

HISTORIC LANDMARK COMMISSION
STAFF REPORT

TRACY AVIARY GUEST SERVICES BUILDING
and INFRASTRUCTURE UPGRADES

PLNHLC2010-00427

PLNHLC2010-00426

Liberty Park, 589 East 1300 South

August 4, 2010



Planning and Zoning Division
Department of Community and
Economic Development

Applicant:

Friends of Tracy Aviary

Staff:

Ray Milliner (801)535-7645 or
ray.milliner@slcgov.com

Tax ID:

16-07-427-001

Current Zone:

OS

Master Plan Designation:

Open Space

Council District:

5, 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 22, 2010
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites July 22, 2010

Attachments:

- A. Utility Site Plans & Elevations
- B. Building Site Plans & Elevations
- C. Tracy Aviary Inventory
- D. Tracy Aviary Master Plan

Request

The applicant, Friends of Tracy Aviary is requesting Historic Landmark Commission approval of the following items:

- New Construction of an education and guest services building located at the main entrance to the aviary. This building would replace an existing non-contributory building in the same location.
- Installation of new utility infrastructure, including: sewer, water, communication, gas, electricity and storm drain equipment.
- Installation of a temporary sales trailer.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the guest services building, infrastructure upgrades and temporary sales trailer at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

Conditions of Approval

1. All proposed utility boxes and power vaults shall be placed so that they are screened from public view.
2. Preferred screening is vegetation. The applicant shall work with the City arborist to ensure that only those trees necessary for the installation of the utilities are removed, and that the replacement landscaping is appropriate.
3. Final approval of exterior materials and windows shall be delegated to staff for compliance with the SLC Historic District Design Guidelines review.
4. The guest services building must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage.

Vicinity Map



Background

The applicant, Friends of Tracy Aviary is requesting Historic Landmark approval of a Certificate of Appropriateness for an education and guest services building, infrastructure improvements and a temporary sales trailer at the Tracy Aviary. These improvements are featured as Phase II of a 19.6 million dollar bond for upgrades to the aviary. Phase I of the project was reviewed and approved by the HLC on August 12, 2009. The approval included:

- Construction of a Ground Hornbills Exhibit
- Remodel and renovation of the Wilson Pavilion
- Construction and installation of a temporary bird holding trailer
- The review and approval of a Master Plan for the Aviary

These projects have been completed and the applicant is now prepared to begin work on phase II of project.

At the August 5, 2009 Historic Landmark Commission meeting, the applicant presented a master plan and structure inventory 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 “approved” the removal of these features by the Historic Landmark Commission. The plan, along with an

adopted building inventory has been attached as exhibits C and D of this report. The proposal under review today is consistent with the plan adopted in 2009.

Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of an education and guest services building, infrastructure improvements throughout the site, and a temporary sales trailer located at the northwest corner of the site.

Education and Guest Services Building — New Construction

This building is proposed to replace the existing ticketing and guest services building located at the main entry to the aviary. The two storey building will be approximately 10,000 square feet in size with a Z shaped footprint. The building will be cement block construction with a decorative metal sheathing designed to evoke tree shading or “a flock of birds taking flight” and typical retail window glazing in the ticketing and retail sections of the façade. The roof will be flat with a synthetic membrane cover and a viewing platform located on the northwest corner.

Installation of temporary structure

A portable 12' x 60' office trailer for retail and ticket sales will be placed at the temporary entrance located to the west of the existing entry. It is estimated that it will need to be in place for about one year, and will be removed upon completion of the guest services building.

Infrastructure Upgrades — Major Alteration

The Aviary was founded and built in 1938 as the first zoo in Utah. Since that time, the Aviary has undergone a number of modifications/transformations/expansions including uses such as a swimming pool, an aquarium, recreation facilities and the current aviary structures. As each of these changes was built the existing infrastructure was modified or expanded to accommodate the changes, resulting in a cobble of infrastructure in need of replacement.

To remove the old infrastructure and replace it with new will require extensive excavation of the site, primarily along the existing pathways. The applicant is proposing to revise the surrounding landscaping to include a more interesting perimeter walkway that will represent natural bird habitat and conduct storm water in an environmentally beneficial manner. The applicant is proposing to conduct the work in three phases, with the majority being done in the first and second phases (see exhibit A phasing plan page C-101). Because of the extensive nature of the work, it will be necessary that some of the existing trees be removed to accommodate the improvements.

Public Comments

This project was featured at a public open house on July 15, 2010. Comments received at the open house were primarily concerned with the removal of the trees as part of the infrastructure review. Additionally, this application was reviewed by the East Central Community Council. To date, staff has received no comments from the Council Chair.

Analysis and Findings

Findings for Education and Guest Services Building —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.

	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'	35'	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 meets all the zoning requirements for the OS zone.

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.

Analysis: The scale and form of historic structures within the park vary greatly depending on their function. The proposed structure will be one of the largest buildings in the park. Nonetheless, the design of the structure is such that it is relatively indiscreet. The size and scale of the building are mitigated by the variegated design of the footprint, the flat roof, and the design of the bridge entry into the aviary. These design elements combine to make the structure appear smaller than it actually is. The Z shaped footprint breaks the mass of the building into smaller components, and thereby reduces the overall visual mass of the building while adding architectural interest. The incorporation of the flat roof into the design reduces the overall height, and mass of the building. The bridge design draws the eye

away from the building, and into the open areas of the aviary. The result is a 10,000 square foot building in which the widest unbroken façade is approximately 79 feet wide.

Finding: Although the building is larger than many structures in Liberty Park, the unique design of the structure (breaking the mass into numerous smaller components) makes it compatible in height, width, proportion scale, and massing and roof shape, the proposal 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.

Analysis: The architectural design of the building is unique to the surrounding area, the footprint, decorative metal panels and openings are all new to Liberty Park, and the Tracy Aviary. Nonetheless, the architectural design is appropriate for its location and proposed use. The bridge opening is designed to draw individuals into the aviary, and is therefore larger than an opening would be on a standard retail structure. The rhythm of solids to voids along the various facades is broken into smaller components to reduce the scale of the building when viewed from the entrance, or adjacent areas in the park. The use of the decorative metal panels on the building are designed to make the building compatible with the surrounding landscape, and to carry on the bird related theme of the aviary. The proposed building does not have a porch; however none of the buildings within the Aviary have porches.

Finding: Staff finds that the composition of the principal facades is compatible with the surrounding architecture in the Tracy Aviary. The design of the structure is suited for the unique use for which it will be employed, and it establishes a defined entry into the aviary.

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 Infrastructure Upgrades — Major Alteration

The proposed upgrades to the infrastructure of the aviary will require a substantial amount of grading and excavation within the existing pathways of the site. This grading will result in significant modifications to the existing landscape as a number of trees will be removed (tree removal and preservation plan attached as Exhibit A pages C-210 through C-215), and additional landscaping will be added to enhance the natural bird habitat and feel of the site. Staff has received comments from citizens who are concerned that the removal of the trees will have a negative effect on the project and on Liberty Park as a whole. Nonetheless, there are no specific requirements in the standards for a certificate of appropriateness requiring an applicant to preserve or submit for review individual trees proposed to be removed. The 2009 HLC approved structure inventory states, “Individual plants and trees, themselves, are not significant but the planned environment with its wooded areas, waterways are significant.” As a result of this language, staff has included a condition of approval that the applicant works with the City Arborist to ensure that only those trees necessary for the installation of the infrastructure upgrades be removed.

Additionally, there will be a number of utility vaults placed on site that are necessary for the operation of the underground utilities. Because of the design of the infrastructure upgrades along the pathways, it is natural that some of the vaults are visible to patrons. To move the vaults would result in moving the utility lines into landscaped areas, and therefore result in the loss of more mature vegetation. To mitigate the issue, staff has included a condition of approval that the applicant screens the vaults to the greatest extent possible, while recognizing that they may be visible to visitors of the aviary.

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:

Standard 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;

Analysis: The use of the property will not change.

Finding: The project meets this standard.

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;

Analysis: Although the historic use of the aviary has evolved over the years, the central concept of the use will remain. The proposed utility installation will primarily follow existing pathways and features, and therefore the character of the site will remain intact.

Finding: Staff finds that the proposed utility installation will not alter the historic character of the aviary.

Standard 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;

Analysis: The purpose of the infrastructure upgrades is to enable the safe and efficient operation of the aviary, which in turn will provide the public with a pleasant and authentic atmosphere in which patrons can view and learn about the birds on display. The proposed alterations will not create a false sense of history; rather they are intended to enhance the public enjoyment of the amenities the aviary has to offer.

Finding: Staff finds that the changes do not create a false sense of history as they are different in design yet play off the site's original design intent.

Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;

Analysis: No alterations or additions to any buildings will be affected as part of this application. The pathways and landscaping that will be altered as part of this application have not achieved historic significance on their own.

Finding: This standard is not applicable.

Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;

Analysis: The proposed utility work is consistent with the master plan for the Tracy Aviary adopted on August 7, 2009 by the HLC. The applicant will remove the existing pathways, and replace them once the new utilities have been installed, by doing this, the applicant will limit the impact of the construction on existing structures and historic features, thereby preserving the historic construction and craftsmanship apparent in the buildings.

Finding: Staff finds that the by limiting the construction to the existing pathways, the majority of the building craftsmanship will be preserved.

Standard 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;

Analysis: No architectural features will be removed or altered as a result of this application.

Finding: This standard is not applicable.

Standard 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;

Analysis: The project does not include chemical or physical treatments of any historic materials.

Finding: This standard is not applicable

Standard 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;

Analysis: With the exception of the utility vaults no above ground structures will be built as part of this application. The infrastructure will be placed below ground and the walkways and landscaping above will be replaced upon completion of the project. The vaults will be screened to reduce their usual impact on the character of the aviary and the park as a whole.

