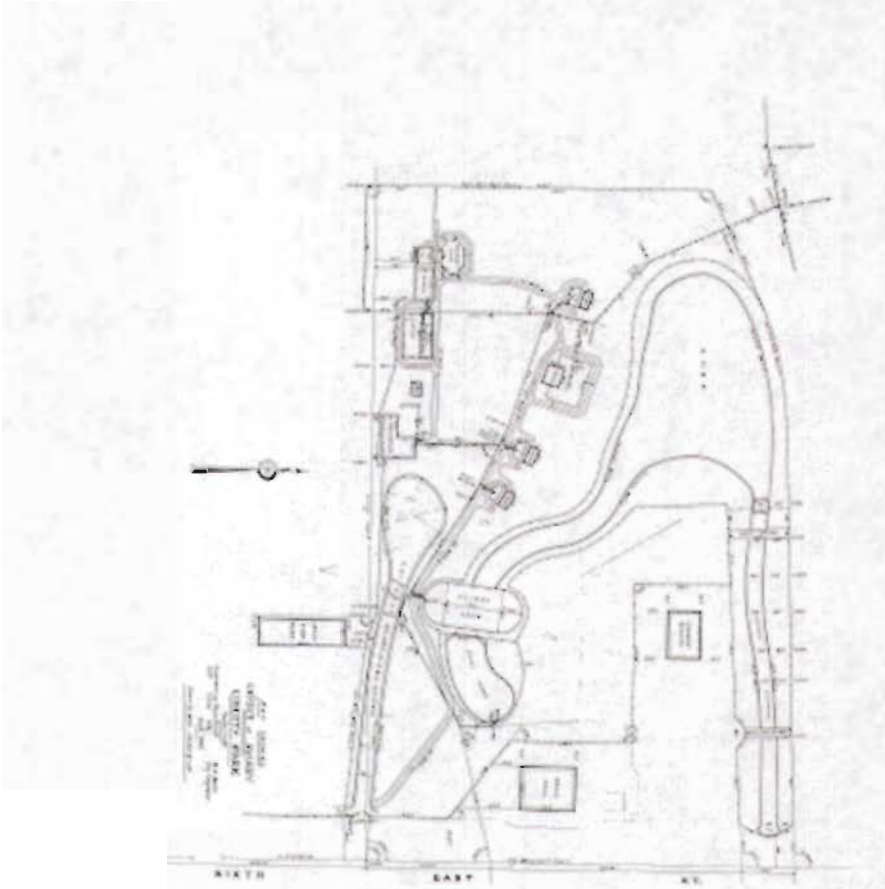
### 3. Zoos as Conservation and Education Facilities

The “landscape emersion” idea of exhibit design began in 1976. Exhibits attempt to recreate a natural habitat, not just the landscape, but also the botany and climatology. The most important development of this era is that the animal’s mental as well as physical well being are taken into account. Exhibits also incorporate the visitor more fully, in some cases allowing the visitor to actually walk through the habitat.

