

HISTORIC LANDMARK COMMISSION  
STAFF REPORT



Planning and Zoning Division  
Department of Community and  
Economic Development

TRACY AVIARY  
AMAZON ADVENTURE EXHIBIT  
New Construction & PLNHLC2008-00991  
Liberty Park, 589 East 1300 South  
January 7, 2009

**Applicant:** Tim Brown

**Staff:** Robin Zeigler, 535-7758,  
robin.zeigler@slcgov.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  
21A.34.020.(H)

**Notification**

- Notice mailed on December 23 2008
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites December 23, 2008

**Attachments:**

- A. Site Plan & Elevation Drawings.
- B. Photographs
- C. Historic Documentation
- D. Letter from Applicant

***Request***

The applicant requests new construction approval of the proposed Amazon Adventure Exhibit which includes a support building attached to a metal exhibit structure. The project will require the alteration of the location of an existing non-historic fence. The Historic Landmark Commission has final decision making authority on the design of the building and site.

***Staff Recommendation***

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the project substantially meets the applicable standards and therefore, recommends the Historic Landmark Commission approve the project as presented.



VICINITY MAP

## Background

### Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes to construct a one-story exhibit that includes a honed CMU support building attached to a metal exhibit structure. The project will require the relocation of an existing non-historic fence. The proposed site is along the eastern border of the Aviary, south of the original entrance and north of the rose garden.

The purpose of the project is to provide an outdoor flight enclosure and a small attached, heated, support building for tropical birds from the Amazon River region. The outdoor flight enclosure will be accessible to the public and the attached building will be for Aviary staff and for the birds.

The applicant's stated design goal is to create a contemporary exhibit that references the historic Wilson Pavilion nearby and to use planted screening to help blend the building into the landscape of the park. The support building is approximately twelve feet (12') tall at its highest point with an approximately thirty foot by twelve foot (30' x 12') footprint. The foundation is concrete slab, the siding salvaged wood lapping and honed CMU covered with a wire mesh vegetation screen and the shed roof is standing seam metal, similar to the roof of the Wilson Pavilion. The windows are glass block and the door is metal with a vertical light.

The support building will be attached to the side of a prefabricated steel and wire flight enclosure. The enclosure is approximately twelve feet (12') tall with a footprint of approximately thirty-one feet by thirty-five feet (31'4" x and 35'4"). The foundation is a concrete slab and the roof is a gable design covered in the same mesh material as the sides of the flight enclosure.

The existing non-historic fence will be straightened to accommodate a corner of the building and to be more in line with the original boundaries of the Aviary.

Historic site plans show that there were no structures at the proposed location in 1938. In 1968, however, a small (10' x 10') concrete duck pond and a structure that appears to be similar in scale to the proposed structure were located in the general vicinity of the proposed exhibit.

Inventory of some of the structures within Liberty Park:

<b>Structure</b>	<b>Date</b>	<b>Area (s.f.)</b>	<b>Height</b>
Liberty Park Concession Building	2006	2700	28'-5"
Tennis Clubhouse	2003	3015	19'-6"
Old Tennis Building	c. 1980	1040	18'
Chase House	c. 1854	4816	28' (ridge)/ 30'-6" (chimney)
Chase Flour Mill	c. 1848	6000	Varies 28' to 40', average 32'
Wilson Pavilion	1960's ?	7200	33'-6"
Maintenance Building	1980's	600	19'-4"
Bathhouse (now aviary restroom & lorikeets)	1920's?	1092	19'
Picnic Pavilion	1970	1521	Estimated 24'
New north restrooms & Rotary playground restrooms	2000	675	30'-6"
Office/Shop	c. 1950	2028	18' 1"
Greenhouse	c. 1900	1364	18'

## **Public Comments**

No 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.