Finding: Staff finds that the proposed utility installation will not destroy significant cultural, historic, or architectural features on the site, and is therefore permissible.

Standard 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;

Analysis: No additions are proposed to a structure as part of this application.

Finding: This standard is not applicable.

Standard 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;

Analysis: No building materials are proposed, with the exception of the utility vaults, that will be made of metal.

Finding: This standard is not applicable.

Standard 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;

Analysis: Signs or artwork are proposed throughout the aviary. There is not enough information, at this time, to review the signs.

Finding: Staff will review the signs as applications come in.

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

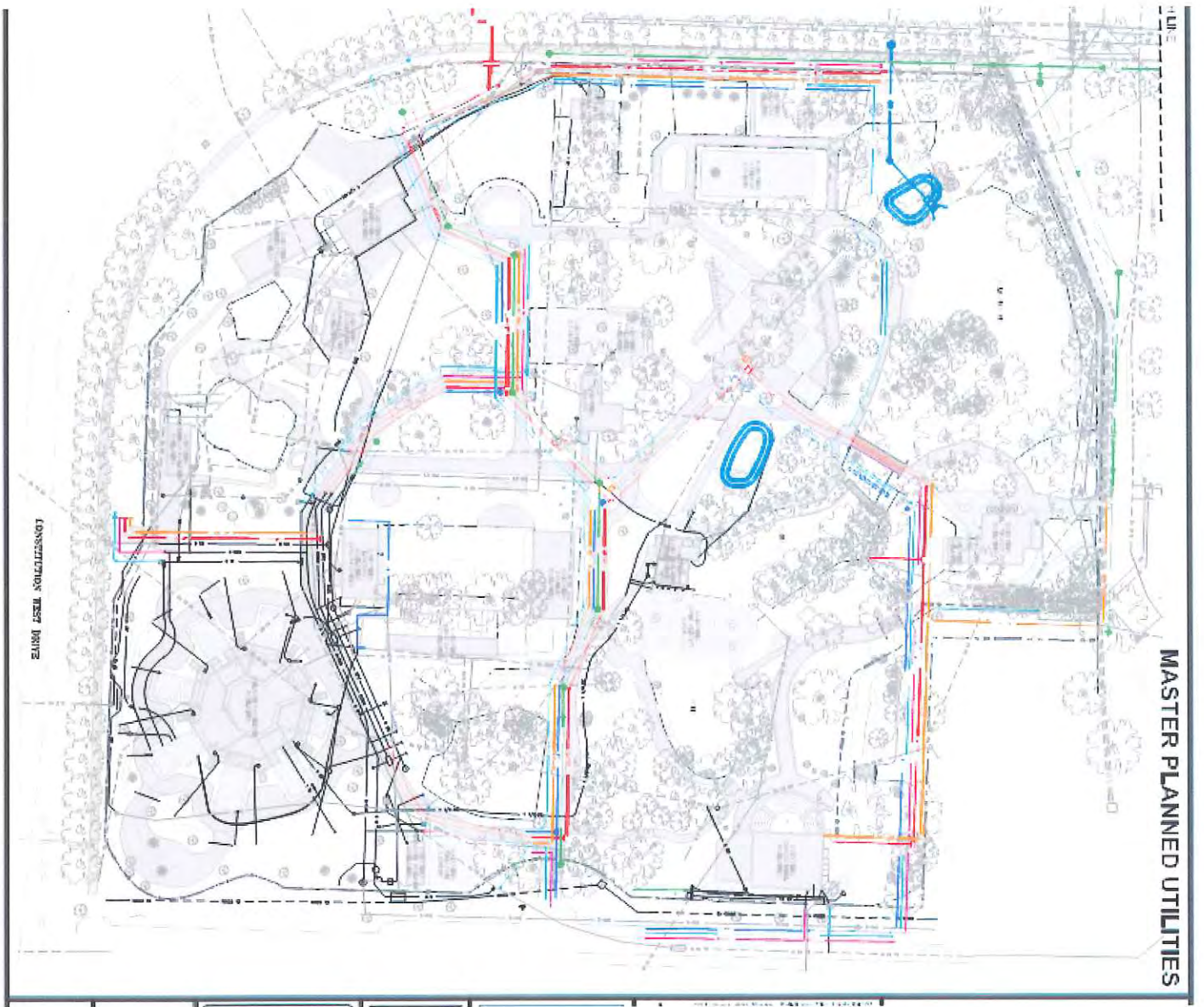
Analysis: There are no additional standards applicable to this project.

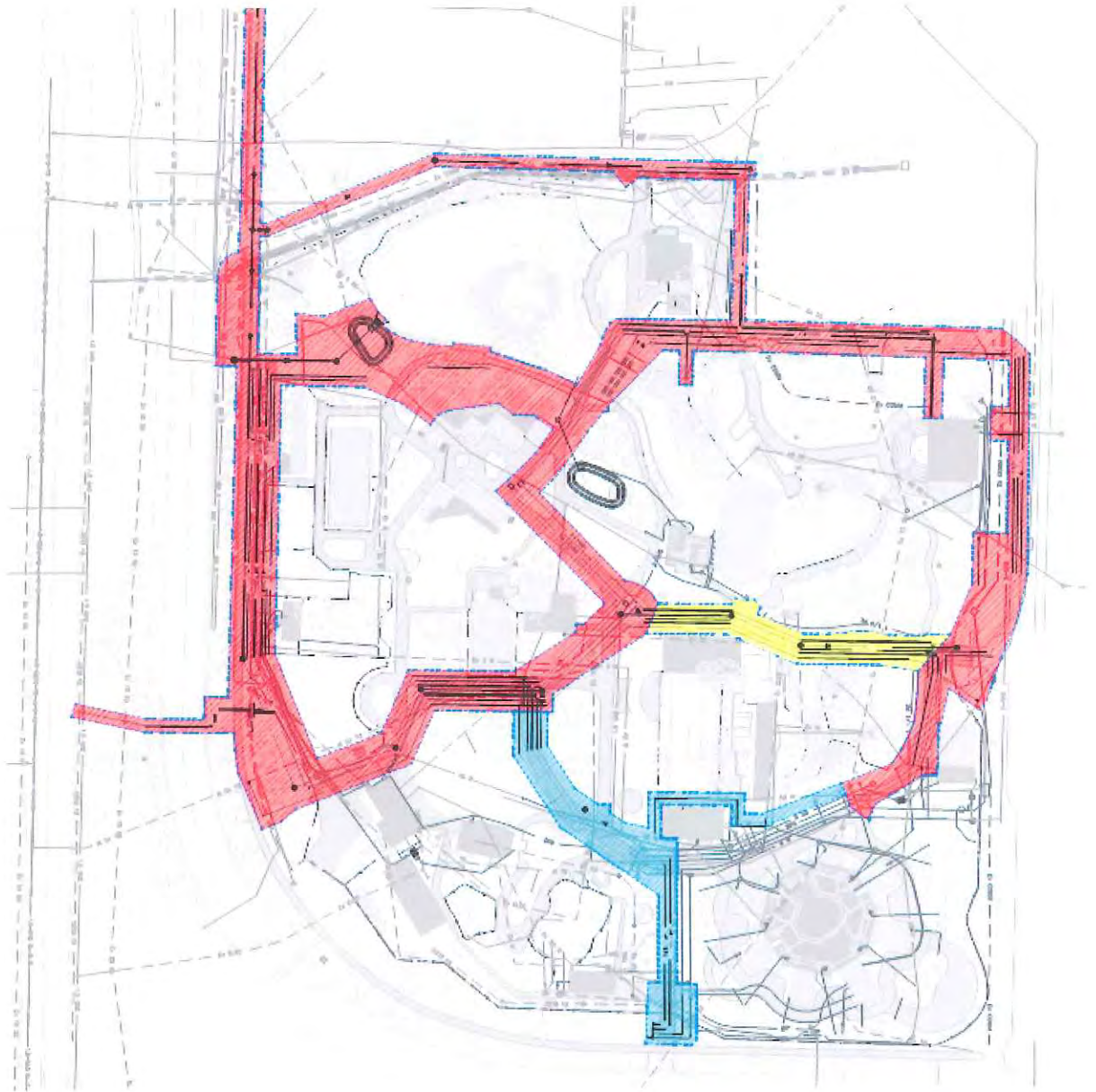
Finding: This standard is not applicable.

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 performing necessary tasks for the operation of the aviary until the education and guest services building is complete. The temporary structure meets section 21A.42.070 of the zoning ordinance which allows for storage trailers during a construction period.

