



Staff Report

**PLANNING DIVISION
COMMUNITY & ECONOMIC DEVELOPMENT**

To: Salt Lake City Historic Landmark Commission
From: Amy Thompson, Principal Planner
amy.thompson@slcgov.com
Date: July 7, 2016
Re: **PLNHLC2016-00306/307** – Tracy Aviary New Construction and Major Alterations

NEW CONSTRUCTION & MAJOR ALTERATIONS

PROPERTY ADDRESS: 589 E 1300 South
PARCEL ID: 16-07-427-001
LANDMARK SITE: Liberty Park
ZONING DISTRICT: OS (Open Space)
MASTER PLAN: Open Space

REQUEST: Angela Dean, the architect representing Friends of the Tracy Aviary, is requesting approval for New Construction and Major Alterations at Tracy Aviary. Tracy Aviary is located in Liberty Park, a Landmark Site. The request includes the following:

Tracy Aviary Master Plan Amendments: Amendments to Tracy Aviary's Master Plan that was approved in 2009, as well as review of new concepts to be adopted into the Master Plan.

New Construction PLNHLC2016-00306: Construction of a new entrance/ticketing area, snack bar and plaza along the west side of Tracy Aviary adjacent to West Constitution Boulevard.

New Construction & Major Alterations PLNHLC2016-00307: Construction of an indoor/outdoor venue in the central portion of the aviary. The proposed structure is approximately 3,250 square feet and includes a gathering space, kitchen, restrooms, event storage and bird program back stage area. The request includes removal of an addition to a contributing structure known as the office house/aquarium building to accommodate space for the proposed indoor/outdoor venue.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion that with conditions imposed, the proposed amendments to Tracy Aviary's Master Plan, new construction of the /Ticketing, Snack Bar and Plaza, and new construction of the event venue meet the applicable standards of approval and therefore, recommends the Historic Landmark Commission approve the request with respect to these items.

Staff is of the opinion the request for Major Alterations to the office house/aquarium building fail to meet the applicable standards of approval and therefore recommends the commission deny the Major Alterations request.

MOTION (consistent with Staff Recommendation):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the proposed amendments to Tracy Aviary's Master Plan with the following conditions of approval:

- 1. Applicant will update Tracy Aviary's Master Plan to reflect proposed amendments as well as any new proposals that are approved with this petition. Revised Master Plan will be submitted to Planning Staff.**

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for New Construction of the Entrance/Ticketing, Snack Bar and Plaza, petition PLNHLC2016-00306.

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve petition PLNHLC2016-00307 in part, and deny a portion of the request in part.

With respect to a Certificate of Appropriateness for New Construction of the indoor outdoor event venue, petition PLNHLC2016-00307, I move that the Historic Landmark Commission approve the request with the following conditions of approval:

- 1. Satisfy the Historic Landmark Commissions Condition of Approval that was applied to petition PLNHLC2008-00684 in 2009 that states: Office house be retained and interpreted.**
- 2. Modify the design of the storage area related to New Construction of the event venue to retain the historic office house/aquarium building. Final design details are delegated to Planning Staff. and;**
- 3. Work with Salt Lake City's Urban Forester on removal of any trees, and any proposed new tree plantings. And;**

to deny the request for a Certificate of Appropriateness for the proposed Major Alterations to remove the west portion of the office house/aquarium building.

ATTACHMENTS:

- A. [Vicinity Map](#)**
- B. [Liberty Park Nomination Forms](#)**
- C. [Project Information, Site Plans and Elevations](#)**
- D. [Historic Documents](#)**
- E. [Existing Conditions](#)**
- F. [2009 Minutes & ROD](#)**
- G. [Analysis of Standards](#)**
- H. [Public Process and Comments](#)**
- I. [Department Comments](#)**
- J. [Motions](#)**

BACKGROUND AND PROJECT DESCRIPTION:

Tracy Aviary is located within Liberty Park at 589 E 1300 South. Liberty Park is a Landmark Site and also listed on the National Register of Historic Places. Liberty Park is significant as one of the earliest and largest urban parks in Utah. Originally purchased by Salt Lake City in 1881 from the estate of Brigham Young, it is Utah's best example of the "central park." Tracy Aviary is America's oldest and largest bird park and has been open to the public since 1938.

Tracy Aviary and its contents are "features" of the 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. Staff has met with the applicant and various division directors to discuss plans for future site improvements to Tracy Aviary. As part of these site improvements, the applicant's initial intent was to demolish a historically contributing building known as the office house/aquarium building. The office house/aquarium building was constructed in 1938 and was designed by architect Slack W. Winburn as one of the first three buildings for the Aviary which included frame structures and a flight pen. During review of Tracy Aviary's 2009 Master Plan, the applicant at that time sought guidance from the Historic Landmark Commission related to the historic significance of the office house/aquarium building. The Historic Landmark Commission determined the building was a contributing structure and approved Tracy Aviary's Master Plan with conditions.

One of the conditions of approval was that the office house/aquarium building be retained and interpreted. (See 2009 meeting minutes/Finding and Order in [Attachment F](#)).

Liberty Park is owned by Salt Lake City Corporation; Tracy Aviary leases the land from Salt Lake City Corporation, and the existing buildings as well as any future buildings that are constructed within Tracy Aviary are also City owned. Any type of development application requires a notarized statement of consent authorizing the applicant to act as an agent in the event the applicant and property owner are different. In the case of the Tracy Aviary, any application involving city owned property would need to be signed by the authorized agent of Salt Lake City indicating that Salt Lake City is supportive of the application going through the process. Signing of the application by the city's designee would signify that the city is supportive of the property going through the demolition process. Since demolishing a historically contributing building is contrary to city adopted Preservation Plan policies, an application to allow the applicant to go through the demolition process for the city owned office house/aquarium building was not signed.

Landmark Sites are of exceptional importance to the City and have been locally designated for their historic, cultural, archaeological, or architectural significance and for their role in helping create Salt Lake City's character.

This request consists of 4 parts:

1. Tracy Aviary-Master Plan Amendment
2. New Construction: Entrance/Ticketing, Snack Bar and Plaza
3. New Construction: Indoor/Outdoor Event Venue
4. Major Alterations to the aquarium/office house building

1. Tracy Aviary-Master Plan Amendments

On August 5, 2009, the Historic Landmark Commission reviewed a Master Plan for Tracy Aviary and approved the Master Plan with conditions. The Friends of Tracy Aviary is requesting retroactive approval for deviations from the 2009 Master Plan, as well as proposing new concepts for consideration. Since the 2009 approval with conditions of the Tracy Aviary Master Plan, Certificates of Appropriateness signifying modifications that meet the historic preservation standards have been approved for 17 projects. These include several new construction projects and demolition of buildings that were determined as non-contributing or not historically significant to the site. The Master Plan that was approved in 2009 as well as the new site plan is included in [Attachment C](#).

The applicant is requesting the following amendments to the 2009 Tracy Aviary Master Plan:

- Wilson Pavilion footprint was enlarged
- Bird show theater and holding was built in a different location and in a different configuration
- Mexico/Panama exhibit was not built and instead Treasures of the Rainforest was constructed in a different location on land not available to Tracy Aviary in 2009
- Education space adjacent to encounters plaza was not built in that location but built onto the entrance facility
- Encounters plaza was not built; instead a central plaza with a Macaw/King Vulture exhibit was built.
- Pathways were built differently
- Condor exhibit was built in the northwest corner
- Parking lot was not modified
- Administration building was incorporated into entrance building (Visitors Center)
- Aviculture building was constructed as a holding building, diminishing the size in the 2009 master plan by adding office space to the entrance building
- Pelican pond was not modified and there are no plans to modify it
- The aquarium/office house was not shown in the 2009 master plan and there are no plans to move it or raze it at this time
- Riparian habitat east of the wetlands exhibit was not built, however an owl forest was built
- Conservation zone was not built and there are no plans to build one
- Southern ground hornbill exhibit was built in the area identified as conservation zone
- No plans to build a temperate forest exhibit, though that area is near where the owl forest is

- Ibis crane and crane exhibit along with shore birds (exhibit in the northwest corner) was not built but the Aviary is considering moving the sandhill cranes and possibly adding another species of cranes.

The applicant is requesting the following be adopted into the Tracy Aviary Master Plan:

- Visitors Services shown on the map in the Lorrie Building near Wilson Pavilion will be relocated to western edge and referred to as a snack bar or concessions.
- Education space shown in the 2009 Master Plan is relocated to just west of the Office House (not shown on the 2009 master plan) and currently referred to as the indoor/outdoor event venue.
- The eagle exhibit not shown on the 2009 Master Plan will be relocated adjacent to the pelican pond. Sandhill cranes may be relocated to this area too.
- Dabbling Duck exhibit will be approximately where “water fowl” is shown.

Discussion & Findings- Tracy Aviary-Master Plan Amendments

The purpose of a Master Plan for the area is a guiding document to provide an overall big picture of future development phases in the Aviary. It appears as though there have been some deviations as far as approvals being consistent with Tracy Aviary’s 2009 Master Plan, however Master Plans are a living document and some changes are anticipated over time. Staff is of the opinion the proposed amendments and new concepts are appropriate and compatible with the site and environment. As a condition of approval, Staff is recommending the aquarium/office house building be retained and interpreted and included on the Master Plan/Map, and that a new updated Master Plan is submitted reflecting the adopted amendments.

2. New Construction: Tracy Aviary’s “Bird Feeder”-Entrance/Ticketing, Snack Bar and Plaza

Tracy Aviary is proposing new construction of a building along the west boundary between the Aviary’s lease area and Liberty Park. The new construction includes a ground floor area of approximately 300 square feet that will

contain a staff area to sell snacks to Tracy Aviary guests and tickets to Liberty Park visitors, a 500 square foot upper deck, and a patio and seating area. The purpose of the project is to enhance the public streetscape along West Constitution Boulevard, to create an exciting and engaging element that will benefit the users of Liberty Park. Colored steel siding and cedar siding are proposed for the majority of exterior building materials which are combined with architectural elements that include glass railing and a painted steel trellis over the upper deck. The proposed structure has a maximum height of 20 feet.



Discussion & Findings- New Construction: Tracy Aviary’s “Bird Feeder”-Entrance/Ticketing, Snack Bar and Plaza

The scale and form of structures within the park vary greatly depending on their function. The proposed “bird feeder” will serve as a place where guests can purchase tickets, rest in the shade, or get a new perspective over the Aviary and Liberty Park from the elevated viewing deck. This building will be located on west side of the aviary. The west facade will face the sidewalk on Liberty Park adjacent to 500 E/W Constitution Boulevard. The north facade will face Tracy Aviary and the recessed patio is in a location accessible only by Aviary guest. The south and east facades face the interior of the Aviary. The west elevation is directly visible from the public way and the design variation, details and proportions add visual interest to the facades. The facade on the west elevation has portions of west the building faces are stepped back which helps to express human scale in their design and also enhances the streetscape on the west side of Liberty Park. The proposed building is divided into sections, and the sections will vary in roof height as well as height of architectural details. The different roof heights and recessed facades break up the building wall, and the design is compatible with the historic context of the park. The ground floor has a width of approximately 20 feet, and the 2nd story elevated deck that projects over the west facade has a width of 8 feet. With the exception of a few buildings in the park, most of the buildings are stepped back from the

sidewalk. The proposed bird feeder is situation on the site in a manner that is in character with the historic setting.

3. New Construction: Indoor/Outdoor Event Venue

Tracy Aviary is proposing new construction of an indoor/outdoor event venue in the central portion of the Aviary. The proposed structure is approximately 3,250 square feet and includes a gathering space, kitchen, restrooms,



event storage and bird program back stage area. The purpose of the building is to provide indoor space to accommodate year round bird shows and programs, as well as space to accommodate accessory uses associated with Tracy Aviary, such as sponsored events, weddings, parties, educational programs and community gatherings. The indoor space will accommodate 150 people and is designed for outdoor overflow function to a patio area.

The proposed exterior materials consist of painted or powder coated metal cladding and cedar siding. The north facade is constructed with an operable glazing system that includes canvas awnings for seasonal use that are secured with painted steel supports. The proposed event venue has a maximum building height of 16 feet 4 inches, and the painted steel support have a maximum height of approximately 17 feet 9 inches. The applicant is proposing to remove 6 trees to accommodate the proposal, and new trees and vegetation will be planted in other areas throughout the Aviary as shown on Tracy Aviaries West Side Master Plan Concepts located in [Attachment C](#).

Discussion & Findings-New Construction: Indoor/Outdoor Event Venue

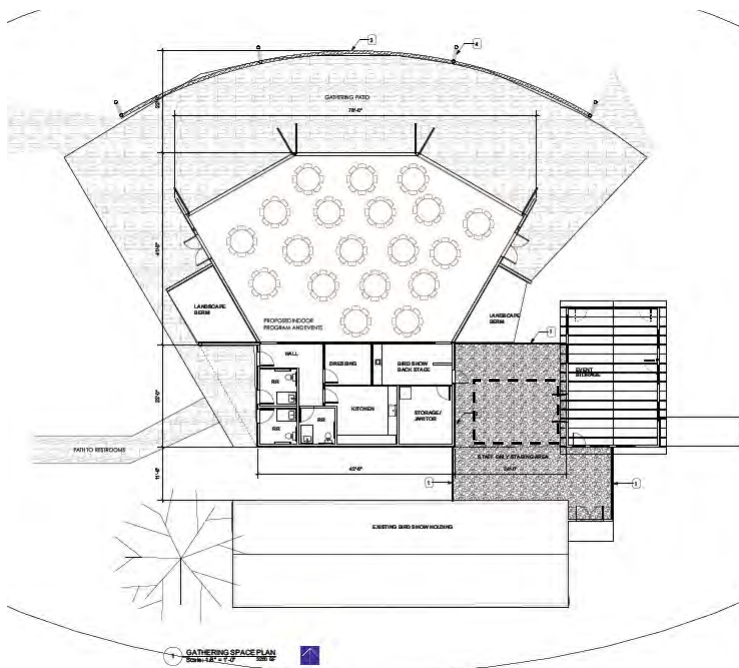
Staff finds that scale, height and mass of the proposed structure are compatible with the surrounding architecture in the Tracy Aviary as well as the adjacent historic office house/aquarium structure. The height of the office house is approximately 14 feet, and the new construction has a maximum height of approximately 16 feet 4 inches. The most prominent view of these buildings will be the north elevation, which is just off the pedestrian path from the existing entrance. The event center is slightly setback to the west from the historic structure and is situated in a way that articulates a separation from the historic structure. The proposed materials are modern in design which is consistent with the eclectic nature of existing structures, buildings and exhibits within the site, and also provides a unique contrast between historic and new structures. The design of the structure is suited for the unique use for which it will be employed, and allow for better function in regards to transporting birds. In respect to the storage area of the new event venue, Staff is of the opinion the design of this area can be modified in a way that retains the west portion of the historic structure while still meeting the needs of a storage area for the event center (see additional analysis under #4 below), and as a condition of approval, Staff recommends the applicant work with Planning Staff to modify the design of the storage area and retain and interpret the office house/aquarium building.

4. Major Alterations to the aquarium/office house building

The applicant is requesting approval for Major Alterations to the office house/aquarium building. The request is to modify the building by removing a portion that extends to the west to accommodate event storage needs associated with the new construction of the proposed event venue.



The office house/aquarium building is a L-shaped wood frame structure that is approximately 913 square feet. The structure was built without a foundation, and the narrative submitted for the project by the applicant indicates that the building was constructed in a manner that is not up to standards for Utah's climate, snow-loads, and frost depth and as such, has deteriorated. The ceilings in the front portion of the building have a height of 8 feet, and in the west portion of the building, the ceiling height is 7 feet. The overall height of the structure is approximately 14 feet. The applicant is seeking Major Alteration approval to remove the west portion of the historically contributing structure to provide additional space to accommodate the new event venue that is also being reviewed as part of this petition. The size of the portion of the structure proposed for removal is approximately 287 square feet. The



existing windows and doors are to remain, and on the west elevation of the structure where the removal is proposed, double swing doors are proposed for functional reasons associated with the storage use. A new horizontal fence is proposed that will run west between the west face of the office house/aquarium building and connects to the new indoor outdoor event venue that is proposed adjacent to the subject structure to the west. Another horizontal fence is proposed between the south face of the aquarium/office house structure to another existing building located to the south that is currently used for bird show holding. The majority of the west elevation will be screened by the proposed fence. See all site plans and elevations in [Attachment C](#).

Discussion & Findings-Major Alterations to the Aquarium/Office House Building

The subject building was constructed in 1938 and was initially built to be used as an aquarium, but has been occupied by several uses since its construction including a playhouse, park recreation building and caretaker's residence, which is significant in terms of the overall progression of development over time in the Aviary, and helps us to interpret how the site was used historically. The building was designed as one of the first three buildings for the Aviary which included frame structures and a flight pen (only 2 of these original structures remain today). Based on a historic 1938 photograph, an old site map, matching materials and a structure inventory that was completed for a Liberty Park Landscaping Scoping project, Staff is of the opinion the west portion of the building is part of the original structure and not an addition. The historic

significance of the building relates to its association with the development pattern of the Aviary, and the story it tells related to the development within Liberty Park over time. Staff is of the opinion the building itself is a distinctive feature of the site, because it's in its original location and an original part of the existing use. In terms of architecture, the structure is fairly simple; however, the design of each elevation is somewhat unique in that the building was designed with doors and windows on all 4 elevations of the structure, giving the appearance of a front facade from all elevations/views. The proposal removes approximately 1/3 of the structure, which negatively affects the original form, character and historic integrity of the structure. Staff is of the opinion removal of the west portion of the structure is not necessary for its proposed use as event storage. The proposed plan for where this 287 square foot portion of the property is currently located is an open area enclosed with a cedar fence. Staff is of the opinion the design of the event venue can be modified in a way that retains this portion of the historic structure. As proposed, removal of a portion of the original structure would negatively impact the historic integrity of the structure and does not meet the standards of approval for a certificate of appropriateness for alterations to a contributing structure.

KEY ISSUES:

The key issues listed below have been identified through the analysis and review of the project.

Issue 1: 2009 Condition of Approval-Retention and Interpretation of the Office House/Aquarium- *resolved with conditions of approval as recommended by Staff*

On July 1, 2009, the Friends of the Tracy Aviary presented a Master Plan for the Historic Landmark Commission's feedback at an issues only public hearing. The Master Plan presented showed removal of multiple features at Tracy Aviary— one of those features being the aquarium/office house building. The Commission expressed concern over the removal of some of the features proposed.

On August 5, 2009, the Historic Landmark Commission reviewed a Master Plan for the Tracy Aviary (petition PLNHLC2008-00684). The Planning Staff Report for the meeting indicates that the applicant was requesting further review of some of the features on the site and a determination of their historic importance and contributing status. Meeting minutes indicate the applicant sought specific guidance from the Commission related to the aquarium/office house building, which is identified as building #16 in the Tracy Aviary Structure Inventory that was compiled by Planning Staff to facilitate the Commission's review of the 2009 petition. The Historic Landmark Commission approved the Tracy Aviary Master Plan with the condition of approval that the office/aquarium building be retained and interpreted. (See [Attachment F](#) for all relevant documents)

Discussion & Findings

The Historic Landmark Commission determined in 2009 that the building was contributing, and therefore added a condition that the building be retained to the approval of the Master Plan. Staff is of the opinion that nothing has changed that would alter the historic significance of the structure since this determination was made in 2009. As a condition of approval for new construction of the event venue, Staff is recommending the condition that was applied to petition PLNHLC2008-00684 in 2009, be satisfied and that the applicant works with Planning Staff to modify the proposal for new construction of the event venue so the office house/aquarium building is retained.

Issue 2: Loss of Trees/Open Space - *resolved*

The applicant is proposing to remove 6 trees to facilitate construction of the event venue. With the exception of the area where the event center is proposed, there is not much more open/buildable area within the Aviary. In 1999, the City initiated the "Liberty Park Landscape Scoping Project" the purpose of which was to recommend in detail the repairs and renovations needed to restore Liberty Park. The plan specifically addressed site furnishings, architectural elements, activities, neighborhood impacts, management operations and landscape. With regard to the trees in the Park, the project stated:

"The Park trees are one of the most valued elements of the Park. Removing trees and not replacing them is not acceptable, so a tree replacement program is suggested as well as programs for planting new trees in areas where as older trees may one day need to be replaced."

With regard to the historic nature of the trees, the project states:

"Trees are a very sensitive issue in the Park, and everything should be done to preserve and protect as many of them as possible. Most of them are mature and need routine maintenance procedures designed to secure their longevity. Trees that are hazardous need to be removed. Almost all of the mature trees need to be pruned to remove dead wood, structurally unsound branches and other conditions that are not conducive to healthy trees. The important landscape elements of the Park such as the alley of trees along the 600 East pedestrian promenade, the evergreen arcs behind the Seven Canyons Fountain, and the perimeter street trees are historic landscape elements. They are part of the original planting design. They require special consideration to ensure their long-term survival in the Park."

In 1978, the park was successfully nominated for inclusion onto the National Register of Historic Places. In that nomination, the Aviary and trees were discussed as follows:

"Originally the Park included several pavilions, a bandstand, a small lake and several informally landscaped walkways. With the large oval road and central axis road and these informal planted areas, the Park combined a formal plan with the then popular style of picturesque Victorian garden design."

"The Park has experienced the problems of many large urban parks, especially the addition of uses not compatible with the original passive recreation of the Park. These include an aviary, a small zoo, tennis courts, a small building which serves as a police radio transmission station and a carnival. The large size of the Park minimizes the impact of most of these uses"

Discussion & Findings

It is clear that trees are a significant and historic component of the Park, that significantly contribute to an individual's overall enjoyment of the Park. The historic planting pattern of the Park includes:

- The row of trees along the 600 East pedestrian corridor
- The perimeter of the Park
- The evergreen arc behind the 7 Canyons Fountain

Trees that are not part of these three Park components are considered contributory as a whole to overall landscape of the Park, but not individually. The 1997 plan states that if any tree is removed, it should be replaced. Finally, all tree related activity should be carried out under the supervision of the Salt Lake City Urban Forester. Nonetheless, the planted environment of the Aviary with its wooded areas, waterways and pedestrian walkways is significant. As a result, the removal of individual trees may be appropriate in the Aviary, provided they are replaced and the overall planted environment is preserved. The proposed Master Plan Concepts for Tracy Aviary include new tree and vegetation plantings, Staff is of the opinion this issue is resolved.

NEXT STEPS:

If parts of the project are approved subject to any conditions Staff is recommending, the applicant may proceed with the project as identified in Staff's Recommendation and will be required to obtain all necessary permits. If specific parts of the project are denied as Staff is recommending, the applicant would not be allowed to remove the rear portion of the office house/aquarium building, and they applicant will work with Planning Staff to modify the design of the event venue to retain the historic structure.

If the Commission disagrees with Staff's recommendation and the project is approved as proposed by the applicant, the applicant may proceed with the project as described and will be required to obtain all necessary permits.

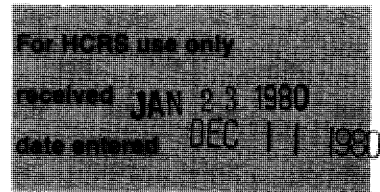
ATTACHMENT A: VICINITY MAP



ATTACHMENT B: LIBERTY PARK NOMINATION

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Liberty Park

and/or common

2. Location

street & number Bounded by Fifth East, Seventh East, Ninth South
and Thirteenth South Streets ___ not for publication

city, town Salt Lake City ___ vicinity of congressional district

state Utah code 049 county Salt Lake code 035

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input checked="" type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Salt Lake City Corporation

street & number City and County Building

city, town Salt Lake City ___ vicinity of state Utah

5. Location of Legal Description

courthouse, registry of deeds, etc. Salt Lake City and County Building, County Recorder's Office

street & number City and County Building

city, town Salt Lake City state Utah

6. Representation in Existing Surveys

title Utah State Historic Sites Inventory has this property been determined eligible? yes no

date 1978 ___ federal state ___ county ___ local

depository for survey records Utah State Historical Society

city, town Salt Lake City state Utah

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Liberty Park is one of the largest urban parks in Utah. It includes an area of 110 acres, from Ninth South to Thirteenth South and from Fifth East to Seventh East streets. The original vehicular circulation is basically intact, including a large oval loop road and a central axis road running from north to south on the line of Sixth East Street. The park includes the building and grounds of the Isaac Chase Mill, built in 1852 (National Register).

Originally the park included several pavillions, a bandstand, a small lake and several informally landscaped walkways. With the large oval road and central axis road and these informal planted areas, the park combined a formal plan with the then popular style of picturesque Victorian garden design.

The park has experienced the problems of many large urban parks, especially the addition of uses not compatible with the original passive recreation of the park. These include an aviary, a small zoo, tennis courts, a small building which serves as a police radio transmission station and a carnival. The large size of the park minimizes the impact of most of these uses.

Beginning in the 1970's, the city and the neighborhood association have been working on a master plan to remove the most incompatible uses and restore some elements of the original park design. These are expected to include the removal of the carnival, the regrading of the lake and the removal of most of its concrete edging, the renovation or reconstruction of a bandstand, and additional landscaping.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input checked="" type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input checked="" type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates

Builder/Architect

Statement of Significance (in one paragraph)

Liberty Park is significant as one of the earliest and largest urban parks in Utah. Originally purchased by Salt Lake City in 1881 from the estate of Brigham Young, it is Utah's best example of the "central park." It documents the spirit of reform of the second half of the nineteenth century, when parks were seen as important factors in civilizing America's increasingly industrialized cities and improving the moral character of their inhabitants. Many American cities followed the pattern of New York City's Central Park, which was designed in the late 1850's. Liberty Park is laid out on the site of a mill and farm established by Isaac Chase (the Isaac Chase Mill is listed on the National Register).