## Project Review

The most recent alterations to the Aviary was earlier this year for the rehabilitation of the nearby flight cage and approval of a support building for the flight cage. The staff review of this application follows in the next section

## Analysis and Findings

### Findings

**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.

	Required	Actual (approximate)	Meets Ordinance
Lot Area	10,000 sq. ft.	4,356,000	Yes
Lot Width	50'	1451 estimate	Yes
Max bldg Height	35'	11'	Yes
Front Yard	30'	2425'	Yes
Corner Side	30'	650	Yes
Side Yard		700'	
Rear Yard	30'	300	Yes
Landscape Yard			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 a comparable interactive exhibit on the opposite end of the Aviary. The building is compatible in scale and massing 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, including the Chase Mill located nearby. The proposed building does not have a porch; however none of the exhibit spaces within the Aviary have porches. The materials-- honed CMU, wood siding, metal roofing, and wire mesh--are in keeping with other buildings and exhibits in the Aviary. The glass block for the windows is a new material for the Aviary; however, these windows will be partially obscured by the mesh vegetative screen. This project substantially 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 Liberty Park’s center pedestrian way in the same manner as several other buildings, including the historic Chase Mill and the newer concession stand. The “side” of the building will face the pedestrian way, as does the Chase Mill. The spacing between the Chase Mill and the Amazon Exhibit is proportional to the existing buildings that roughly line the central path. There is an estimated ninety feet between the concession building and the Chase Mill, 170’ between the Chase Mill and the proposed exhibit, and an estimated 140’ between the proposed exhibit and the Wilson Pavilion. The building will be separated from the pathway with fencing, as are the other buildings that line the pedestrian way. The structure and the reorientation of the fence substantially meet this standard.