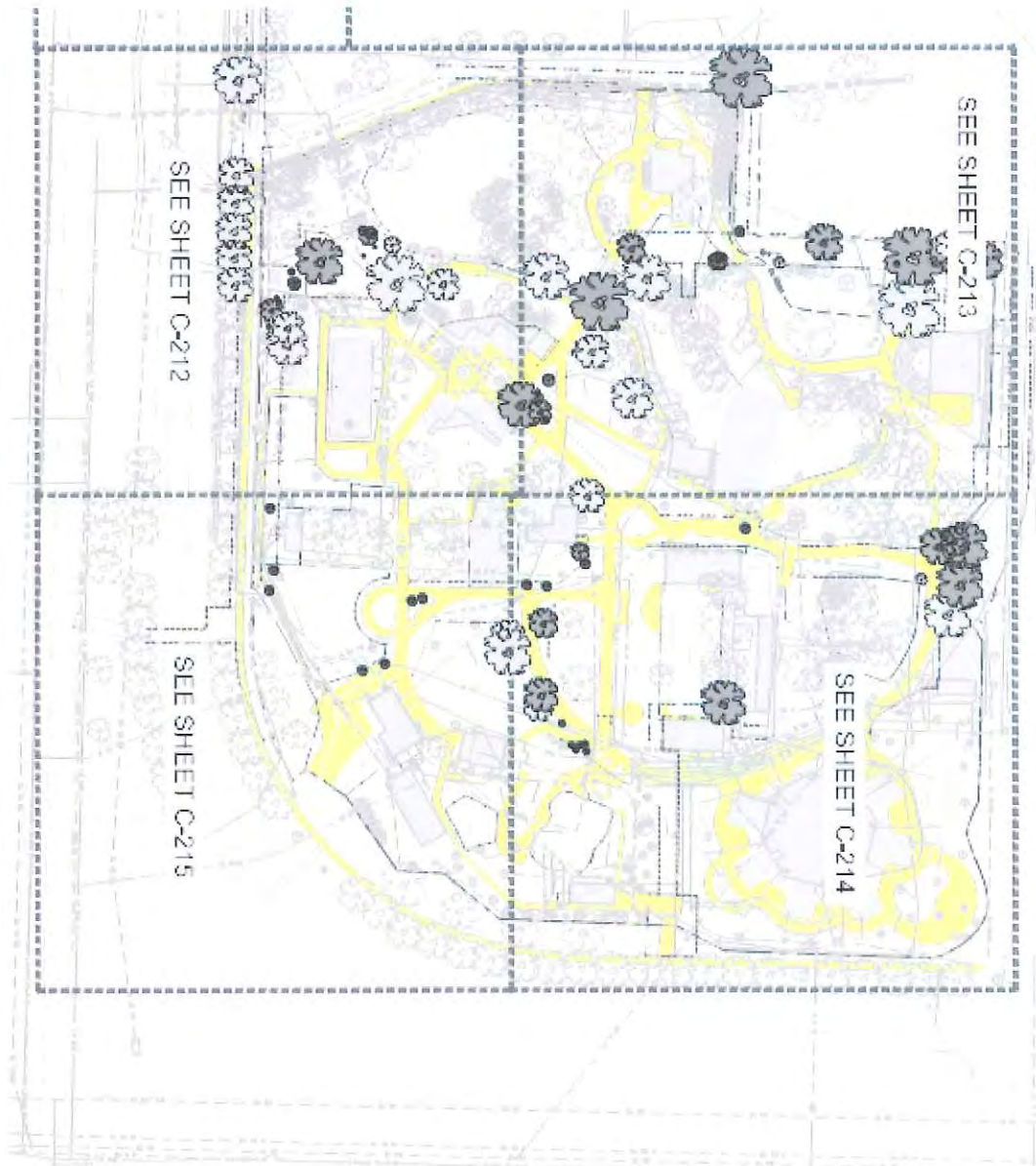
Attachment A
Utility Site Plan and Elevation Drawings

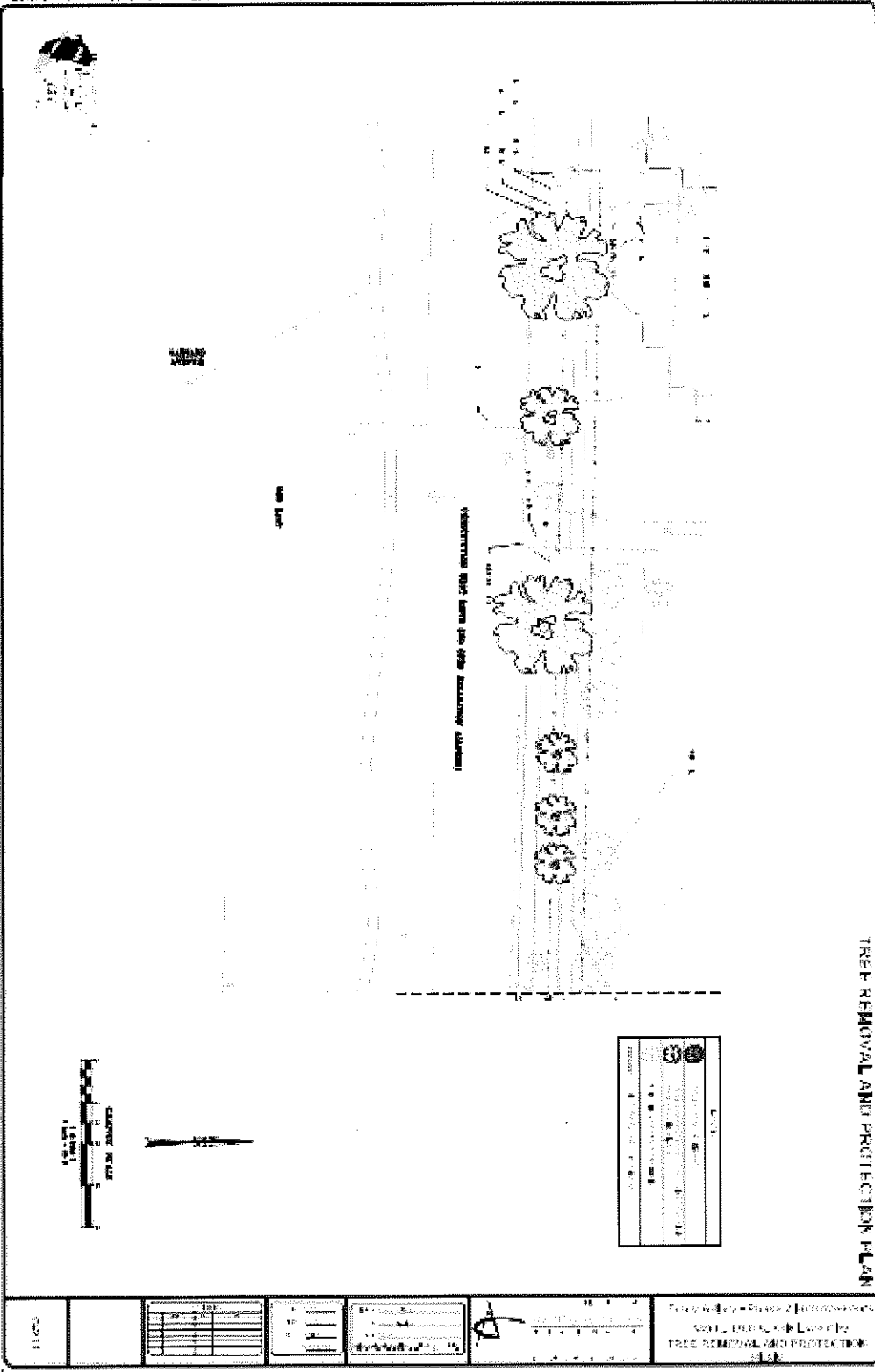




Phasing Plan

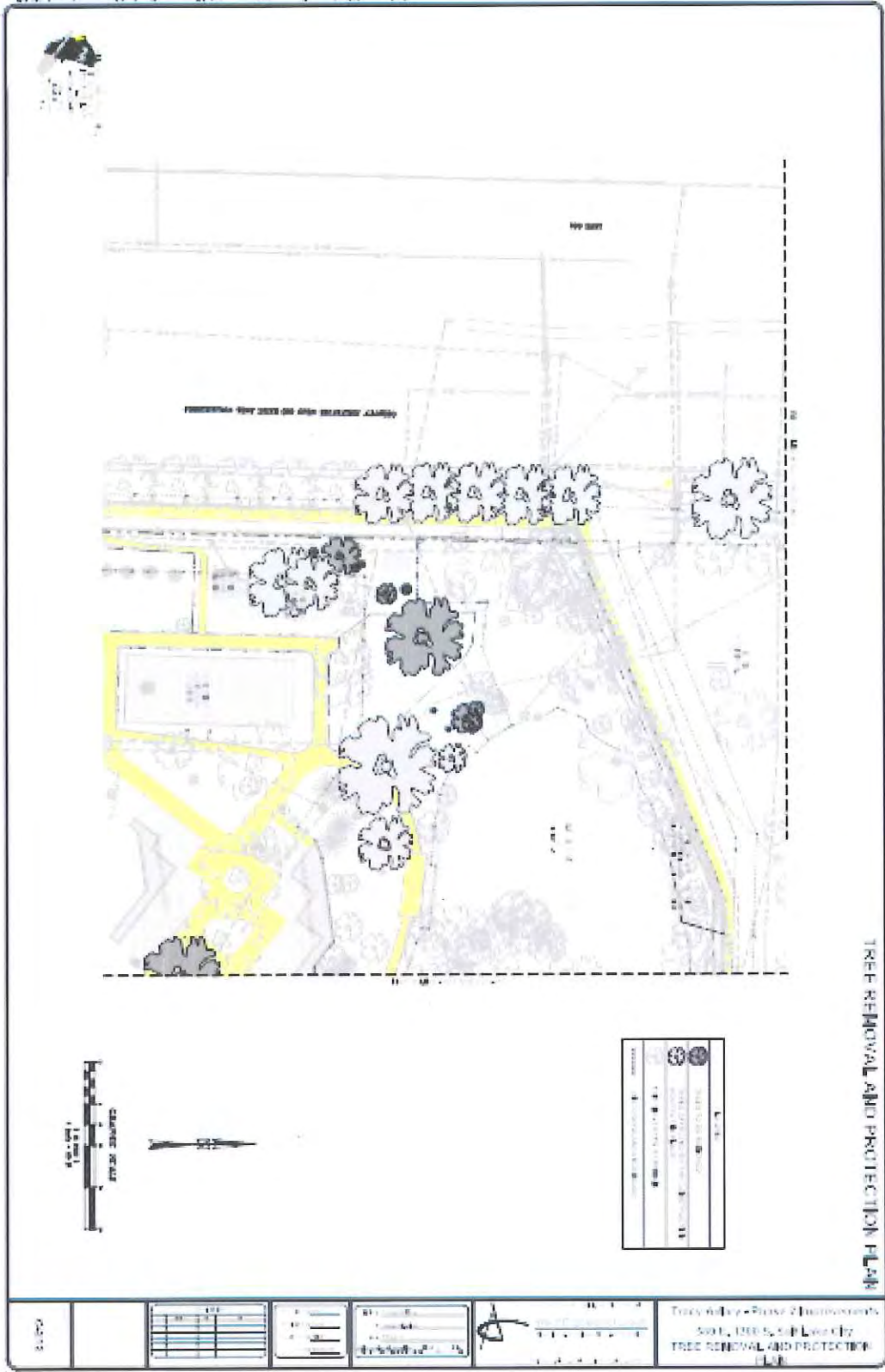
OVERALL TREE REMOVAL AND PROTECTION PLAN