Liberty Park was established on the site of the Isaac Chase Farm and Mill. Chase had been assigned a plot in the original "Big Field Survey" of 1847, which distributed farm plots to the first settlers of the Salt Lake Valley. Because of the mill and the large trees on the farm, it was locally known as Forest Park, the Locust Patch and the Mill Farm. The farm and mill were purchased by Brigham Young in 1860, who traded Chase for property in Centerville in Davis County, which Chase never occupied. Brigham Young reportedly expressed the desire that the property be purchased by the city "for the lowest price" after his death. On April 20, 1881, the city paid the Brigham Young estate \$27,500 for the farm.

Local newspapers reported that the "locust patch is the only grove within miles of the city and is located about three blocks from the First Ward street car tracks. This grove is large enough for all the purposes that can ever be required....The farm contains as much ground as will be needed for a park for Salt Lake in the next two generations at least, and there is so much that it will never be necessary to keep the grounds like a lawn, as would be the case were it but a ten acre block. The whole can be made to appear rural and rustic, can be sufficiently developed and still give ample room for picnics, for ponds, for walks, for driving and for all other purposes for which parks are used."

The dedication of the park was originally scheduled for July 4, 1881. Because of the assassination of President Garfield, the celebration was postponed. Although the city waited until the following summer for the dedication, they did not wait until the Fourth of July but instead had the celebration on June 17, 1882, the anniversary of the Battle of Bunker Hill.

9. Major Bibliographical References

Salt Lake Herald, July 2,3, 1881; June 14, 1882
 Deseret Evening News, June 17, 1882
 Daily Utah Chronicle, September 28, 1977
 Utah State Historical Society, "Liberty Park" file

10. Geographical Data

UTM NOT VERIFIED

Acreeage of nominated property ca. 110 acres

ACREAGE NOT VERIFIED

Quadrangle name Salt Lake South, Sugarhouse

Quadrangle scale 1:24,000

UMT References

A	<u>1</u> <u>2</u>	<u>4</u> <u>5</u> <u>1</u> <u>1</u> <u>1</u> <u>3</u>	<u>4</u> <u>2</u> <u>6</u> <u>0</u> <u>4</u> <u>0</u>	B	<u>1</u> <u>2</u>	<u>4</u> <u>5</u> <u>1</u> <u>0</u> <u>2</u> <u>3</u>	<u>4</u> <u>2</u> <u>6</u> <u>0</u> <u>3</u> <u>0</u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u>1</u> <u>2</u>	<u>4</u> <u>5</u> <u>1</u> <u>0</u> <u>2</u> <u>4</u>	<u>4</u> <u>2</u> <u>6</u> <u>4</u> <u>8</u> <u>0</u>	D	<u>1</u> <u>2</u>	<u>4</u> <u>5</u> <u>1</u> <u>1</u> <u>1</u> <u>2</u>	<u>4</u> <u>2</u> <u>6</u> <u>5</u> <u>0</u> <u>0</u>
E				F			
G				H			

Verbal boundary description and justification

Boundaries of Liberty Park as originally purchased by Salt Lake City in 1881:
 Fifth to Seventh East, Ninth to Thirteenth South Streets

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Karl T. Haglund, Architectural Historian

organization Utah State Historical Society date December 1979

street & number 307 West 200 South telephone 801 533 6017

city or town Salt Lake City state Utah

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Melvin T. Smith

title Melvin T. Smith, State Historic Preservation Officer date January 7, 1979

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Kevin A. Buzge</u>	date <u>12/1/79</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY
RECEIVED JAN 23 1980
DEC 11 1980
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

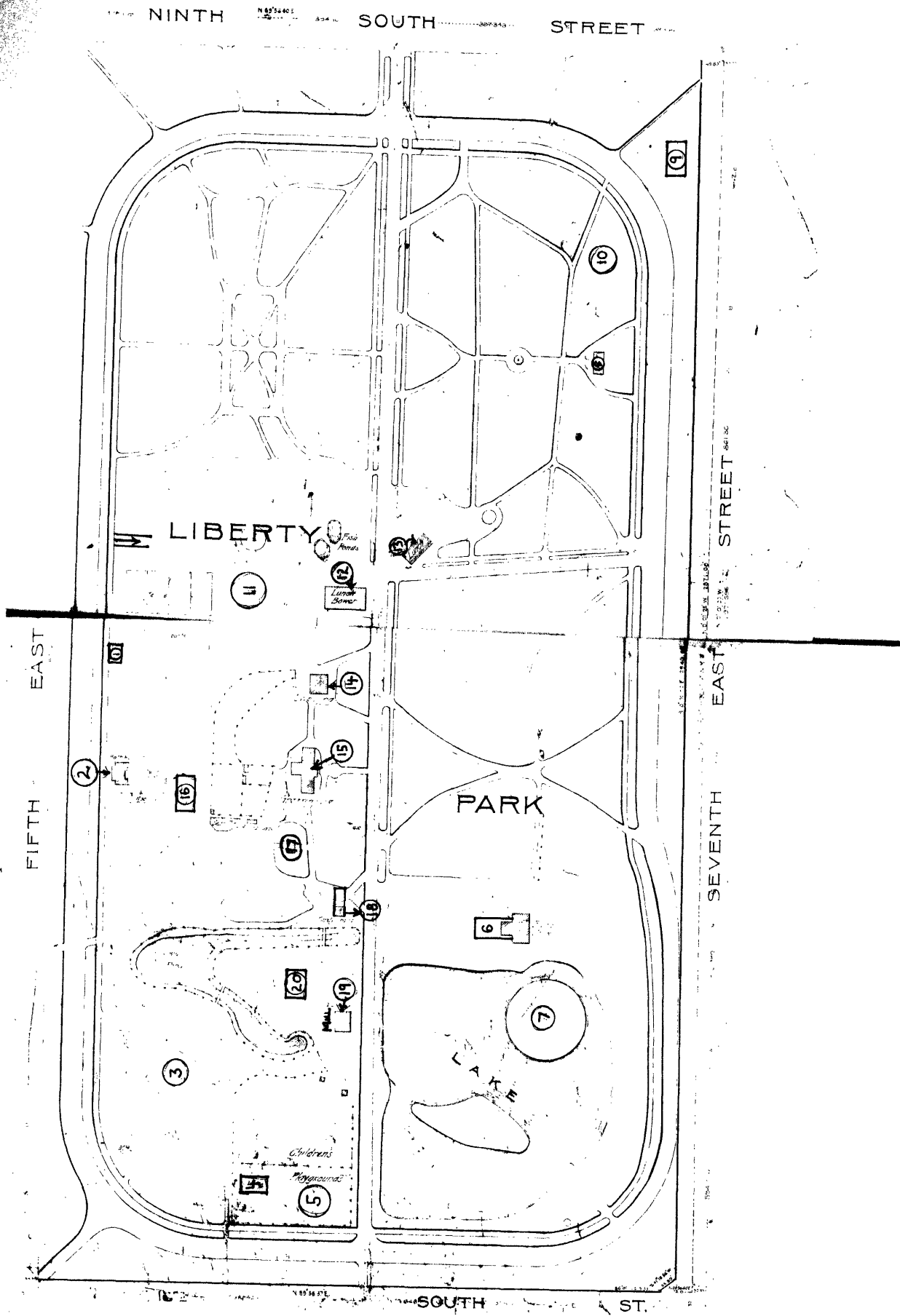
ITEM NUMBER 8 PAGE 1

The dedicatory procession formed at the City Hall and included Mayor Jennings, ex-mayor Little (who had presided over the purchase of the property), Wilford Woodruff and numerous other city, state, and Mormon Church officials. Music was provided by Croxall's Silver Band, the Union Glee Club and the Sixth Infantry Band. The remarks of the speakers reflected the popular importance of the new large park. Mr. Ben Sheeks concluded one of the orations by saying that the park "gives to the poor a feeling of interest in his country, and to the rich a satisfaction which ever follows the act of giving to those who needs. And who will say that the man, woman or child does not need the opportunity of enjoying a pleasant walk--of beholding the beauties of art or nature--even as they need bread. Let us ever remember that sometimes "the beautiful is as useful as the useful--perhaps more so."

A greenhouse was built in 1903, and tennis courts added about 1915. The large entrance piers at Sixth East and Ninth South were added in 1920. The bandstand was built about 1911, and a bandstand shelter added in 1949. A swimming pool was constructed in 1949. An appropriation for a zoo was made in 1914, and the zoo remained open until the establishment of the Hogle Zoo in 1931. Russell Tracy donated his collection of birds to the city in 1938, with appropriations for its construction matched by Tracy in 1938 and 1939.

A master plan has been proposed by the city, which plans to spend four million dollars during the next ten years improving the facilities and landscaping.

BLOCK 19, 5-ACRE PLAT A.



LIBERTY PARK
List of Sites

Key for Buildings Listed on Map

- **1. NOHP - Tennis Court Building
2. NOHP - Bathhouse for swimming pool
- *3. Contributory - Tracy Aviary--The Tracy Aviary is a collection of small frame buildings, screen shelters, and an occasional brick building which are not of the historic period, but like the other out of period buildings are compatible with the scale, massing, and materials of the majority of the park buildings. The whole complex contributes to the integrity of the park.
4. Contributory - Rest Room Facility
5. NOHP - Childrens Playhouse
6. Contributory - Bandstand and Picnic Shelter
7. Contributory - Pagoda
8. Contributory - Rest Room Facility
9. NOHP - Police Facility (Salt Lake City Police)
10. NOHP - Covered Picnic Shelter
11. NOHP - Covered Shelter
12. NOHP - Rest Room Facility
13. Contributory - Concession Stand
14. Significant - Isaac Chase House--The Isaac Chase house, built in 1853-1854, is significant as one of a limited number of two story, adobe, vernacular homes remaining from the early days of settlement in Salt Lake City. The adobe was plastered over, chimneys are set into each end of the gable roof, and there is a boxed cornice with returns, all elements of early folk design in Utah. The five bay facade is symmetrical. A door is set between pairs of nine over one light double hung sash windows. The door is reminiscent of Greek Revival types with side lights and a multi-paned transom. The glass has been painted over or replaced with another material. The second story of the facade has been obscured by the two story porch that spans the facade. Extending from the porch is a gable roof, two story porte-cochere. There is a one and one half story rear extension which has a gable roof, and boxed cornice similar to the original structure. There have been major changes to the fenestration on the south wall of the main building, and two single story shed roof extensions have been added to the north and south sides of the rear extension. The changes made to the house were done within the historic period, reflect the need for expansion and are irreversible. The original integrity of the house is still intact.
15. Contributory - Greenhouse Complex--Newer greenhouses which have been added are not of the historic period, but are compatible with the older structures.
16. NOHP - Maintenance Garage
17. NOHP - Amusement Park Complex
18. NOHP - Concession Stand
19. Significant - Chase Mill--The Chase Mill is significant as a two story adobe building with a frame clerestory, and red sandstone foundation. The adobe was laid in common bond, and appears to have a protective plastic finish at the present time. The projecting central section has a gable roof. It and the shed roof sections on the east and west are covered with wood shingles. Six over six double hung sash windows have

been used on the adobe section lining the east and west side walls, and set in the gable ends. There are six windows each with six lights that line the east and west sides of the clerestory. There are doors on each side of the mill, with the main entrance on the south end. A wooden fan-type of ornament with the founding date, 1852, centered beneath it on the south wall serves to indicate the primary facade of the building. (National Register)

20. NOHP - Maintenance facility

Buildings that date 1930 or earlier are considered to be within the historic period.

* Contributory - refers to buildings within the historic period which are sympathetic to the park setting in style, scale, massing, and building materials which have no particular architectural or historical significance.

** NOHP - refers to buildings which are not of the historic period, but which contribute to the character of the park and are compatible in scale, massing and materials. All of the buildings in Liberty Park so designated are low, ground hugging structures built in nondescript modern styles.

There are no buildings or structures in the park that are considered intrusions.

Debbie Temme
11/18/80

LIBERTY PARK
Capsule Histories of Significant Buildings

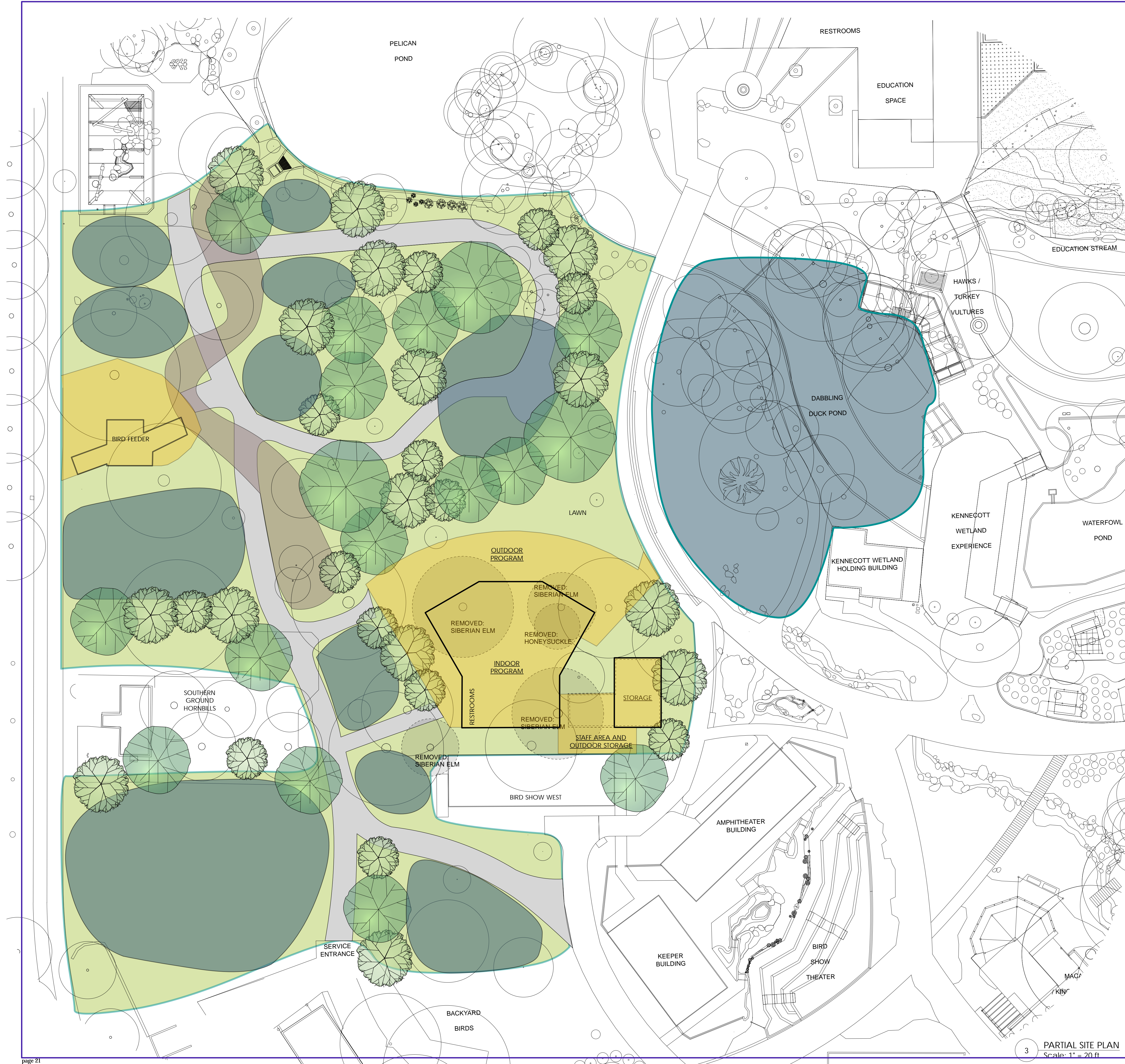
The Isaac Chase Mill

The Isaac Chase Mill was built between 1847-1852 by Frederick Kepler and/or Phares Wells, Sr., Architect for the mill was William Weeks. There are conflicting accounts concerning the builder(s) of the mill. The milling parts were brought across the plains in 1847 and the mill was built in various stages. The present building was built in 1852. Adobe for the mill were made in an area that was known as the Church farm. This area is now part of the Forest Dale Golf Club. Several smaller structures housed the mill parts prior to this building. The mill has been noted as the first grist mill and flour mill in Utah. In 1854, Brigham Young married Clarissa Ross Chase, a step-daughter of Isaac's. In that same year, Brigham Young and Isaac Chase became partners. By this time, Chase had acquired over 100 acres around the mill site. Chase was appointed superintendent, in charge of the building of mills throughout the LDS church. In 1860, Chase was given land in Centerville by Brigham Young in exchange for his holdings on the mill and adjacent properties. In 1871, John W. Young was listed as the manager of the mill in the Pacific Coast Directory. In 1881, the land and mill were sold to Salt Lake City for development of a park. During this time, some milling appears to have taken place but the mill eventually became used as a supply shed. By 1896, there were efforts to tear the mill down, but fortunately this was never done. The city began leasing the mill to the Daughters of the Utah Pioneers in 1933 for \$1.00 a year. The adobe and wood building began deteriorating and in 1970, restoration work started on the building. The building is now restored and open to the public in the summer months. The building is listed on the National Register of Historic Places.

The Isaac Chase House

The Isaac Chase House was built in 1853-1854 after the completion of the mill located to the south of the building. Prior to this, Chase and his family resided in a one-room structure on their lot in the Big Field. The house was built of adobe made in the adobe pits located in the area known then as Church Farm. This area is now incorporated in the area of the Forest Dale Golf Club. Isaac and his family resided there until 1860 when they moved to the family home located on State Street in Salt Lake City. He died there in 1861. The house was located in the property that Brigham Young acquired from Chase in exchange for some land in Centerville. George Ogden Chase, a son of Isaac built a house on the property in Centerville. The house was in possession of the Young Family until 1881 when the city purchased the property. After the city purchased the area that would become Liberty Park, the groundskeeper of the park resided there. The house is now used as a relic hall for the DUP at the present time and is open during the summer months.

ATTACHMENT C: SITE PLANS AND ELEVATIONS



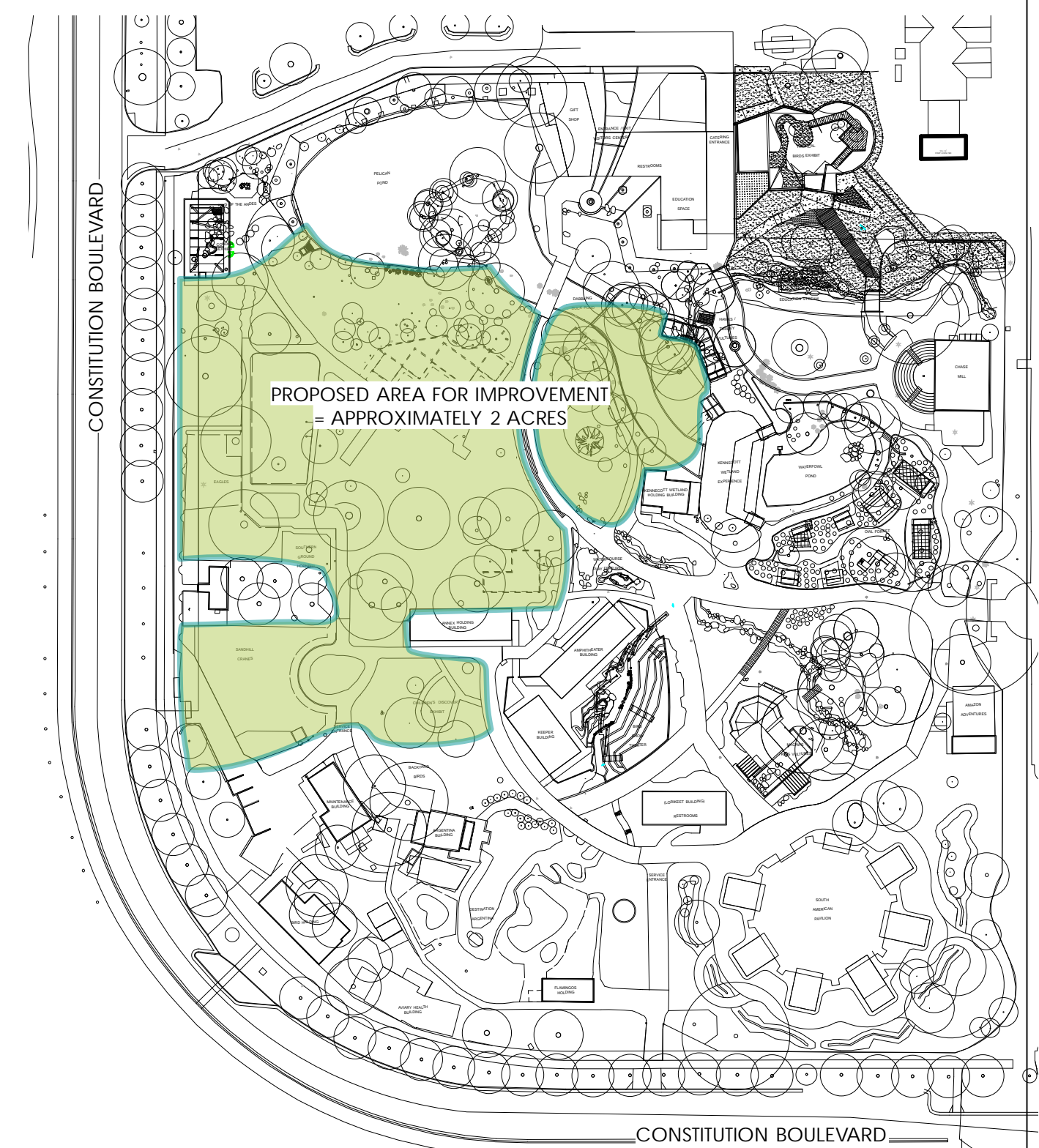
**TRACY AVIARY'S WEST SIDE AREA
MASTER PLAN CONCEPT
APRIL 25, 2016**

ENLARGED PARTIAL PLAN



PLAN HIGHLIGHTS:

- COMPLETE WEST SIDE CIRCULATION PATH LOOP
- REMOVAL OF OUTDATED EXHIBITS
- NEW AVIAN EXHIBITS
- ENHANCE WEST SIDE STREETScape ALONG PARK
- LOCATE ACTIVE AND ENGAGING EXHIBITS FOR LIBERTY PARK USER ENJOYMENT, SIM. TO ANDY'S
- NEW PLAY ELEMENTS MEANDERING ALONG PATH
- SHELTERED VIEWS FOR PRIVACY BETWEEN EXHIBITS
- NEW TREES AND LANDSCAPING
- NEW EVENT SPACE BUILDING
- NEW SNACK BAR AND SECONDARY TICKETING/ENTRY



3 PARTIAL SITE PLAN
Scale: 1" = 20 ft

3 FULL SITE PLAN
Scale: 1" = 100 ft

DATE

5.12.2016

REVISIONS

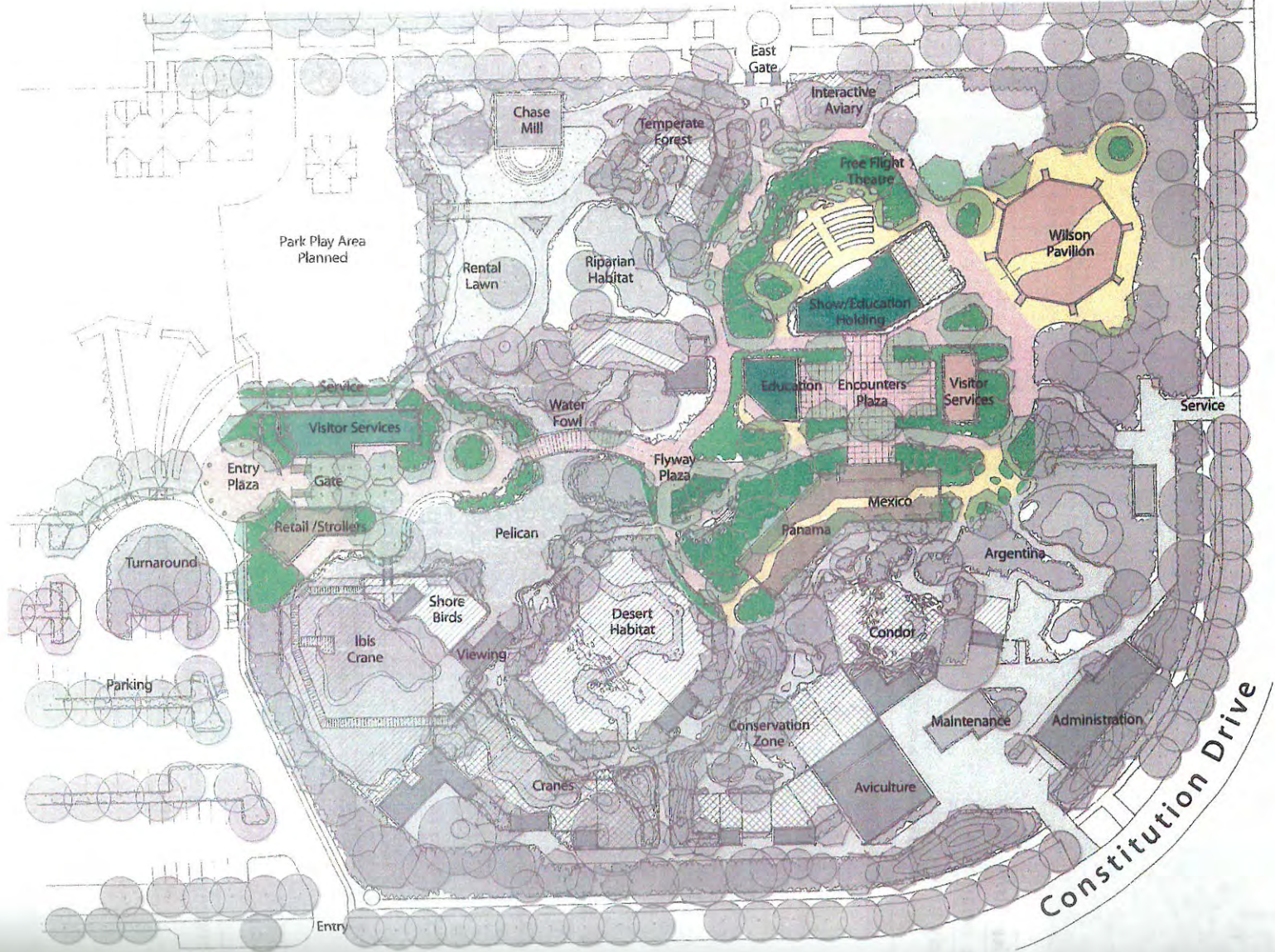
CONCEPT
SITE
PLAN

SP1.1

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"
- Meshed Exhibit (Visitor Walk-Through)
- Meshed Exhibit (Views Through Mesh)
- Exhibit Pathway
- Visitor Pathway
- Service Pathway
- Existing Tree to Remain
- Proposed New Tree
- Perimeter Fence
- Green/Planted areas
- Lawn
- Wetland
- Water





Tracy Aviary's "Bird Feeder": Snack Bar, Entrance/Ticketing, and Plaza

Major Alteration & New Construction Application
April 27, 2016

Project Description:

Tracy Aviary is proposing new construction of a building along the west boundary between the Aviary and Liberty Park. Project includes: 300 s.f. structure to contain staff area to sell snacks to Tracy Aviary guests and tickets to Liberty Park visitors interested in entering Tracy Aviary. A 500 s.f. upper deck accessed with a lift and stair, and patio space will provide a space for Tracy Aviary visitors to gather.

