

# HISTORIC LANDMARK COMMISSION STAFF REPORT

## TRACY AVIARY CONDOR EXHIBIT PLNHLC2012-00473 Liberty Park, 589 East 1300 South September 6, 2012



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](mailto: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)

**Notification**

- Notice mailed on August 23, 2012
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites August 23, 2012

**Attachments:**

- A. Building Site Plans & Elevations for The Exhibit

### ***Request***

As part of an ongoing upgrade and renovation of the Tracy Aviary, the applicant, Tracy Aviary is requesting Historic Landmark Commission approval of an exhibit structure that will be used to house an interactive exhibit featuring Andy the Condor.

### ***Staff Recommendation***

Staff recommends that the Historic Landmark Commission review the application, and approve the proposed Condor exhibit at Tracy Aviary pursuant to the findings, analysis and conditions of approval in this staff report.

### ***Conditions of Approval***

1. The applicant shall continue working with the City arborist to ensure that all trees associated with the Aviary are appropriate for the site, and that as many existing trees as possible are preserved and maintained.
2. Final approval of exterior materials shall be delegated to staff for compliance with the SLC Historic District Design Guidelines review.
3. The structure must meet all applicable Zoning Ordinance requirements, including setbacks, maximum footprint and lot coverage.

### **Vicinity Map**

PLNHLC2012-00473, Tracy Aviary – Condor Exhibit



## 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 approval of a Certificate of Appropriateness for a condor exhibit located at the north west corner of the Aviary. In addition to this project, the Historic Landmark Commission has reviewed and approved the following projects:

- Construction of a Ground Hornbills Exhibit
- Remodel and renovation of the Wilson Pavilion
- The review and approval of a Master Plan for the Aviary
- Review and approval of an education and guest services building
- Review and approval of an upgrade to the utilities and infrastructure
- Review and approval of a new owl forest exhibit.
- Review and approval of a tree removal and preservation plan for the area.
- Review and approval of an amphitheater and two bird holding buildings.

These projects have been completed or are currently under construction, and the applicant is now prepared to begin work on the next phase of project. The condor exhibit will be prominently located on the north west corner of the Aviary, and will replace a temporary entrance trailer that was used for ticket sales while the new

guest services building was under construction. It has been designed to be seen from the outside, and will provide passersby with a glimpse of what is available inside. Although the exhibit is being done concurrently with other exhibits, it is not part of the tax payer funded bond that is financing the other buildings and exhibits. This structure was paid for by private donations.

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 an interactive exhibit featuring a condor. The proposed Andean Condor Exhibit is 1,152 square foot wood and mesh structure at the north west corner of the Aviary. The exhibit will provide a new home for the Aviary’s 53 year old Andean Condor.

The proposed exhibit enclosure will measure 24’ x 48’ and will be 20’ in height. It will comprise of a wooden log structure with a plastic coated metal mesh skin. The logs will be 10” in diameter. Steel cables will be tensioned between the wooden members from which a 14 gauge welded wire mesh with a 2” x 2” opening will be hung to form the skin of the exhibit. The mesh will be anchored to a concrete curb. The exhibit will be serviced by a single 6’ x 4’ vestibule. The interior of the exhibit will replicate features found in the natural habitat of the Andean Condor and include a cave, rugged landscape, water feature, an elevated loft, beams, and staircases and landscaping. The exhibit will be encircled by a stand-off barrier of comparable materials to the exhibit enclosure.

Adjacent to the exhibit will be a small themed performance space that also functions as an interpretive environment for children.

## ***Public Comments***

To date, staff has received no public comments regarding this application.

## ***Analysis and 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.

**Analysis:** Staff has reviewed the project for compliance with all applicable standards in the Open Space zone, and found that it meets the minimum requirements, including height (maximum allowed =35 feet above established grade, proposed = 20 feet above established grade).

**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 relatively small, being 20 feet in height and approximately 1,152 square feet in size. The design of the structure is such that it is relatively indiscreet, and designed to feature what is inside (the Condor). The size and scale of the building is mitigated by the variegated design of the footprints, and shapes of the various buildings within the Aviary. These design elements 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 unique design of the structure 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:**

- 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 similar in function and design to other structures in the Aviary. Nonetheless, the architectural design is appropriate for its location and proposed use. The rhythm of solids to voids along the various facades is dominated by the voids, and is consistent with newer bird enclosures in the Aviary. The wire mesh is designed to provide visitors with an unencumbered view of the condor.

**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 is built in an unobtrusive way.

### 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 Liberty Park, 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.

**Attachment A**  
Site Plan and Elevation Drawings for the Exhibit



# Legend

- a. 1,152 sf Condor Exhibit
- b. Exhibit Vestibule
- c. Andy's Stair Climber
- d. Stand-Off Barrier
- e. Water Feature
- f. Open Lawn
- g. Andy's Cave
- h. Entrance to Stage from Cave
- i. Meadow
- j. Informal Performance Space
- k. Exposed Aggregate Pavement
- m. Existing Pavement
- n. Ribcage Climber
- o. Safety Surface
- p. Andy's Loft
- q. Benches
- r. Condor Barrier Fence
- s. Landscape Screen

## Tracy Aviary : Condor Exhibit

10 July 2012

GRAPHIC SCALE 3/32" = 1' - 0"

0 2 5 10 20



project limit line





PROPOSED CONDOR  
EXHIBIT

ENTRY EDUCATION BUILDING

PROPOSED TURKEY VULTURES  
& HAWKS EXHIBIT

PELICAN POND

TEACHING STREAM

CHASE MILL

EXISTING CONDOR  
EXHIBIT

RARE BIRDS

VULTURES  
HAWKS

KENNECOTT WETLAND  
EXPERIENCE

EAGLES

OWL FOREST

SOUTHERN GROUND  
HORN BILLS

OFFICE HOUSE

SAND HILL CRANES

BIRD SHOW

AMAZON ADVENTURE

SERVICE  
AREA

DESTINATION  
ARGENTINA

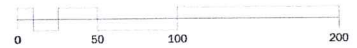
SOUTH AMERICAN PAVILION

CONSTITUTION DRIVE EAST

CONSTITUTION DRIVE WEST

500 EAST

1300 SOUTH







Tracy Aviary | Condor Exhibit