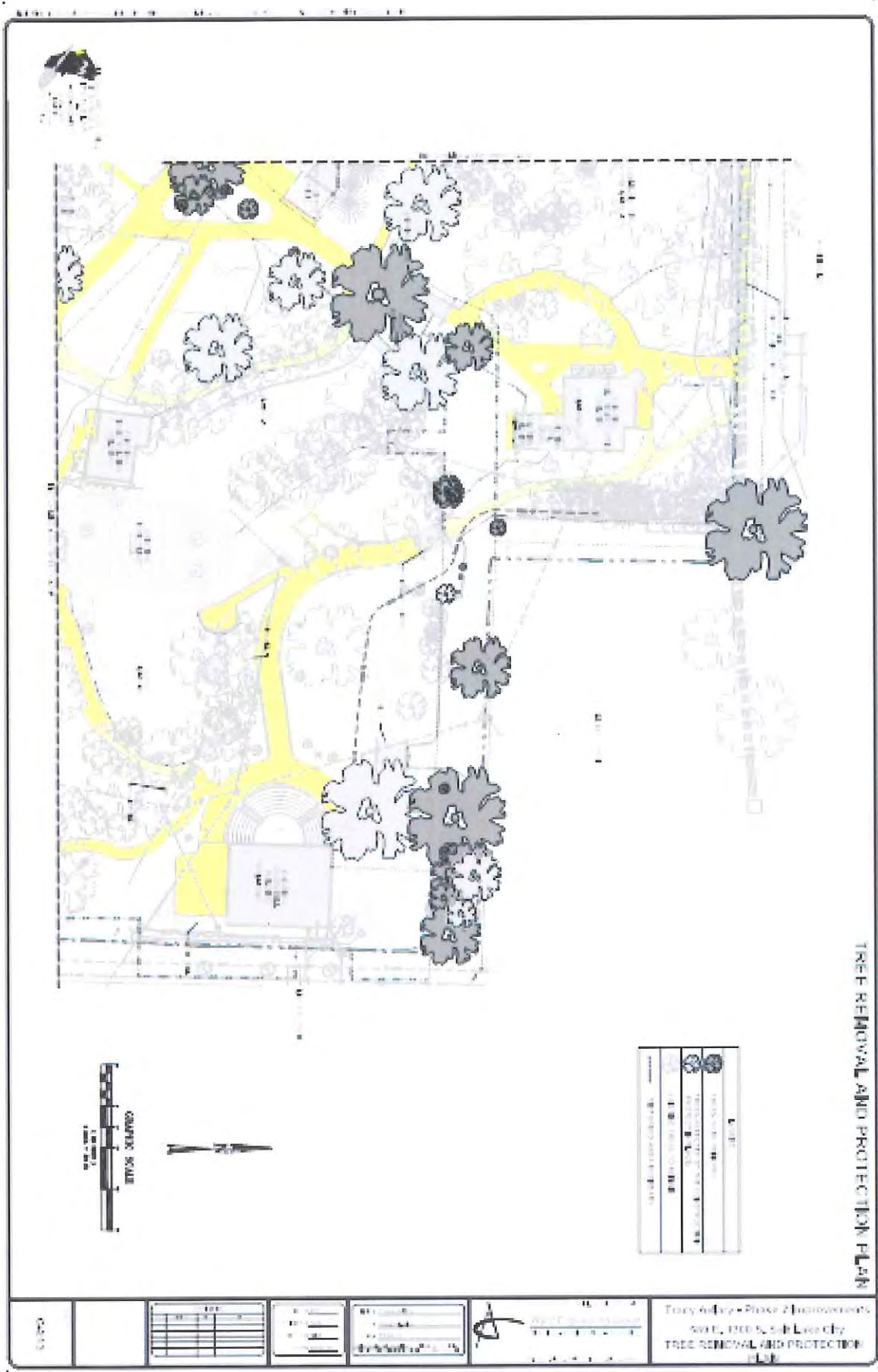


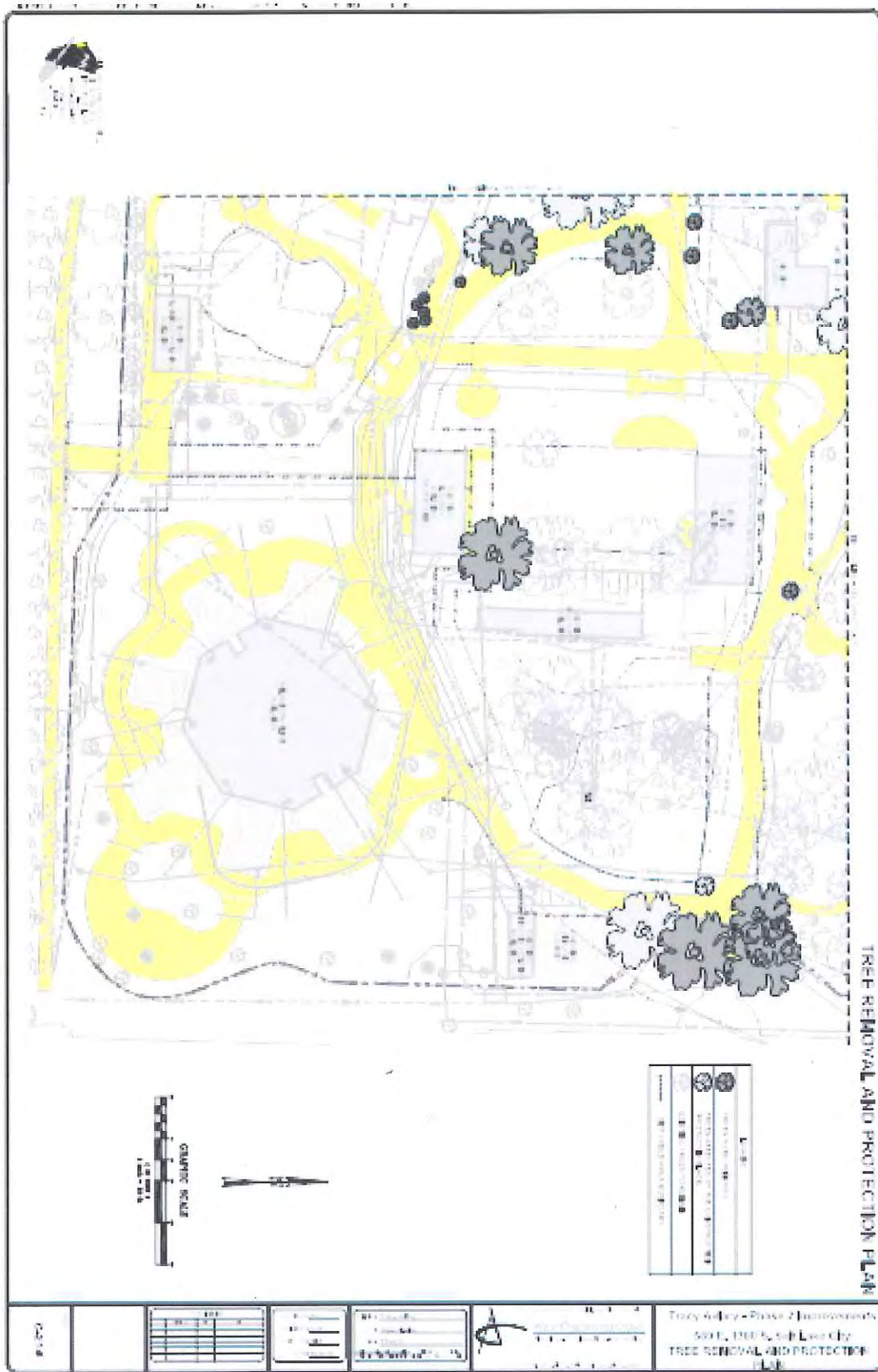


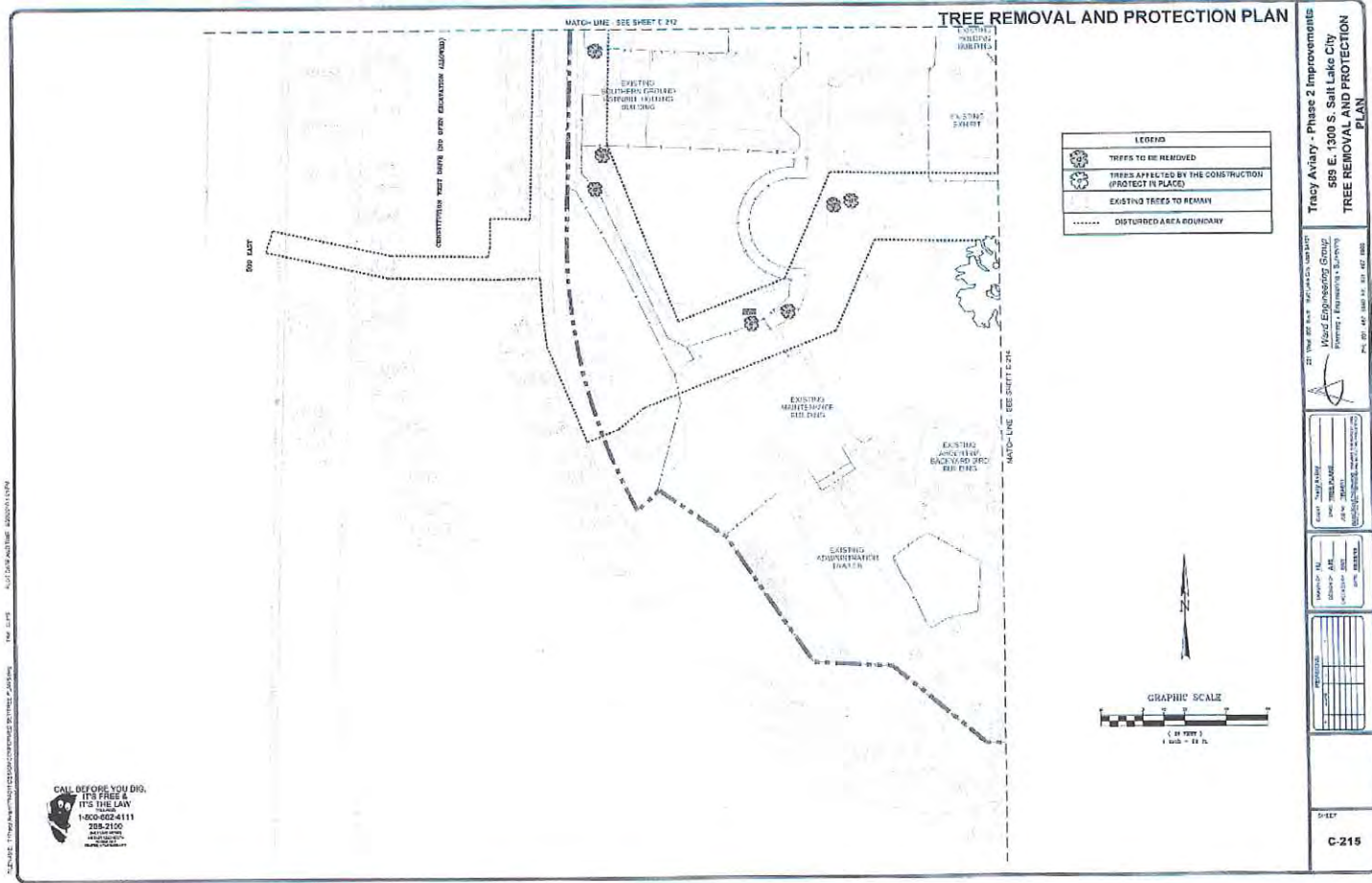
DATE	11/11/10
PROJECT	PLNHLC2010-00426
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SCALE	AS SHOWN

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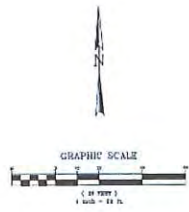






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LEGEND	
	TREES TO BE REMOVED
	TREES AFFECTED BY THE CONSTRUCTION (PROTECT IN PLACE)
	EXISTING TREES TO REMAIN
	DISTURBED AREA BOUNDARY



TREE REMOVAL AND PROTECTION PLAN

Tracy Aviary - Phase 2 Improvements
589 E. 1300 S. Salt Lake City

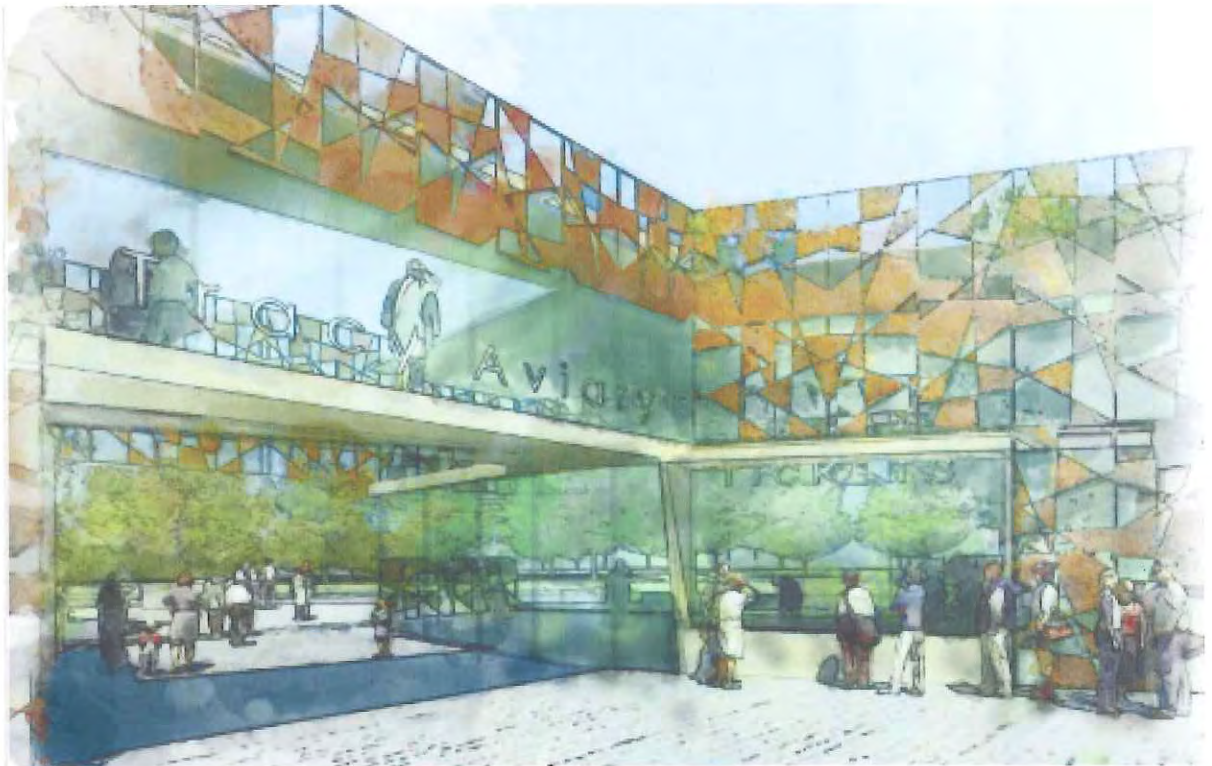
PROJECT NO.	2010-00426
DATE	11/27/10
PROJECT NAME	Wood Experimental Study
PROJECT LOCATION	Phase 2, Tracy Aviary
PROJECT OWNER	UTAH STATE UNIVERSITY
PROJECT MANAGER	DAVID J. HARRIS
PROJECT ENGINEER	DAVID J. HARRIS
PROJECT ARCHITECT	DAVID J. HARRIS