The intent of this project is as follows:

1. Enhance the public streetscape along West Constitution Boulevard, creating an exciting and engaging element that will benefit users of Liberty Park. This will be done by providing visual interest as well as a small recessed plaza where park users can learn about the Aviary and wild birds recently spotted in Liberty Park, purchase a ticket to enter, or just enjoy a rest in the shade on the plaza off of the main sidewalk.
2. Provide hearty snacks and beverages to Aviary guests to encourage them to stay and enjoy their visit for a longer period of time, and in response to guest feedback for providing this amenity.
3. Provide an elevated viewing deck to give Tracy Aviary guests a new perspective over the Aviary and Liberty Park.
4. Provide patio and seating area with tables and umbrellas.
5. Incorporate play elements in view of tables so family members can keep an eye on kids while they rest and snack.

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DATE

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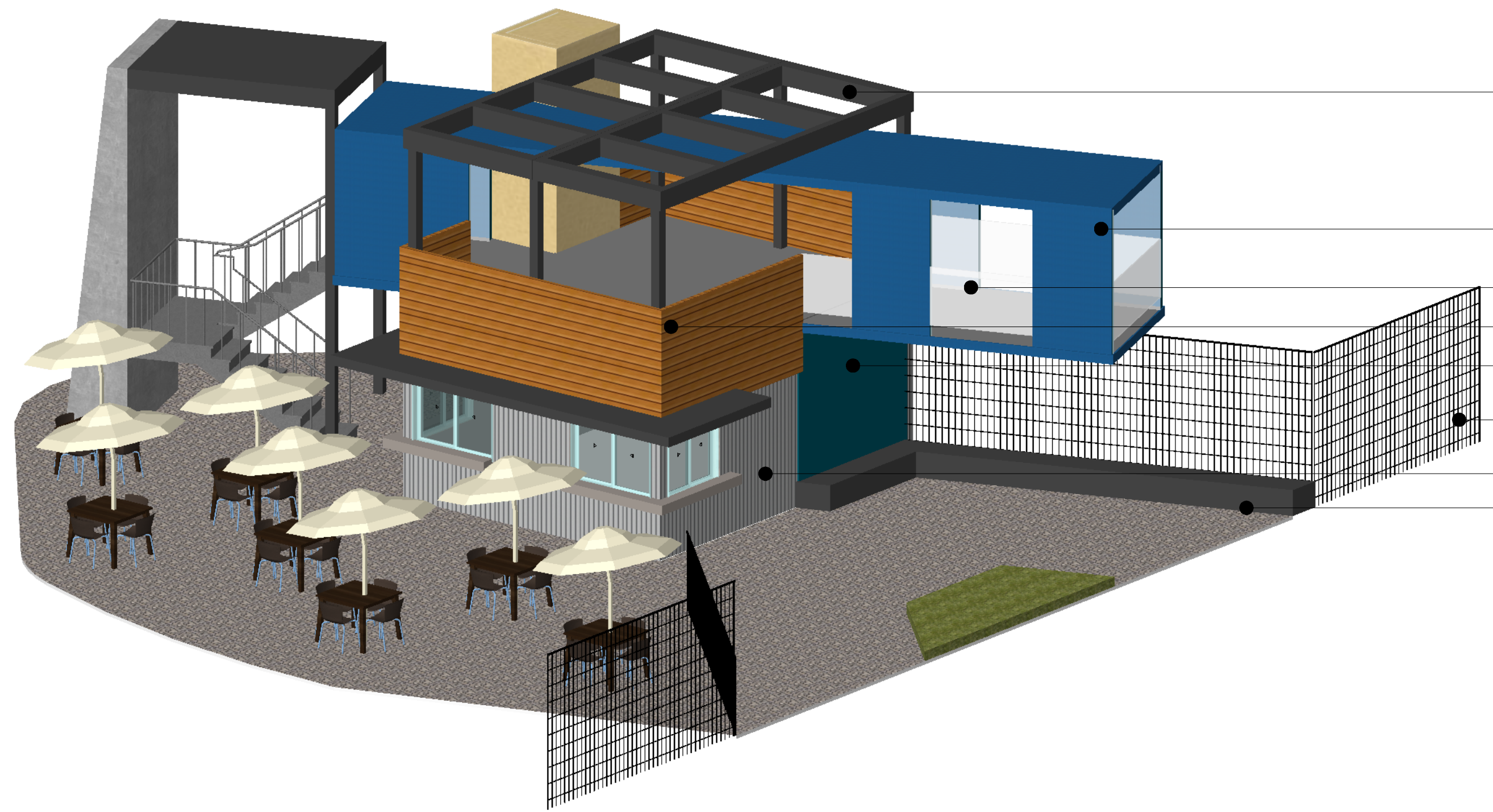
REVISIONS

BIRD

 FEEDER

 RENDERINGS

A9

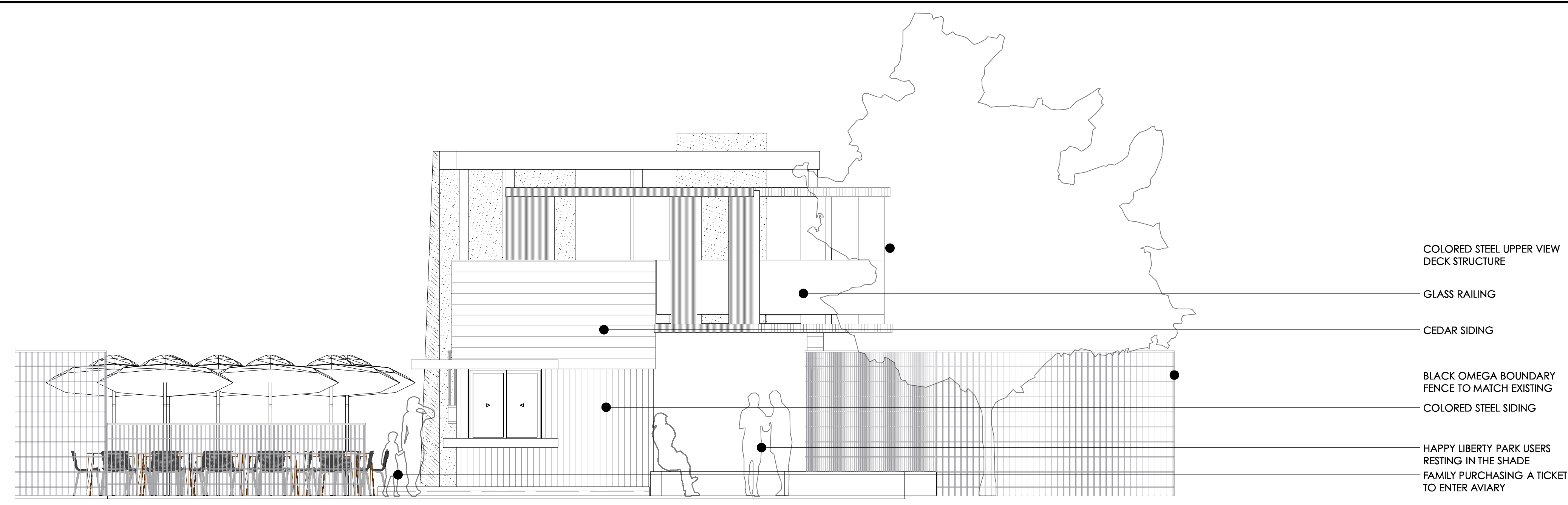


- PAINTED STEEL UPPER TRELLIS
- COLORED STEEL UPPER VIEW DECK STRUCTURE
- GLASS RAILING
- CEDAR SIDING
- COMMUNITY MESSAGE AND INFORMATION BOARD
- BLACK OMEGA BOUNDARY FENCE TO MATCH EXISTING
- COLORED STEEL SIDING
- BENCH SEATING

- EXISTING TREES TO REMAIN
- BLACK OMEGA BOUNDARY FENCE TO MATCH EXISTING
- UMBRELLA COVERED PICNIC TABLES
- PAINTED STEEL AWNING
- NEW LANDSCAPE ISLAND
- COLORED STEEL SIDING
- CEDAR SIDING
- GLASS RAILING
- BENCH AND PLANTERS IN PLAZA OPEN TO PARK

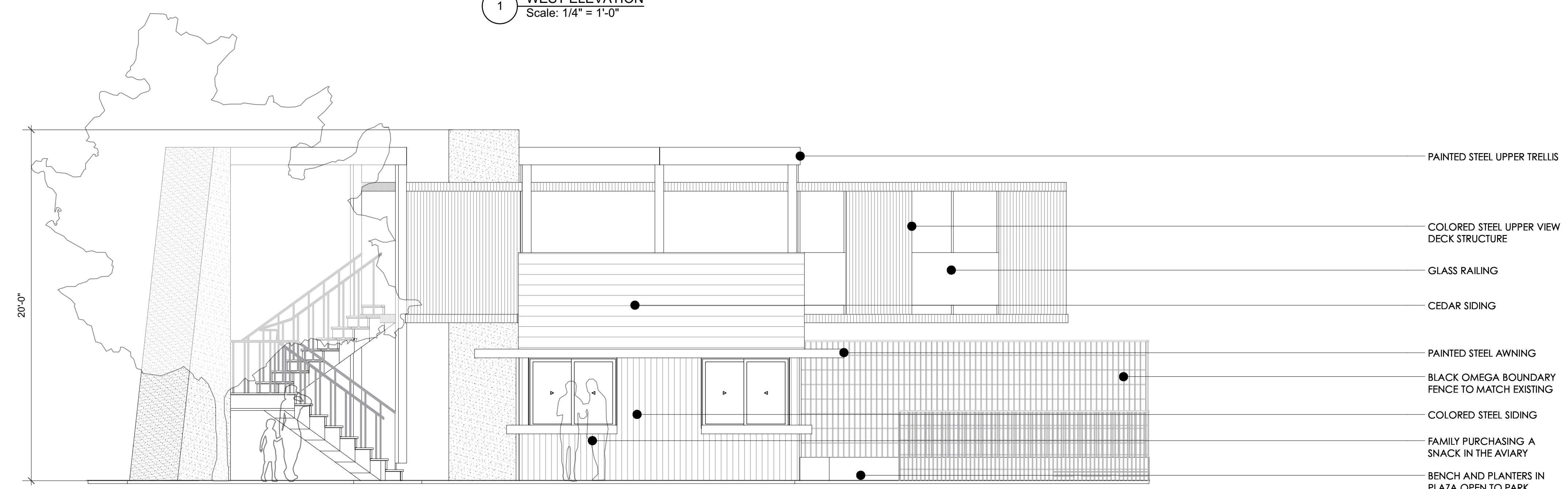


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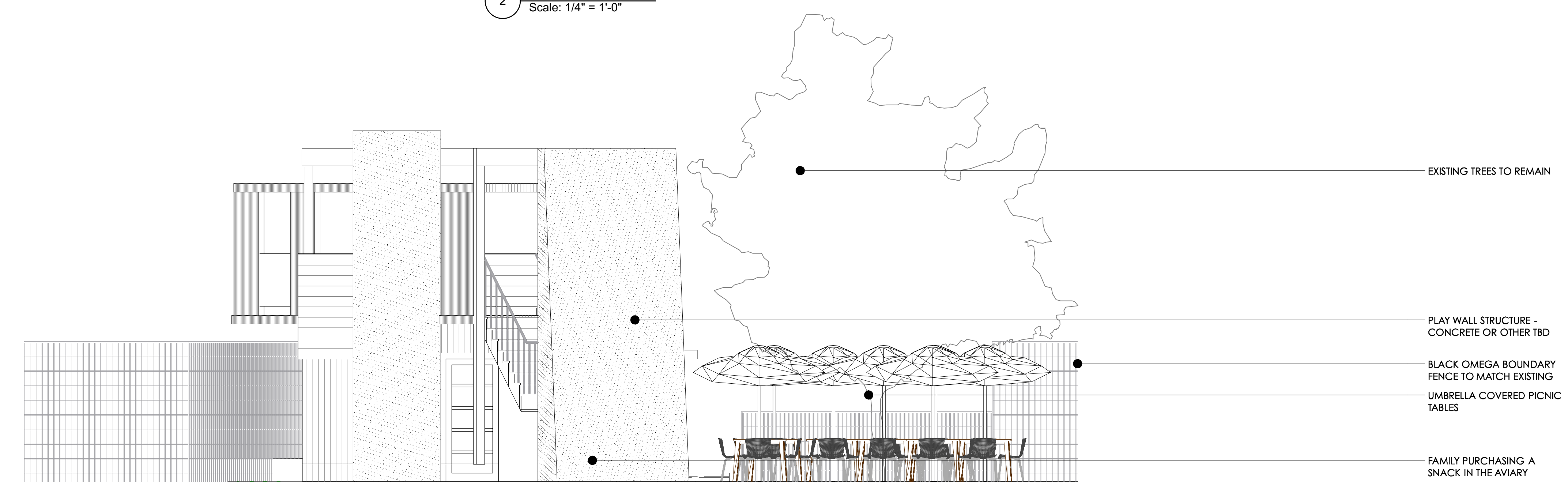
- COLORED STEEL UPPER VIEW DECK STRUCTURE
- GLASS RAILING
- CEDAR SIDING
- BLACK OMEGA BOUNDARY FENCE TO MATCH EXISTING
- COLORED STEEL SIDING
- HAPPY LIBERTY PARK USERS RESTING IN THE SHADE
- FAMILY PURCHASING A TICKET TO ENTER AVIARY

1 WEST ELEVATION
Scale: 1/4" = 1'-0"



- PAINTED STEEL UPPER TRELLIS
- COLORED STEEL UPPER VIEW DECK STRUCTURE
- GLASS RAILING
- CEDAR SIDING
- PAINTED STEEL AWNING
- BLACK OMEGA BOUNDARY FENCE TO MATCH EXISTING
- COLORED STEEL SIDING
- FAMILY PURCHASING A SNACK IN THE AVIARY
- BENCH AND PLANTERS IN PLAZA OPEN TO PARK

2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



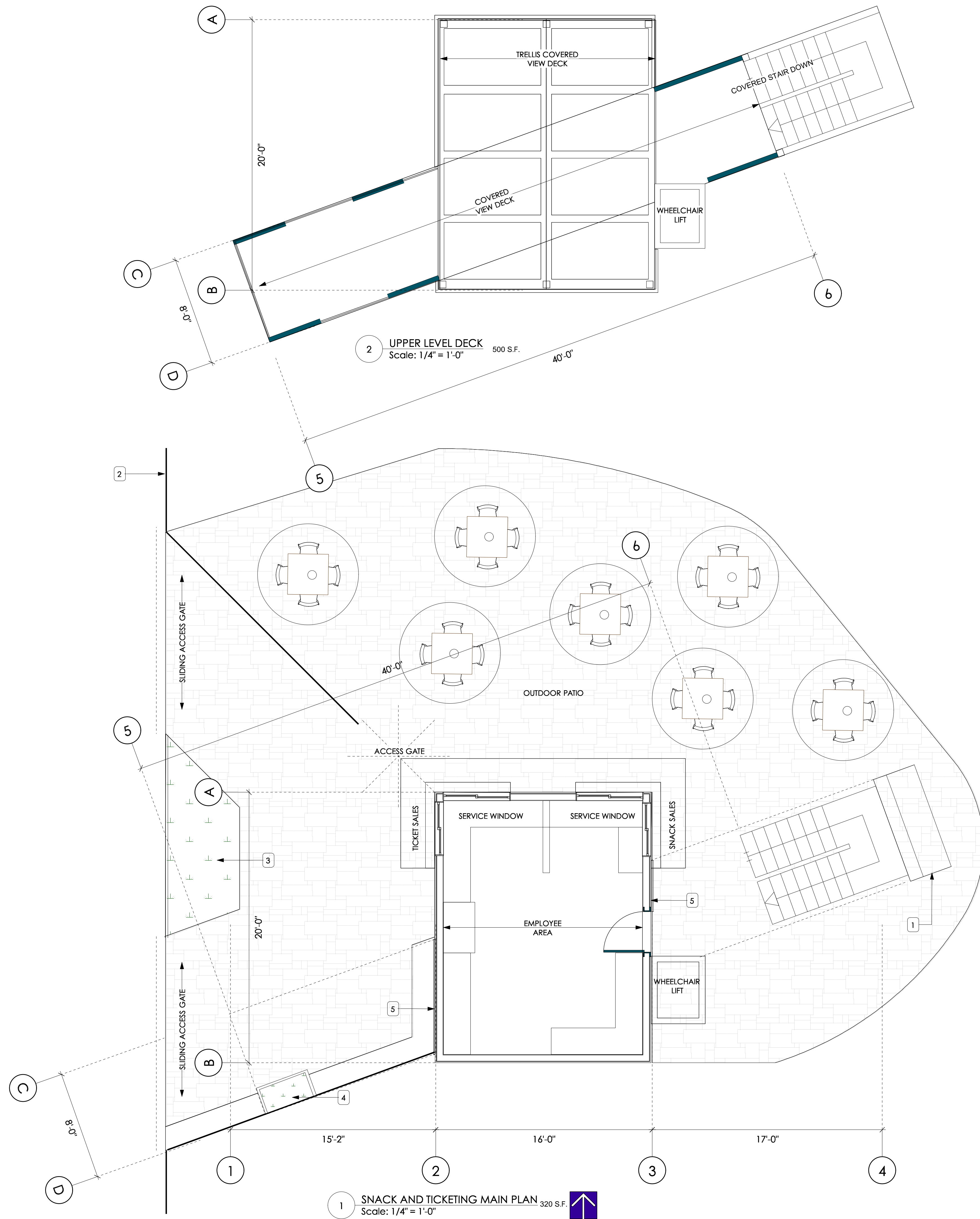
- EXISTING TREES TO REMAIN
- PLAY WALL STRUCTURE - CONCRETE OR OTHER TBD
- BLACK OMEGA BOUNDARY FENCE TO MATCH EXISTING
- UMBRELLA COVERED PICNIC TABLES
- FAMILY PURCHASING A SNACK IN THE AVIARY

3 EAST ELEVATION
Scale: 1/4" = 1'-0"

DATE
4.20.2016

REVISIONS

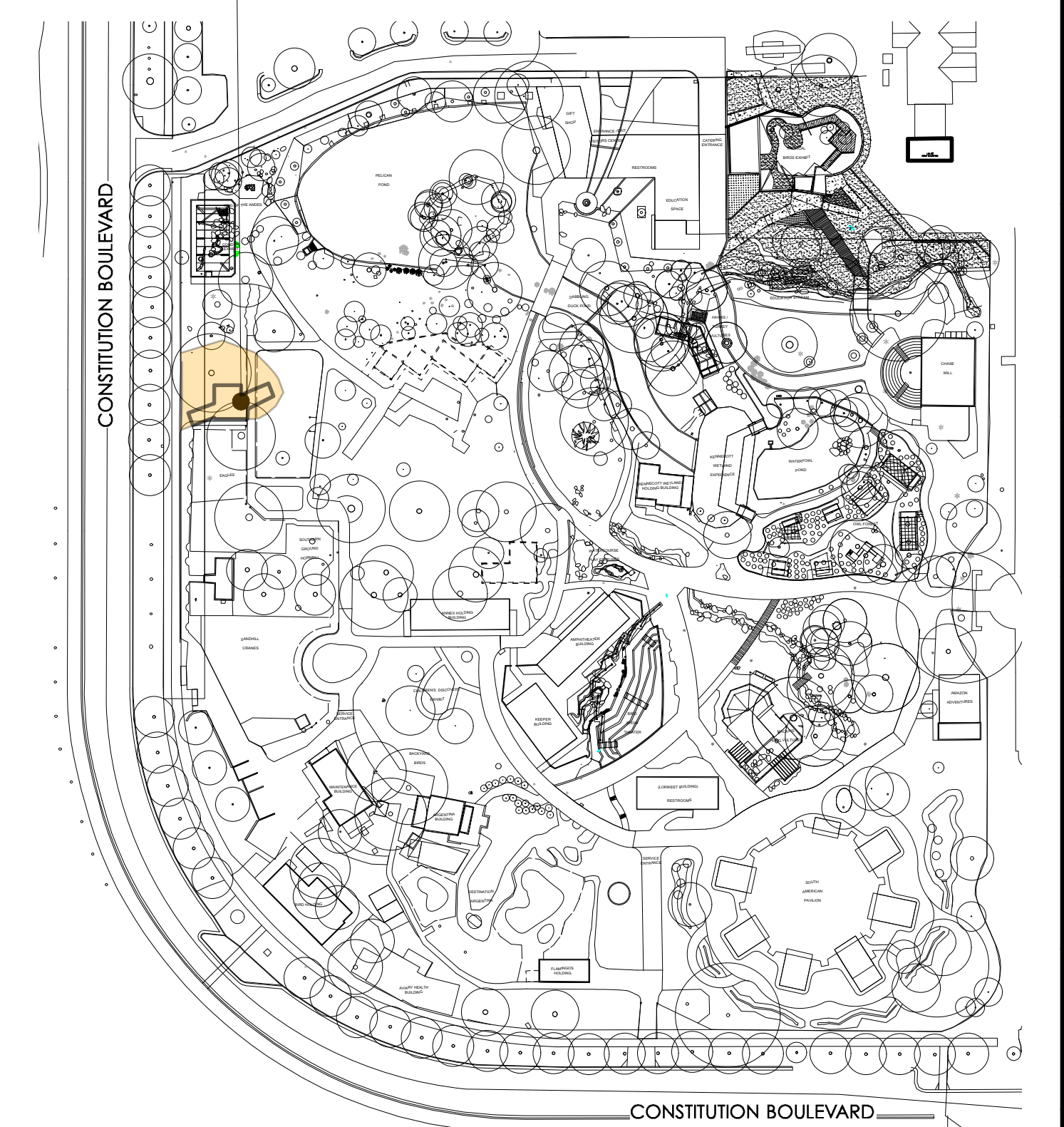
BIRD FEEDER ELEVATIONS



KEYED NOTES

1. CLIMBING WALL/PLAY ELEMENT
2. 8" HIGH BLACK OMEGA FENCE TO MATCH EXISTING BOUNDARY FENCE
3. NEW LANDSCAPED AREA WITH PLAY ELEMENT
4. BENCH SEATING AND PLANTERS
5. INFORMATION AND MESSAGE BOARD

PROJECT LOCATION



3 SITE PLAN
Scale: 1" = 100 ft

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DATE
4.20.2016

REVISIONS

BIRD
FEEDER
PLAN

A7



Tracy Aviary's Gathering Space: Indoor/Outdoor Event Venue
(For new construction)

Major Alteration & New Construction Application
April 27, 2016

Project Description:

Tracy Aviary is proposing new construction of a building in the central portion of the Aviary. Project includes: 3250 s.f. structure which will contain gathering space, kitchen, restrooms, event storage and bird program back stage area. Included in this request is the proposal to modify the existing Office House to the east to accommodate event storage.

The intent of this project is as follows:

1. Provide indoor space to accommodate year round bird shows and programs. This currently takes place in the Entrance Building, which requires carting birds to and from their holding area a minimum of 4 trips per day. The proposed location, adjacent to the bird show holding building will remove the burden on the trainers and stress on the birds by eliminating this travel.
2. The Aviary sees a high demand for indoor space to accommodate Aviary sponsored events, weddings, parties, educational programs, and community gatherings. The indoor space will accommodate 150 people and is designed for outdoor overflow function to a patio with the retracting glass doors and seasonal awnings.
3. Modification to the existing Office House structure to include: removal of prior small addition on the west. Infill and re-use some doors, relocate a window, and wall patching. This will be accessed from an enclosed area accessible to staff and used for event storage. Refer to separate project description.