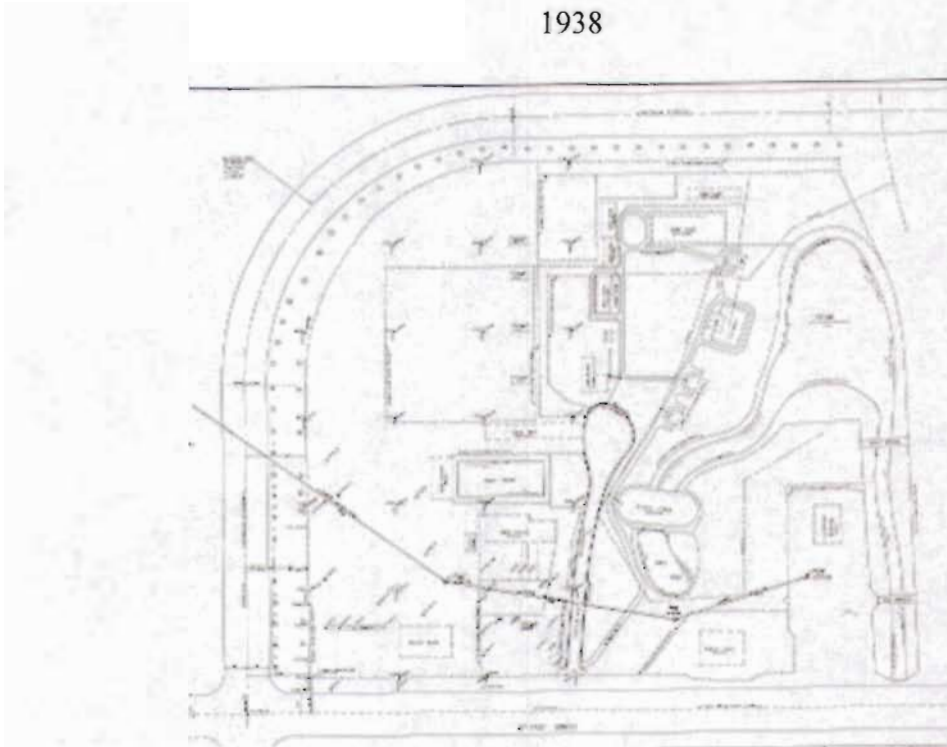
The most recent structures of the Aviary reflect these standards with interactive exhibits designed to reflect natural habitats.



