

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

Tracy Aviary Avian Health Center
PLNHLC2014-00070
Liberty Park 589 East 1300 South
April 3, 2014

Applicant: Tracy Aviary

Staff:

Katia Pace (801) 535-6354 or
katia.pace@slcgov.com

Tax ID: 16-07-427-001

Current Zone: OS

Master Plan Designation:
Open Space

Council District:
5, Erin Mendenhall

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

Notification

- Notice mailed on March 20, 2014
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites March 20, 2014
- Property posted on March 24, 2014

Attachments

- A. Site Plan & Elevations
- B. Photos
- C. Landscape Plan
- D. Urban Forester Comment

Request

The applicant, Tracy Aviary, is requesting that the Historic Landmark Commission approve a Certificate of Appropriateness involving new construction of the Avian Health Center, a veterinary clinic and bird quarantine.

Staff Recommendation

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

Potential Motions

Approval: Based on the analysis and findings of fact in the staff report, testimony and plans presented, I move that the Commission approve the proposed Avian Health Center at Tracy Aviary subject to the conditions of approval below.

Conditions of Approval

1. The applicant shall continue working with the City arborist to ensure, that the trees removed are replaced with trees that are appropriate for the site.

Denial: Based on the testimony, plans presented and the following findings, I move that the Historic Landmark Commission deny the proposed Certificate of Appropriateness for the proposed Avian Health Center at Tracy Aviary (commissioner would then state findings for denial.)

Vicinity Map



Background

The Aviary was founded and built in 1938 as the first zoo in Utah. Since that time, the Aviary location has provided public services as a zoo, swimming pool, aquarium and most recently an aviary. Tracy Aviary is requesting approval of the new Avian Health Center building for a veterinary clinic and bird quarantine. The Historic Landmark Commission has reviewed and approved the following projects:

- Construction of a Ground Hornbills Exhibit (August 2009)
- Remodel and renovation of the Wilson Pavilion (August 2009)
- Master Plan for the Aviary (August 2009)
- Education and Guest services building (August 2010)
- Upgrade to the utilities and infrastructure (August 2010)
- Owl Forest Exhibit (December 2010)

- Tree removal and preservation plan for the area (February 2011)
- Amphitheater and two bird holding buildings (December 2011, June 7, 2012, December 2012)
- Andean Condor Exhibit (September 2012)
- Macaw and King Vulture Exhibit (October 2013)
- Turkey Vulture and Hawk Exhibit (July 2013)

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 Avian Health Center building will be located on the south west corner of the aviary (facing 1300 South and 500 East) and one of the elevations of the building will be visible from the circulation corridor of Liberty Park. Similar to the new Holdings Building adjacent to this site, the south wall will serve as the aviary’s fence line along the park. This building will only be accessed by Aviary staff and will not have any access from the public/park side.

The one story building will have a footprint of approximately 1,540 square feet. The building will be a concrete block mixed with flush seam metal panel, horizontal cedar or simulated cedar, and corten steel. The south elevation will feature decorative metal decorations. The windows will be aluminum with simulated divided lites. The roof will be pre-finished standing seam metal roofing. Plans for this building are attached as Attachment A.

A Box Elder tree will need to be removed in order to accommodate the proposed building. However, this tree is part of three existing Box Elder trees that are in decline and have large internal cavities. The applicant has been working with the City arborist, Lyle Hagen, who is on board with having these trees scheduled to be removed due to their health. Tracy Aviary plans to replant three trees for every tree that they remove. Their replacement is already underway. A landscape plan can be seen as Attachment C.

Public Comments

No comments were received which would preclude the proposed development.

Zoning Ordinance and Design Guidelines

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 = 15 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 building for the proposed Avian Center will serve as a veterinary clinic and bird quarantine for their facility and will be utilitarian in nature. This building will be located on the south west corner of the aviary (facing 1300 South and 500 East.) The south façade will face the sidewalk on Liberty Park. The north façade will face Tracy Aviary at a location closed off to the public and where other utilitarian buildings are grouped. The proposed structure will be approximately 1,540 square feet and it will be no higher than 15 feet. The building is divided into sections and the sections will vary in roof height. The different roof heights break up the long wall and make the building more interesting.

The wall on the south façade will be 80 feet long, and because of the angle of the building, the north façade will be 75 feet. The walls on the side façades will be approximately 20 feet. The recently built Holdings Building is located next to the proposed building, it is approximately 60 feet long by 30 feet and it is approximately 12 feet high.

