

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

TRACY AVIARY BIRD HOLDING BUILDING
PLNHLC2012-00795
Liberty Park, 589 East 1300 South
December 5, 2012

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
November 18, 2012
- Agenda posted on the
Planning Division and
Utah Public Meeting
Notice websites
November 18, 2012

Attachments:

- A. Building Site Plans &
Elevations
- B. Public Comment

Request

The applicant, Friends of Tracy Aviary is requesting Historic Landmark Commission approval of a Certificate of appropriateness involving new construction for a bird holding building that will be used to house birds when they are not on display.

Staff Recommendation

Staff recommends that the Historic Landmark Commission review the application, conduct a public hearing, and approve the bird holding building at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

Possible Motions

Approval: Based on the testimony, plans presented, and the findings written in this staff report, I move that the Historic Landmark Commission approve the Bird Holding Building located at Tracy Aviary. The proposal meets the standards for a Certificate of Appropriateness for New Construction subject to the following conditions of approval.

Conditions of Approval

1. Final approval of exterior materials and windows shall be delegated to staff for compliance with the standards for new construction.
2. The building must meet all other applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage.
3. The applicant shall continue working with the City arborist to ensure that all trees proposed to be removed and replaced are appropriate for the site, and that as many existing trees as possible are preserved and maintained.
4. Relocation of the sheds and veterinary building currently on site shall be reviewed and approved by staff.

Denial: Based on the testimony, plans presented, and the following findings, I move that the Historic Landmark Commission deny the Bird Holding Building At Tracy Aviary. The proposal does not meet the standards for a Certificate of Appropriateness for New Construction in a historic district. The proposed project, is not compliant with the following standards and is denied:

The Planning Commission will need to make findings based on the reference standards in this staff report to deny the proposal.

Vicinity Map



Background

The Aviary was founded and built in 1938 as the first zoo in Utah. Since that time, the Aviary has provided public services as a zoo, swimming pool, aquarium and most recently an aviary. The applicant, Friends of Tracy Aviary is requesting Historic Landmark Commission approval of a Certificate of Appropriateness for New Construction of a bird holding building that will be used to display birds, and for housing and taking care of birds that are not on display. These improvements are made possible by a 19.6 million dollar bond for upgrades to the Aviary.

On December 1, 2011, the Historic Landmark Commission reviewed the proposed building as part of an application for an amphitheater with a bird holding building attached. The Commission approved the amphitheater at that meeting, but was not comfortable with the design of the holding building, specifically, with the placement of the building near the south side of the aviary. The Commission requested that the applicant revise the design to reduce the impact of the rear wall of the building on pedestrians walking along the perimeter sidewalk. To mitigate the concern, the applicant has made the following plan revisions:

1. Moved the building approximately 12 feet to the north, to provide a buffer between the sidewalk and the building.

2. Proposed decorative metal siding on the south elevation to provide interest in the façade. Tracy Aviary and its contents are “features” of a Landmark Site, Liberty Park, and as a result, design and review authority of all new construction, as well as modifications to existing structures is under the purview of the Historic Landmark Commission.

Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of a bird holding building for housing birds not on display. This building will be located on the south west corner of the aviary (facing 1300 South and 500 East). The one story building will have a footprint of approximately 3,400 square feet of which 1,800 square feet will be enclosed (the rest will be mesh bird display areas). The building will be a concrete block building with standing seam metal siding on the south wall and concrete block on the other three sides. The east and south elevations will feature the decorative metal siding previously approved by the Commission for the Education and Guest Services building now under construction. Plans for this building are attached as exhibit B.

Public Comments

Staff received one e-mail message relating to the proposed building. It is attached as exhibit B.

Analysis and Findings

Findings for Amphitheater and Bird Holding Building —New Construction

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 holding building will be larger in size, but the design of the structure is such that it is relatively indiscreet, with a significant portion of the footprint designed to feature birds. The size and scale of the building is mitigated by the low height of the structure (twelve (12) feet above grade), and the relatively benign design and materials (with the exception of the decorative metal on the east and south elevations). These design

elements, mixed with the significant amount of vegetation proposed around the building, combine to further reduce the scale and impact of the building on the surrounding area.