# Historic Maps

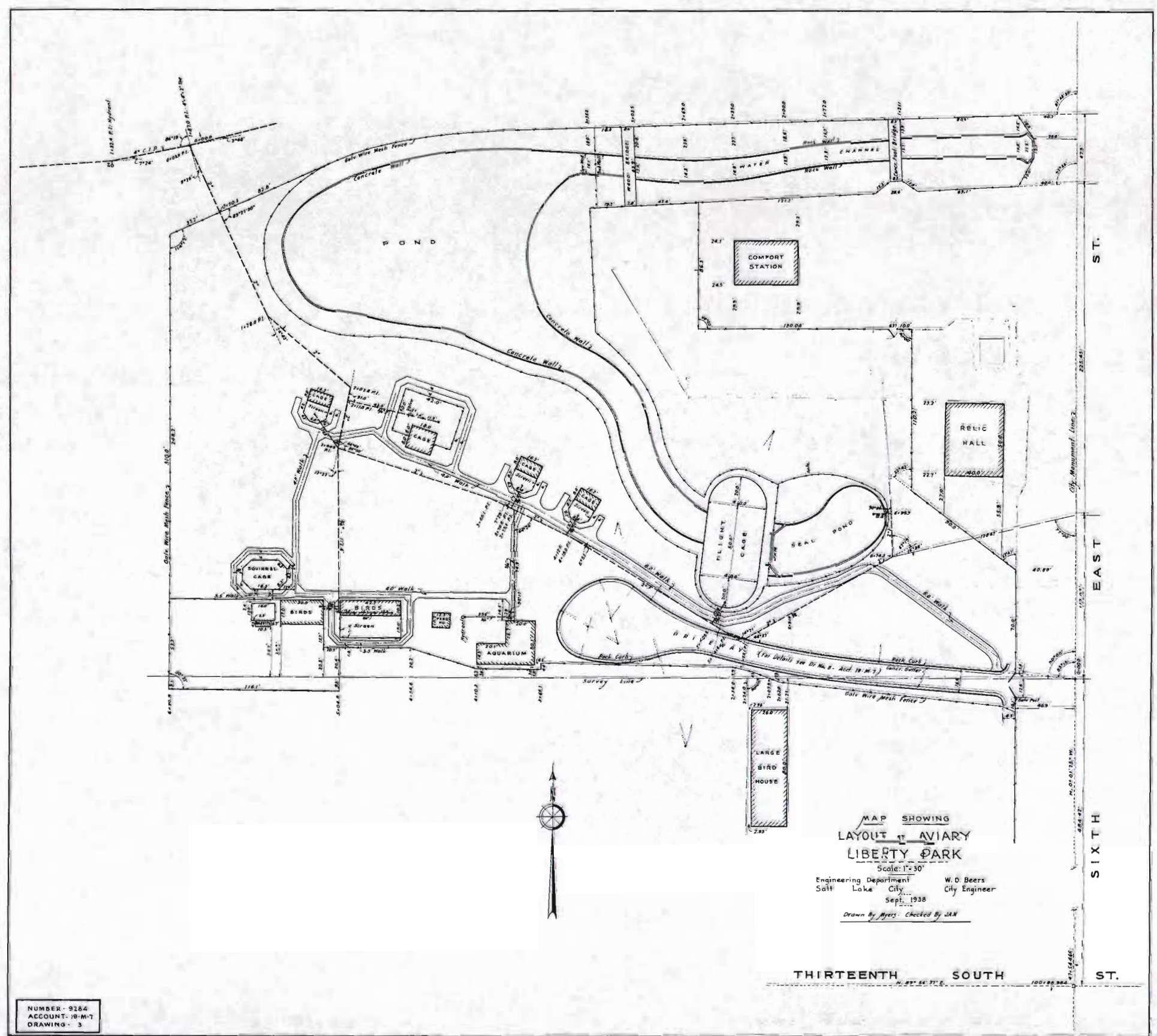


1938



1968





MAP SHOWING  
 LAYOUT OF AVIARY  
 LIBERTY PARK

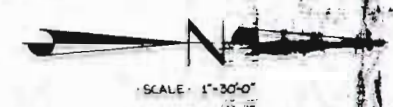
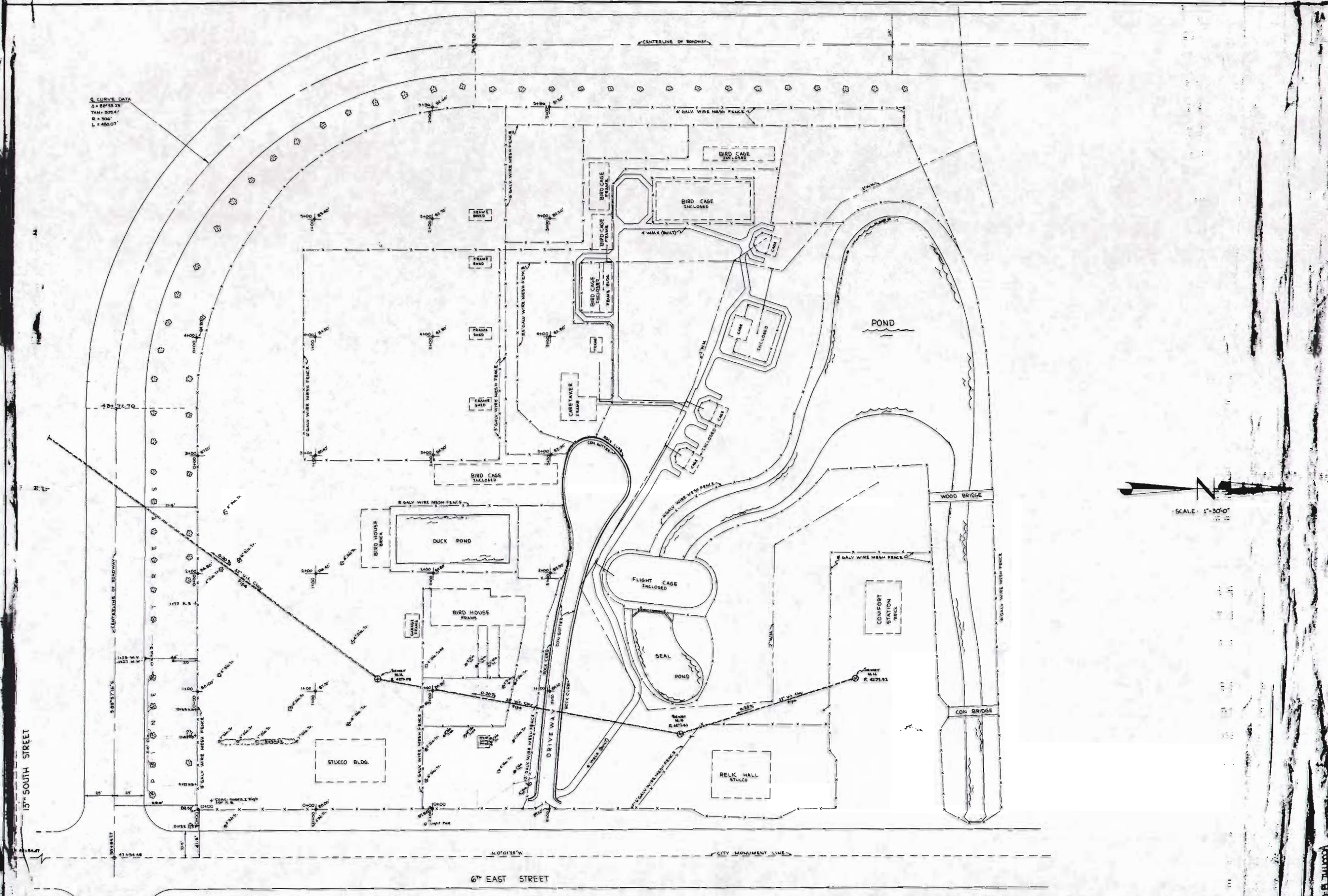
Scale: 1"=30'  
 Engineering Department W. D. Beers  
 Salt Lake City City Engineer  
 Sept. 1938  
 Drawn by Myers - Checked by J.A.H.