**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.

# **Attachment A**

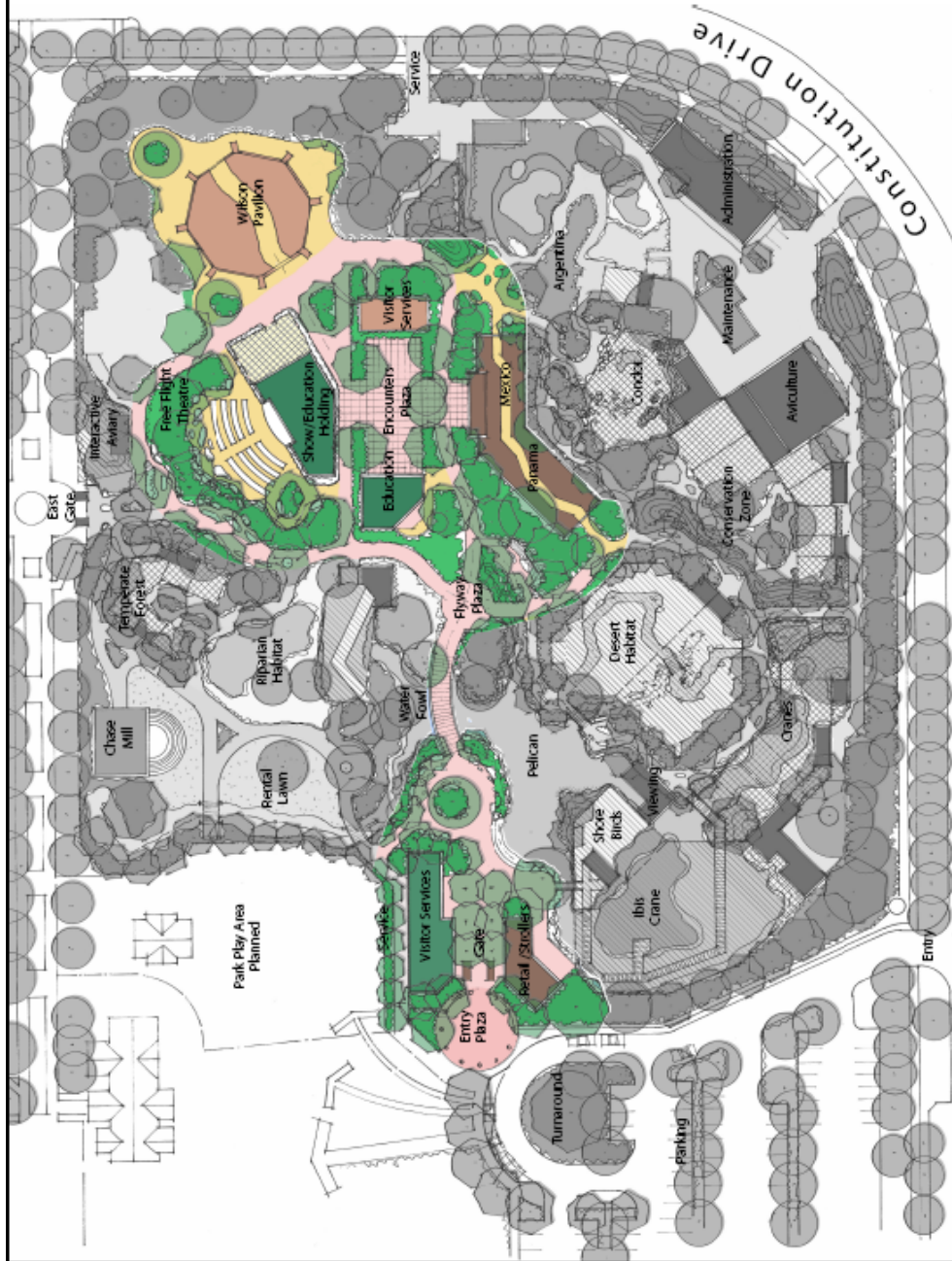
## Site Plan and Elevation Drawings