PROJECT LANDSCAPE ARCHITECT	DAVID J. HARRIS
PROJECT SURVEYOR	DAVID J. HARRIS
PROJECT PHOTOGRAPHER	DAVID J. HARRIS
PROJECT VIDEOGRAPHER	DAVID J. HARRIS
PROJECT CARTOGRAPHER	DAVID J. HARRIS
PROJECT PAINTER	DAVID J. HARRIS
PROJECT SIGNER	DAVID J. HARRIS
PROJECT SEALER	DAVID J. HARRIS
PROJECT REVIEWER	DAVID J. HARRIS
PROJECT APPROVER	DAVID J. HARRIS
PROJECT SIGNATURE	DAVID J. HARRIS
PROJECT DATE	11/27/10
PROJECT LOCATION	589 E. 1300 S. SALT LAKE CITY, UT 84143
PROJECT CONTACT	DAVID J. HARRIS
PROJECT PHONE	801-422-1100
PROJECT FAX	801-422-1100
PROJECT EMAIL	DAVID.J.HARRIS@USU.EDU
PROJECT WEBSITE	WWW.USU.EDU
PROJECT ADDRESS	589 E. 1300 S. SALT LAKE CITY, UT 84143
PROJECT CITY	SALT LAKE CITY, UT
PROJECT STATE	UTAH
PROJECT ZIP	84143
PROJECT COUNTY	SALT LAKE COUNTY, UT
PROJECT DISTRICT	WEST VALLEY DISTRICT
PROJECT REGION	WEST VALLEY REGION
PROJECT COUNTRY	UNITED STATES OF AMERICA