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DATE
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GATHERING SPACE RENDERINGS

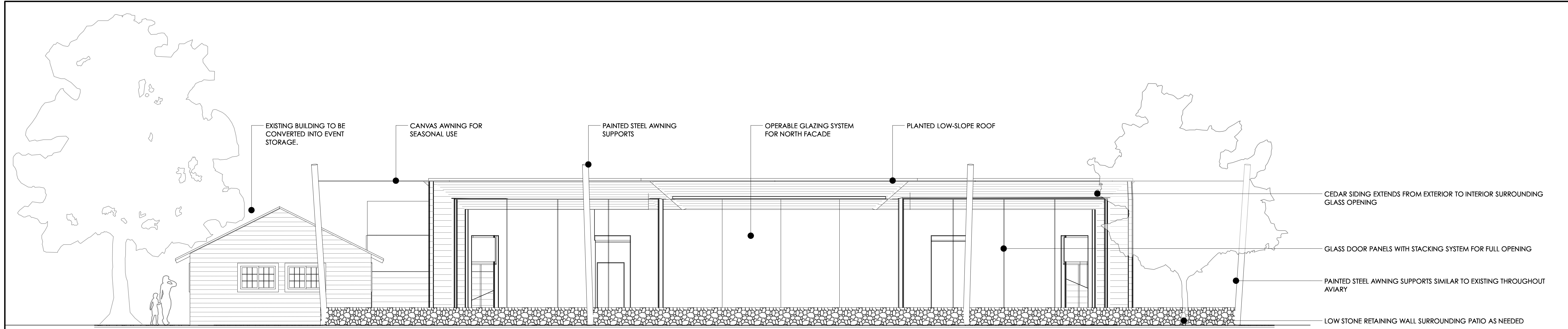
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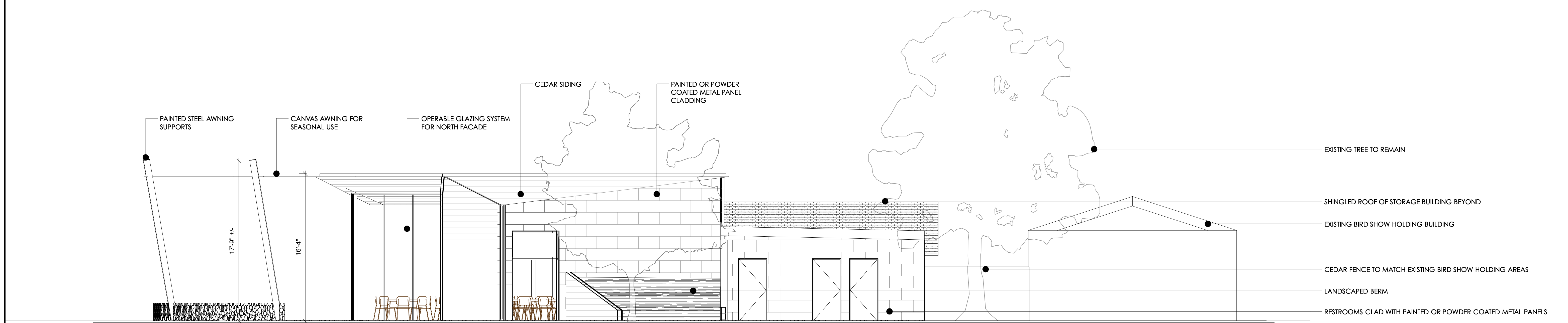
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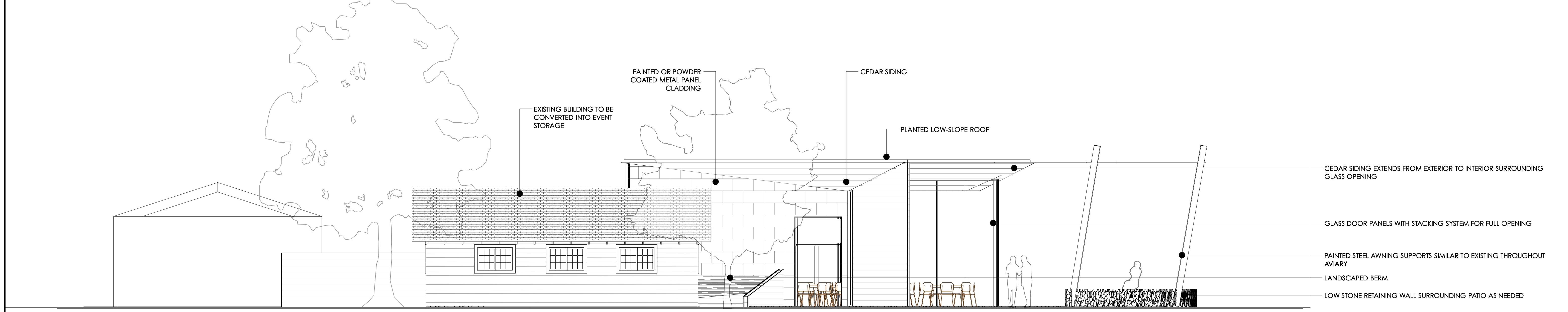
2 NORTH EAST PERSPECTIVE
 Scale: 1/2" = 1'-0"



1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 EAST ELEVATION
Scale: 3/16" = 1'-0"

DATE

4.20.2016

REVISIONS

**GATHERING
SPACE
ELEVATIONS**

A3

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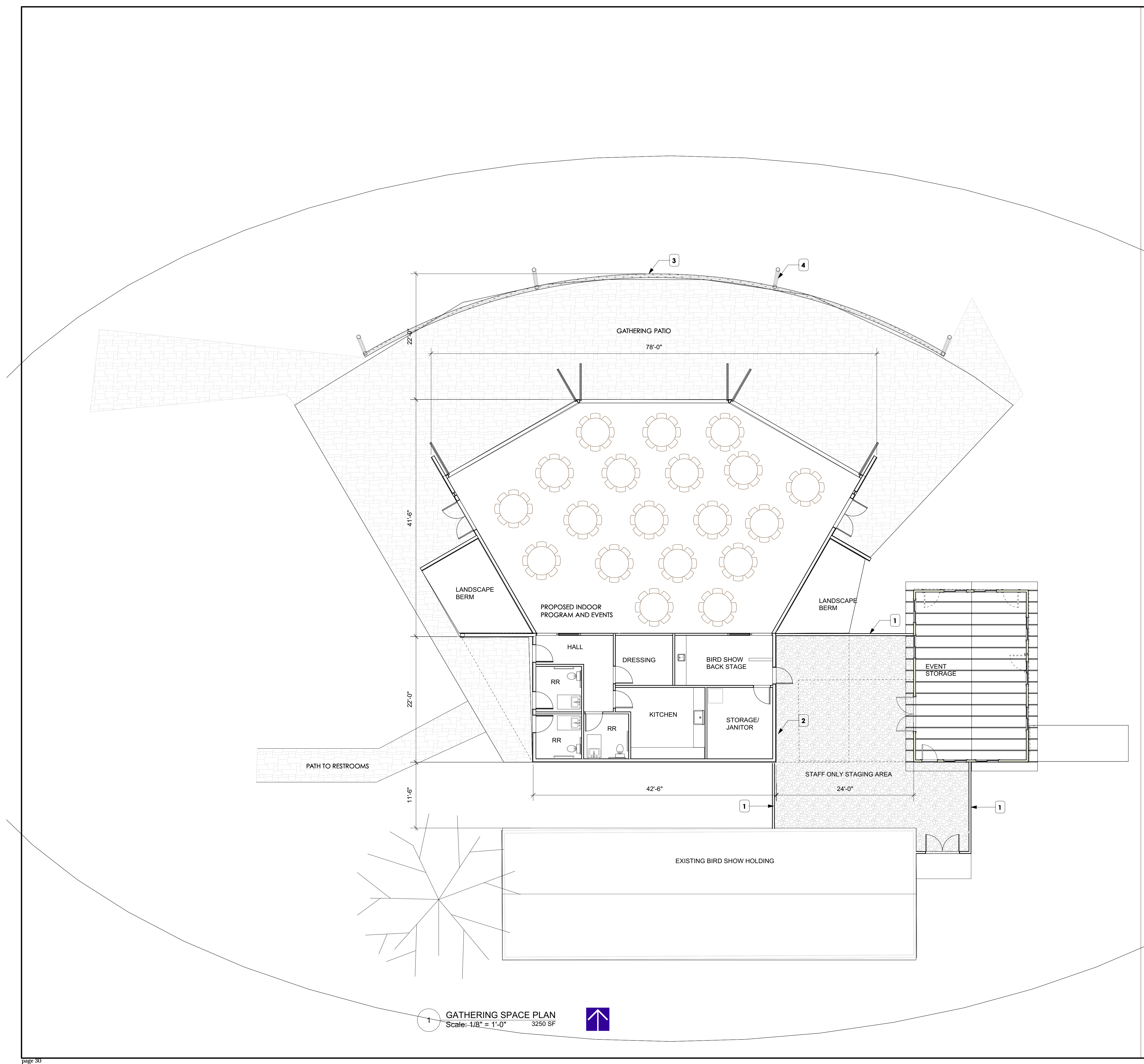
DATE
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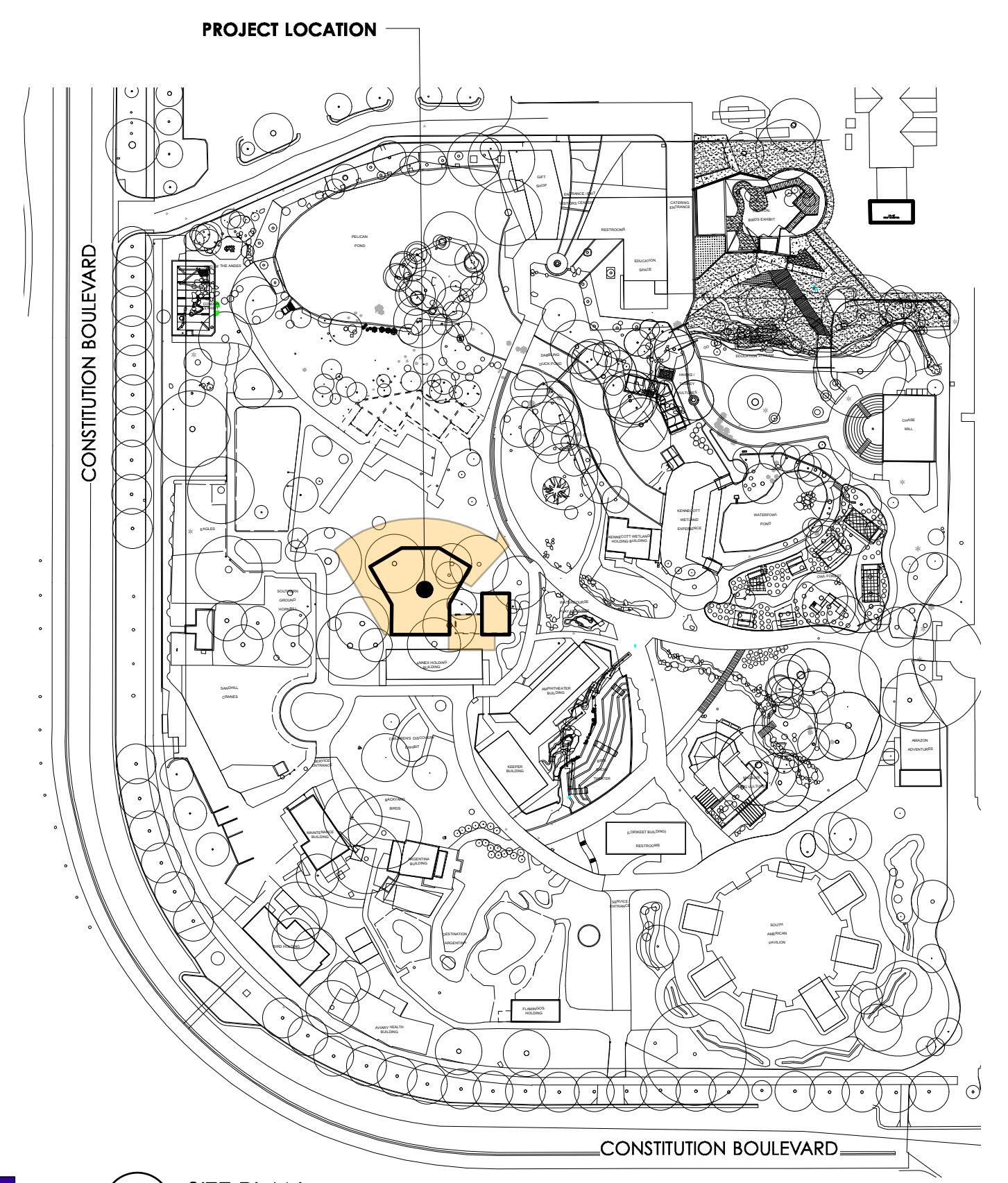
**GATHERING
SPACE
PLAN**

A2

- KEYED NOTES**
1. NEW 6' H CEDAR HORIZONTAL FENCE TO MATCH EXISTING @ BIRD SHOW HOLDING BUILDINGS
 2. REMOVE BUILDINGS
 3. REMOVE TREE
 4. LOW RETAINING WALL
 5. 8" DIA STEEL POSTS TO SUPPORT SEASONAL CANOPY



1 **GATHERING SPACE PLAN**
Scale: 1/8" = 1'-0" 3250 SF



2 **SITE PLAN**
Scale: 1" = 100 ft





Tracy Aviary's Gathering Space: Indoor/Outdoor Event Venue
(Existing Building Modifications)

Major Alteration & New Construction Application
April 27, 2016

Project Description:

Modification and re-purposing the use of the current "Office House" to be used for event storage needs.

Brief history:

This structure was built in 1938 to be used as an aquarium however inadequate insulation rendered the structure unfit for that purpose and after only a season it was converted into a "playhouse" and the after a ten year discussion with Salt Lake City, a care-takers home. Other uses of the structure have been intern housing and storage. It was constructed in a manner that is not up to standards for Utah's climate, snow-loads, and frost depth and as such has deteriorated. (See attached Structural Engineer's report)

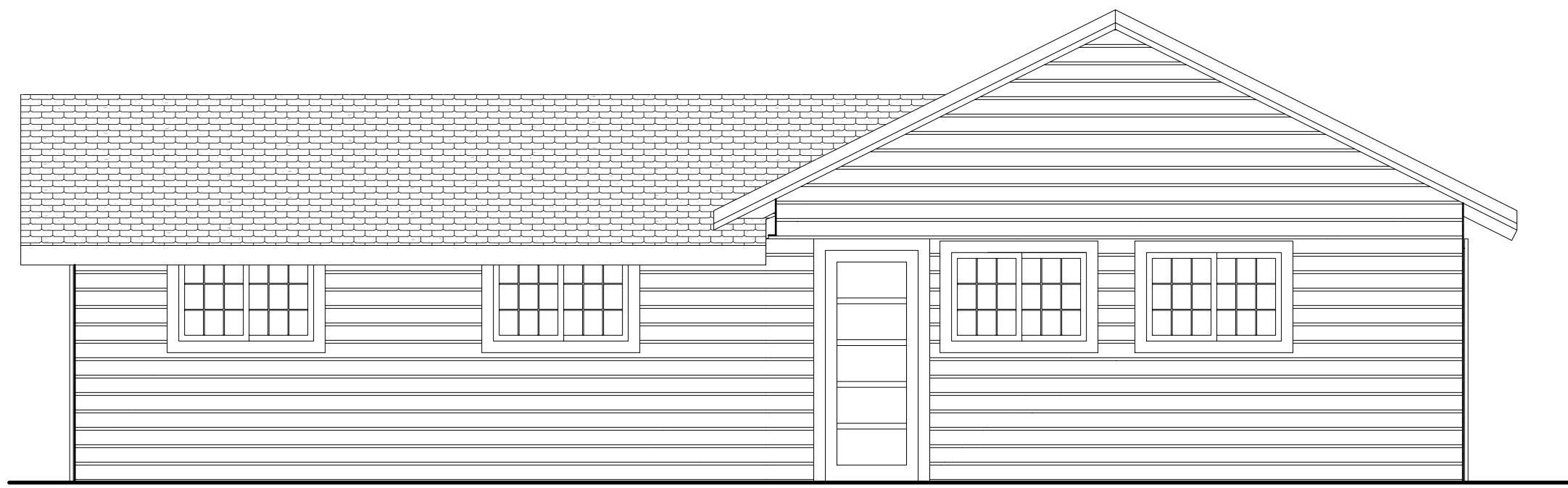
All buildings located in Liberty Park (a Landmark Site) are to be considered for their contributing or significant status. In 2009 a SLC Planning Staff member determined that the structure was "Contributing" because it was one of the few remaining structures still standing from when the zoo was on-site. Due to many challenges posed in restoring or relocating the structure, the Aviary began the process of requesting Demolition of this structure in December of 2015. SLC Planning Staff advised that demolition would not be possible since the structure is of contributing status. As mentioned above, the staff report states that the significance of the structure is based on its use pre-dating the Aviary when the site housed the zoo. The staff report cites the building being constructed in 1938. The zoo departed Liberty Park in 1935. Therefore the building was not in use when the zoo was at this location, so the structure is not in fact significant for its use when the zoo was in operation at Liberty Park. It did however, hold a gold fish, a village of white mice and turtles. Use as an animal enclosure was abandoned after about a year due to the poorly insulated walls and inadequate conditions for animals. For the next 10 years it was un-programmed, used as a playhouse, then remodeled into a caretakers home. (See attached news clippings and brochures)

At this time, SLC Planning remains firm that the building should not be demolished. The Aviary is hoping to continue the fast pace of improvements that have been seen over the past 10 years, so is proposing a temporary solution to the challenges posed by this structure in an effort to continue the momentum of improvements.

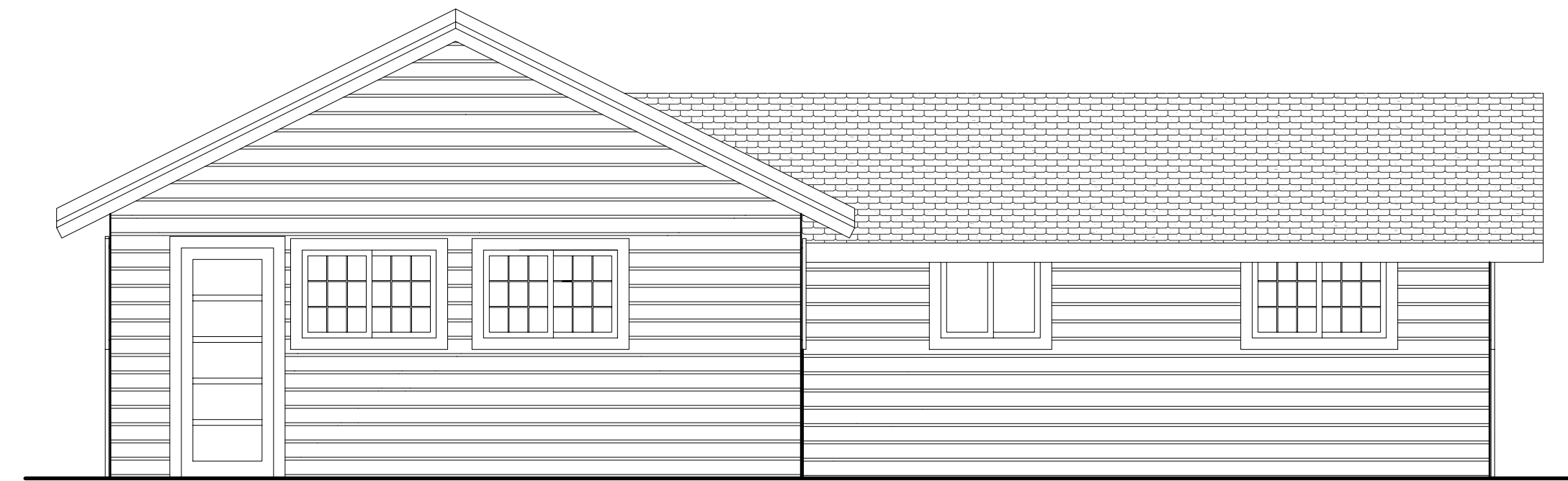


While the Aviary may pursue demolition of the structure at a later date, at this time we are requesting the following modification in order to find some reasonable use in the mean time.

1. Remove the small addition to the west of the main structure. This was installed at a later date than the original construction and no known information is found regarding its historical significance. It has very low ceilings and impedes the use of the site for other improvements. Attempts will be made to salvage and re-use siding to patch newly exposed exterior wall.
2. Remove 2 doors, re-using them where the addition is to be removed. Infill opening with 2 x 4 framing and patch with salvaged siding.
3. Relocate a window for a more balanced appearance on the main façade.
4. Paint entire exterior, approved color TBD.



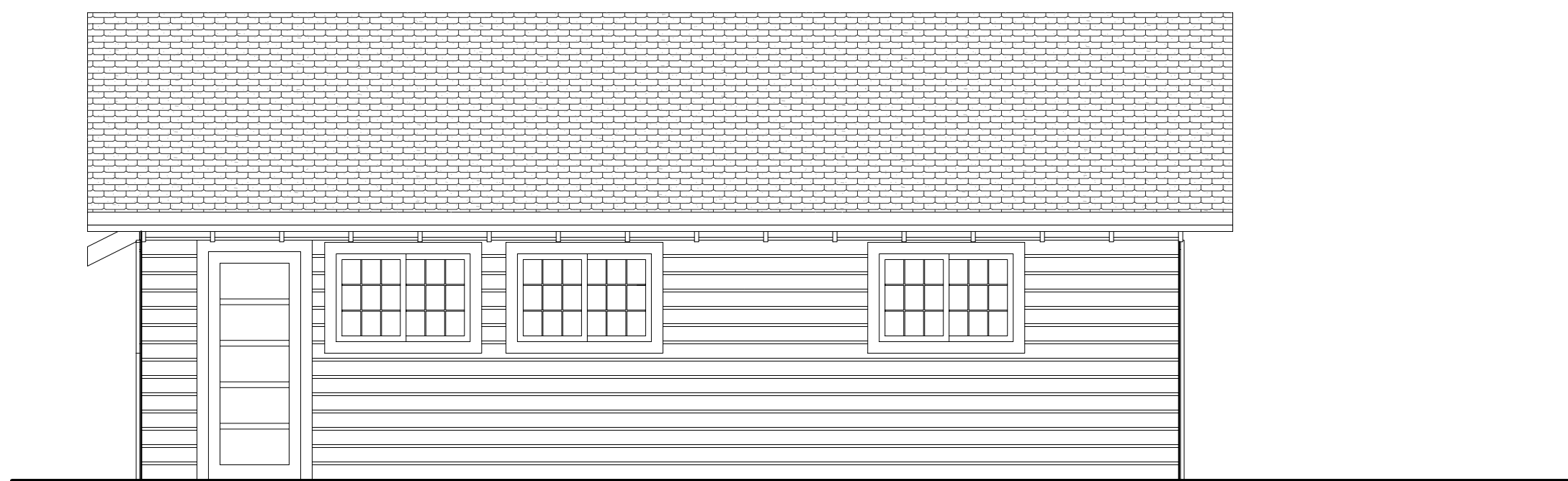
1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



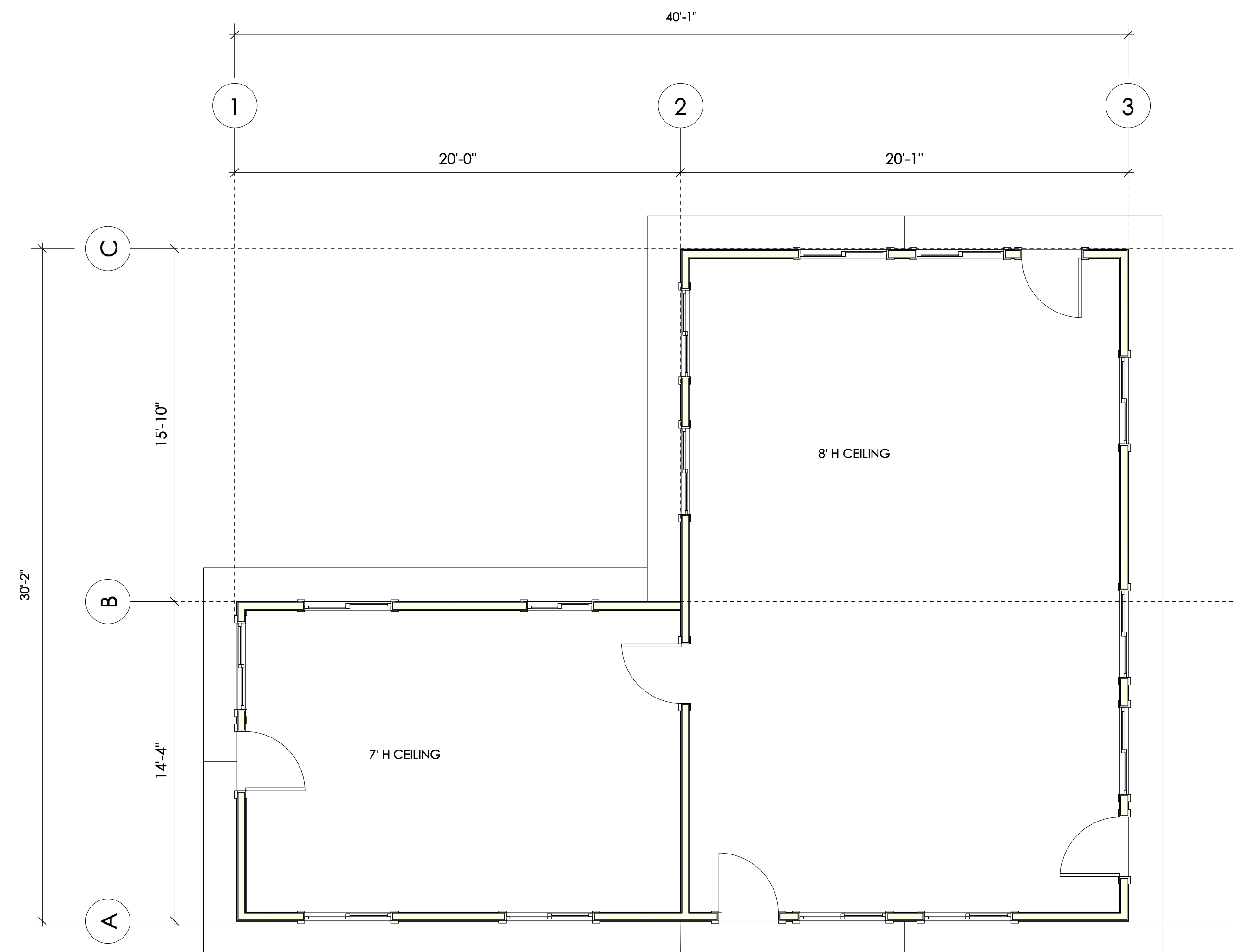
2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