# Tracy Aviary Master Plan Site Plan: Phase II

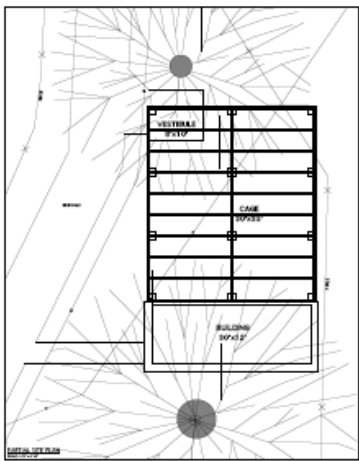
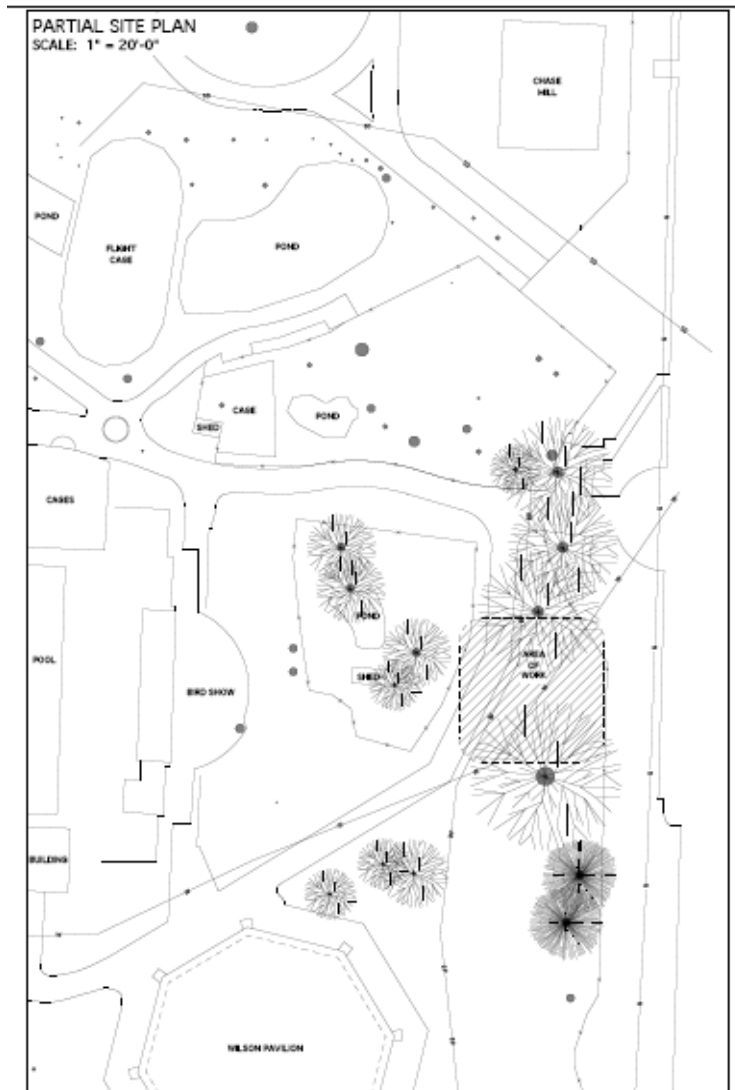
The Portico Group

