



Memorandum

Planning Division
Community & Economic Development Department

To: Historic Landmark Commission

From: Robin Zeigler, Senior Planner

Date: 11 June 2009

Re: PLNHLC2009-00684, Wilson Pavilion Renovation at Tracy Aviary

Friends of the Tracy Aviary plan a renovation of Wilson Pavilion in Tracy Aviary located in Liberty Park. At this time, they request Commission feedback and public comment on proposed plans and are not seeking a decision.

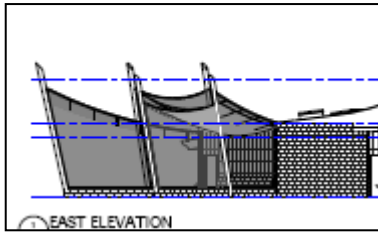
The Wilson Pavilion was constructed c. 1970 in a New Formalism style characterized by its materials (concrete and wood), its emphasis on the exposed structural form, the single volume interior, the symmetry, and its “Near Eastern flavor”. It is octagonal in shape with a sweeping roofline topped by a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



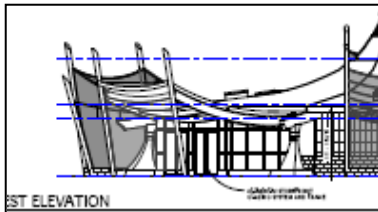
The building is similar to the Merry-go-round building (c.1960) found outside the Tracy Aviary in Liberty Park. Another building within Liberty Park constructed with similar dramatic structural framing and a sweeping roofline is the Rice Pavilion (c.1970).



Project Description



Please see full size drawings in the attachments.



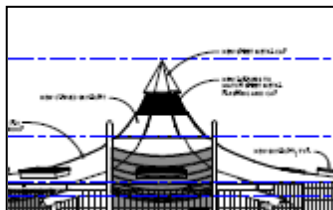
Expand Exhibits: Extend six of the existing exterior exhibit areas. The proposed exterior aviaries are constructed of mesh suspended from steel cables, in order to minimize their visibility and overall architectural impact. These enclosures would have mesh roofs and perimeter footings but no slab (the 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. Its roofline will have the same curved profile as the existing roof and new exterior exhibits.

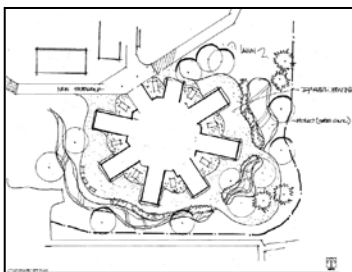
Add an extension at the southeast portal to contain support and mechanical space. This extension would end with a seventh external aviary that would obscure a significant portion of the new construction and provide a consistent exterior experience for visitors.



Walls: Remove 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. Replace existing doors into exhibits with insulated painted hollow metal doors and frames.



Roof: Replace roofing membrane; replace existing louvers and metal cap with new to match the existing design and dimensions. Remove roofing along the shaft of the roof and replace with skylights. Add box skylights on the lower parts of the roof.



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.

In reviewing this project, Staff will use the Standards of 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;
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;
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;
4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;
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;
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;
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;
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;

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;

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;

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

Attached:

Project Description

Drawings

Photographs

Tracy Aviary Inventory

Master Plan/ Site Plan: Phase II

DRT Notes