The proposed structure is compatible in size, style and construction with the other structures within the Aviary.

Finding: The design of the structure (low height, much of the footprint dedicated to display) makes it compatible in height, width, proportion scale, and massing and roof shape with other buildings in the Aviary, as well as the park as a whole. The proposal meets this standard.

2. **Composition of Principal Facades:**

3. **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;
4. **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;
5. **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
6. **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 historic district, as there are very few buildings outside of the Aviary designed to house and feature birds. The building is designed to be secondary to the exhibit inside and the overall aviary as a whole. Nonetheless, the architectural design is appropriate for its location and proposed use. The rhythm of solids to voids along the east and north facades are dominated by the voids, so as to highlight the birds rather than the structure, while the south façade will be obscured by landscaping. The wire mesh is designed to keep the birds in while allowing visitors an unencumbered view of the birds, and the decorative metal sheath is designed to match that of the guest and education building, providing some architectural continuity to 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 facade 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 is built in an unobtrusive way.

3. **Relationship to Street:**

1. **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;
2. **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;
3. **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
4. **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.

Analysis: At the December 1, 2011 meeting, the Commission stated that placing the building near the exterior sidewalk would be inappropriate, as it would create a blank wall that was not conducive to the overall enjoyment of the park. In response, the applicant moved the building approximately 12 feet away from the sidewalk, and is proposing decorative siding along the south elevation to provide interest in the building. This mixed with the proposed landscaping along the rear of the building will mitigate the impact of the wall as it relates to pedestrians along the sidewalk.

Finding: Staff finds that by moving the building away from the sidewalk, and providing landscaping, the applicant has restored the rhythm of spacing between the building and the sidewalk. This makes the building more compatible with the historic character of Liberty Park.

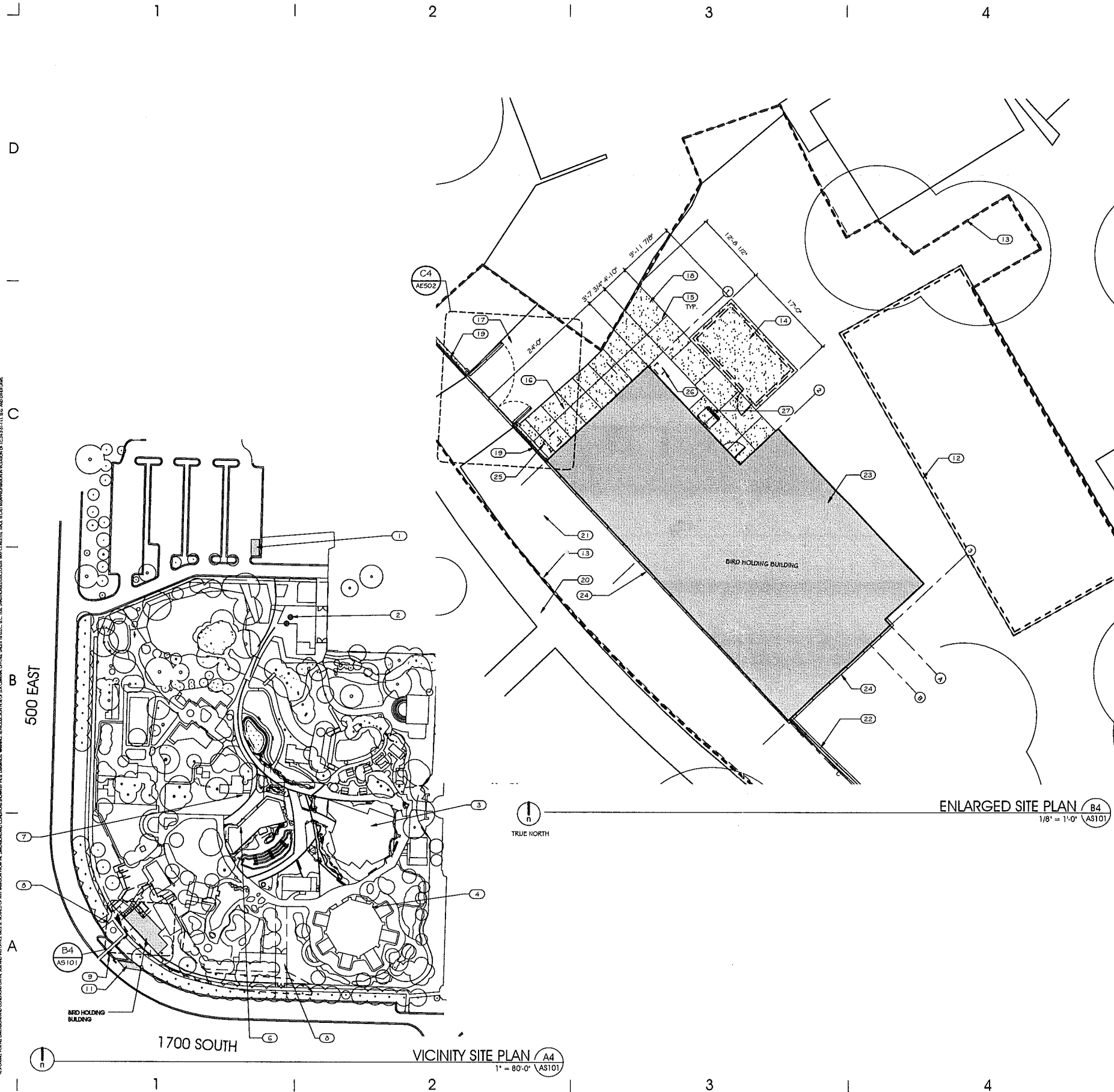
4. **Subdivision Of Lots:** The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or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