3 WEST ELEVATION
Scale: 1/4" = 1'-0"



4 EAST ELEVATION
Scale: 1/4" = 1'-0"



5 EXISTING PLAN
Scale: 1/4" = 1'-0"



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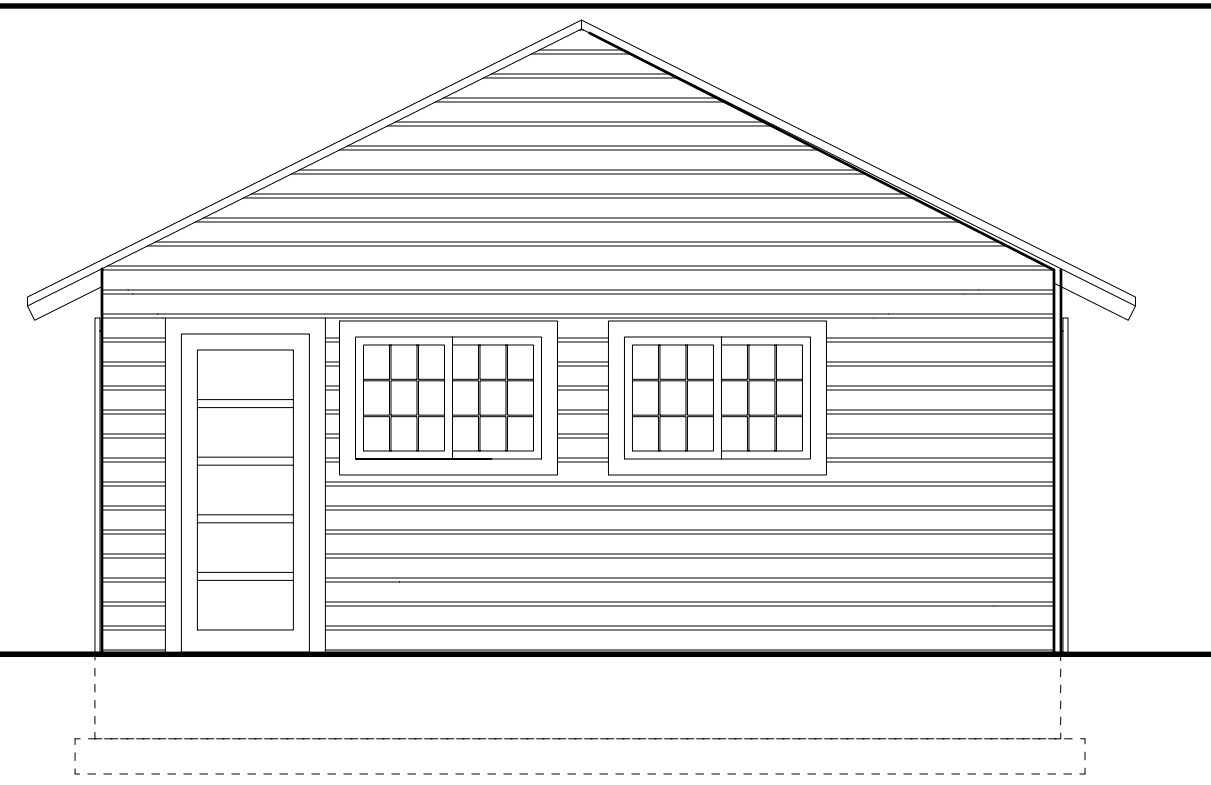
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SUB CONTRACTORS SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS FROM THE
LOCAL JURISDICTIONS AND SHALL NOT
CONTACT THE ARCHITECT OR HER
REPRESENTATIVE REGARDING
MEASUREMENTS. IF SUCH MEASUREMENTS
DO NOT APPEAR CORRECT, A CLIP
PROPERTY OR SCALE CORRECTLY TO THE
INDICATED USE.

DATE
4.27.2016

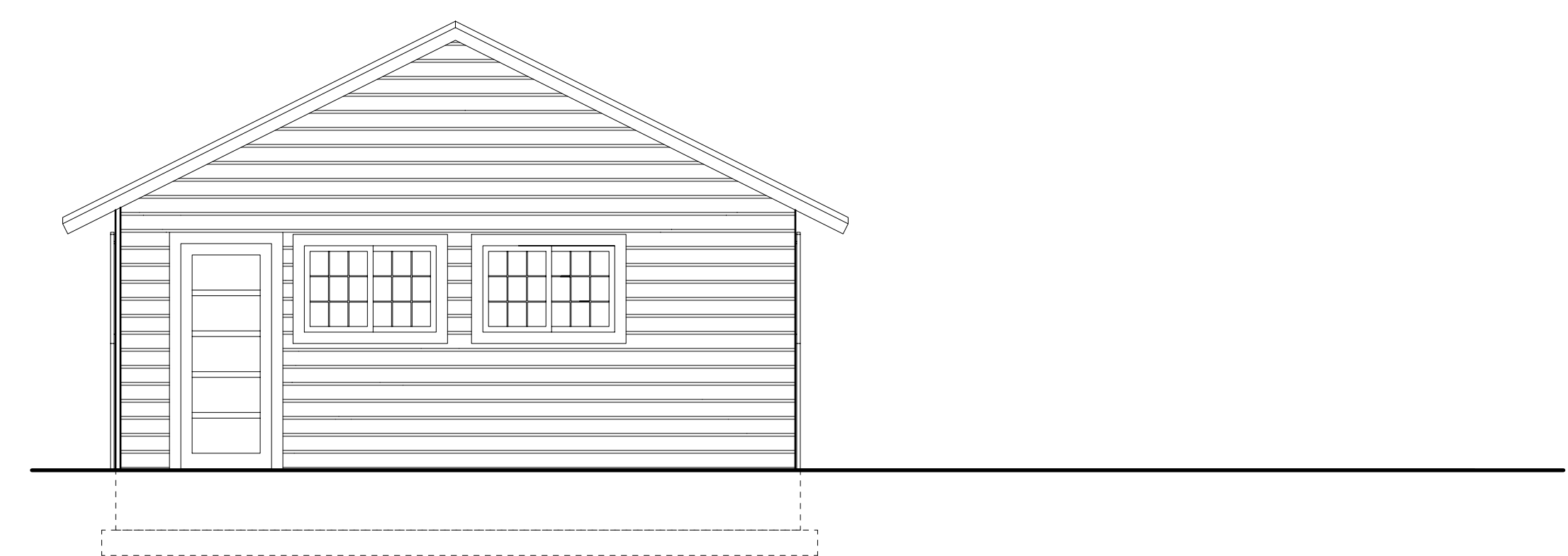
REVISIONS

EXISTING
BUILDING
PLANS &
ELEVATIONS

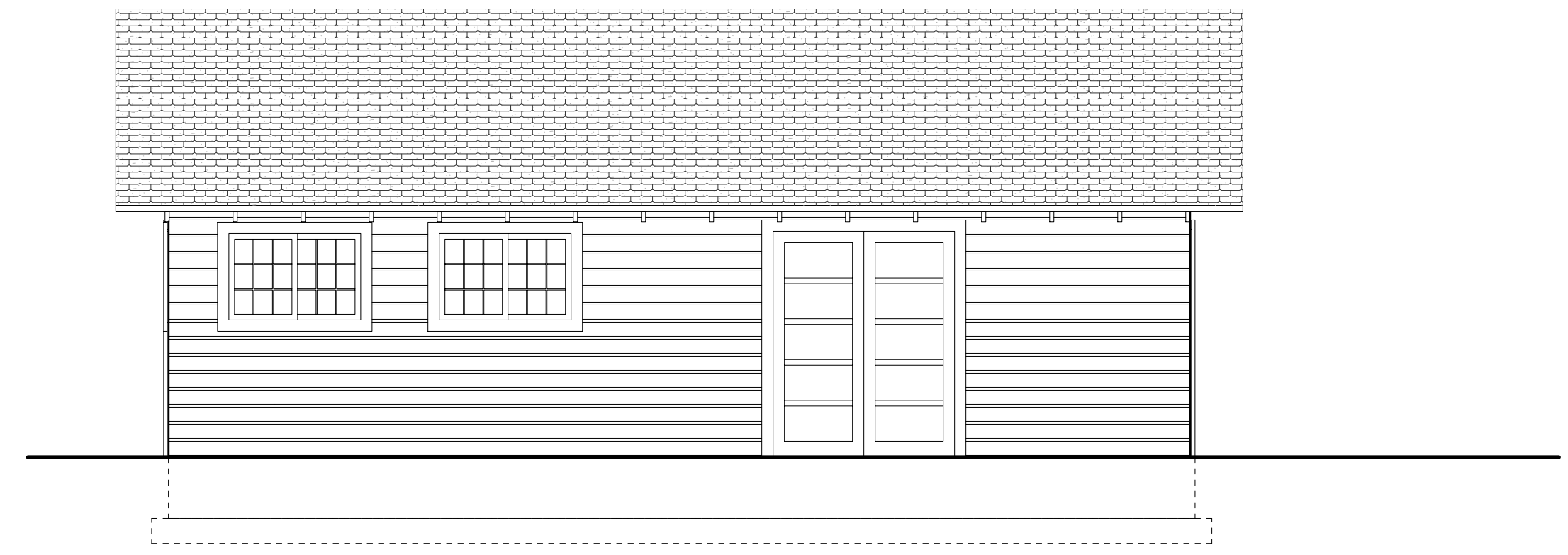
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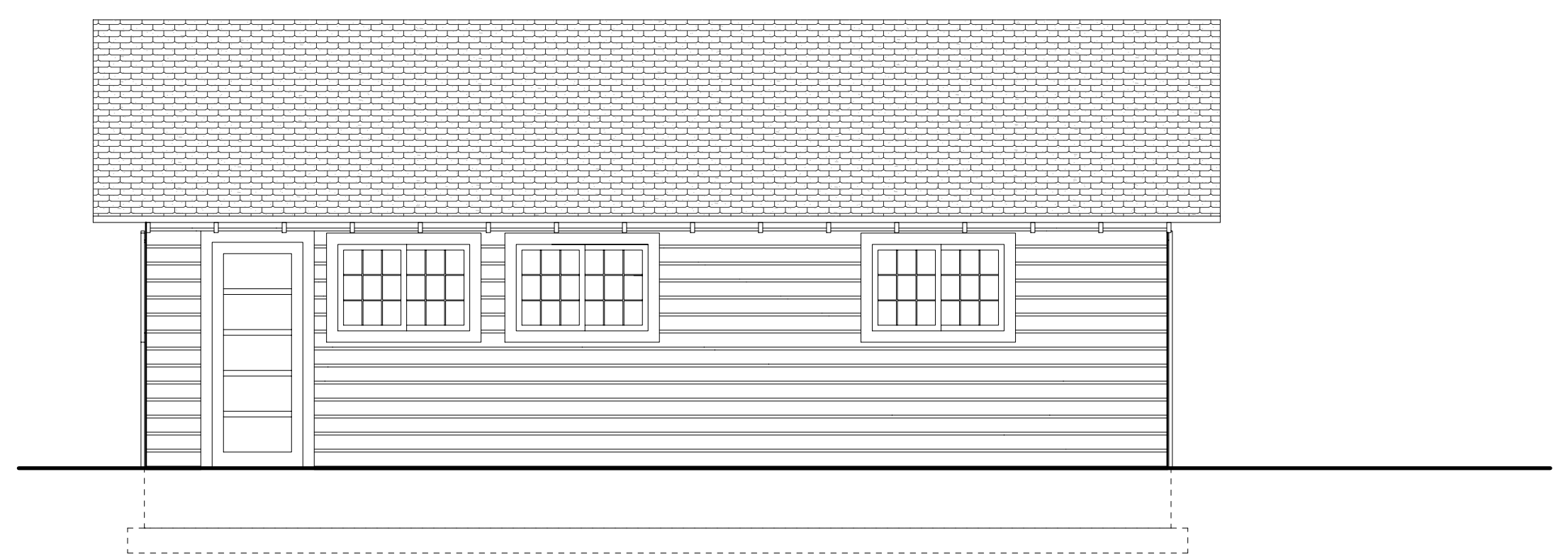
6 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



6 NORTH ELEVATION
Scale: 1/4" = 1'-0"



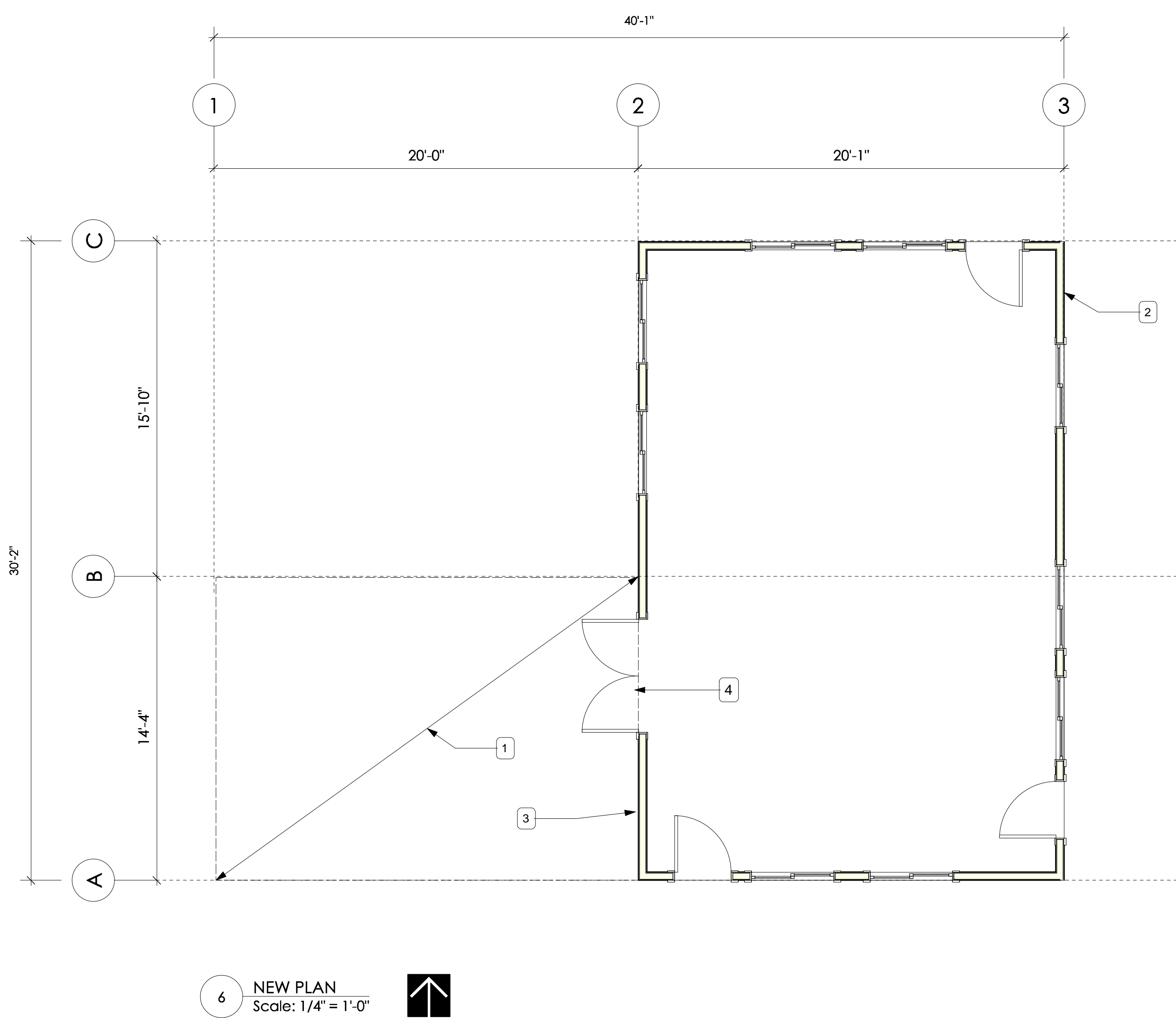
6 WEST ELEVATION
Scale: 1/4" = 1'-0"



6 EAST ELEVATION
Scale: 1/4" = 1'-0"

TRACY AVIARY'S OFFICE HOUSE MAJOR ALTERATION APPLICATION

- KEYED NOTES**
1. EXISTING PRIOR ADDITION TO BE REMOVED
 2. PAINT EXTERIOR APPROVED COLOR
 3. PATCH EXTERIOR WALL WITH SIDING TO MATCH EXISTING WHERE ADDITION IS REMOVED
 4. ENLARGE DOOR OPENING, NEW DOORS TO MATCH STYLE OF EXISTING.



6 NEW PLAN
Scale: 1/4" = 1'-0"

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MEASUREMENTS. IF SUCH MEASUREMENTS
DO NOT APPEAR CORRECT, CHECK
PROPERTY OR SCALE CORRECTLY TO THE
INDICATED USE.

DATE
5.26.2016

REVISIONS

MODIFIED
BUILDING
PLANS &
ELEVATIONS



February 8, 2016

Tracy Aviary
589 East 1300 South
Salt Lake City, UT 84105
Attention: Matthew Utley

RE: Office House Building Structural Observation

Matthew,

This letter is a brief follow up to our site visit performed on the morning of Friday, February 5 at the Office House building located within the Tracy Aviary grounds. The purpose of our site visit was to provide a general observation of the structural integrity of the building and to discuss the potential of either remodeling or relocating it to another location.

Based on our observation, the existing single story structure appears to be of wood framed type construction likely built in the 1940's. A small addition appears to have been constructed off the western portion of the original building some time later. The main ground floor appears to be wood framed supported on a very shallow foundation system.

Every building has a useful service life and determination of that service life is often difficult to predict. The duration often depends on the environment, quality and durability of materials used during construction. In the harsh environments of Utah's heavy snows and summers intense heat, Stone, Brick, Concrete and Steel usually have much longer service lives than those of wood type construction. The Office House building has been standing for many years, and due to the environmental and structural loads appears to be well beyond its useful service life.

The supporting foundation appears very shallow with almost "on grade" type characteristics. This causes foundations to be very susceptible to moisture and freeze/thaw scenarios, which often lead to differential settlement. Such differential settlement was observed at several locations throughout the entire building. This settlement has left many of the main floor joists sitting in the dirt, or nearly in the dirt which leads to rotting and structural degradation. The roof structure is also showing signs of age in the form of several inches of sag across their spans.

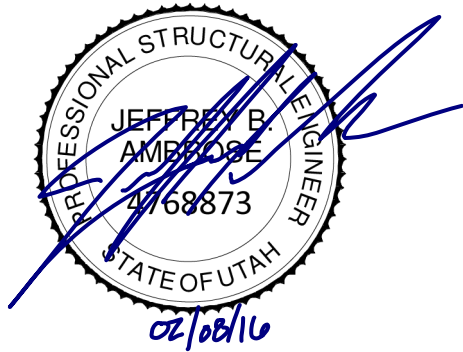
The possibility of relocation or rehabilitation of the existing Office House building was discussed on site. Due to the materials used during construction, shallow foundation system, and degradation of existing members it is our professional opinion that the existing building does not have the structural integrity necessary to successfully relocate. Due to the amount of degradation and settlement, it is our opinion that rehabilitation would be too excessive to accomplish as almost all elements, including the foundation would need to be removed and replaced. In our opinion the building appears to be well passed its useful service life making any rehabilitation or relocation attempts futile. It would be our recommendation to remove the building and replace with new construction.



We appreciate the opportunity to be of service and if you have any questions or need further assistance, please let us know.

Sincerely,

Jeff Ambrose, S.E.
Principal











ATTACHMENT D: HISTORIC INFORMATION/CLIPPINGS



From Tracy Aviary Scrapbook, Utah State Historical Society Collections, 1938. West portion of the structure can be seen in the photo.



Office house/aquarium structure. Photo taken from relatively the same angle as historic photo above. West portion of the structure can be seen in the photo.

COOPER/ROBERTS ARCHITECTS
Liberty Park Scoping & Cost Study
Building & Structure Inventory Form

SITE NUMBER LP-16 NAME/USE Aviary Building Exteriors
EVALUATION SCORE/RATING _____ DATE 10-08-97
PLAN SIZE/S.F. Various DATE BUILT Various

MATERIALS Wood siding & trim; brick & concrete walls & buttresses;
asphalt roofing, concrete foundations.

ALTERATIONS/ADDITIONS None

CONDITION Roofs leak, walls siding & trim deteriorated in places. Win-
dows and doors need repair. Repainting is needed.

RECOMMENDATIONS Phase II: Renovate selective exteriors, especially the Wil-
son Pavilion roof, roof of the bungalow restroom, and roof structure and roofing of the
meeting room addition, plus minor repair and repainting of the exterior walls, trim,
doors, and windows.



Aviary Playhouse Use Sought As Residence

In the annual report to the City Commission of the Tracy Aviary Commission for 1940, submitted by Chairman James W. Collins, were suggestions that the Recreation Department relinquish use of its old playhouse on the Aviary grounds for remodeling by Mr. Tracy as a resident for Calvin Wilson and to ask the Rio Grand for a donation of one of its early locomotives as a museum exhibit in the Aviary grounds.

The petition was referred to the Parks Department for a recommendation.

AVIARY KEEPER HOME SOUGHT

Russel L. Tracy, founder of the Tracy aviary at Liberty park, would transform the city's recreation department building into a residence for the aviary superintendent, a letter to the city commission Tuesday disclosed.

James W. Collins, chairman of the Tracy aviary commission, asked that the city donate the building, west of the main drive near Thirteenth South street. Close residence of the superintendent, Calvin D. Wilson, would afford closer safeguard for the exhibits, he wrote.

The letter pointed out also that, if the city were to apply, the Denver & Rio Grande Western Railroad company probably would be willing to donate a pioneer locomotive to the city, which could be displayed at the park.

The letter was referred to the parks committee.

Salt Lake Board Increases Space for Park Aviary

A grant of additional land in Liberty park for enlargement and improvement of the Tracy aviary was approved Tuesday by the city commission following submission of a report by the Tracy aviary commission revealing an attendance in 1941 of 225,000 aviary visitors.

Russel L. Tracy, aviary donor, agreed to make additional expenditures for both birds and animals if more land is taken into the aviary grounds. The commissioners agreed to a grant lying south of the present aviary grounds and running east to the west line of the park swimming pool, a section reported as rarely used.

The aviary commission pointed out that last year Mr. Tracy spent \$2289.31, including \$823.35 for new birds and pets and \$1465.96 for improvements, these expenditures being beyond the agreement between the donor and the city. About 60 birds and seven animals were added to the aviary.

Fred Tedesco, commissioner of parks and public property, said that the 1942 aviary appropriation by the city will total \$7000 as compared with \$6000 in 1941.

The aviary commission report, signed by James W. Collins, chairman, recommended conversion of

the old park recreation building into a caretaker's home in order that proper guard might be maintained throughout the day and night. Calvin Wilson, caretaker, was highly commended for efficient services.

- Pen 32: Glossing Starling, Iridescent Starling
Pope Cardinal
Peacock Pheasant
- Pen 33: Game Bantams
- Pen 34: Satyr Pheasant
Amherst Pheasant
- Pen 35: Kookaburra, or Laughing Jackass
(Australia's National Bird)
- Pen 36: 50 Australia Finches (Assorted)
- Pen 37: Finches (Assorted)
Whydahs and Weavers, Australia
Japanese Robins and Other
Colorful Birds, etc.
Turtles
Cockatoos
- Pen 38: Owls and Hawks
- Pen 39: Cebus Ringtail Monkeys
Woolly Monkey
- Pen 40: Gold and Tropical Fish
Turtles
Village of White Mice
- Pen 41: Fantail Pigeons (Black and White), etc.
- Many Other Birds Ordered from
Australia and South America Should
Arrive During the Summer

ATTACHMENT E: EXISTING CONDITIONS

Zoning Ordinance Standards for OS (21A.32.100)

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 regulation over any potential redevelopment of existing open space areas. This district is appropriate in areas of the city where the applicable master plans support this type of land use.

OS Zoning Standards	Proposed	Compliance
Maximum Building Height: 35 ft. provided that for each foot of height in excess of 20 ft., each required yard and landscaped yard shall be increased 1 ft.	Bird Feeder Proposed Height: 20 ft. Event Venue Proposed Height: 16 ft. 4 in.	Complies



Google street view from 500 E of west side of Tracy Aviary where new construction of the “Bird Feeder” is proposed.



Google street view of other structures along the west side of Liberty Park just north of the Bird Feeder proposal. View from West Constitution Blvd. facing south east.



Existing conditions where new construction of the event venue is proposed. View looking north east.



Existing conditions where new construction of the event venue is proposed. Office house/aquarium building seen in the background. View looking east



Panoramic view of existing conditions of the office house/aquarium building and area where the event venue is proposed. View looking west



East elevation of the office house/aquarium building



View of office house/aquarium building (north elevation) as seen from the pedestrian path near Tracy Aviary's main entrance

ATTACHMENT F: 2009 MINUTES & RECORD OF DECISION

August 6, 2009

Mr. Tim Brown
Tracy Aviary
589 East 1300 South
Salt Lake City, UT 84105

RE: Record of Decision for Petition PLNHLC2009-00684 regarding a request for New Construction, Major Alteration and Acceptance of Master Plan.