Finding: The design of the structure are 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 location of the Avian Center will be next to the recently built Holdings Building. The Holdings Building and the proposed Avian Center face the sidewalk on Liberty Park. The Holdings Building displays a decorative metal cover designed to match the guest and education building, and which provides architectural continuity to the aviary. To extend the continuity between the buildings, the Avian Center proposes the use of corten steel on the west end of the southern façade, the side closest to the Holdings Building. The materials on the south façade then transition to cement block, metal panel, then cement block again with custom metal shapes of birds mounted on the wall. The building is divided into sections and the sections correspond to different materials and different heights. On the north façade the clinic area is proposed to be mostly cement blocks and metal panel and the quarantine area will be mostly mesh and horizontal cedar or simulated cedar.

There will be no entrance to the building from the south façade, but there will be windows along south façade.

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.

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 public 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 Elevations



AMD
ARCHITECTURE
311 S 900 E STE 103
SALT LAKE CITY
UTAH 84102
TEL 801-322-3053
FAX 801-322-0093
amdarchitecture.com

FOTA AVIAN HEALTH CENTER
589 EAST 1300 SOUTH
SALT LAKE CITY, UTAH 84105

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REPRESENTATIVE FOR ANY
MEASUREMENTS. IF SUCH MEASUREMENTS
DO NOT APPEAR CORRECT, ADD UP
PROPERTY OR SCALE CORRECTLY TO THE
INDICATED SIZE.