11/6/2012 5:35:24 PM C:\Users\water\Documents\1115_BIRD_HOLDING_rnw\water.dwg

ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.



GENERAL NOTES AND LEGEND:

- SEE SHEET A5001 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.

KEYED NOTES:

- (3) EXISTING ADA PARKING STALLS TO REMAIN.
- EXISTING UNISEX RESTROOMS IN GUEST SERVICE AND EDUCATION BUILDING.
- (2) EXTERIOR ACCESSIBLE RESTROOMS, AND (4) INTERIOR ACCESSIBLE RESTROOMS. RESTROOMS ARE ACCESSIBLE TO BIRD HOLDING BUILDING OCCUPANTS DURING NORMAL BUSINESS HOURS.
- TROPICAL AMERICAS EXHIBIT BUILDING. IN SEPARATE DESIGN PACKAGE.
- EXISTING WILSON PAVILION TO REMAIN.
- EXISTING LORIKEET BUILDING TO REMAIN.
- BIRD PROGRAM HOLDING BUILDING. IN SEPARATE DESIGN PACKAGE.
- EXISTING OFFICE HOUSE TO REMAIN.
- EXISTING SERVICE ENTRANCE.
- ACCESSIBLE ROUTE FROM BUILDING ENTRANCE TO EXISTING ADA PARKING. SHOWN DASHED.
- (1) ACCESSIBLE UNISEX RESTROOM IN OFFICE HOUSE BUILDING, LESS THAN 500' FROM PROJECT. RESTROOM IS ACCESSIBLE TO BIRD HOLDING BUILDING STAFF OCCUPANTS.
- (1) EXISTING ADA PARKING STALL.
- EXISTING TRAILER TO BE REMOVED. SEE CIVIL DRAWINGS.
- CONSTRUCTION FENCE W/ FABRIC AT EDGE OF SIDEWALK WHERE OCCURS (LEED LIMIT LINE). SEE CIVIL FOR LIMIT OF DISTURBANCE.
- 6" THICK CONCRETE PAD FOR WALK IN FREEZER, WITH 3" RIGID INSULATION BELOW (SEE CIVIL DWGS). LIGHT BROOM FINISH CONCRETE. FREEZER TO HAVE INTERNAL RAMP. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS.
- SAWCUT CONTROL JOINT.
- NEW CONCRETE PAVING. SEE CIVIL DRAWINGS.
- ASPHALT DRIVE TO REMAIN. PATCH AND REPAIR ANY CONSTRUCTION DAMAGE. PATCH AREAS DEMOLISHED FOR NEW GATE FOOTINGS AND GRADING REQUIREMENTS. SEE CIVIL DRAWINGS.
- NEW CONCRETE SIDEWALK. LIGHT BROOM FINISH. SEE CIVIL DRAWINGS.
- POWDER COATED DECORATIVE METAL PANEL SCREEN FENCE OVER CONCRETE CURB. SEE STRUCTURAL AND ARCHITECTURAL DETAILS.
- EXISTING CONCRETE SIDEWALK TO REMAIN. PROTECT.
- GC TO PROVIDE IRRIGATION BETWEEN BUILDING AND SIDEWALK. RESEED. SEE SPECS.
- +/- 280 LINEAR FEET OF 6" TALL ELITE DOUBLE WIRE OMEGA FENCE SYSTEM OR APPROVED EQUAL, AND ASSOCIATED 6" DEEP BY 12" WIDE CONCRETE MOW STRIP. SEE DETAIL ON CIVIL DRAWINGS.
- EXTERIOR HOLDING
- POWDER COATED DECORATIVE METAL PANELS.
- TRANSFORMER SHOWN DASHED. SEE ELECTRICAL DRAWINGS.
- GAS CONNECTION. SEE MECHANICAL/PLUMBING DRAWINGS.
- APPLIANCE. OPCI.