C-215



Attachment B

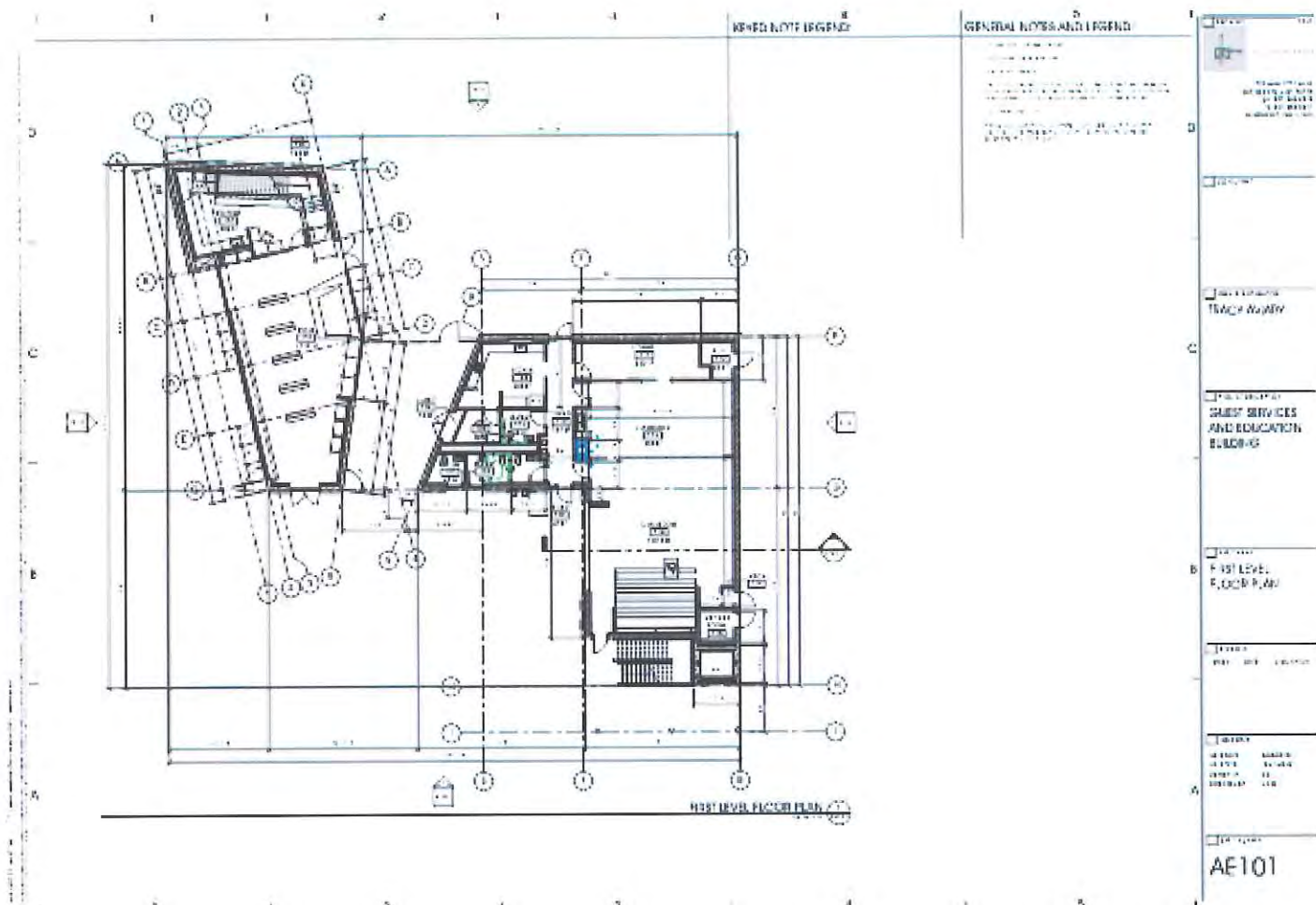
Site Plan and Elevations for Guest Services Building

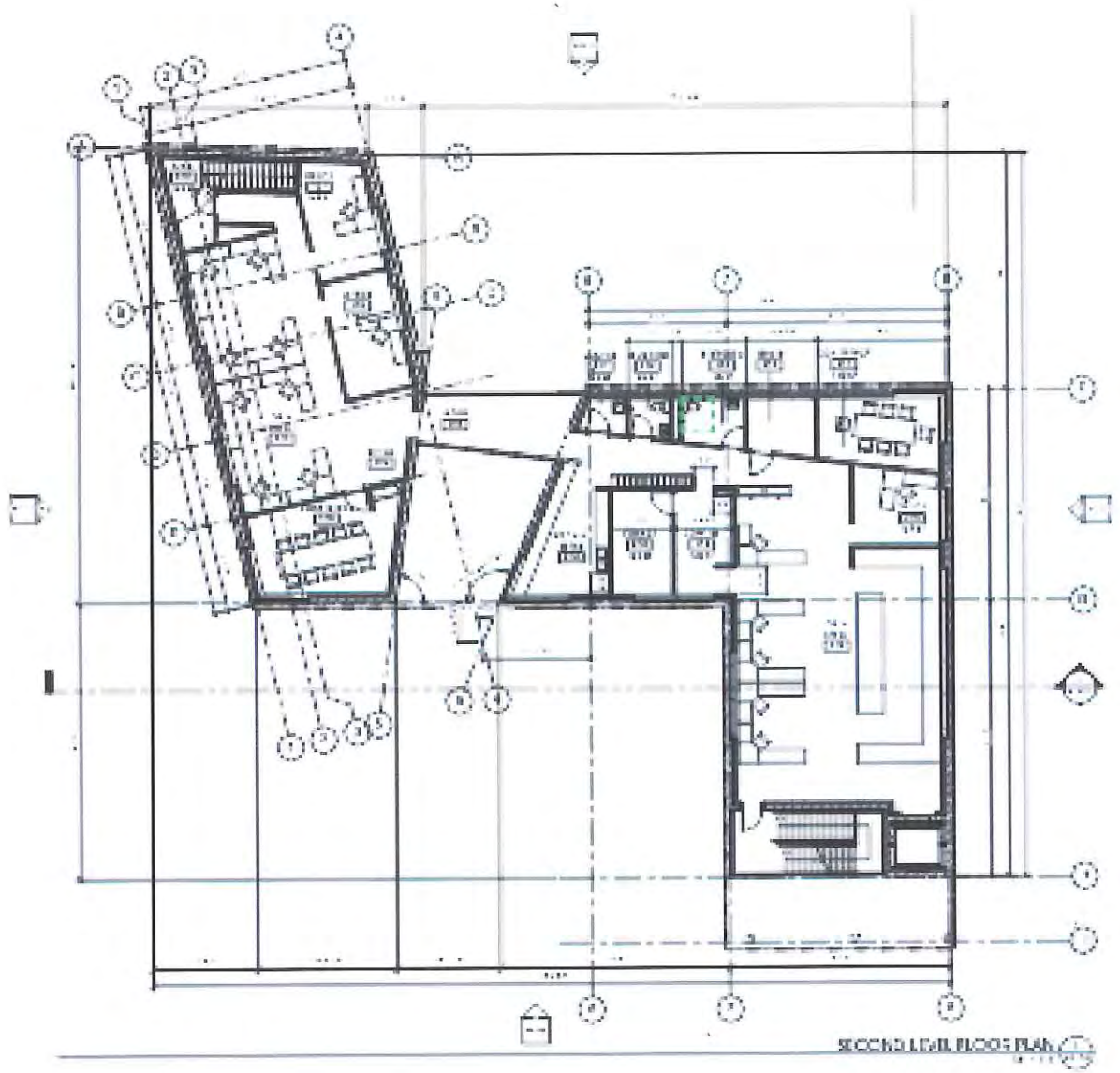


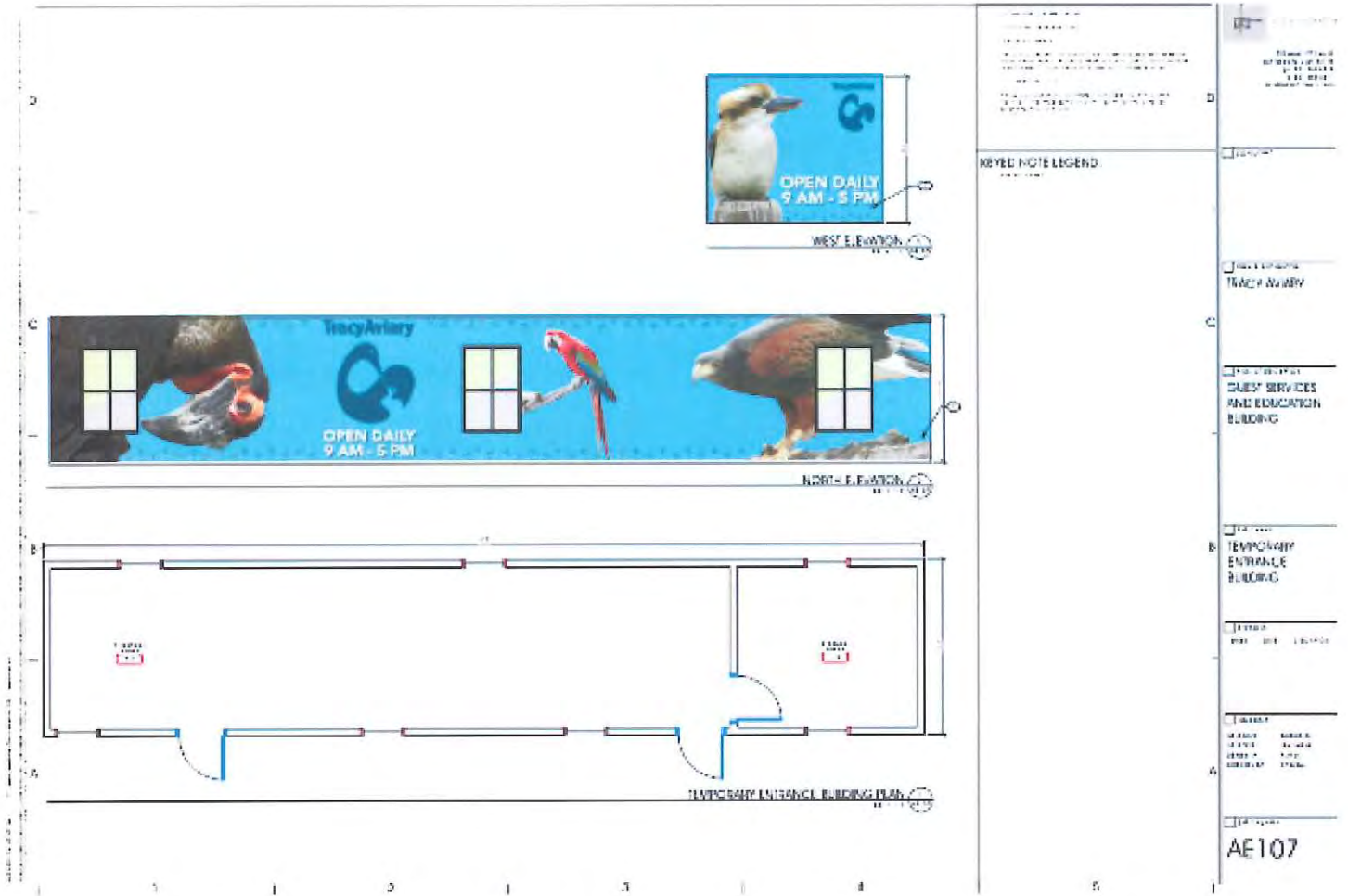
Building and landscape weave through existing and new trees, and water. The building form embraces plazas and opens opportunities for views and relationships between park, building and aviary.