NUMBER - 9184  
 ACCOUNT - 18-M-7  
 DRAWING - 3

THIRTEENTH SOUTH  
 SIXTH EAST  
 ST.



S CURVE DATA  
 $\Delta = 89^{\circ}53'23''$   
 $TAN = 3206.4'$   
 $R = 500'$   
 $L = 4800.7'$



NUMBER 15265  
 ACT. 19-24-7  
 SHEET 10  
 OF 12 SHEETS

APPROVALS				
DATE	BY	DATE	DATE	DATE

PRESENTED TO THE BOARD OF  
 SALT LAKE CITY COMMISSIONERS  
 AND APPROVED  
 THIS DAY OF \_\_\_\_\_ 19\_\_\_\_  
 CITY COMMISSIONER

REVISIONS  
 NO. DATE BY  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DESIGN BY J.B.T.  
 CHECKED BY K.L.N.  
 SCALE 1"=30'-0"  
 DATE 1/24/68

SALT LAKE CITY CORPORATION  
 ENGINEERING DEPARTMENT  
 CITY & COUNTY BUILDING  
 SALT LAKE CITY, UTAH

LIBERTY PARK  
 PLOTTED BY  
 10-10-68



# INVENTORY

## 1



**Current Use:** Current Entrance  
**Materials:** concrete, pipe and awning  
**Plan:** replace

**Historic Use:** N/A  
**Construction Date:** c. 1994  
Part of Phase II - bond

## 2



<b>Current Use:</b> Nature Store, tickets	<b>Historic Use:</b> Vehicle Maintenance
<b>Materials:</b> concrete block	<b>Construction Date:</b> Remodeled 1994
<b>Plan:</b> replace, possibly reuse, Phase II	<b>Significance:</b> Not historically significant



3



<b>Current Use:</b> Exhibit	<b>Historic Use:</b>
<b>Materials:</b> metal pipe and wire mesh	<b>Construction Date:</b> 2006
<b>Plan:</b> Remove	<b>Significance:</b> Not historically significant

4



<b>Current Use:</b> Red-crowned crane	<b>Historic Use:</b>
<b>Materials:</b> wood and wire mesh	<b>Construction Date:</b>
<b>Plan:</b> Replace with more shorebird exhibit	<b>Significance:</b> Not historically significant



# 5



<b>Current Use:</b> Pheasant Exhibit	<b>Historic Use:</b>
<b>Materials:</b> concrete, wood, pipe and wire mesh	<b>Construction Date:</b> 1986
<b>Plan:</b> remove/replace	