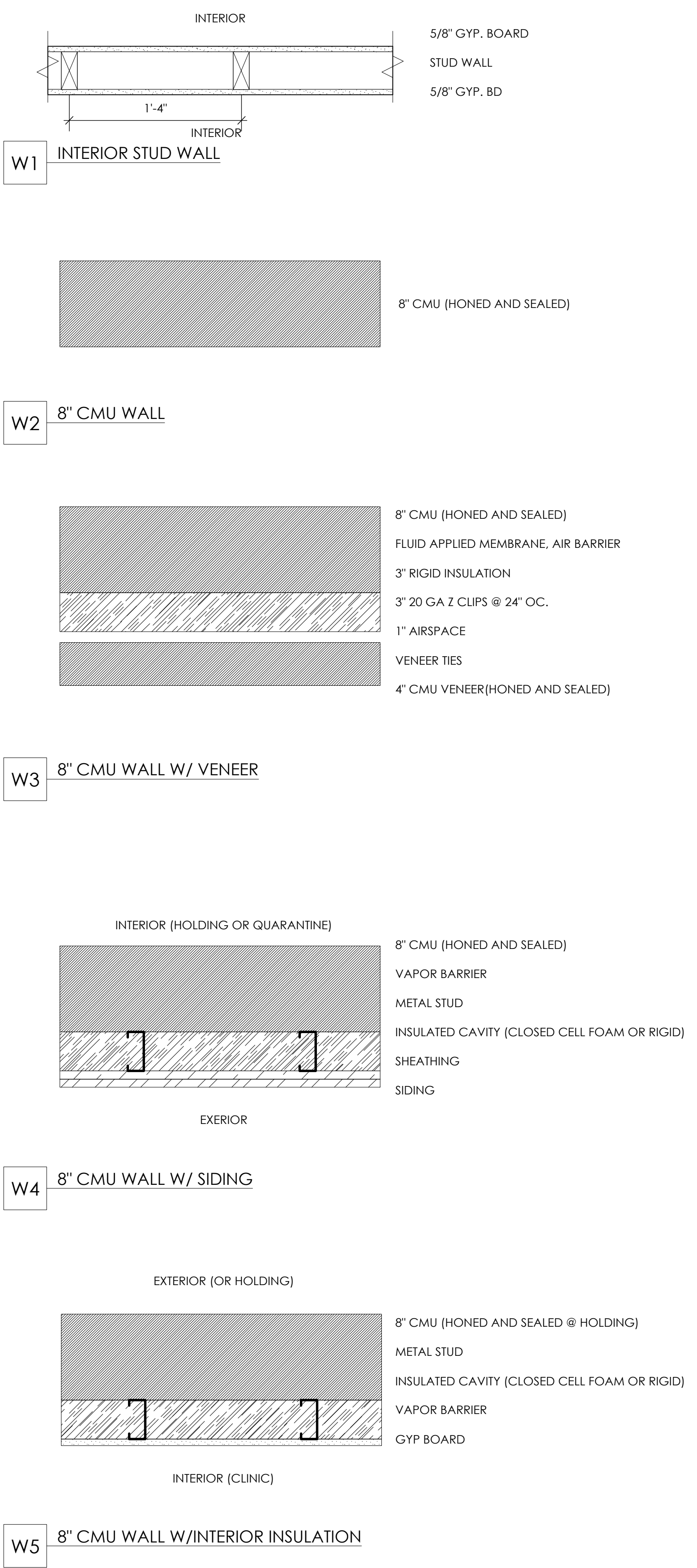
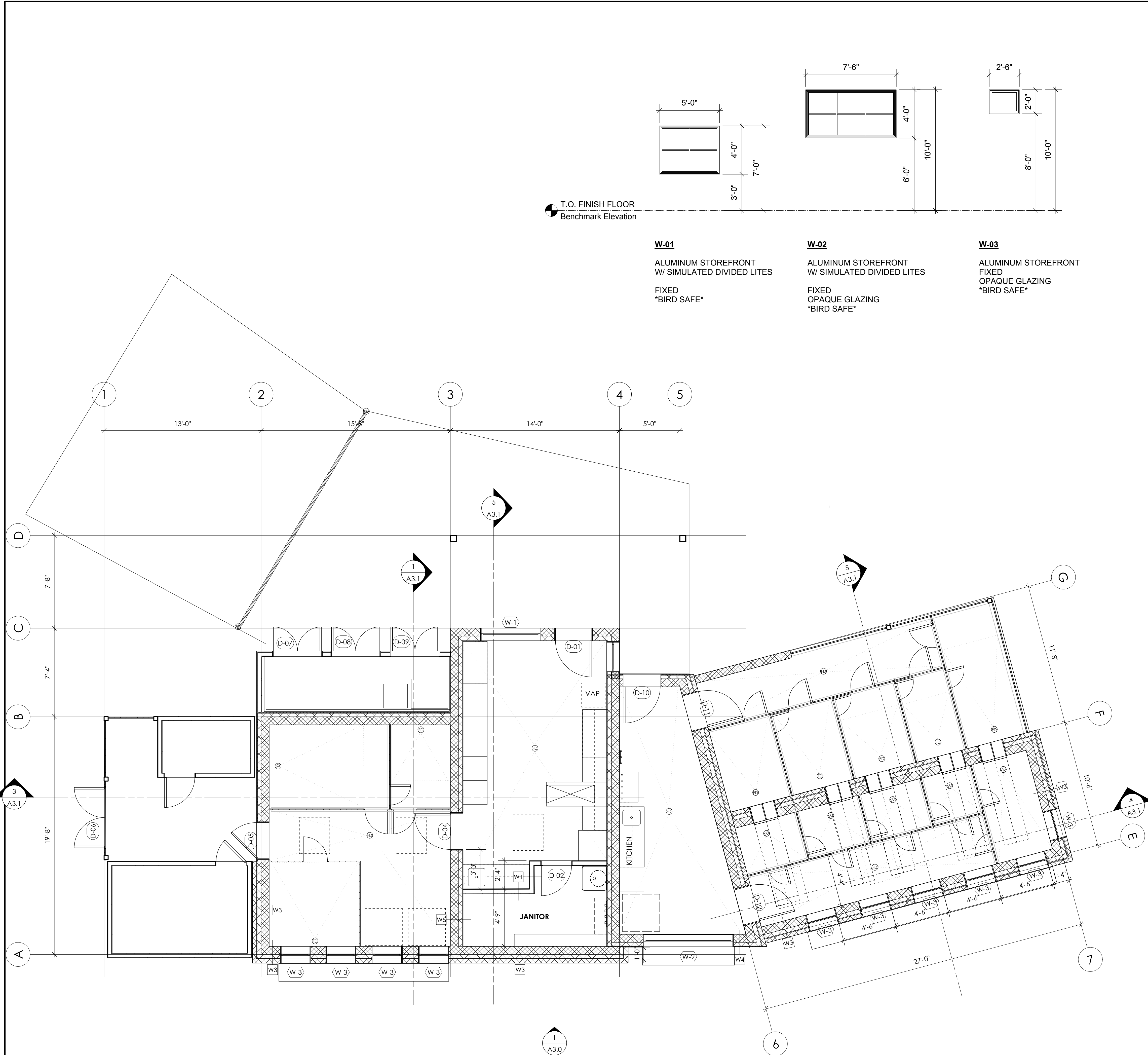
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REVISIONS