TRACY AVIARY EDUCATION AND GUEST SERVICES PAVILION

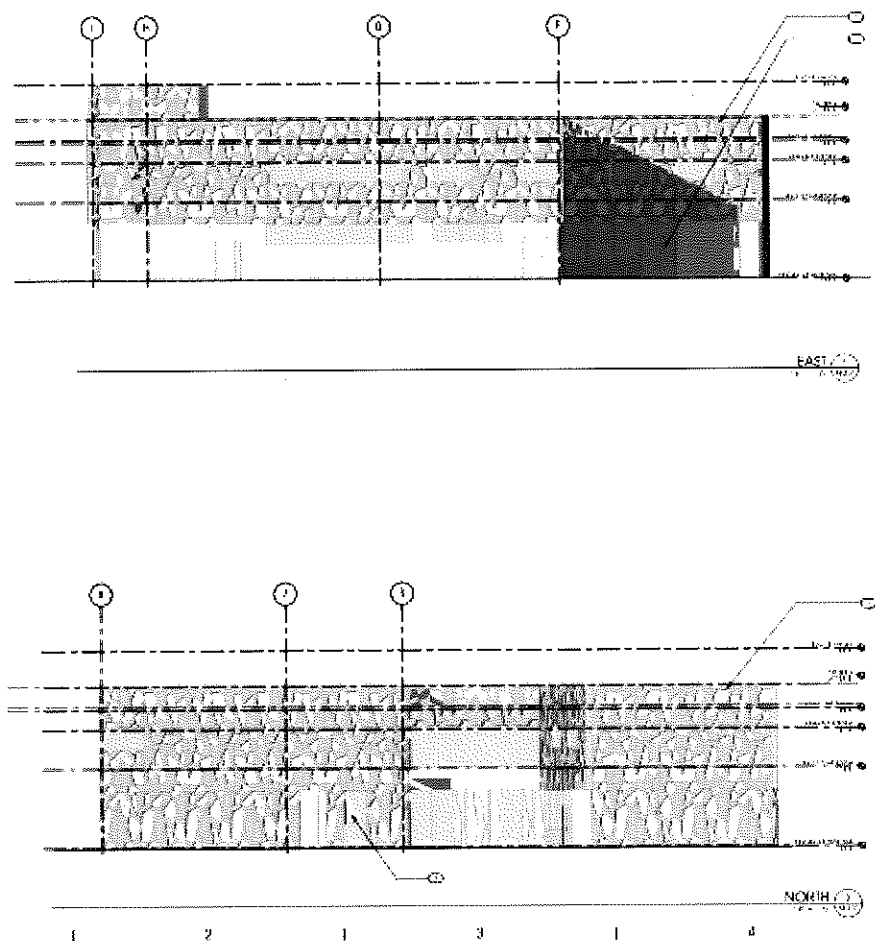






Temporary Guest Services Trailer

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GENERAL NOTES AND DETAILS:

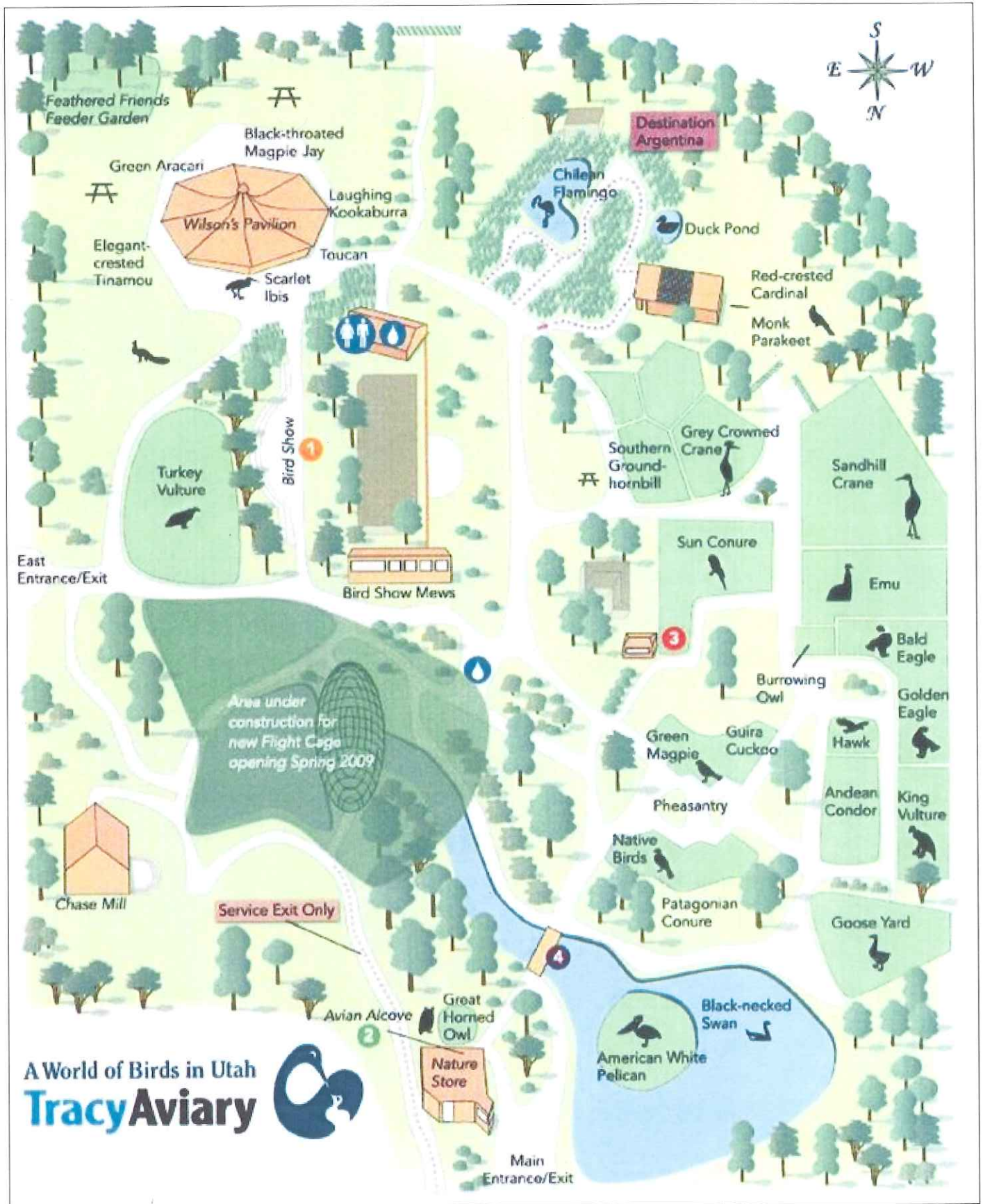
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KEYED NOTE LEGEND:

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Attachment C
Tracy Aviary Inventory, August 2009



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.

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 in 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.

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 & Winburn Period, 1938-1950s: Originally, the Aviary only utilized a portion of the current boundaries. The southern portion, where the Wilson Pavilion now stands, did not have any structures and was not included in the Aviary until 1942. There appears to be no structures left over from the sites initial use as a zoo. Although the Aviary did not want to compete with Hogle Zoo, non-avian animals were included in the Aviary because of their attraction to small children. Early animals included seals, monkeys, marmosettes, squirrels and chipmunks and rabbits, in addition to aquariums. In 1940, kangaroos, wallabies, and a sika deer were added. Barbary sheep were added in 1944.

Architect, Slack W. Winburn, designed the first three buildings for the Aviary which included frame structures and a flight pen. The only structures extant, believed to be designed by Winburn are the aquarium building (and possibly the frame building behind it) and the large flight cage (#16, #31). The other structures designed by Winburn were simple gable-front structures with Victorian details. The Aviary planned to have Winburn design additional buildings but the board decided that simpler more cost-effective structures could be utilized. A long shiplap sided “feed house” is shown in the first inventory of the Aviary. Since this building no longer exists, it may be that materials from this building were used to construct some of the smaller shiplap buildings now on the site. In 1938 there was discussion about using the Chase Mill as winter housing for the birds, but it is not known if this actually took place.

In 1947 and 1948, the Aviary petitioned the City for the “pool area”, which may be the “duck pond” seen on the 1968 plan. They obtained the area in 1949 and constructed a rock and cement island (10’x 30”) for rare waterfowl, which is consistent with the current pool in this area; however, in 1950 the minutes mention “filling and covering the old girl swimming pool”.

The Aviary grew steadily, adding structures and exhibits until 1956, largely with the financial assistance of Mr. Tracy and his endowment. (Mr. Tracy died in 1945.) Much of the construction that took place no longer exists. For instance a “stone house” for two Barbary sheep was added in 1944 and an “isolation house” in 1947. In

1939, the Aviary, with the help of boys from the National Youth Movement, constructed a two-story building with ten compartments on the ground floor and twenty on the top floor for winter lodging. Construction during this period included non-animal related buildings as well. In 1941 the Aviary acquired a Union Pacific coach and constructed a canopy to cover the train. (The canopy was removed and the train relocated.) The Aviary board also asked the City for the “recreation building” located outside the then boundaries of the Aviary to be remodeled and serve as the caretaker’s home. By 1947, Calvin Wilson, who had been hired to care for the birds was living on the property fulltime. It is not known which building this was; however, the 1968 plans show the original aquarium as the caretaker’s home.

From 1956 until 1977 the majority of work at the Aviary was to maintain the existing structures, replace and add fencing, and replace the wire mesh of exhibits.

Clawson Period, 1967-1980: In the late 1960s, the Aviary began work on a master plan. University of Utah students created sketches which were used by architect John Clawson and landscape architect Karsten Hansen to develop the new plan.