Dear Mr. Svendsen:

This letter is the Record of Decision relative to Case No. PLNHLC2009-00684 regarding a request for New Construction, Major Alteration and Acceptance of Master Plan as referenced above. The Salt Lake City Historic Landmark Commission heard this case on August 5, 2009 and made a decision to Approve the following requests: New Construction of the Southern Ground Hornbills building, rehabilitation of the Wilson Pavilion, installation of a temporary structure anywhere on the grounds where it will not alter or negatively affect existing features and determination of significance of structures on the site with the requirement that the pool/duck pond be documented following the State Historic Preservation Office's requirements for Intensive Level Survey. For more information about this type of survey, visit http://history.utah.gov/historic_buildings/information_and_research/surveys.html.

For planning purposes, The Historic Landmark Commission determined that the office/aquarium and the feed house located behind the aquarium (numbers 16 and 17 in the 2009 Tracy Aviary Inventory) are significant and should be retained and interpreted. The Board determined that the following structures are non-significant, meaning that alterations or removal may be appropriate. (A Certificate of Appropriateness application will still needs to be submitted for any exterior alterations at the Aviary.)

#	Name
1	Current entrance
2	Nature Store
3	Exhibit at entrance
4	Red-crowned crane exhibit
5	Pheasant exhibit
6	Concrete and metal pavilion
7	Magpie/cuckoo exhibit
8	Condor/hawk exhibit
9	King vulture exhibit
10	Burrowing owl exhibit
14	Southern Ground hornbill exhibit
11	Sun conure exhibit
18	Bird show mews
19	Exhibit and amphitheater
20	Duck pond
22	Modular building
25	Turkey vulture exhibit

28	Ticket booth at old entrance
30	Holding/storage
32	Old bridge

The Notice of Decision is provided to you indicating the date, the action taken (e.g., approve the request, approve the request with conditions, deny the request), the 30 day appeal period; to what body an appeal can be made.

There is a 30-day appeal period before permits may be issued. This appeal period is required in the City's Zoning Ordinance and allows time for any affected property owner to protest the approval, if they so choose. In the meantime, you may wish to work with the plans examiners in the Buzz Center to get plans reviewed and approved, so that when the appeal period is over, you can get your permit and begin construction

The minutes of the meeting are tentatively scheduled to be ratified by the Historic Landmark Commission on September 2, 2009 at its next regularly scheduled meeting. Copies of the ratified minutes will be posted to the Planning Division's website the day after they are ratified at www.slcgov/ced/planning.

If you have any questions, please contact Robin Zeigler at 801-535-7758 or at robin.zeigler@slcgov.com

Sincerely,

Robin Zeigler
Senior Planner

cc: Joel Paterson, Planning Manager
File

**SALT LAKE CITY HISTORIC LANDMARK COMMISSION
MINUTES OF THE MEETING
Room 315, 451 South State Street
August 5, 2009 at 5:45 p.m.**

This document along with the digital recording constitute the official minutes of the Historic Landmark Commission regular session meeting held on August 5, 2009.

If you are viewing a hard copy of the minutes and would like to view the attached materials and listen to audio excerpts of the record, please go to:

www.slcgov.com/boards/HLC/hlc-agen.htm

To download the FTR player and listen to audio excerpts from the record if you are already viewing this document on the worldwide web, click [here](#).

The regular meeting of the Historic Landmark Commission was held on August 5, 2009, at [5:46:53 PM](#) in Room 315 of the City and County Building, located at 451 South State Street, Salt Lake City, Utah, 84111. Commissioners present for the meeting included: David Fitzsimmons (Chairperson), Warren Lloyd (Vice Chair), Anne Oliver, Polly Hart, Bill Davis, Sheleigh Harding, and Creed Haymond. Planning staff present for the meeting were: Robin Zeigler, Senior Preservation Planner; Janice Lew, Principal Planner; and Angela Brusatto, Historic Landmark Commission Secretary.

A field trip was held prior to the meeting at 4:00 p.m. The field trip was attended by David Fitzsimmons (Chairperson), Bill Davis, Warren Lloyd, Creed Haymond and Robin Zeigler attended for the Planning Division.

FIELD TRIP 4:00 p.m.

On the field trip, the Commission visited one location, 1014 3rd Avenue. Staff pointed out the rear additions and carport that would be removed, the location of the garage, and the location of other alterations proposed. The Commission asked questions about the height, repetition of the corbels and their materials, and if the foundation would remain painted.

DINNER [5:03:01 PM](#)

Robin Zeigler introduced Terry Beaver, a consultant for Utah Solar Energy Association, to give a presentation on alternative energy, photovoltaic energy and other types of solar technology. Mr. Beaver presented many different types of panels; thin film, flat plate PV systems, and other array systems, along with the advantages and disadvantages of converting to solar power, and the credits allowed by the power company and federal government that was available for conversion to solar energy. Mr. Beaver concluded his presentation by inviting the Commission to attend the Utah Solar Tour on Saturday September 12, 2009 touring solar powered homes. Additional information may be found at www.utsolar.org.

Robin Zeigler introduced the new Historic Landmark Commission secretary Angi Brusatto and acknowledged former Historic Landmark Commissioners attending the dinner meeting that would be honored for their service during the meeting.

MEETING CALLED TO ORDER [5:50:55 PM](#)

PRESENTATION [5:53:09 PM](#)

Chairperson David Fitzsimmons recognized the service of the former commissioners of the Historic Landmark Commission; Jessica Norie, Pete Ashdown, Esther Hunter, and Noreen Hammond-Heid and presented them with plaques.

AMENDED MEETING CALLED TO ORDER [6:02:15 PM](#)

Chairperson Fitzsimmons stated that the comments to the Commission would be moved to the beginning of the agenda instead of at end of the session. Chairperson Fitzsimmons reminded the Commission of the cancellation of **PLNHLC2009-00453-1130 East 300 South Minor Alteration**.

COMMENTS TO THE COMMISSION [6:03:37 PM](#)

Chairperson Fitzsimmons invited Cindy Cromer to address the Commission. Ms. Cromer addressed the issue of preserving the historic glass in replacement windows and asked the Commission to be diligent in fighting for retainment of the original glass in the original windows.

PLNHLC2009-00706 – 1014 3rd Avenue Major Alterations [6:06:25 PM](#) – A request by Sandra Secrest Hatch, architect representing owner John Conboy, for a major alteration including a new garage, removal and construction of rear additions and minor alterations to the building located at approximately 1014 3rd Avenue. The project will require review of additional height for the new addition. The site is zoned SR-1A and is located in City Commission District 3, represented by Commission Member Eric Jergensen. [View staff report.](#)

PRESENTATION AND DISCUSSION [6:06:35 PM](#)

Robin Zeigler presented the proposed plans for the Anderson-Lymon house. Ms. Zeigler explained the proposed demolition, the planned additions, and the materials to be used, which were brick, new and existing, 8 inch colonial smooth, 4 inch trim Hardie board, stone foundation painted to match existing foundation, and the roofing would be asphalt shingles to match the existing roof. The windows would be two-over-two aluminum clad and designed to reflect the design of existing windows. Ms. Zeigler stated that the proposed additional height requires approval, that additional height would be 38 feet, and the ordinance allowed for 23 feet for the average in the block. Staff recommended approval for this addition.

Commissioner Oliver inquired if the height ordinance was for the whole district and Ms. Zeigler corrected it to be for the block. Commissioner Oliver agreed with the proposed addition being consistent with the whole block.

Applicant Response [6:10:31 PM](#)

Ms. Hatch inquired if the Commission had any questions. She mentioned that she had designed a previous addition to the east of the proposed residence and on the other side of the residence.

Commissioner Lloyd inquired if the garage would be the same as the existing garage. Ms. Hatch responded that the garage will be a little bit deeper. Ms. Hatch also mentioned that there was an alley and an easement along that location.

Public Comments [6:12:12 PM](#)

No response.

MOTION [6:13:08 PM](#)

Commissioner Oliver moved in the case of PLNHLC2009-00706 – 1014 3rd Avenue Major Alterations, that the Commission approve the application as submitted as well as the additional height, based on the findings and facts of the staff report and because the application meets all applicable standards of section 21A.34.02G of the ordinance.

Commissioner Hart seconded the motion.

All voted in favor; the motion passed unanimously.

PLNHLC2008-00684 – Tracy Aviary, Major & Minor Alterations and New Construction [6:14:47](#)

PM– A request by Paul Svendsen, representing the Tracy Aviary, for major alterations to the Wilson Pavilion, new construction of exhibit space, the installation of temporary holding structures and review of a master plan for the Tracy Aviary located approximately 589 East 1300 South in Liberty Park. Tracy Aviary is located in the Landmark Site of Liberty Park. Tracy Aviary is zoned OS Open Space and is located in City Commission District 4, represented by Commission Member Luke Garrott. [View staff report](#)

PRESENTATION AND DISCUSSION [6:14:58 PM](#)

Ms. Zeigler inquired of the Commission if the proposed project should be presented to the Commission as four components of the project or as four different applications.

Commissioner Hart requested that the project be treated as four different applications for presentation purpose. Ms. Zeigler agreed that they were very different projects and the Commission agreed along with Commissioner Lloyd expressing concern that there would be no additional burden to the applicant regarding fees. Ms. Zeigler confirmed that there would be no additional costs, it was still listed under one application number, but would require four separate votes from the Commission. Commissioner Oliver requested that the project be combined into three projects, rather than four.

Ms. Zeigler discussed the first of three parts of the Tracy Aviary reconstruction project, specifically the construction of the Southern Ground Horned Bills exhibit. Staff recommended approval because the building was in keeping with previous structures and materials that had been approved.

Applicant Response [6:17:52 PM](#)

Paul Svendson represents the Tracy Aviary, 589 East 1300 South, SLC. Mr. Svendson reiterated the background needs for the building from the previous session when the issue was originally presented.

Commissioner Warren asked questions regarding the design intent of the structure. Mr. Svendson confirmed that the structure is going to be built with concrete masonry unit block walls with cladding and Hardie board, which would allow for insulation for efficiency. Mr. Svendson introduced the architect, Kenton Peters, and Mr. Peters confirmed that the building would be identical to another structure, with exception to the mesh wiring.

Commissioner Oliver inquired of the Association of Zoos and Aquariums requirements regarding windows in the structure. Mr. Svendson described the lack of windows was due to the risk of birds flying into the windows and because the emu's beaks, being extremely strong, could be an injured.

Public Comments

No response.

Commission Comments

No response.

MOTION [6:25:20 PM](#)

Commissioner Harding moved in the case of PLNHL2008-00684 that the Commission approve the new construction of a Southern Ground Horned Bills exhibit based on the findings listed in the staff report.

Commissioner Haymond seconded the motion.

All voted in favor; the motion passed unanimously.

PRESENTATION AND DISCUSSION [6:26:34 PM](#)

Ms. Zeigler presented the second of three parts regarding the Tracy Aviary reconstruction, the remodel of the Wilson Pavilion. Ms. Zeigler explained the location of the temporary trailer during the construction and that it was estimated to be needed for approximately nine months.

Applicant Response [6:30:24 PM](#)

Mr. Svendson discussed design changes from the previous session. Mr. Svendson noted the concern the Commission had with the sky lights, mainly the height, and Mr. Svendson stated that the architect was able to get the protrusion of the sky lights on the roof line down by six inches. He discussed the changes of the roof line, vestibule, and other elements planned. Mr. Svendson discussed the placement of a temporary structure during construction in two different potential locations. Commissioner Lloyd inquired of the changes that were being proposed to the, curved glulam beams, and asked for a clarification. Mr. Svendson noted that the original beams would be retained, but those originally planned for the entrance will be a Teflon fabric.

Public Hearing [6:38:17 PM](#)

Chairperson Fitzsimmons invited Cindy Cromer to address the Commission. Ms. Cromer commended the improvements on the sky lights as positive, but she stated some concerns with the location of the temporary structure. Ms. Cromer also gave a background on the murals presently seen at the back of the exterior exhibits of the Wilson Pavilion.

Executive Session [6:40:08 PM](#)

Chairperson Fitzsimmons noted that the design was acceptable and stated that the Commission agreed. He suggested dealing administratively for the placement of the structures for the birds.

Ms. Zeigler suggested the following language regarding the structure be considered, “the temporary structure may go anywhere in the aviary where it is not affecting or changing any existing features.” Chairperson Fitzsimmons agreed.

MOTION [6:41:13 PM](#)

Commissioner Oliver moved in the case of PLNHLC2008-00684 that the Commission approve the proposed renovation of the Wilson Pavilion as presented in the staff report and approve the installation of a temporary building with the location to be at the discretion of the aviary so long as it does not disrupt any existing buildings or landscape features because this project potentially meets the applicable standards and for the reasons presented in the staff report.

Commissioner Harding seconded the motion.

All voted in favor; the motion passed unanimously.

PRESENTATION AND DISCUSSION [6:42:36 PM](#)

Ms. Zeigler presented the third part of the Tracey Aviary Reconstruction, the review of the Master Plan. She presented a list of buildings and structures that staff recommended be determined as non-significant and could therefore be removed including the current entrance, the gift store, red-crowned crane exhibit, the pavilion structure, magpie-coo coo exhibit, condor exhibit, Conner exhibit, bird show building, CMU building, mobile structure, yellow bricked building, and a framed ticket booth. **Staff recommended that the duck pond and the Southern Ground Horned Bills exhibit be documented if removed or filled in, the office and the feed**

building be retained, the wood bridge be assessed for integrity, and the buildings discussed in the first half of the report be considered non-significant.

Applicant Presentation [6:51:23 PM](#)

Mr. Svendson discussed with the Commission the plans to adjust the Master Plan with the help of GSPS architects, a zoological architect, along with a bird show consultant and expert. He informed the Commission that there was no pertinent request to demolish any of the structures, but inquired of the options the aviary had with regards to the reconstruction plans.

Mr. Svendson asked the Commission for guidance on the aquarium, building 16, in the inventory, and the wood bridge.

Chairperson Fitzsimmons asked Mr. Svendson if it would be an option to table the issue. Mr. Svendson responded that it was more helpful knowing which buildings are important for planning purposes.

Public Hearing [7:02:11 PM](#)

Chairperson Fitzsimmons invited Cindy Cromer to address the Commission. Ms. Cromer concurred that the original structures needed to be retained even if they were not viable for use.

Kenton Peters address the Commission regarding building 14 in the inventory. He encouraged the Commission to remove this structure as it was built after the original structures were built.

Executive Session [7:04:57 PM](#)

Commissioner Hart questioned the staff on buildings, 10, 12, and 30 of the inventory. Ms. Zeigler noted that the damage to structure 10 undermining its integrity. Structures 12 and 30 were not old enough to be considered significant. She confirmed that staff recommend keeping buildings 16 and 17, which were constructed in 1938.

MOTION [7:08:58 PM](#)

Commissioner Oliver moved in the case of PLNHLC2008-00684 that we concur with some of the findings with exceptions noted as follows; the duck pond be documented following the State Historic Preservation Offices requirements for intensive level surveys prior to removal and that it is not necessary to document the Southern Ground Hornbills because it does not appear on the 1968 detailed map of the aviary, that the office/aquarium and feed building be retained and interpreted, that it is not necessary to document the wood bridge as suggested by staff because it does not appear in its current location on the 1968 map either and thus is probably less than 50 years old and that all other buildings noted on the June 2009 inventory as planned to be remove are appropriate to remove if necessary.

Commissioner Harding seconded the motion.

All voted in favor; the motion passed unanimously.

HISTORIC LANDMARK COMMISSION
STAFF REPORT



Planning and Zoning Division
Department of Community and
Economic Development

TRACY AVIARY WILSON PAVILION
RENOVATION, SOUTHERN GROUND
HORNIBILLS NEW CONSTRUCTION,
INSTALLATION OF TEMPORARY BUILDING,
ACCEPT MASTER PLAN
Major Alterations and New Construction &
PLNHLC2008-00684
Liberty Park, 589 East 1300 South
August 5, 2009

Applicant: Friends of Tracy
Aviary

Staff: Robin Zeigler, 535-7758,
robin.zeigler@slegov.com

Tax ID: 16-07-427-001

Current Zone: OS

Master Plan Designation:
OS

Council District: 5,
Councilmember 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 29,
2009
- Agenda posted on the
Planning Division and Utah
Public Meeting Notice
websites July 21, 2009

Attachments:

- A. Site Plans & Elevations
- B. Tracy Aviary Inventory
- C. Tracy Aviary Master Plan
- D. DRT Notes

Request

The applicant requests:

- New Construction of a Southern Ground Hornbills exhibit
- Renovation of the Wilson Pavilion
- Installation of temporary building
- Approval of Master Plan

The Historic Landmark Commission has final decision making authority on the design of the proposed alterations.

Staff Recommendation

Based on the findings listed in the staff report, it is the Planning Staff's opinion that the projects substantially meet the applicable standards and therefore, recommends the Historic Landmark Commission approve the following:

1. New Construction of a Southern Ground Hornbills exhibit
2. Renovation of the Wilson Pavilion
3. Installation of temporary building
4. Accept Master Plan Phase II with the following conditions:
 - The duck pond and Southern Ground Hornbills building be documented following the State Historic Preservation Office's requirements for Intensive Survey prior to removal;
 - The office/aquarium and feed building be retained and interpreted;
 - The wood bridge be assessed for integrity and historic significance; and
 - All other buildings noted on the June 2009 inventory as planned to be removed are appropriate to remove, if necessary.



VICINITY MAP

Background

Project Description

The Tracy Aviary, located in the southern portion of Liberty Park, proposes new construction of the Southern Ground Hornbills exhibit, major alterations to Wilson Pavilion, installation of temporary structures, and review of the Tracy Aviary Master Plan.

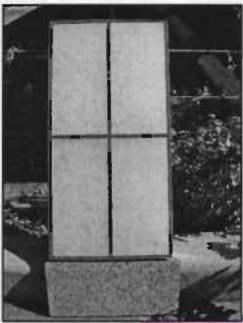
Southern Ground Hornbills exhibit—New Construction

This exhibit will be a 394 square foot one-story structure. The siding is composite lap siding and honed CMU, the shed roof is standing seam metal with skylights and the people and bird entrances are steel doors. There are no windows. Construction of this structure will require the removal of one to two trees which has been accepted by the City’s Urban Forester, and the installation and alteration of concrete pathways and fencing, which are not historic.

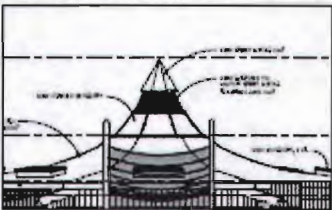
Wilson Pavilion Remodel—Major Alteration

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

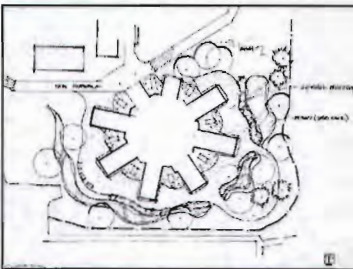
- **Expand Exhibits:** Extend six of the existing exterior exhibit areas. The proposed exterior aviaries are constructed of mesh suspended from steel cables, in order to minimize their visibility and overall architectural impact. These enclosures would have mesh roofs and perimeter footings, but no slab (the floor will be earth). Under current plans, the exterior aviaries are 18 feet wide and range from approximately 20 to 40 feet in length. The external aviaries’ suspended cables will naturally curve to follow the existing roofline.
- **Additions:** Add a small entry vestibule at the northwest portal. The vestibule is roughly 270 square feet and will be composed largely of glazed panels for transparency and topped with artwork. Its roofline will have the same curved profile as the existing roof and new exterior exhibits.
- **Add an extension at the southeast portal to contain support and mechanical space.** This extension would end with a seventh external aviary that would obscure a significant portion of the new construction and provide a consistent exterior experience for visitors.



- **Walls:** Remove the majority of existing exterior walls which serve as the back wall of the current exhibits and replace with CMU and Kalwall, a translucent wall material that will bring natural light into the interior exhibits and reduce the need for artificial light in the interior space. Exterior portions of the building (which do not serve as a backdrop to exhibit space) will remain as-is. Replace existing doors into exhibits with insulated painted hollow metal doors and frames.



- **Roof:** Replace roofing membrane. Retain existing louvers, metal cap and skylights. Remove roofing along the flattest portions of the roof and replace with new skylights that will extend eight inches above the roofline.



- **Site Alterations:** Revising the surrounding landscaping to include a more interesting perimeter walkway and a water feature that will represent natural bird habitat and conduct storm water in an environmentally beneficial manner.

Installation of temporary structure

A portable 8' x 20' office trailer for temporary bird holding during Wilson Pavilion remodel will be placed in a grassy area northwest of the Wilson Pavilion. It is estimated that it will need to be in place for about nine months.

Review of Master Plan, Phase II

At the July 1, 2009 Historic Landmark Commission meeting, the applicant presented a master plan 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 will "approve" the removal of these features by the Historic Landmark Commission. The Commission expressed concern over the removal of some of the features.

Public Comments

Initial review of the alterations of Wilson Pavilion and the master plan took place at the prior Historic Landmark Commission. Public comments are included in the minutes for that meeting. No other public comments have been submitted. This type of project is not required to be presented to Community Councils.

City Department Comments

This project has not been routed because the Historic Landmark Commission is only reviewing the architectural design of the project. Relevant City departments will provide comments during the building permit review process.

Analysis and Findings

Findings for Southern Ground Hornbills—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'	11'8"	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 exceeds all the zoning requirements for the OS zoning district and so substantially meets the ordinance.

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.

Finding: The scale and form of historic structures within the park vary greatly depending on their function. The proposed structure will be among the smaller scaled buildings in the park. In terms of height, width, and square footage it will be similar in scale to nearby structures, and smaller in scale than some historic structures of the park and similar to comparable interactive exhibits in the Aviary. The double shed roof is compatible with other recent construction in the Aviary. The building is compatible in height, width, proportion scale, massing and roof shape and so 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.

Finding: The proportions of openings and rhythm of solids to voids in the façade is compatible with existing structures. The proposed building does not have a porch; however none of the buildings within the Aviary have porches. The materials-- honed CMU, composite lap siding, and metal roofing--are in keeping with other buildings and exhibits in the Aviary. The project meets this standard.

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 Wilson Pavilion Remodel—Major Alteration

Section 21A.34.020.G. Of the Zoning Ordinance.

G. Standards For Certificate Of Appropriateness For Alteration Of A Landmark Site Or Contributing Structure: In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the historic landmark commission, or the planning director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the city:

1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;

Finding for Standard 1: The use of the property will not change. The project meets this 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;
5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;

Finding for Standard 2, 5 and 6: Materials and features to be removed include the portions of the exterior walls which serve as rear walls to the exterior exhibits, the non-original roofing material and doors, which in the case of this structure, are not defining characteristics. The most distinctive exterior features of the building are the sweeping roofline, and the wood and concrete rafters and posts which will be retained. The roof will have additional skylights; however they will rise above the roof by only eight inches, have a flat design, and be located on the flatter portions of the roof, making them difficult to see from the ground. A secondary feature is the main entrance of the building which will dramatically change with a new location and an aluminum and glass entry vestibule of 270 square feet, topped with artwork. The existing entrance has a much lower profile than the proposed entrance which will project out from the building. Another major change for the building is a projecting rear entrance with area for mechanicals. The impact of these new entrances are somewhat mitigated by their transparent design. The project meets these standards in terms of materials, but not in terms of retaining distinctive features.

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;
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;

Finding for Standard 3 and 8: The materials help to define changes to this structure as contemporary and their transparency (glazed panels and wire mesh) allow for the original design of the building to remain apparent. The changes do not create a false sense of history as they are clearly different in design yet play off the building's original design intent. The project meets this standard.

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

Finding for Standards 4, 7, and 10: No alterations are proposed to be removed and the project does not include chemical or physical treatments, or imitation or synthetic materials. These standards are not applicable to this project.

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;

Finding for Standard 9: Most of the proposed changes can be removed without damaging the essential form and integrity of the structure. The replacement of walls is a more permanent change, however the location of walls will not change and these walls are not a defining feature of the building.

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;

Finding for Standard 11: Signage or artwork is proposed for above the new main entrance. There is not enough information, at this time, to review the signage.

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

Finding for Standards 12: There are no additional standards applicable to this project. 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 safely holding the birds until the Wilson Pavilion remodel is complete. The temporary structure meets section 21A.42.070 of the zoning ordinance which allows for storage trailers during a construction period.

Review of Master Plan

At the July 1, 2009 Historic Landmark Commission meeting, the applicant presented a master plan (Phase II) for the Tracy Aviary. The Commission expressed concern over the removal of some of the features. (See graph below.) Tracy Aviary and its contents are “features” of the a Landmark Site; however, staff found it appropriate to use the standards for “contributing” status of a building within an historic district as a guide for determining

the historic importance of features within this complicated Landmark Site since these standards are broad enough to apply to features as well as buildings. The standards for “contributing status” are:

- a. Significance in local, regional, state or national history, architecture, engineering or culture, associated with at least one of the following:
 - (1) Events that have made significant contribution to the broad patterns of history, or
 - (2) Lives of persons significant in the history of the city, region, state, or nation, or
 - (3) The distinctive characteristics of a type, period or method of construction; or the work of a notable architect or master craftsman, or
 - (4) Information important in the understanding of the prehistory or history of Salt Lake City; and
- b. Physical integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the national park service for the National Register of Historic Places; and
- c. The age of the site. Sites must be at least fifty (50) years old, or have achieved significance within the past fifty (50) years if the properties are of exceptional importance.