ARCHITECT 1115

a|c architects

703 east 1700 south
salt lake city, utah 84105
ph: 801.466.8818
fx: 801.466.4411
a|c@acarchitects.com

pja 210 third ave. south
suite 2b
seattle, wa 98104
ph: 206.442.9702
patj@pjarchitects.com

CONSULTANT

STATE OF UTAH
KENT R. RIGBY
135096
10/25/12
LICENSED ARCHITECT

OWNER INFORMATION
TracyAviary

589 East 1300 South
Salt Lake City, UT 84105
ph: 801.596.8500
info@tracyaviary.com

PROJECT DESCRIPTION
**TRACY AVIARY
BIRD HOLDING
BUILDING**

589 EAST 1300 SOUTH
SALT LAKE CITY, UT 84105

SHEET NAME:
**VICINITY SITE PLAN
AND ENLARGED
SITE PLAN**

REVISIONS

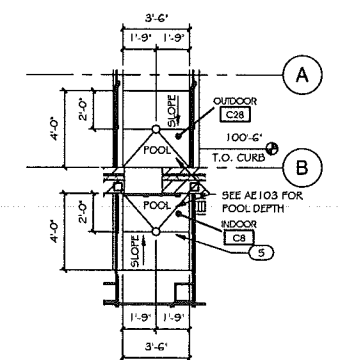
MARK	DATE	DESCRIPTION

ISSUE DATA

ISSUE DATE: OCT. 30, 2012
ISSUE TYPE: CONDOC
DRAWN BY: a|c
CHECKED BY: K. RIGBY

SHEET NUMBER:
AS101

11/6/2012 5:35:10 PM C:\Users\jwebster\Documents\1115_BIRD_HOLDING_nwebster.rvt
 ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF JWC ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JWC ARCHITECTS.