February 2008  
Salt Lake City, Utah

- Existing 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

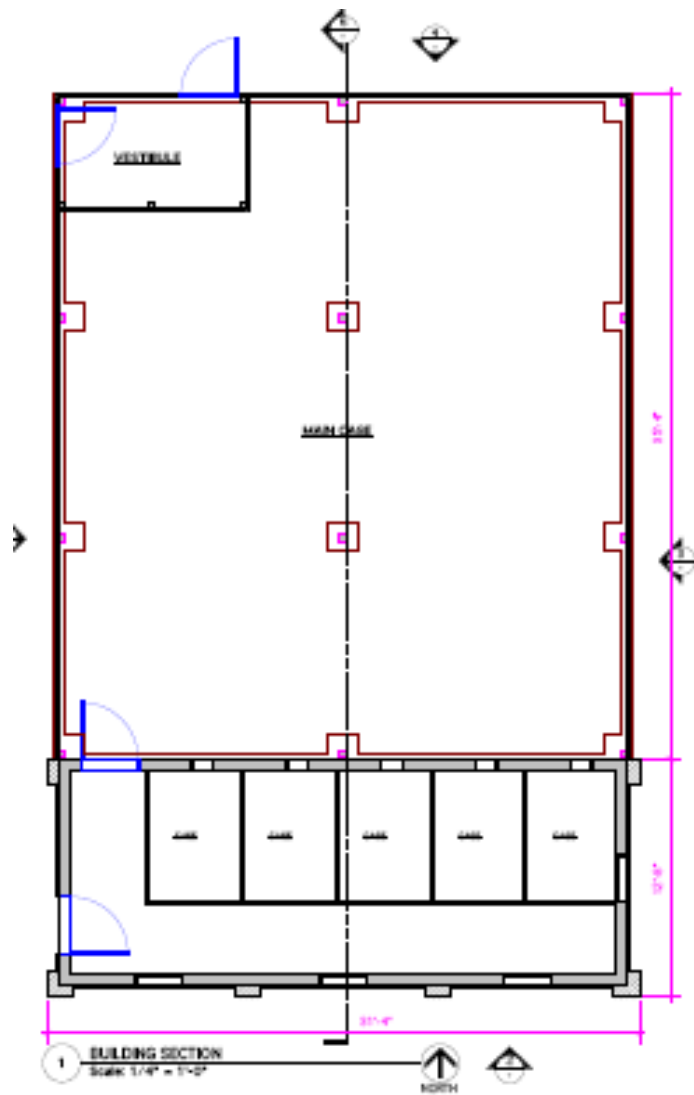


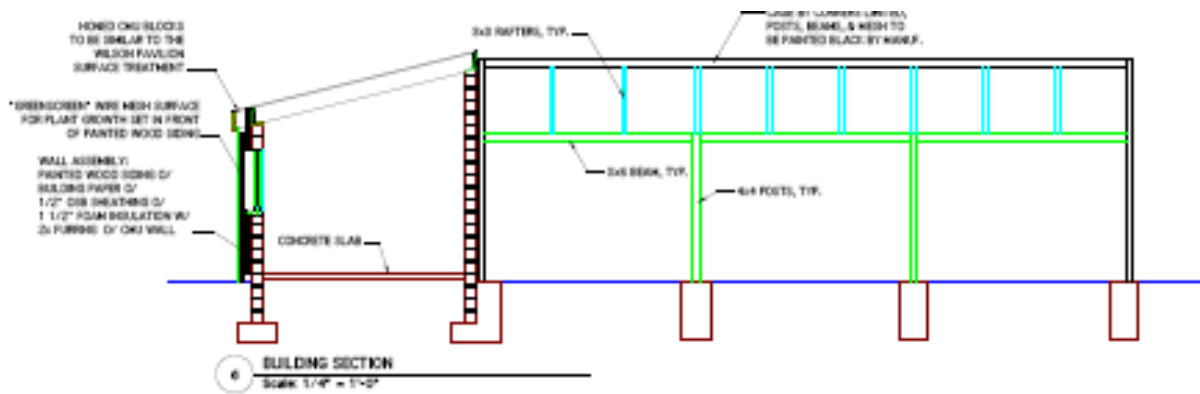
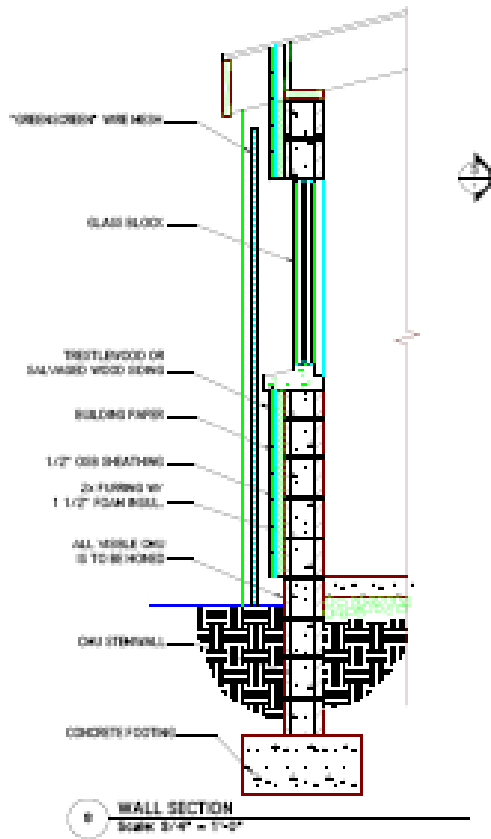