The applicant is requesting a review of the following features and a determination of their historic importance to the site. These were the features identified at the July meeting as possibly being significant:

#	Name	Construction date	Recommendation
10.	Burrowing owl exhibit	c. 1938	Although this is one of the early zoo buildings, this structure appears to have undergone multiple changes including the relocation of windows and doors, which undermines its historic integrity. Staff recommends approval of demolition.
14	Southern Ground hornbill exhibit	c. 1970	This structure does not appear on the 1968 plan for the site. It helps to tell the story of development in the Aviary in the 1960s and 70s and does not appear to have undergone major changes. However, research has not revealed any information on its original use and it is probable that the structure does not meet the “exceptional significance” standard of the ordinance for properties younger than 50 years. If demolition is approved, staff recommends documentation following the State Historic Preservation Office’s requirements of Intensive Level Survey.
16	Office/Aquarium	c. 1938	This structure is the most intact and significant of the few structures remaining from the time when the Aviary served as a

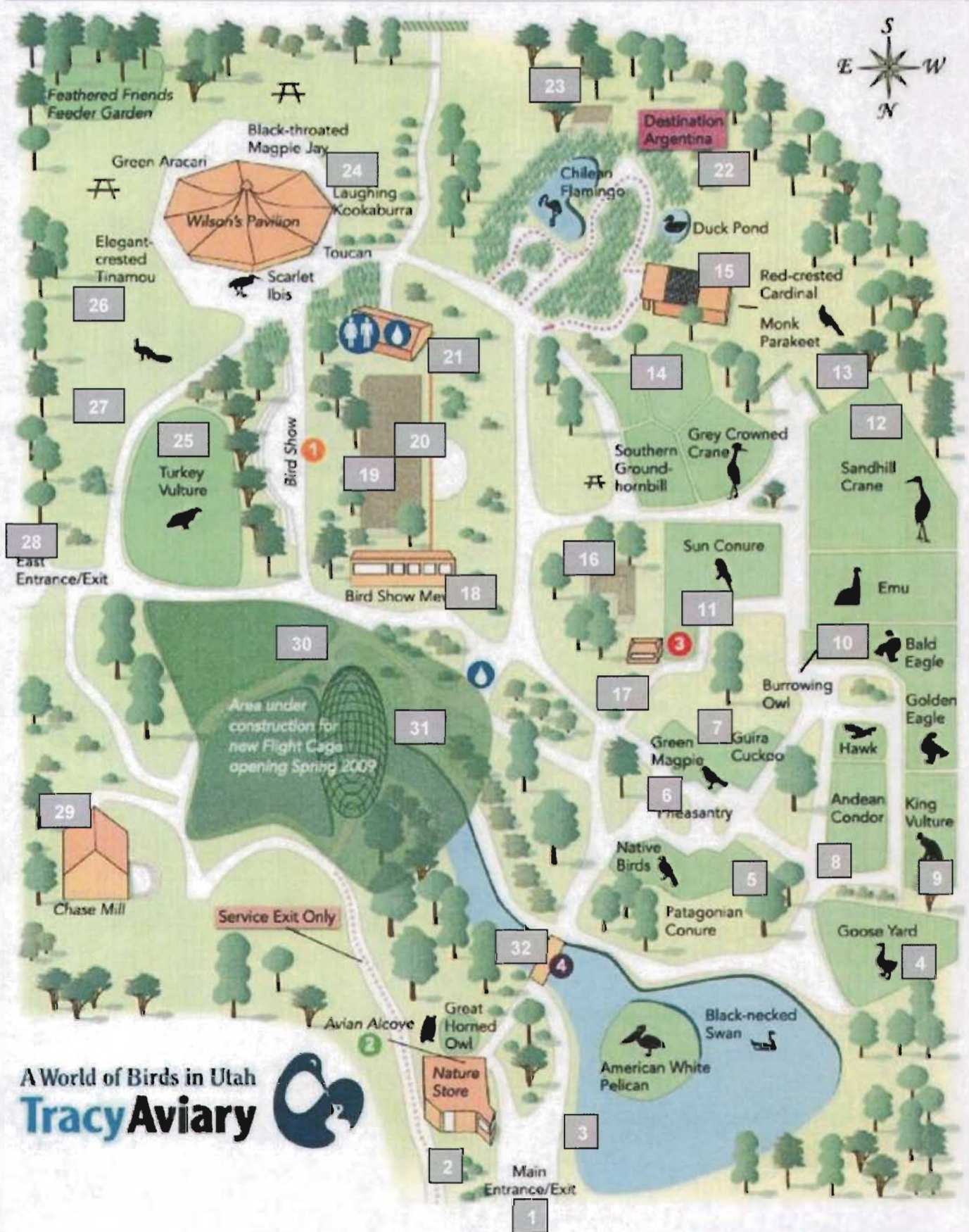
			<p>zoo. The 1938 and 1968 plans show it as an L-shaped building. It may be appropriate to move this structure to a location in the central portion of the Aviary, if necessary. In 1938, the central portion of the site was the location of the majority of the structures which were centered around an interior drive. Staff recommends interpretive signage for this building and the “feed house” which would provide a short history of the site and its transition from zoo to aviary, as well as these specific buildings. The applicant may wish to work with the Utah State Historic Preservation Office on the design and content of the marker.</p>
17	Shed	c. 1938	<p>This building was a “feed house” in 1938. If the Office/Aquarium is moved, this structure should move with it. Staff recommends retaining this structure within the central portion of the Aviary.</p>
20	Duck pond	c. 1968	<p>This feature has undergone several changes and is in extremely poor condition and so no longer has historic integrity. At the July 2009 meeting, the Commission recommended documentation of this feature before removal. Staff recommends the documentation follow the State Historic Preservation Office’s requirements of Intensive Level Survey.</p>
25	Turkey vulture exhibit	c. 1968	<p>This structure helps to tell the story of development in the Aviary in the 1960s and 70s and does not appear to have undergone major changes. However research has not revealed any information on its original use and it is probable that the structure does not meet the “exceptional significance” standard of the ordinance for properties younger than 50 years.</p>
30	Holding/storage	Not shiplap siding	<p>The date of this building is unknown. Although it follows the general design of other small red sheds on the site its siding material is different-- lapboard siding rather than shiplap. It is estimated that this building was constructed in the last twenty years and is therefore not historic. Staff</p>

			recommends approval of demolition.
32	Old bridge	c. 1938	The existing concrete bridge (outside of the current Aviary) and the existing wood bridge appear on the 1938 plan. Although, the wood bridge is not likely usable for guests it may be a historic feature worth preserving. Additional assessment of the bridge is necessary to determine its condition and whether or not it is the bridge shown on the 1938 plans. Staff recommends retaining the concrete bridge.

The applicant is also requesting a formal determination that the following properties are not historically significant or character defining features of the Landmark Site:

#	Name	Date
1	Current entrance	c. 1994
2	Nature Store	Remodeled 1994
3	Exhibit at entrance	2006
4	Red-crowned crane exhibit	
5	Pheasant exhibit	1986
6	Concrete and metal pavilion	c. 1994
7	Magpie/cuckoo exhibit	c. 1986
8	Condor/hawk exhibit	c. 1968
9	King vulture exhibit	
11	Sun conure exhibit	Late 90s
18	Bird show mews	c. 2008
19	Exhibit and amphitheater	c. 1988
22	Modular building	c. 1996
28	Ticket booth at old entrance	

Attachment B
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. It is not a complete listing of features and does not provide full research on all the structures.

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 within 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. The architecture of the Aviary is eclectic.

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, 1938-1950s: The structures original to the Aviary were constructed c. 1938 as frame, gable roof, shiplap siding exhibits and support buildings (#10, 16, 17) as well as wire mesh exhibit cages, which have all been removed with the exception of the flight cage (#31).

Modern Period, 1960-1980: Construction from 1960 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’s modern design is similar to other structures in Liberty Park.

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 benches are recent and therefore not historic features.

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”.

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.





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



Tracy Aviary, 1914, Utah State History

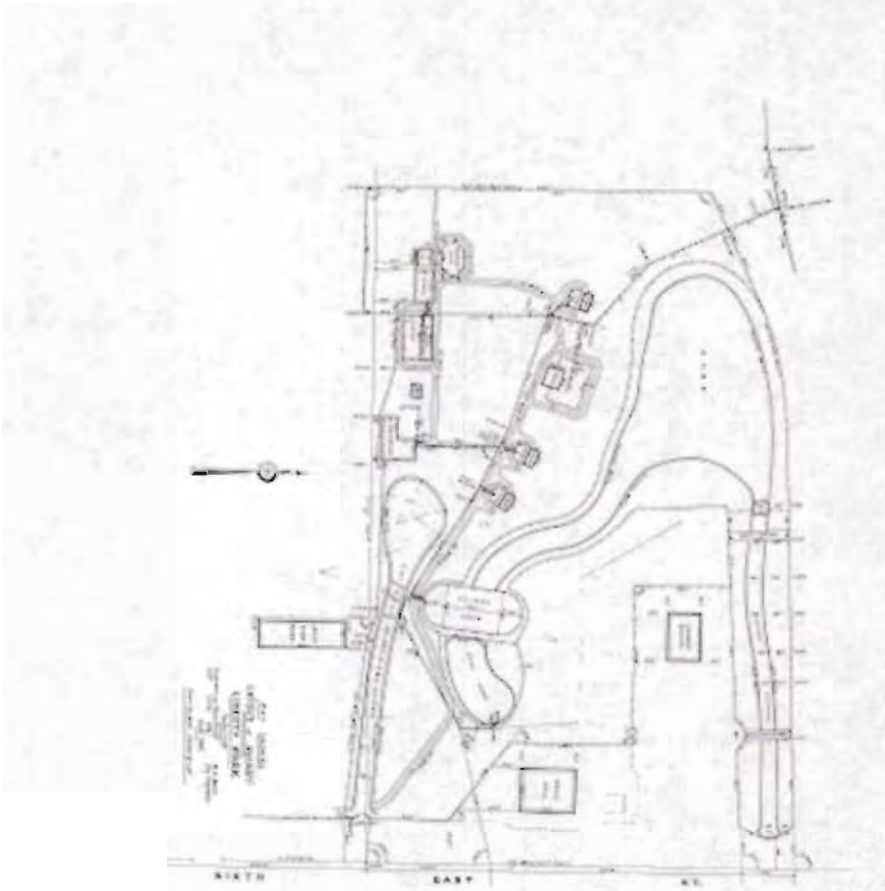
The zoo in Liberty Park came into being in 1911 but moved to a new location in 1935. After Mr. Tracy donated his bird collection in 1938, this section of the park was dedicated as Tracy Aviary. Several buildings are shown on plans for the Aviary in 1938 but it is not know if these were held-over from when the site was used as a zoo or if they were new structures for the Aviary. The buildings are simple gabled structures with shiplap siding and do not fit this era of development. With the exception of the flight cage, none of the early exhibit cages exist. The few plans for these exhibits do not reflect natural trends of this period but seem more reminiscent of the first phase of zoo development.

3. Zoos as Conservation and Education Facilities

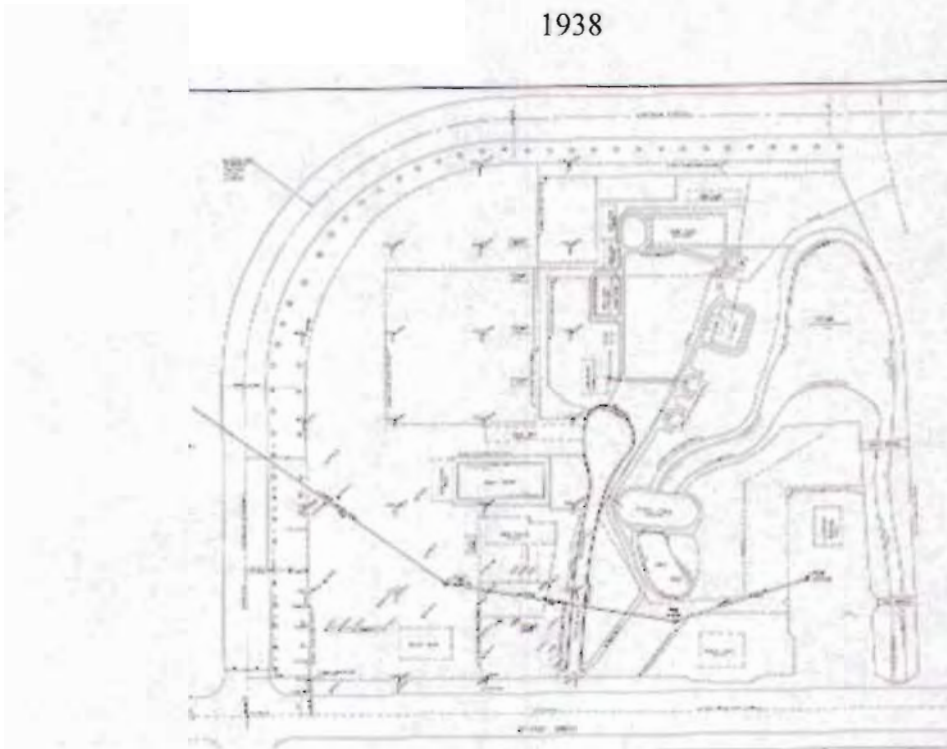
The “landscape emersion” idea of exhibit design began in 1976. Exhibits attempt to recreate a natural habitat, not just the landscape, but also the botany and climatology. The most important development of this era is that the animal’s mental as well as physical well being are taken into account. Exhibits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

The most recent structures of the Aviary reflect these standards with interactive exhibits designed to reflect natural habitats.

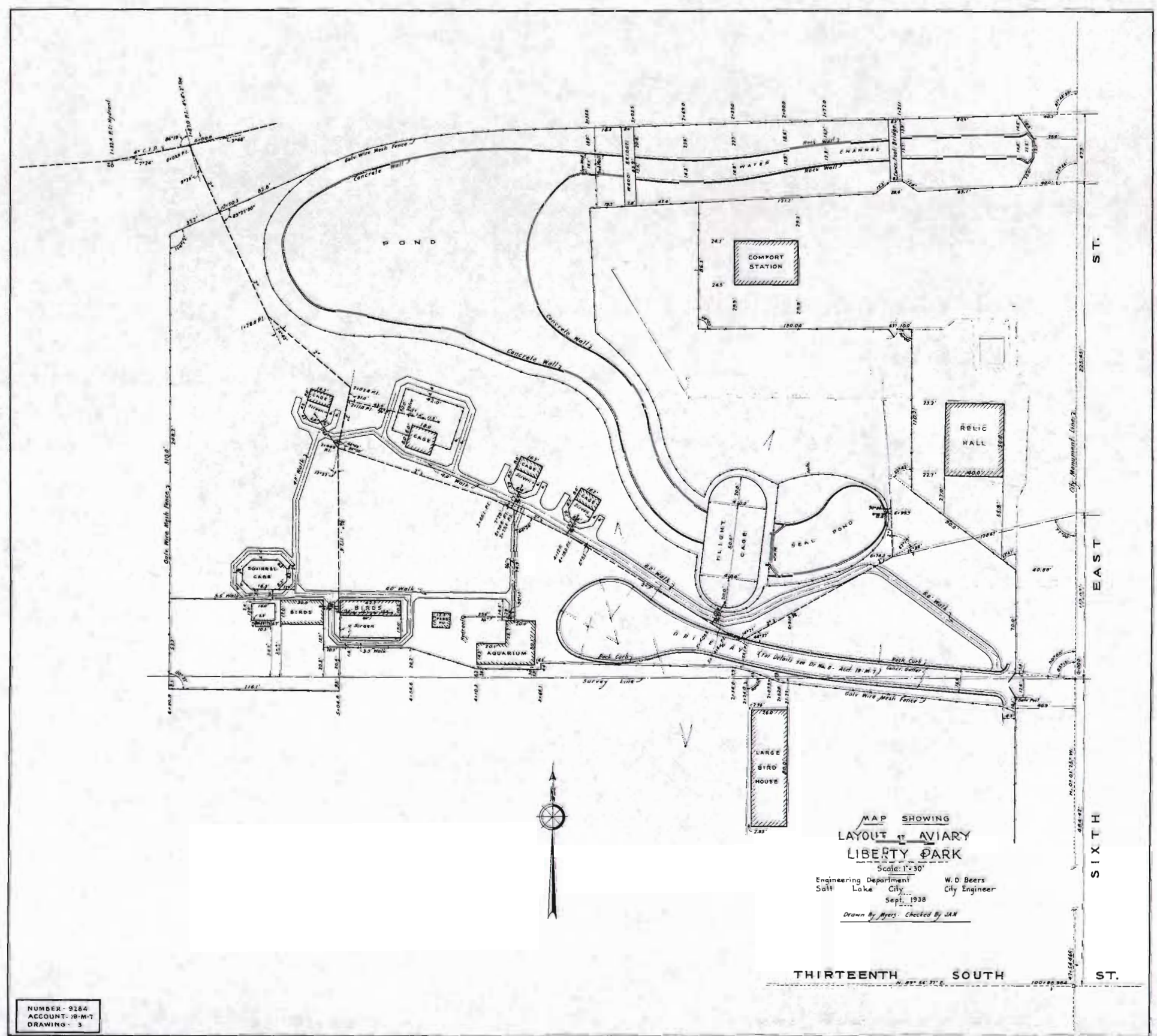
Historic Maps



1938



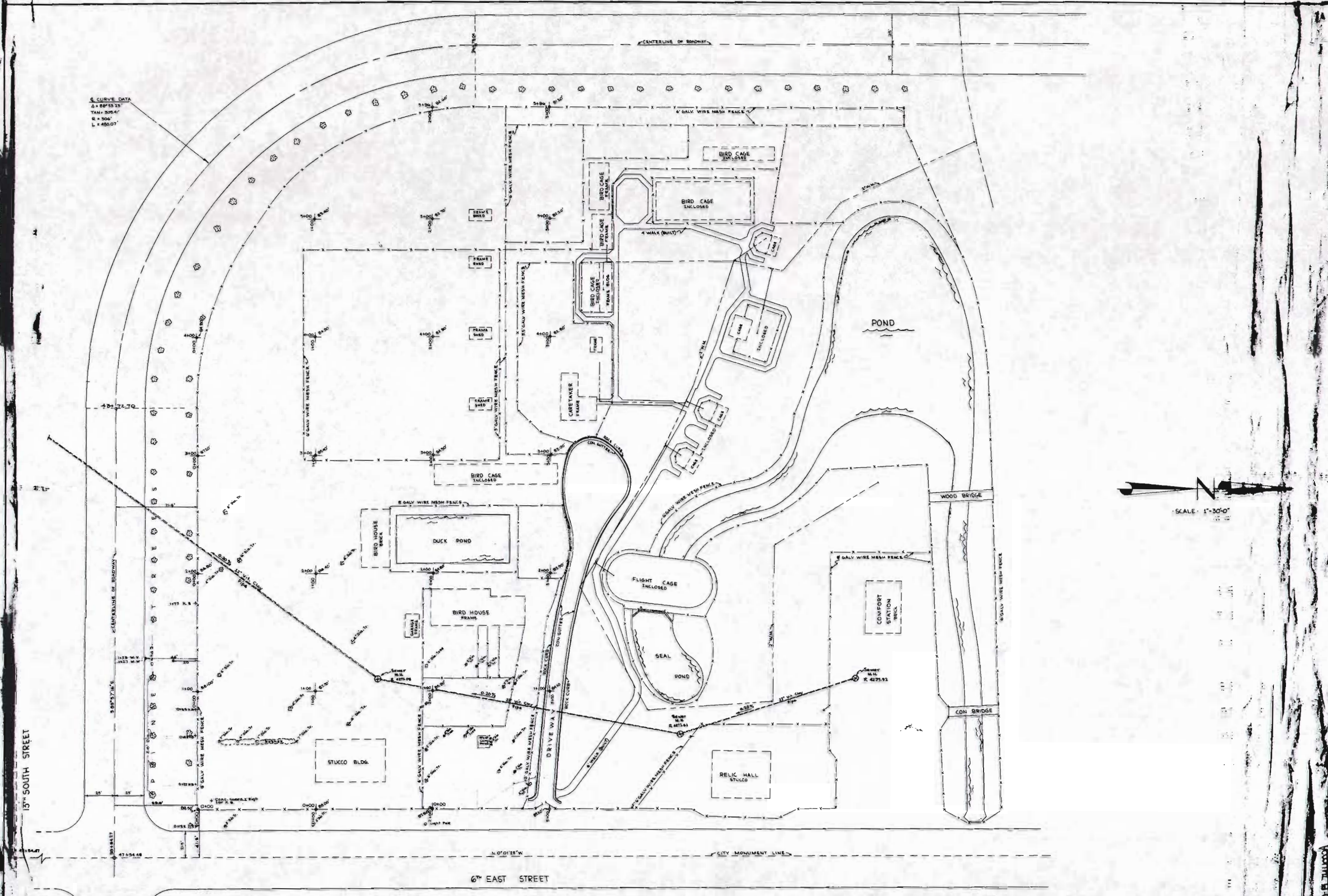
1968



MAP SHOWING
 LAYOUT OF AVIARY
 LIBERTY PARK
 Scale: 1"=30'
 Engineering Department W. D. Beers
 Salt Lake City City Engineer
 Sept. 1938
 Drawn by Myers - Checked by J.A.H.

NUMBER - 9184
 ACCOUNT - 18-M-7
 DRAWING - 3

CURVE DATA
 $\Delta = 89^{\circ}53'23''$
 $TAN = 3206.4'$
 $R = 500'$
 $L = 480.07'$



NUMBER 15265
 ACT. 19-24-7
 SHEET 10
 OF 12 SHEETS

APPROVALS				
DATE	BY	DATE	DATE	DATE

PRESENTED TO THE BOARD OF
 SALT LAKE CITY COMMISSIONERS
 AND APPROVED
 THIS _____ DAY OF _____ 19____
 CITY COMMISSIONER

DESIGN BY
 DRAWN BY J.B.T.
 CHECKED BY K.L.N.
 SCALE 1"=30'-0"
 DATE 1/24/68

SALT LAKE CITY CORPORATION
 ENGINEERING DEPARTMENT
 CITY & COUNTY BUILDING
 SALT LAKE CITY, UTAH

PLOT PLAN OF AN ANIMAL
 AREA AT LIBERTY
 PARK

INVENTORY

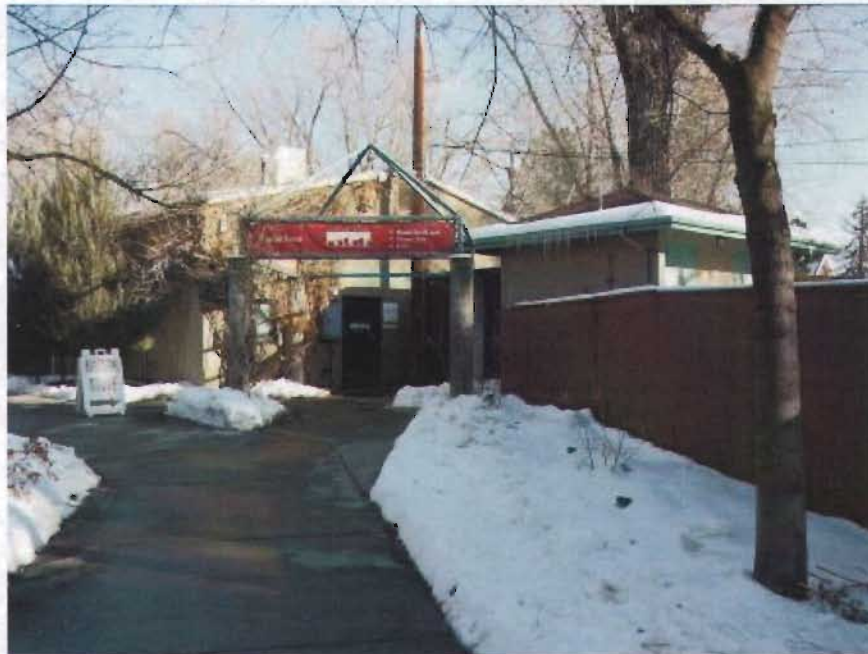
1



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



<p>Current Use: Burrowing owl exhibit</p>	<p>Historic Use: bird cage</p>
<p>Materials: wood frame</p>	<p>Construction Date: c.1938</p>
<p>Plan: Demolish</p>	<p>Significance: Significant as an early feature of the Aviary which retains historic integrity.</p>

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

16



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



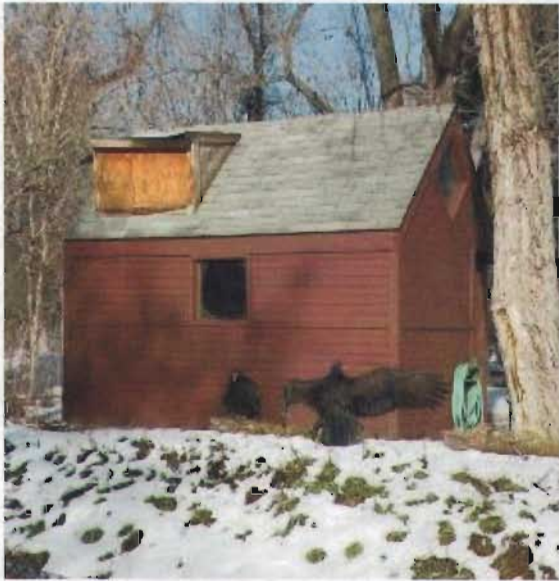
Current Use: Flamingo holding	Historic Use:
Materials: wood	Construction Date: 2004
Plan:	Significance: Not historically significant

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



7
CONCEPTUAL RENDERING
 SCALE: 1/4" = 1'-0"

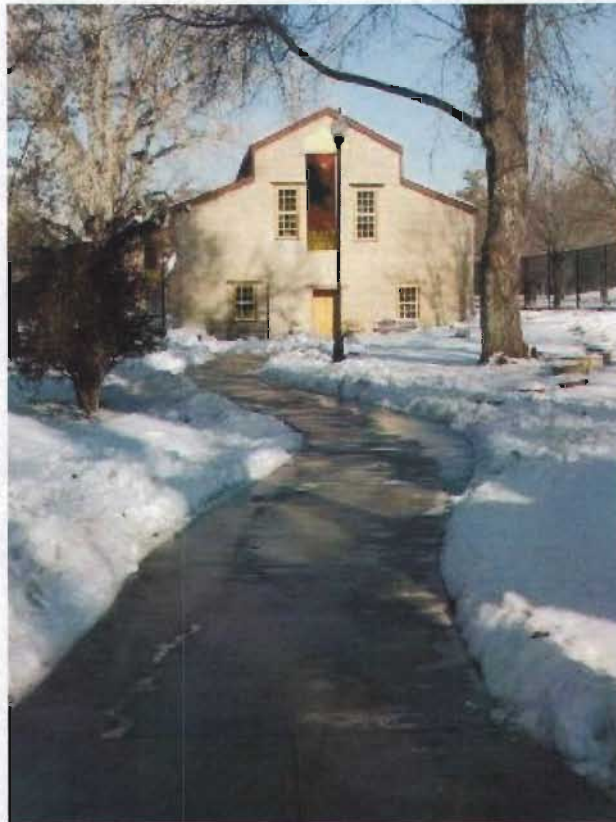
Current Use: Vacant (Amazon Adventure Exhibit planned)	Historic Use:
Materials: concrete, pipe and wire mesh	Construction Date: 2009 proposed
Plan:	Significance: Not historically significant

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.