Construction from 1967 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 is the most significant addition to the Aviary during this period and was designed by Clawson. It was dedicated to Calvin Wilson who had cared for and acquired animals for the Aviary for more than two decades. (He retired in 1975.) Two of the exterior exhibits included waterfalls. The Wilson Pavilion’s modern design is similar to other structures in Liberty Park. Clawson also designed a feed storage building that was located in the north east corner of the Aviary and required the demolition of a “yellow barn”. In 1974, Clawson designed a flightless bird cage and a monkey cage with a moat that required the destruction of the “old green barn”.

Two plaques were installed in the 1960s. The bronze plaque at the original entrance was installed in 1967. The “Trumpter Swan” plaque was installed in 1968 and presented by the Fish and Wildlife Service of Department of Interior for their work in preserving for preserving

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 Aviary’s minutes mention the addition of benches in 1967. The existing benches appear to be more recent additions to the Aviary.

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”.

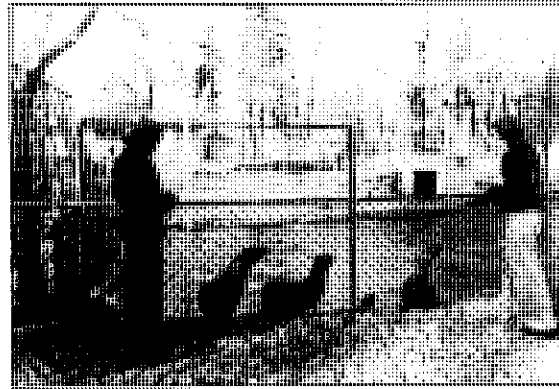
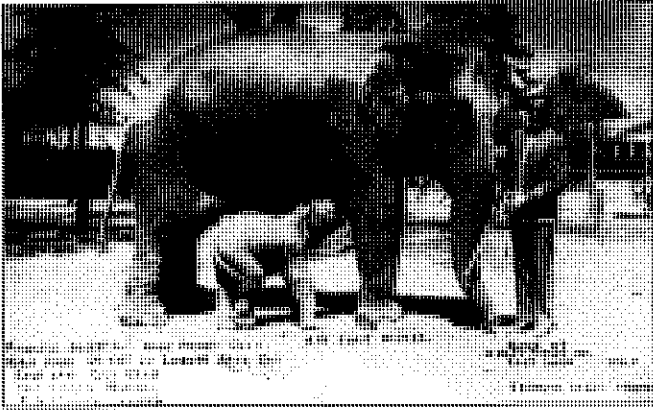


The Tracy Aviary is a good example of this trend in terms of location but not necessarily in exhibit design. The Aviary was and remains an animal exhibit area within a regional park. Originally (1911) the area housed Hogle Zoo; however, the zoo moved to a new location in 1935. In 1938, Mr. Tracy donated his bird collection and the funds to construct multiple buildings to turn the old zoo area into an Aviary. Most of the early exhibits no longer exist but from drawings and descriptions appear to have been simple wire mesh exhibits. However, there is mention of the of more “natural landscape” type of exhibits in the Aviary’s 1944 minutes. Joseph Sloan, superintendent of parks, states that he was impressed with the natural surroundings used in other parks he saw during his travels East. For that reason, the Aviary added a new rock shelter for the Barberrry sheep at the Aviary.

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. There is no evidence of this phase in the Aviary's design.



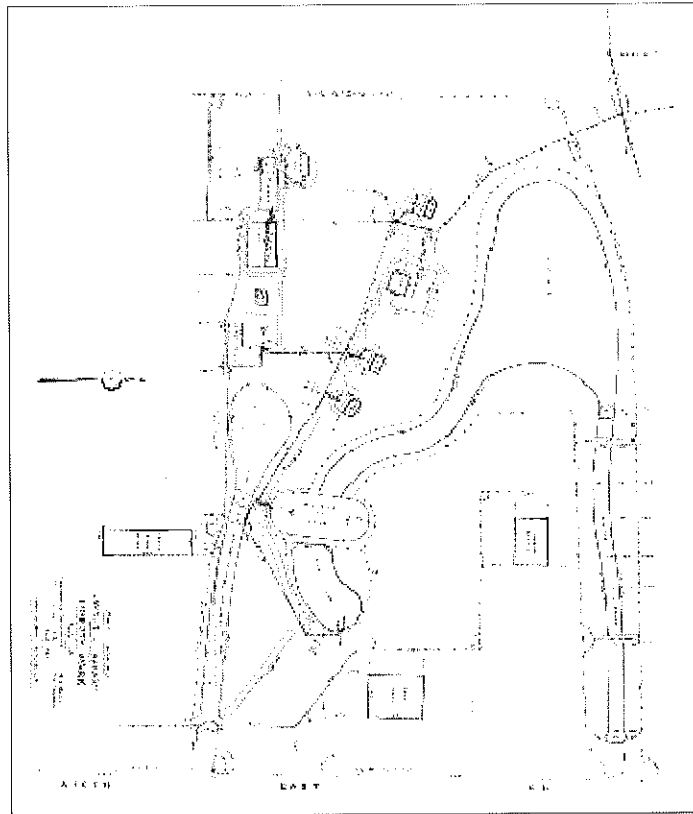
Tracy Aviary, 1918 (left) and date unknown (right), Utah State History

3. Zoos as Conservation and Education Facilities

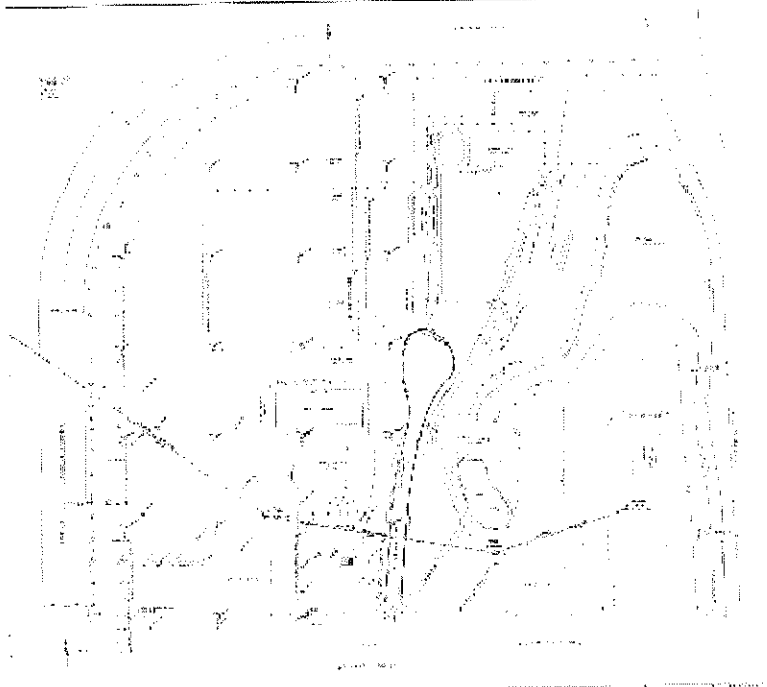
The “landscape emersion” idea of exhibit design began in 1976. Exhibits attempt to recreate a natural habitat, not just the landscape, but also the botany and climatology. The most important development of this era is that the animal’s mental as well as physical well being are taken into account. Exhibits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

The Wilson Pavilion is the best example in the Aviary of this type of exhibit. The exterior exhibit areas included waterfalls, painted backdrops and natural landscaping.

Historic Maps



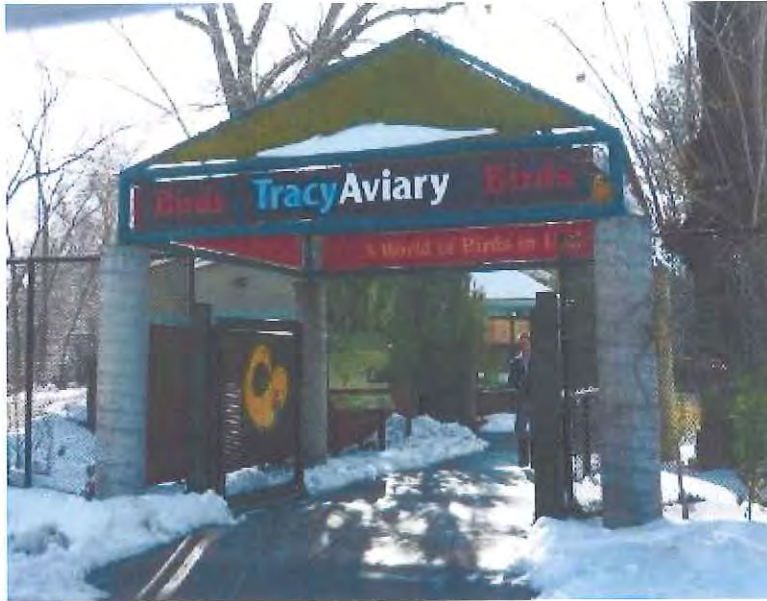
1938



1968

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



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

3



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

4



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

5



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

6



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

7



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

8



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



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

10



Current Use: Burrowing owl exhibit	Historic Use: bird cage
Materials: wood frame	Construction Date: c.1938
Plan: Demolish	Significance: An early feature of the Aviary which has undergone significant alterations.

11



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

12



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

13



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

14



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

15



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





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

17



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

18



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

19



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

20



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

21



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

22



Current Use:	Historic Use:
---------------------	----------------------

Materials: modular	Construction Date: c.1996
Plan: Replace with modern modular	Significance: Not historically significant

23



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

24



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

25



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

26



Current Use: Rose Garden	Historic Use:
Materials:	Construction Date:
Plan:	

27



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

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

28



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

29



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

which retains historic integrity.

30



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



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



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

Attachment D
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"
-  Washed Cobble (Upper Walk) through
-  Washed Cobble Views Through (lower)
-  Curb Rampway
-  Visitor Pathway
-  Service Pathway
-  Existing Tree to Retain
-  Proposed New Tree
-  Perimeter Fence
-  Greenland area
-  Lawn
-  Wetland
-  Water