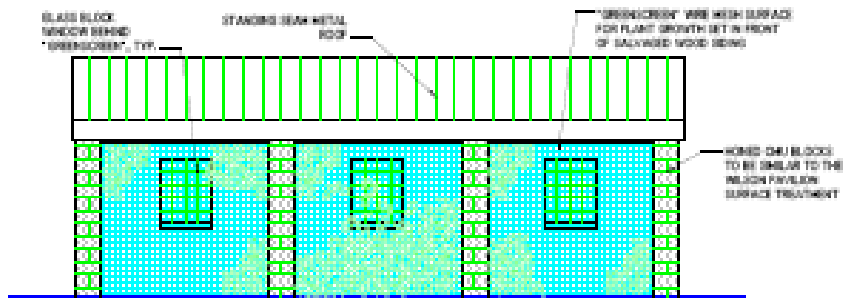




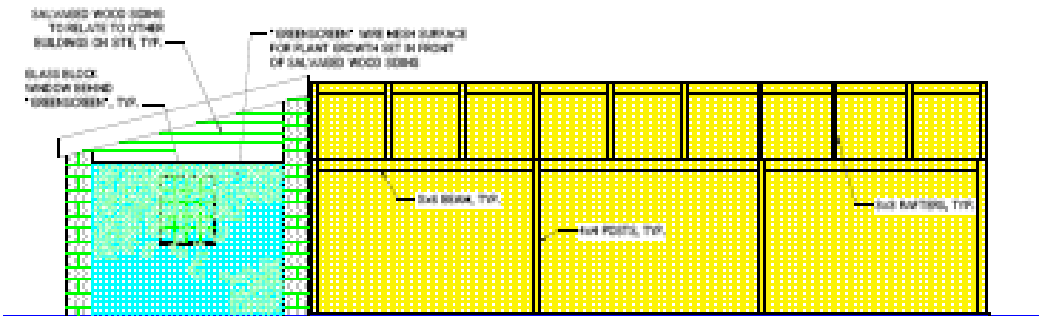
7 CONCEPTUAL RENDERING  
Scale: 1/4" = 1'-0"







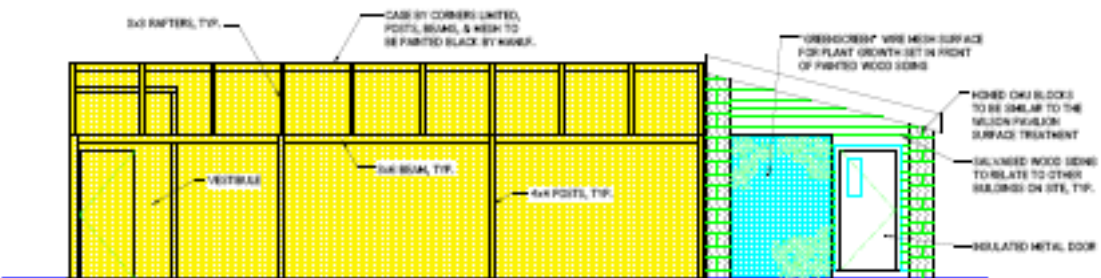
3 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



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



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



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

# **Attachment B**

## Photographs



**1. Proposed location between the original entrance and the rose garden. The people in the photograph show the approximate corners of the building. Rose garden can be seen in the back ground. Original entrance is out of frame and to the left.**