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 C
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"
-  Meshed Exhibit (Visitor Walk-Through)
-  Meshed Exhibit (Views Through Mesh)
-  Exhibit Pathway
-  Visitor Pathway
-  Service Pathway
-  Existing Tree to Remain
-  Proposed New Tree
-  Perimeter Fence
-  Green/Planted areas
-  Lawn
-  Wetland
-  Water



ATTACHMENT G: HISTORIC PRESERVATION STANDARDS

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Altering of a Landmark Site or Contributing Structure (21A.34.020.G)

In considering an application for a Certificate of Appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Finding	Rationale
<p>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;</p>	<p>Does Not Comply</p>	<p>The building was initially constructed as an aquarium in 1938 and has been occupied by various uses throughout the Aviary's history. The structure is not currently in use, but recent uses have included office area, and educational space. The current proposal is to use the building for storage, and remove a 287 sq ft portion of the historic building, leaving a remaining structure of approximately 626 sq ft. Whether or not these changes are minimal is questionable and Staff is of the opinion that if the design of the event venue storage area was slightly modified, the historic building could still be used for event storage without the proposed alterations that would compromise the overall historic integrity of the building which tells a story of the progression of development within the Aviary.</p> <p>Because of the way the building is sited within the Aviary, it has a 360 degree view with the exception of the south facade which is adjacent to an existing building. The building was designed with doors and windows on all 4 elevations of the structure, giving the appearance of a front facade from all elevations/views. Although construction of the proposed new event center may obstruct 360 degree views of the historic structure, Staff is of the opinion that the considering the overall development within the Aviary, obstructing views of the west elevation would have less of an impact then removal of a portion of the structure which would negatively impact the historic integrity of the building and characteristics of the site. The proposal conflicts with this standard.</p>
<p>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;</p>	<p>Does not comply</p>	<p>The building is characterized by simple wood frame architecture. Although it was not constructed to meet current building standards, Staff is of the opinion the significance of the building more relates to its association with the development pattern of the Aviary and the story it tells related to the development within Liberty Park over time. The proposal is to remove the rear portion of the structure, resulting in the existing L-shaped building form being modified to rectangular form that is not consistent with size, configuration, and historic context of the building. The proposed alterations to the historic property remove historic materials, compromising the historic integrity of the property. The proposal does not meet this standard.</p>
<p>Standard 3: All sites, structure 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.</p>	<p>Not Applicable</p>	<p>No changes proposed which seek to create a false sense of history or architecture. This standard does not apply to this proposal.</p>

<p>Standard 4: Alterations or additions that have acquired historic significance in their own right shall be retained and preserved.</p>	<p>Does not comply</p>	<p>The building was constructed in 1938 and is a historically contributing structure. In 2009 the Historic Landmark Commission reviewed the historic significance of several buildings/structures and sites within the Aviary and at that time confirmed the office house/aquarium building was a contributing structure. The Historic Landmark Commission also added a condition to the approval of Tracy Aviary's 2009 Master Plan that the office house/aquarium building be retained. Staff is of the opinion that the determination made by the Commission regarding the contributing status in 2009 is still applicable to the building today, and that this condition of approval should be satisfied. Although there are not any additions proposed to the historic structure, the proposed alterations to remove a portion of a historically significant building do not retain and preserve the structure. This standard is not met.</p>
<p>Standard 5: Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p>Does not comply</p>	<p>The building itself is a distinctive feature of the Aviary and Liberty Park in terms of being one of the original 3 structures that was designed and constructed for the Aviary in 1938. The subject property and the flight cage are the only original Aviary structures that remain. The building has had several uses including an aquarium, playhouse, park recreation building, and caretaker's home which is significant in terms of the overall progression of development over time in the Aviary. The proposal is to remove 1/3 of the structure, and although a portion of the building would remain in its original construction location, the proposed removal appears unnecessary and would have a negative effect on the historic integrity of the building which is a distinctive feature within the park.</p>
<p>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.</p>	<p>Not Applicable</p>	<p>The proposal does not include replacement or repair of any deteriorated architectural features. There are missing architectural features on the building (1 door on the north elevation, and one door on the east elevation) however there proposal does not include reinstatement of these features or repair.</p>
<p>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.</p>	<p>Not applicable</p>	<p>The proposal does not include cleaning treatments of existing historic materials. This standard does not relate to this proposal.</p>

<p>Standard 8: Contemporary designs 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.</p>	<p>Partially Complies with Conditions Imposed</p>	<p>Does Not Comply: The proposed modifications to the office house/aquarium remove almost 1/3 of the existing building that would result in structure with a remaining square footage of 626 square feet. The proposed modifications also alter the character of the property which was designed so that each view of the property appears to be a front facade. That architectural characteristic is diminished with the removal of the west portion of the structure which would result in a structure that is rectangular in form. The existing L-shaped building provides some variation when viewed from the north and west elevation (this would also be applicable to the south elevation, however the existing bird holding building is fairly close to the subject structure making the south elevation not readily visible from the public way).</p> <p>Complies: The event center is proposed directly adjacent to the subject property and although it will also impede views of the portion of the building they are proposing to remove, Staff is of the opinion the event center is necessary for the function of the Aviary and with a condition of approval to reconfigure the storage area, the portion of the historic building could be retained. Staff is also recommending retention and interpretation of the historic structure as a condition of approval. The proposed event center design is compatible with the character of the property and the environment. See further analysis under "New Construction Standards."</p>
<p>Standard 9: Additions or alterations to structures and objects shall be done in such a manner that if such additions or alteration were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiate 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.</p>	<p>Partially Complies with Conditions Imposed</p>	<p>Does Not Comply: There is not an addition proposed to the historic structure, however the proposed alterations to remove a portion of the original structure would be irreversible would impair the essential form and integrity of the structure. This standard is not met.</p> <p>Complies: The proposed new construction of the event center is directly adjacent to the office house and is differentiated from the historic building. As a condition of approval, Staff is recommending the event center storage area be modified to preserve the portion of the historic building and compatibility with the historic context of the site. See further analysis under "New Construction Standards."</p>
<p>Standard 10: Certain building materials are prohibited including the following: vinyl, asbestos, or aluminum cladding when applied directly to an original or historic material.</p>	<p>Not applicable</p>	<p>The proposal does not include the use of vinyl, asbestos, or aluminum cladding applied to the original material. This standard is not applicable.</p>
<p>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 part IV, Chapter 21A.46 of this title.</p>	<p>Not applicable</p>	<p>This proposal does not pertain to an existing sign or a new sign. This standard is not applicable to the project.</p>

H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for New Construction (21A.34.020.H)

In considering an application for a Certificate of Appropriateness for new construction in a historic district, the Historic Landmark Commission shall find that the project substantially complies with all of the general standards that pertain to the application and that the decision is in the best interest of the City.

Design Guidelines for Historic Commercial Properties and Districts in Salt Lake City are the relevant historic design guidelines for this design review. The Design Objectives and related design guidelines are referenced in the following review where they relate to the corresponding Historic Design Standards for New Construction (21A.34.020.H), and can be accessed here: <http://www.slcdocs.com/historicpreservation/GuideCom/Ch13.pdf>

Standard	Analysis and <i>Design Guideline Referenced</i>	Finding “Bird Feeder”	Finding Event Center
<p>1. SCALE & FORM 1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</p>	<p><u>Height & Width-Bird Feeder</u> The immediate context for this proposed building is the west frontage of the Aviary site adjacent to 500 E and the west elevation is directly adjacent to the pedestrian path around Liberty Park. The buildings within Liberty Park and the Aviary vary in height, and the proposed structure is consistent with the eclectic nature of existing buildings and structures. The width of the ground floor is approximately 20ft, and the variation in setbacks and use of materials helps break up the building wall.</p> <p><u>Height & Width-Event Center</u> The event center is located interior to the Aviary, and not readily visible from public areas of Liberty Park. The height of the proposed event center is approximately 16’ 4” and is adjacent to the historic office house/aquarium building which has a height of approximately 14’. The width of the structure is approximately 78’ and the design of the structure is oriented to maintain the existing contours of the site. Staff is of the opinion the height and width of the proposed structure is visually compatible with the surrounding structure and site. <i>CDG 13.5 – The height of a new building design should reflect the established building scale of the setting and area.</i> <i>CDG 13.6 - The massing characteristics of the area should form the basis for the scale of new development.</i></p>	<p><u>Height & Width</u> Complies</p>	<p><u>Height & Width</u> Complies</p>
<p>1.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;</p>	<p><u>Facade Proportion-Bird Feeder</u> The proposal is similar in proportion to other structures within the park, especially on the west entrance. Vertical and horizontal divisions and emphasis help articulate a human scaled design.</p> <p><u>Facade Proportion-Event Center</u> The building design is largely influenced by its proposed use as an event center. The proposed structure is appropriately scaled to be compatible with the surrounding structures and the site. <i>CDG 13.7 - The street facade should appear similar in scale to the established scale of the current street block</i></p>	<p><u>Facade Proportion</u> Complies</p>	<p><u>Facade Proportion</u> Complies</p>

<p>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</p>	<p><u>Roof Shape-Bird Feeder</u> The roof of the structure is flat and similar to many of the other newly constructed buildings within the Aviary. A steel trellis above the elevated deck adds variation to the design.</p> <p><u>Roof Shape-Event Venue</u> The proposed structure has a planted low slope roof which is compatible in terms of surrounding structures in this area of the Aviary that have sloped roofs. <i>CDG 13.9 – The roof form should be an integral part of the building design and overall form of the building</i></p>	<p><u>Roof Shape</u> Complies</p>	<p><u>Roof Shape</u> Complies</p>
<p>1.d Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structures and streetscape.</p>	<p><u>Scale-Bird Feeder</u> This context is composed of various structures at a range of scales and primarily utilitarian design with the exception of some of the historic buildings and structures within the park. This diversity of building scale helps define the eclectic nature of the site, and the building is setback from the pedestrian pathways which helps minimize any visual impact of the scale.</p> <p><u>Scale-Event Venue</u> Modulation of the front facade and significant transparency helps mitigate the overall visual mass of the building while allowing for contemporary design elements that mark it as a product of its own time.</p> <p><i>CDG 13.8 - A new building should be designed to reinforce a sense of human scale.</i></p>	<p><u>Scale of a Structure</u> Complies</p>	<p><u>Scale of a Structure</u> Complies</p>
<p>2. COMPOSITION OF PRINCIPAL FACADES 2.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;</p>	<p><u>Proportion of Openings – Bird Feeder</u> The west elevation that is directly adjacent to the park sidewalk includes ground floor elements influenced by traditional design proportions and also the proposed functionality of the structure. The design of the windows on the ground floor is greatly influenced by the use of the structure, which is to purchase tickets to the Aviary and snacks.</p> <p><u>Proportion of Openings-Event Center</u> The proposed design is contemporary and features significant transparency as a design element. As such, the proportions of these openings are distinct from those one might expect from the surrounding structures. The scale and detailing is similar to dimensions of other contemporary structures found elsewhere in the Aviary and Liberty Park.</p> <p><i>CDG 13.13 - The pattern and proportions of window and door openings should fall within the range associated with historic buildings in the area</i> <i>CDG 13.16 – Consider building designs that emphasize floor levels</i></p>	<p><u>Proportion of Openings</u> Complies</p>	<p><u>Proportion of Openings</u> Complies</p>

<p>2.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;</p>	<p><u>Rhythm of Solids to Voids -Bird Feeder</u> The elevated deck is broken up solid colored steel panels and by large glass openings to provide views of the Aviary and the Park and is visually compatible with the surrounding streetscape.</p> <p><u>Rhythm of Solids to Voids –Event Venue</u> The north elevation of the event venue is primarily glass, and the remaining elevations include transparent openings and other features such as a landscaped berm that help visually break up the design of the structure. The creative design of the building helps to integrate the new building within its setting.</p> <p><i>CDG 13.14 – The ground floor level of a building should be designed to encourage pedestrian activity and provide visual interest</i></p>	<p><u>Rhythm of Solids to Voids</u> Complies</p>	<p><u>Rhythm of Solids to Voids</u> Complies</p>
<p>2.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;</p>	<p><u>Rhythm of Entrance Porch & Projections-Bird Feeder</u> The elevated 2nd story is a unique design element and will create light and shadow patterns which are generally encouraged. The creative design helps enhance the west entrance of the Park and the architectural details help to convey the fact that the building is new. The west facade is adjacent to the sidewalk and serves well to give clear prominence to the entrance area that is accessible from the public way.</p> <p><u>Rhythm of Entrance Porch & Projections-Event Venue</u> The orientation of the building on the site as well as the use of facade elements highlight the main entrance to the structure, and the retractable awnings are an architectural element that adds interest to the design and also allow for year round use of the building.</p> <p><i>CDG 13.15 – Design elements and details should be employed to integrate a new building with its setting.</i></p>	<p><u>Rhythm of Porch & Projections</u> Complies</p>	<p><u>Rhythm of Porch & Projections</u> Complies</p>
<p>2.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.</p>	<p><u>Materials & Detailing-Bird Feeder & Event Venue</u> The context of this setting is very eclectic. The structures within the site span a number of styles and materials. There is a fairly wide range of materials across these buildings including stone, masonry, stucco, wood and steel. The proposed design successfully fuses materials with historic referents with more contemporary materials (colored steel siding & metal cladding) These allows for a building that is contemporary in styling, but with a creative use of material that ties back to its historic context.</p> <p><i>CDG 13.20 - Exterior building materials should be of a high quality and compatible with adjacent buildings</i> <i>CDG 13.21 - New alternative materials that are compatible in character to historical materials may be acceptable with appropriate detailing.</i></p>	<p><u>Relationship of Materials</u> Complies</p>	<p><u>Relationship of Materials</u> Complies</p>

<p>3. RELATIONSHIP TO THE STREET</p> <p>3.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;</p>	<p><u>Walls of Continuity-Bird Feeder</u> The streetscape context for this proposal is the west side of Liberty Park along 500 E. The setbacks and building mass is varied. The proposed ground floor of the design is set back approximately 15 ft. from the public sidewalk and variation of projecting elements of building walls on the front facade help to enhance the buildings relationship with the public way.</p> <p><u>Walls of Continuity-Event Center</u> The event center is in a central location of the Aviary and structures within the Aviary are designed for their specific use. The façade of the proposed structure is visually compatible with the diverse nature of the architecture in the Aviary.</p>	<p><u>Relationship to the Street – Walls of Continuity</u> Complies</p>	<p><u>Relationship to the Street – Walls of Continuity</u> Complies</p>
<p>3.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;</p>	<p><u>Rhythm of Spacing & Structures on Streets-Bird Feeder</u> The proposed design of the building is compatible with surrounding structures and allows the new design to sit comfortably within the established solid-to-void rhythm of the streetscape.</p> <p><u>Rhythm of Spacing & Structures on Streets-Event Venue</u> The event venue is located directly adjacent to a historic structure known as the aquarium/office house building and incorporates the building into storage use for the event venue. In terms of height, scale it is visually compatible with the historic building. In respect to the and open space between the structures and the proposed structures visual relationship with the historic building, Staff is of the opinion the design of this area can be modified in a way that retains the west portion of the historic structure and further differentiates the two separate buildings, while still meeting the needs of a storage area for the event center. As a condition of approval, Staff recommends the applicant work with Planning Staff to modify the design of the storage area and retain and interpret the office house/aquarium building to ensure visual compatibility with the adjacent historic structure, and preserve the historic context of the site.</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> Complies</p>	<p><u>Rhythm of Spacing & Structures on Streets</u> Complies- with Conditions Imposed</p>
<p>3.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;</p>	<p><u>Directional Expression-Bird Feeder</u> The proposed design effectively orients the building to front adjacent to West Constitution Boulevard/500 E and directly onto the public sidewalk surrounding Liberty Park. Design features highlight the entrance as a primary feature of the front facade.</p> <p><u>Directional Expression-Event Venue</u> The use of transparency and gives distinct visual prominence as viewed from the Aviary’s primary entrance. The building is in the central portion of the Aviary and is sited to be visually compatible with pedestrian paths that surround the structure.</p> <p><i>CDG 13.16 – Consider building designs that emphasize floor levels</i> <i>CDG 13.17 – Canopies and awnings should be considered to emphasize the first floor entrance</i></p>	<p><u>Directional Expression</u> Complies</p>	<p><u>Directional Expression</u> Complies</p>

<p>3.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.</p>	<p><u>Streetscape and Pedestrian Improvement-Bird Feeder</u> The ground floor of the proposed structure is set back from the public sidewalk and the orientation of the building is broken up by varied building heights, overhangs, materials and architectural detailing. The design brings more uniformity of the streetscape/west entrance area and legibility of the public realm to pedestrians.</p> <p><u>Streetscape and Pedestrian Improvement-Event Venue</u> The event center is located in the central portion of the Aviary. The front facade is strongly articulated with the use of transparency and gives distinct visual prominence as viewed from the Aviary's primary entrance.</p> <p><i>CDG 13.16 – Consider building designs that emphasize floor levels</i> <i>CDG 13.17 – Canopies and awnings should be considered to emphasize the first floor entrance</i></p>	<p><u>Streetscape & Pedestrian Improvements</u> Complies</p>	<p><u>Streetscape & Pedestrian Improvements</u> Complies</p>
<p>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).</p>	<p><u>Settlement Patterns & Neighborhood Character</u> The proposal will not change any property boundaries.</p>	<p><u>Subdivision of Lots</u> Not applicable</p>	<p><u>Subdivision of Lots</u> Not applicable</p>

ATTACHMENT H: PUBLIC PROCESS AND COMMENTS

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project.

Notice of the public hearing for the proposal include:

- Notice mailed on July 24, 2016
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on June 30, 2016

Staff has received one public comment related to this project (included on the following page). Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

From: [REDACTED]
To: [Thompson, Amy](#)
Subject: Tracy Aviary Alterations
Date: Monday, June 27, 2016 10:50:30 AM

Hey Amy,

I am emailing to inquiry about the new construction projects within the Tracy Aviary. There is huge potential to daylight Red Butte and Emigration Creeks, in conjunction with these new construction projects.

Red Butte and Emigration both come into Liberty Park Pond. From there, they head back into a culvert and head to 1300 South. These two creeks then continue west down 1300 South until they meet an underground Parley's Creek at State Street. These three creeks then head all the way to the Jordan River on 13th, to our Three Creeks Confluence project. In partnership with the City, the Jordan River Commission, and many other stakeholders, we are working to daylight this 171-foot confluence.

By taking advantage of this new construction, a caveat of allowing the Aviary to construct could be to urge them to daylight both Red Butte and Emigration on the property or create a master plan/feasibility report that would put this potential daylighting project in writing. This will help to facilitate the city's visions and desire to daylight urban creeks in all its master plans since the *1962 Second Century Plan*, which envisioned a daylight channel of City Creek running "southward toward Downtown and tied into the green areas and tree-lined boulevards of the core". This vision is continued through the city's master plans, all the way up to the most recent *Downtown Plan*, which proposes the city should "encourage the continued 'daylighting'... to link the mountains with the Jordan River..."

A precedent in Portland, OR took advantage of a new construction project, existing construction crews, and site disturbance to daylight over 185 feet of buried creek, for under \$200,000. See attached for some photos of the project. This is extremely impressive, especially considering daylighting projects are often times multi-million dollar investments. City Creek Park, for instance, was around \$2.3 million to carved a 400 foot creek channel into a former surface parking lot.

We think that this project would be extremely consistent with Tracy Aviary's mission and vision! This project could mark the beginnings of the healing and repairing of our valley's hydrology. Seven green ribbons would again connect ecosystems and communities from the Wasatch Mountains all the way to the Jordan River. These connected corridors would provide vital riparian habitat for migratory birds and the other 80 percent of Utah's species that rely on these areas, improving Salt Lake's meager 1.2 percent riparian area land area coverage.

The project could become a living laboratory for the City's environmental education programs, showing kids the benefits of living systems within a watershed scope. This project could also become a demonstration to both local and broader interests for those pursuing future daylighting projects. This project could become part of a boarder vision from Zurich, Switzerland to Berkeley, CA, where organizations are searching for better ways to manage urban water infrastructure, while improving water quality, provide nature for humans and habitat for non-humans, mitigating flooding and the urban heat island effect, and creating beautiful natural spaces.

I am happy to sit down and chat more about the specifics! Please let me know if you have any questions or comments!

Thanks so much for your time Amy!

BRIAN TONETTI

Co-Director

SEVEN CANYONS TRUST

[REDACTED]

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ATTACHMENT I: DEPARTMENT COMMENTS

Public Utilities (Jason Draper): All improvements will need to be reviewed and approved by public utilities. We will have specific concerns and requirements with water quality. Complete plans and specifications will be required including an updated technical drainage study and SWPPP document.

Engineering (Scott Weiler): Engineering has no comments on the proposed construction at Tracy Aviary.

Transportation (Michael Barry): No additional parking is required. The parking for Tracy Aviary is shared with all the other venues and uses at Liberty Park. The number of parking spaces provided at Liberty Parking exceeds 700 spaces; the total square footage of buildings is approximately just over 55,000 square feet based on GIS information. Based on the approximate square footage of buildings per GIS data available and the minimum parking requirement for retail goods or services per Table 21A.44.030, which is 2 parking spaces per 1,000 square feet of usable area, the minimum parking requirement would be around 110 parking spaces. Therefore, the parking provided at Liberty Park far exceeds the minimum parking requirement for the existing and proposed uses per Table 21AS.44.030. and no additional parking is required.

Fire (Ted Itchon): At this time I see no problems with the proposal. Project will be reviewed during the building permits phase.

Parks & Public Lands (Kristen Riker): Our staff concerns are more in reference to staging during construction. In the past they have used the parking lots, maintenance yard and even the outside circle road due to limited space. A timeline for construction will be important to insure we're not impacting park operations.

ATTACHMENT J: MOTIONS

Consistent with Staff Recommendation:

MOTION (consistent with Staff Recommendation):

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the proposed amendments to Tracy Aviary's Master Plan with the following conditions of approval:

- 1. Applicant will update Tracy Aviary's Master Plan to reflect proposed amendments as well as any new proposals that are approved with this petition. Revised Master Plan will be submitted to Planning Staff.**

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for New Construction of the Entrance/Ticketing, Snack Bar and Plaza, petition PLNHLC2016-00306.

Based on the analysis and findings listed in this staff report, testimony and the proposal presented, I move that the Historic Landmark Commission approve petition PLNHLC2016-00307 in part, and deny a portion of the request in part.

With respect to a Certificate of Appropriateness for New Construction of the indoor outdoor event venue, I move that the Historic Landmark Commission approve the request with the following conditions of approval:

- 4. Satisfy the Historic Landmark Commissions Condition of Approval that was applied to petition PLNHLC2008-00684 in 2009 that states the office house be retained and interpreted.**
- 5. Modify the design of the storage area related to New Construction of the event venue to retain the historic office house/aquarium building. Final design details are delegated to Planning Staff.**
- 6. Work with Salt Lake City's Urban Forester on removal of any trees, and any proposed new tree plantings. and;**

to deny the request for a Certificate of Appropriateness for the proposed Major Alterations to remove the west portion of the office house/aquarium building.

Not Consistent with Staff Recommendation:

Based on the testimony and the proposal presented, I move that the Historic Landmark Commission deny the proposed amendments to Tracy Aviary's Master Plan.

Based on the testimony and the proposal presented, I move that the Historic Landmark Commission deny the request for a Certificate of Appropriateness for New Construction of the Entrance/Ticketing, Snack Bar and Plaza, petition PLNHLC2016-00306, and the request for a Certificate of Appropriateness for New Construction of the indoor outdoor event venue, petition PLNHLC2016-00307. (Commissioner then states findings based on the Standards for New Construction (21A.34.020.H) to support the motion):

1. Scale and Form:

- a. Height and Width
- b. Proportion of Principal Facades
- c. Roof Shape
- d. Scale of a Structure

2. Composition of Principal Facades

- a. Proportion of Openings
- b. Rhythm of Solids to Voids in Facades
- c. Rhythm of Entrance Porch and Other Projections
- d. Relationship of Materials

3. Relationship to Street

- a. Walls of Continuity
- b. Rhythm of Spacing and Structures on Streets
- c. Directional Expression of Principal Elevation
- d. Streetscape and Pedestrian Improvements

4. Subdivision of Lots

Based on the testimony and the proposal presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for the proposed Major Alterations to remove the west portion of the office house/aquarium building, petition PLNHLC2016-00307, as described in the proposal. (Commissioner then states findings based on the Standards 1, 2, 4, 5, 8 & 9 to support the motion):

1. **A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;**
2. **The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;**
3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;
4. **Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;**
5. **Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;**
6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other structures or objects;
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;
8. **Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;**
9. **Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;**
10. Certain building materials are prohibited including the following:
 - a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.
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.