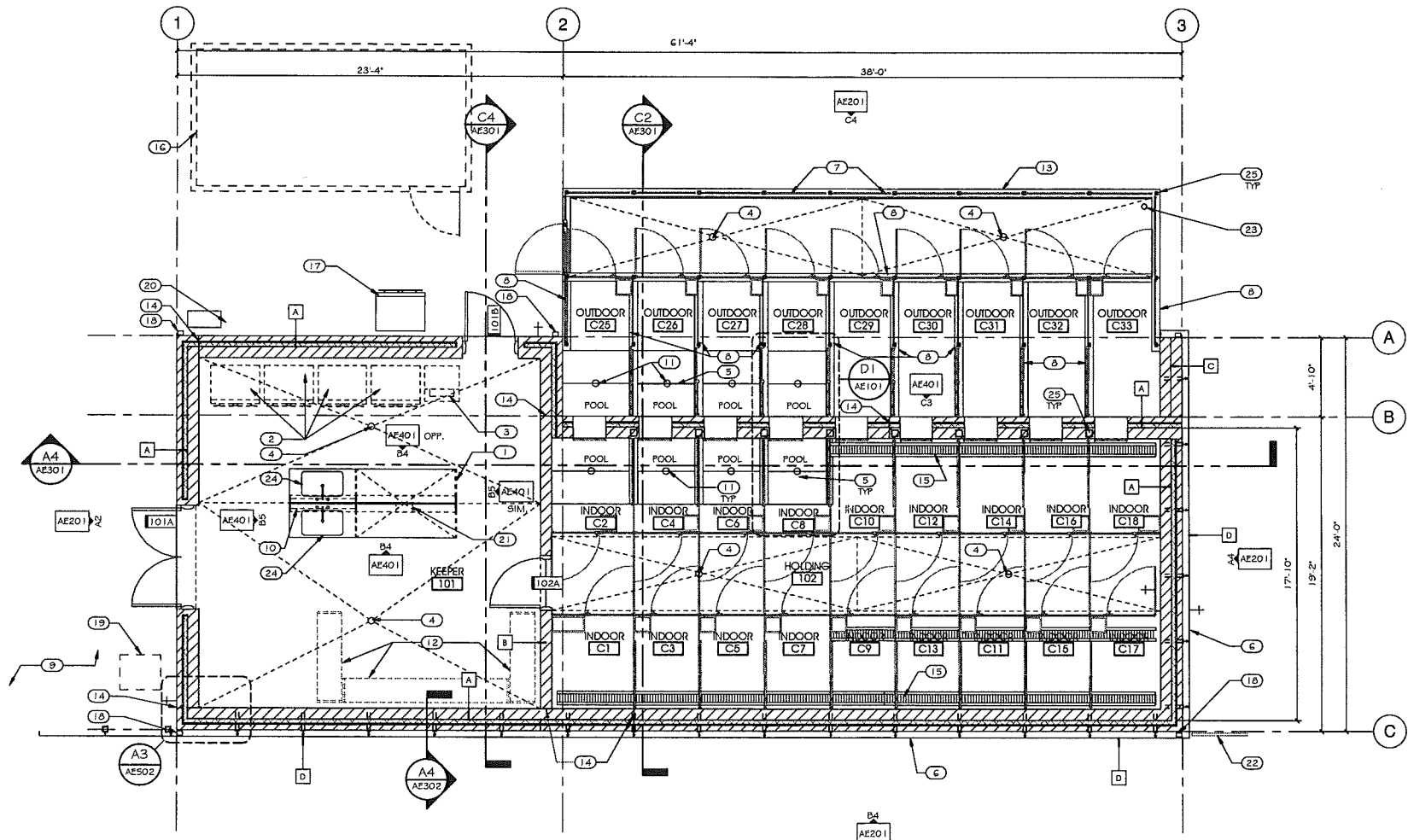
TYP. ENLARGED CAGE PLAN **D1**
 1/4" = 1'-0" **AE101**

KEYED NOTES:

- 1 STAINLESS STEEL COUNTER TOP.
- 2 FRIDGE/FREEZER. OPCI.
- 3 WASHER/DRYER. OPCI.
- 4 FLOOR DRAIN, TYP U.I.O. SLOPE CONCRETE TO DRAIN 1% MIN, 2% MAX. SEE PLUMBING DWGS.
- 5 RECESSED BIRD POOL WITH EPOXY AND POLYURETHANE WATERPROOFING. SEE EXHIBIT AND STRUCTURAL DWGS.
- 6 POWDER COATED DECORATIVE METAL PANELS.
- 7 BIRD ENCLOSURE CAGING. SEE XA DWGS.
- 8 CONCRETE CURB, 6" WIDE, TOP OF CURB 6" ABOVE ADJACENT SLAB OR CONCRETE SIDEWALK. SEE STRUCTURAL DWGS.
- 9 REFER TO AS101 FOR ELEMENTS OUTSIDE OF BUILDING FOOTPRINT - SIDEWALKS, WALK IN FREEZER, FENCE AND GATE.
- 10 FRAMED WALL ON 8" CONG. CURBS BELOW COUNTER. 6" 22 GA. MTL STUD @ 16" O.C. WITH GLASS MAT GYPSUM SHEATHING BOTH SIDES AND EPOXY PAINT.
- 11 FLOOR DRAIN. SEE PLUMBING DRAWINGS.
- 12 SHELVING. OPCI.
- 13 CONG. CURB, 8" THICK, 8" ABOVE ADJACENT SIDEWALK. SEE STRUCTURAL DRAWINGS.
- 14 MASONRY CONTROL JOINT LOCATION. PROVIDE CONT SEALANT BOTH SIDES W/ COLOR MATCH TO CMU. SEE STRUCTURAL DRAWINGS.
- 15 TRENCH DRAIN. SEE MECHANICAL DRAWINGS.
- 16 WALK IN FREEZER (SHOWN DASHED) WITH INTERNAL RAMP ON 8" CONCRETE PAD WITH 3" INSULATION BELOW. SEE CIVIL AND ELECTRICAL DRAWINGS.
- 17 APPLIANCE. OPCI.
- 18 PRE-FINISHED DOWNSPOUT WITH 12"X30" PRECAST CONCRETE SPLASHBLOCK.
- 19 TRANSFORMER SHOWN DASHED. SEE ELECTRICAL DRAWINGS.
- 20 GAS CONNECTION. SEE MECHANICAL/PLUMBING DRAWINGS.
- 21 SLOPE FLOOR SLAB TO FLOOR SINK. SEE PLUMBING DRAWINGS.
- 22 +/- 280 LINEAR FEET OF 8" TALL ELITE DOUBLE WIRE OMEGA FENCE SYSTEM OR APPROVED EQUAL, AND ASSOCIATED 6" DEEP BY 12" WIDE CONCRETE MOV STRIP. SEE DETAIL ON CIVIL DRAWINGS.
- 23 WATER HYDRANT. SEE PLUMBING DRAWINGS.
- 24 INTEGRAL STAINLESS STEEL SINK W/ PIPE WRAP. SEE PLUMBING DRAWINGS.
- 25 STEEL COLUMN. SEE STRUCTURAL DRAWINGS.

GENERAL NOTES AND LEGEND:

- SEE SHEET AE001 FOR GENERAL NOTES.
- SEE TITLE SHEET FOR DRAWING INDEX.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR / SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK, AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.



REFERENCE FLOOR PLAN **A5**
 1/4" = 1'-0" **AE101**

ARCHITECT 1115

a|c architects
 703 east 1700 south
 salt lake city, utah 84105
 ph: 801.466.8818
 fx: 801.466.4411
 a|c@acarchitects.com

pja 210 third ave. south
 suite 2b
 seattle, wa 98104
 ph: 206.442.9702
 pjt@pjacchitects.com

CONSULTANT



OWNER INFORMATION

Tracy Aviary
 589 East 1300 South
 Salt Lake City, UT 84105
 ph: 801.966.8500
 info@tracyaviary.com

PROJECT DESCRIPTION

**TRACY AVIARY
 BIRD HOLDING
 BUILDING**
 589 EAST 1300 SOUTH
 SALT LAKE CITY, UT 84105

SHEET NAME:

**REFERENCE
 FLOOR PLAN**

REVISIONS

MARK	DATE	DESCRIPTION

ISSUE DATA

ISSUE DATE: OCT. 30, 2012
 ISSUE TYPE: CONDOC
 DRAWN BY: a|c
 CHECKED BY: K. RIGBY

SHEET NUMBER:

AE101

Attachment B
Public Comment

Dear Ms. Remington-Love and Mr. Milliner:

I am writing to express my concern over the continual build up of Tracy Aviary. I urge you to vote to stop this expansion and any other structural additions to Liberty Park.

Unfortunately, or no, Tracy Aviary is situated in a park. A park, in my estimation, should be reserved for open space as our city continues to grow and there is less and less open space for SLC citizens to enjoy inside the city. If Tracy Aviary desires or requires the facility to maintain their accreditation I would suggest they re-locate to another area and return the park to exactly that, a park.

Thank you for your consideration and vote to keep Liberty Park as open as possible.

Jim Glenn
457 Edith Avenue
SLC, UT 84111