# 6



<b>Current Use:</b>	<b>Historic Use:</b>
<b>Materials:</b>	<b>Construction Date:</b> c.1994
<b>Plan:</b> Remove	<b>Significance:</b> Not historically significant



# 7



<b>Current Use:</b> Magpie/ Cuckoo exhibit	<b>Historic Use:</b>
<b>Materials:</b> concrete, wood, pipe and wire mesh	<b>Construction Date:</b> c. 1986
<b>Plan:</b> Replace	

# 8



<b>Current Use:</b> Condor/ Hawk exhibit	<b>Historic Use:</b> bird cage
<b>Materials:</b> concrete, wood and wire mesh	<b>Construction Date:</b> c. 1968
<b>Plan:</b> Remove, Add SSP exhibit or Utah wetland	<b>Significance:</b> Not historically significant





<b>Current Use:</b> King Vulture exhibit	<b>Historic Use:</b>
<b>Materials:</b> pipe and wire mesh with wood frame structure	<b>Construction Date:</b>
<b>Plan:</b> Replace with more permanent structure	<b>Significance:</b> Not historically significant





<p><b>Current Use:</b> Burrowing owl exhibit</p>	<p><b>Historic Use:</b> bird cage</p>
<p><b>Materials:</b> wood frame</p>	<p><b>Construction Date:</b> c.1938</p>
<p><b>Plan:</b> Demolish</p>	<p><b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.</p>



# 11



<b>Current Use:</b> Sun Conure exhibit	<b>Historic Use:</b>
<b>Materials:</b> pipe and wire mesh	<b>Construction Date:</b> late 90s or early 00s
<b>Plan:</b> Remove. Possibly replace with more permanent interactive feeding exhibit	<b>Significance:</b> Not historically significant

# 12



<b>Current Use:</b> Sandhill Crane exhibit	<b>Historic Use:</b>
<b>Materials:</b> wood frame	<b>Construction Date:</b>
<b>Plan:</b> Reuse elsewhere	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.



13



<b>Current Use:</b> Maintenance building	<b>Historic Use:</b>
<b>Materials:</b> cinder block, metal roof	<b>Construction Date:</b>
<b>Plan:</b>	<b>Significance:</b> Not historically significant

14



<b>Current Use:</b> Southern Groundhornbill exhibit	<b>Historic Use:</b>
<b>Materials:</b> brick, asphalt shingle roof	<b>Construction Date:</b>
<b>Plan:</b> Demolish	





<b>Current Use:</b> Argentina interactive exhibit	<b>Historic Use:</b>
<b>Materials:</b> concrete, wood	<b>Construction Date:</b> c. 2004
<b>Plan:</b>	<b>Significance:</b> Not historically significant





<b>Current Use:</b> Office building	<b>Historic Use:</b> Aquarium (1938) Caretakers cottage (1968)
<b>Materials:</b> wood, asphalt shingle	<b>Construction Date:</b> c. 1938
<b>Plan:</b> Demolish	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.





<b>Current Use:</b>	<b>Historic Use:</b>
<b>Materials:</b> wood, asphalt shingle	<b>Construction Date:</b> c. 1938
<b>Plan:</b> Demolish	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.

18



<b>Current Use:</b> Bird Show Mews	<b>Historic Use:</b>
<b>Materials:</b> wood	<b>Construction Date:</b> c. 2008
<b>Plan:</b> Demolish	<b>Significance:</b> Not historically significant

19





<b>Current Use:</b>	<b>Historic Use:</b> Exhibit and amphitheater
<b>Materials:</b> concrete block, brick	<b>Construction Date:</b> c. 1988
<b>Plan:</b> Demolish/reuse as holding for a new exhibit	

20



<b>Current Use:</b> Unused	<b>Historic Use:</b> duck pond
<b>Materials:</b> concrete	<b>Construction Date:</b> c. 1968
<b>Plan:</b> Demolish	<b>Significance:</b> Significant as an early feature of the Aviary; however because of severe deterioration its integrity is questionable.