**2. Proposed location.**



**3. Example of interior of the proposed building.**



**4. Wilson Pavilion - Exterior**



**5. Wilson Pavilion - Interior**





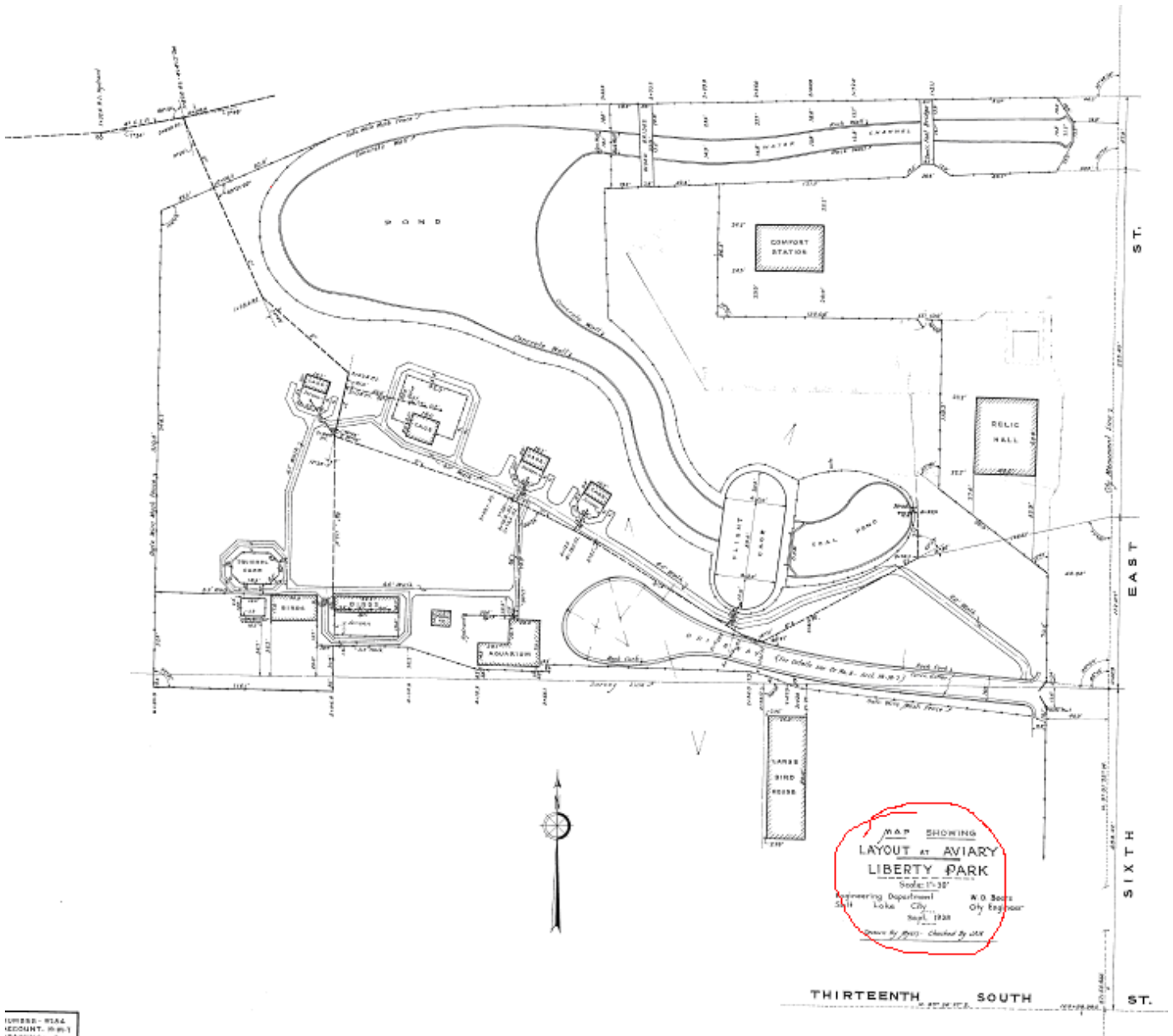
**6. Chase Mill as seen from central path**