FLOOR
PLAN

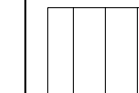
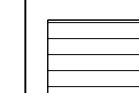
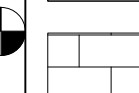
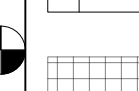
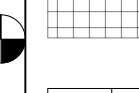
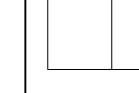
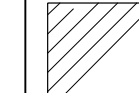
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DESIGN REVIEW - NOT FOR CONSTRUCTION

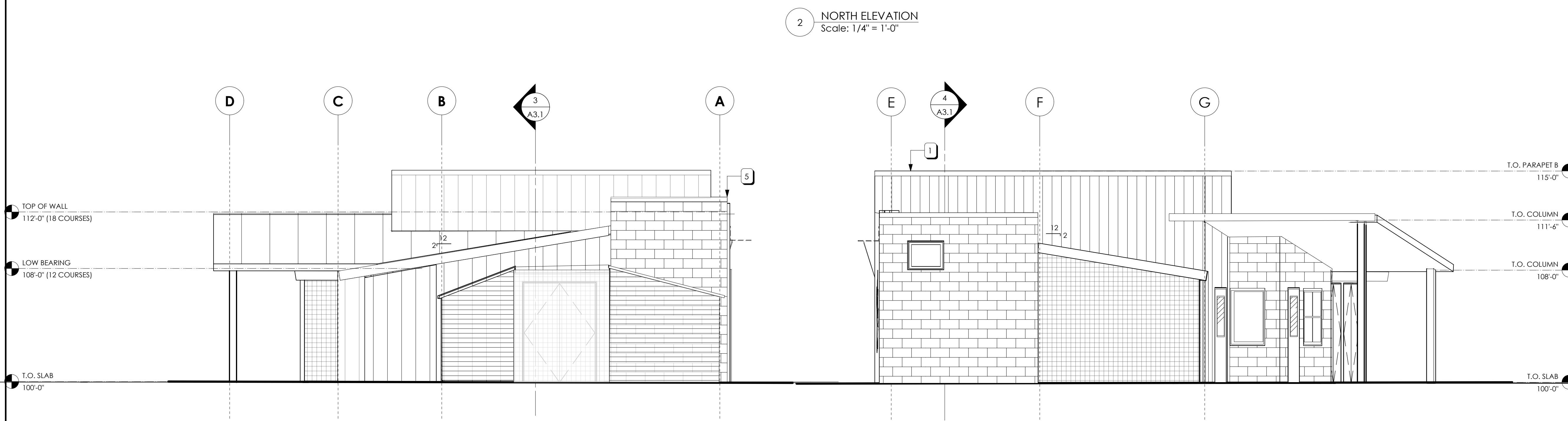
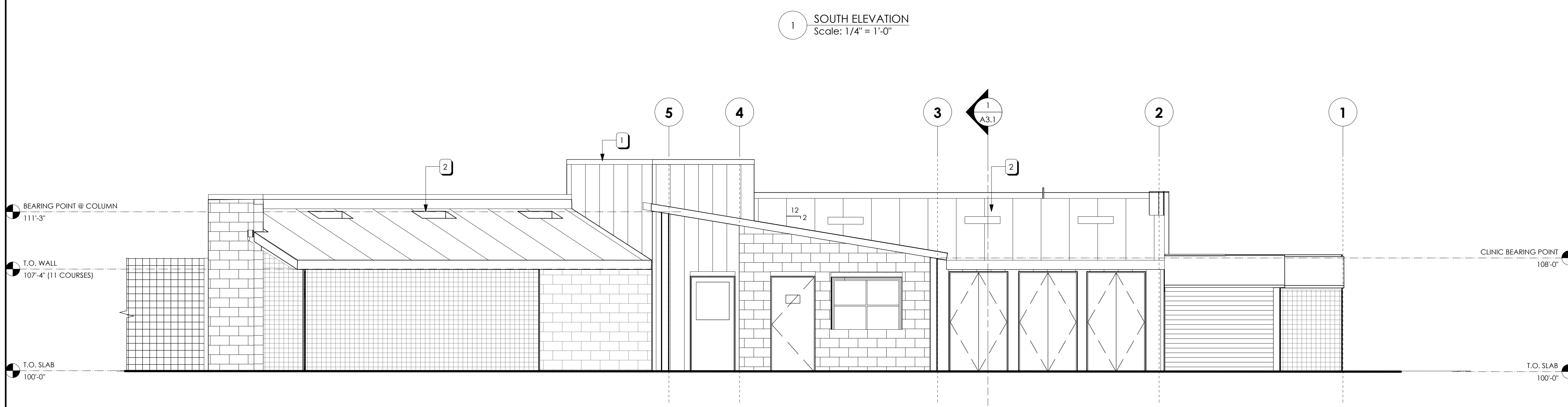
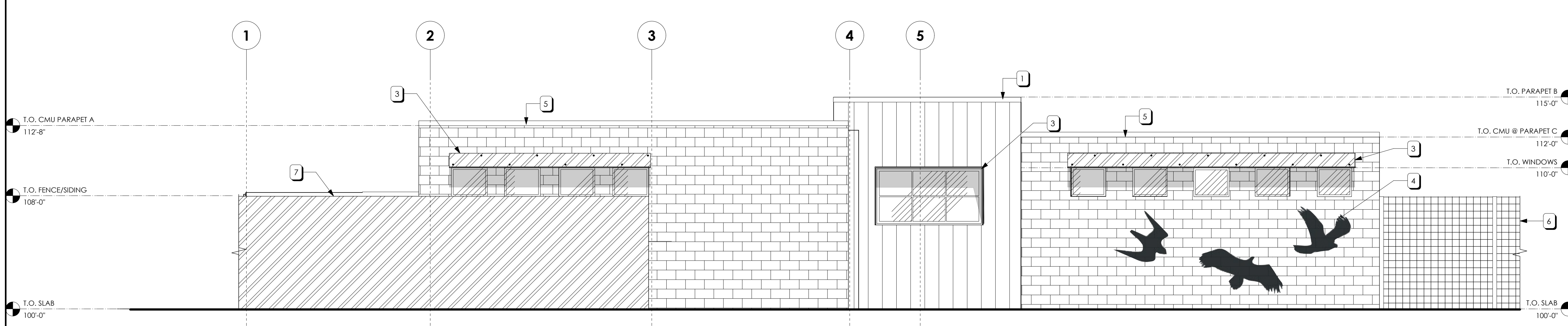