# 21



<b>Current Use:</b> Bathroom	<b>Historic Use:</b> bird house (Lorikeet)
<b>Materials:</b> brick, asphalt shingle	<b>Construction Date:</b> 1960s
<b>Plan:</b>	

# 22



<b>Current Use:</b>	<b>Historic Use:</b>
<b>Materials:</b> modular	<b>Construction Date:</b> c.1996
<b>Plan:</b> Replace with modern modular	<b>Significance:</b> Not historically significant



## 23



<b>Current Use:</b> Flamingo holding	<b>Historic Use:</b>
<b>Materials:</b> wood	<b>Construction Date:</b> 2004
<b>Plan:</b>	<b>Significance:</b> Not historically significant

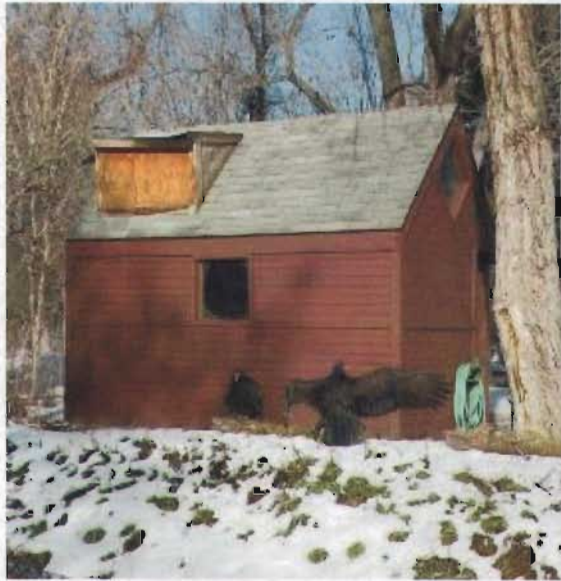
## 24



<b>Current Use:</b>	<b>Historic Use:</b> Wilson Pavilion
<b>Materials:</b>	<b>Construction Date:</b> 1970
<b>Plan:</b> Renovate, Phase II	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.

## 25





<b>Current Use:</b> Turkey Vulture exhibit	<b>Historic Use:</b>
<b>Materials:</b> wood	<b>Construction Date:</b> c. 1968
<b>Plan:</b> Demolish	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.

26



<b>Current Use:</b> Rose Garden	<b>Historic Use:</b>
<b>Materials:</b>	<b>Construction Date:</b>
<b>Plan:</b>	

27





CONCEPTUAL RENDERING  
SCALE: 1/4" = 1'-0"

<b>Current Use:</b> Vacant (Amazon Adventure Exhibit planned)	<b>Historic Use:</b>
<b>Materials:</b> concrete, pipe and wire mesh	<b>Construction Date:</b> 2009 proposed
<b>Plan:</b>	<b>Significance:</b> Not historically significant