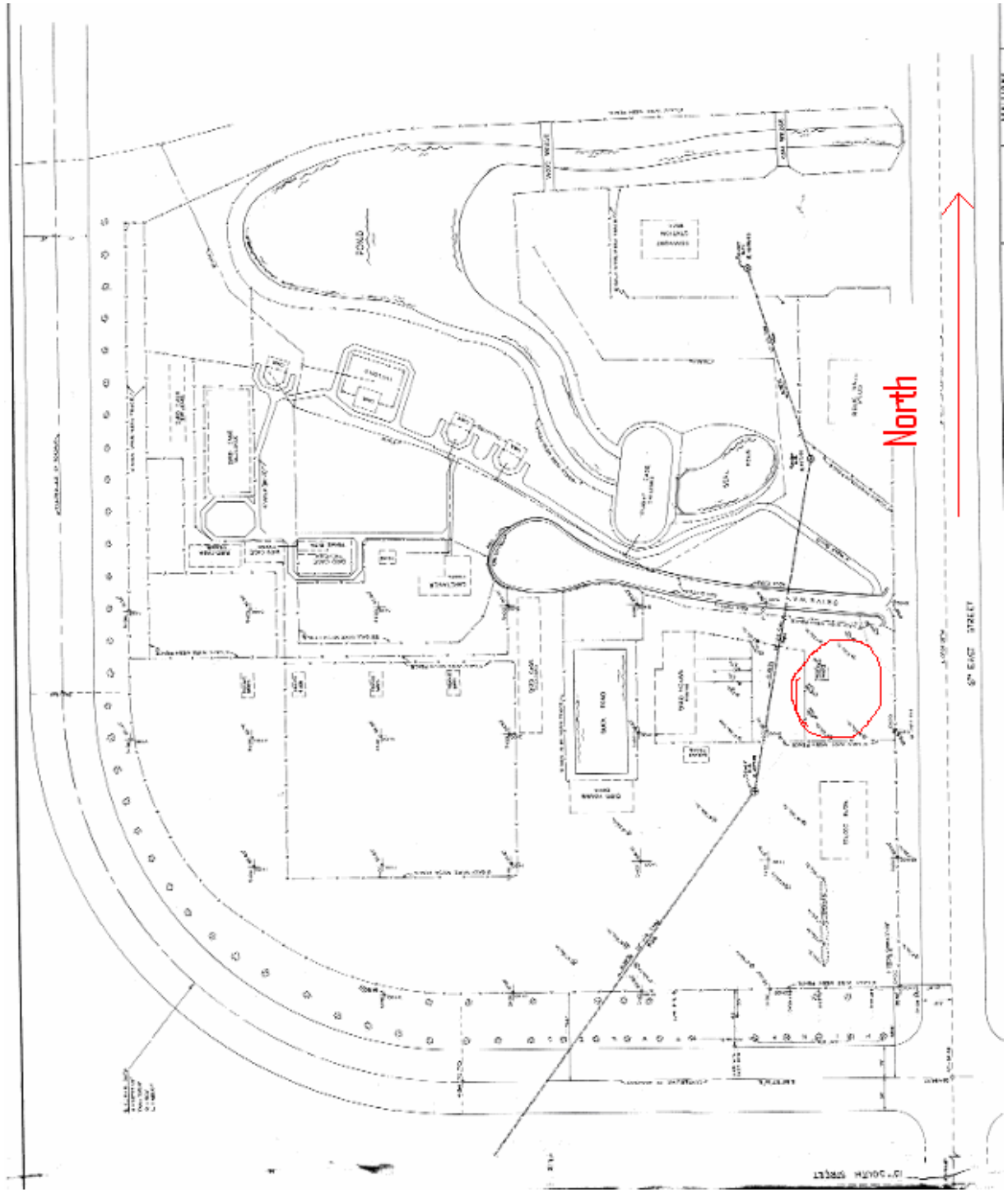
**7. Concession Building as seen from central path**

# **Attachment C**

## Historic Documentation



1938 The location of the proposed building would roughly be where the map identification is located in the bottom right corner.



1968 The proposed location is approximately the location of the duck pond.

## **Attachment D**

Letter from Applicant

**Historic Landmarks Commission  
Application for New Construction**

**Tracy Aviary  
Amazon Adventure Exhibition Structure**

The purpose of the structure is to provide an outdoor flight enclosure and a small, attached, heated support building for tropical birds from the Amazon River region. The outdoor flight enclosure will be accessible to the public and the attached building for Aviary staff only. The flight cage is a prefabricated steel and wire structure, essentially transparent. It will be assembled on site onto a cast in place concrete foundation. The support building is a solid building to be constructed on site.

As shown on the plans, the exhibit structure will be located on the east side of the Aviary, adjacent to the main central sidewalk of Liberty Park. The structure will be visible from the sidewalk to park visitors. The closest historic structures are the Chase Mill to the north and the Wilson Pavilion to the south.

The intent of the design of the support building is to use materials that reference the historic Wilson Pavilion (rough wood and honed-face cmu) and also to use planted screening to help the building to blend with the landscape of the park.