1 FLOOR PLAN
Scale: 1/4" = 1'-0"

MATERIAL LEGEND

	PRE-FINISHED FLUSH SEAM METAL PANEL
	HORIZONTAL CEDAR OR SIM. STAINED
	CMU HONED WITH INTEGRAL COLOR
	CORNERS CAGING 1" METAL GRID SYSTEM
	PRE-FINISHED STANDING SEAM METAL ROOFING
	GLASS
	CORTEN STEEL

- EXTERIOR ELEVATION KEYED NOTES**
1. PRE-FINISHED 26 GAUGE GALVANIZED IRON CAP PER DETAILS
 2. SKYLIGHT PER WINDOW SCHEDULE
 3. PRE-FINISHED STEEL AWNING PER DETAILS
 4. PRE-FINISHED CUSTOM METAL SHAPES MOUNTED TO WALL PER MANUFACTURER
 5. INTEGRAL COLOR CONCRETE COPING PER DETAILS
 6. EXISTING FENCE
 7. NEW CORTEN STEEL FENCE



Attachment B
Photos



PROPOSED LOCATION



PROPOSED LOCATION - View from Liberty Park sidewalk



HOLDINGS BUILDING - View looking East



HOLDINGS BUILDING - View looking West



VIEW LOOKING NORTH

RENDERING STREETScape

Attachment C
Landscape Plan

Attachment D
Urban Forester Comment

From: [Hagen, Lyle](#)
To: [Matthew Utley](#)
Subject: Tree Removal
Date: Monday, December 10, 2012 9:51:47 AM

Good morning, we looked at the area on the south side of Tracy Aviary were the four Boxelder trees are and there condition. The two west trees is confirm to be removed by your tree care provider were the buildings are going to be built and the two east trees that had service this year will be left in the landscape for now and the Linden trees can be relocated throughout the park. Let me know if you have any more questions.

Lyle Hagen
Salt Lake City
Urban Forestry
801-972-7818