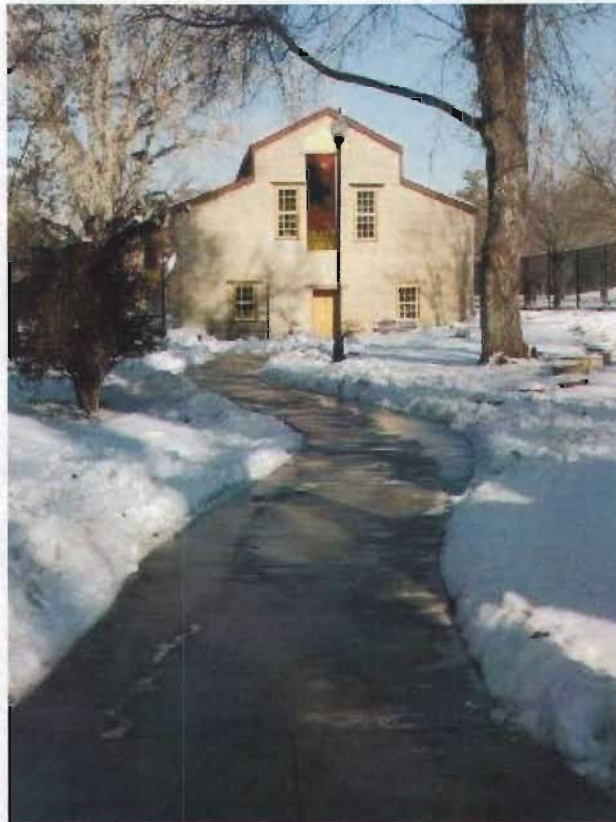


## 28



<b>Current Use:</b>	<b>Historic Use:</b> Original Entrance
<b>Materials:</b> brick, metal, temporary structure	<b>Construction Date:</b> c. 1939
<b>Plan:</b> Integrate Aviary and park	<b>Significance:</b> Entrance is significant but not the ticket booth

## 29



<b>Current Use:</b> Events/ education	<b>Historic Use:</b> Chase Mill
<b>Materials:</b> brick, wood	<b>Construction Date:</b> c. 1854
<b>Plan:</b>	<b>Significance:</b> Significant as an early feature of the site which retains historic integrity.





<b>Current Use:</b> holding/storage	<b>Historic Use:</b>
<b>Materials:</b>	<b>Construction Date:</b>
<b>Plan:</b> Demolish	





<b>Current Use:</b> Flight Cage	<b>Historic Use:</b>
<b>Materials:</b> steel and wire mesh	<b>Construction Date:</b> 1938
<b>Plan:</b> Renovate as walk through exhibit	<b>Significance:</b> Significant as an early feature of the Aviary which retains historic integrity.





<b>Current Use:</b> Bridges	<b>Historic Use:</b> Bridge
<b>Materials:</b> original: wood, new: concrete and metal	<b>Construction Date:</b> original: c. 1938, new: ?
<b>Plan:</b> Likely to be demolished	<b>Significance:</b> New bridge is not significant but the older bridge is significant



**Attachment C**  
Tracy Aviary Master Plan

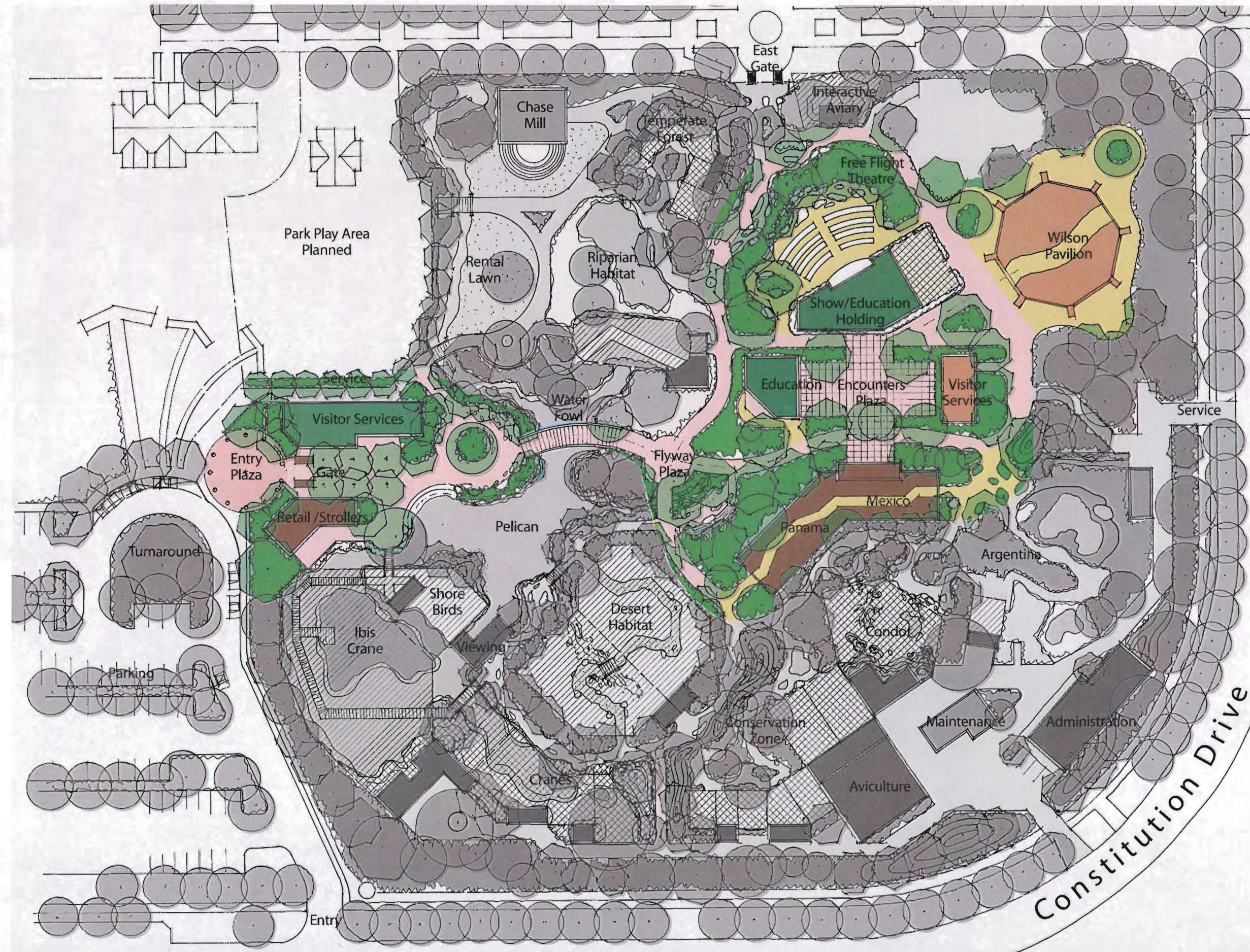


# Tracy Aviary Master Plan Site Plan: Phase II

The Portico Group

February 2008  
 Salt Lake City, Utah

-  Existing Building
-  New Building
-  New Building with "Green Roof"
-  Meshed Exhibit (Visitor Walk-Through)
-  Meshed Exhibit (Views Through Mesh)
-  Exhibit Pathway
-  Visitor Pathway
-  Service Pathway
-  Existing Tree to Remain
-  Proposed New Tree
-  Perimeter Fence
-  Green/Planted areas
-  Lawn
-  Wetland
-  Water





**Attachment D**  
DRT Notes



**Address:** 589 East 1300 South  
**Project Name:** Tracy Aviary-Renovation to Wilson Pavilion  
**Contact:** Jonathan Bradshaw 801 521-8600 jbradshaw@gsubsarchitects.com  
**Date Reviewed:** June 2, 2009  
**Zone:** OS

**The Development Review Team (DRT) is designed to provide PRELIMINARY review to assist in the design of the complete site plan. A complete review of the site plan will take place upon submittal of the completed site plan to the Permits Counter.**

**Ken Brown/Zoning:**

Proposal to comply with height & set back issues, including set back issues relative to heights in excess of 20'. Historic Landmarks approval required.

**Barry Walsh/Transportation:**

No change to Transportation generator, circulation, or parking.

**Ted Itchon/Fire:**

Fire Department access roads within 150' of all parts of the building. Fire hydrants within 400' of all parts of the building. Occupancy load 50 + is A Occupancy.

**Brad Stewart/Public Utilities:**

LEED Platinum. Wilson building. Need interior plumbing plans. Separate SS under roof from SD-exterior mesh exhibits. Sand/oil separators for SS & SD. Public Utilities will continue working with Ward Eng.

**Craig Smith/Engineering:**

There will be someone assigned to this project from Engineering by Rick Graham.

**Robin Zeigler/Planning:**

Planning Division recommends that a Certificate of Appropriateness application be submitted for the alterations to the Wilson Pavilion with the intent of taking the issue before the HLC as an "issues only" for their feedback before submitting a request for approval. PD also recommends that the request be accompanied by a master plan for the whole of the Aviary, as requested by the HLC during prior reviews.