



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: **PLNHLC2016-00409** – Tracy Aviary: Dabbling Duck Exhibit Renovations

MINOR 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: Jennifer Hale, the architect representing Friends of the Tracy Aviary, is requesting a Certificate of Appropriateness for Minor Alterations to the Dabbling Duck Exhibit at Tracy Aviary, located in Liberty Park, a Landmark Site.

RECOMMENDATION: As outlined in the analysis and findings in this staff report, it is Planning Staff's opinion the proposed Minor Alterations to renovate the Dabbling Duck Exhibit at Tracy Aviary, meet the applicable standards of approval and therefore, recommends the Historic Landmark Commission approve the request for a Certificate of Appropriateness.

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 request for a Certificate of Appropriateness for the proposed renovations to the Dabbling Duck Exhibit at Tracy Aviary, petition PLNHLC2016-00409, with the following conditions of approval:

- 1. Work with Salt Lake City's Urban Forester on removal of any trees, and any proposed new tree plantings.**

ATTACHMENTS:

- [Vicinity Map](#)
- [Liberty Park Nomination Forms](#)
- [Project Information, Site Plans and Elevations](#)
- [Existing Conditions](#)
- [Analysis of Standards](#)
- [Public Process and Comments](#)
- [Department Comments](#)
- [Motions](#)

BACKGROUND AND PROJECT DESCRIPTION:

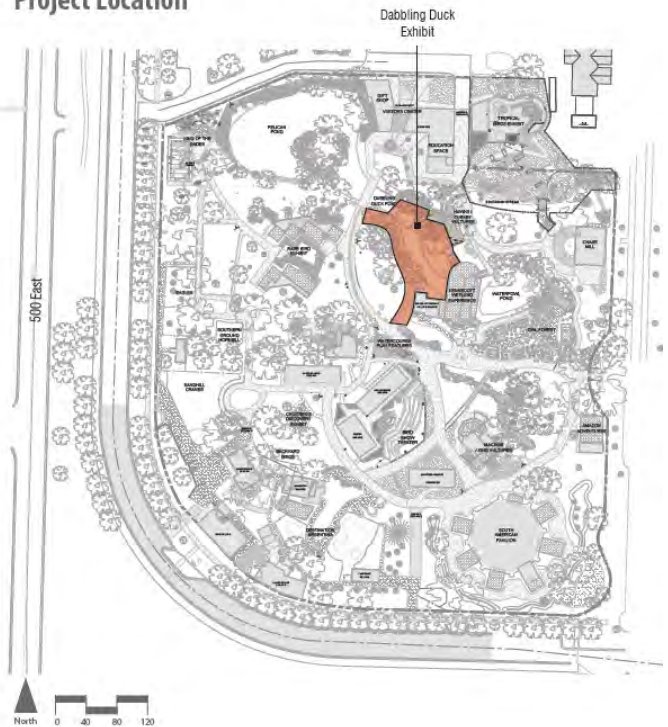
Tracy Aviary is located within Liberty Park at 589 E 1300 South. Liberty Park is a Landmark Site and also listed on the National Register of Historic Places. Liberty Park is significant as one of the earliest and largest urban parks in Utah. Originally purchased by Salt Lake City in 1881 from the estate 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 and site features is under the purview of the Historic Landmark Commission.

The request is for renovations to Tracy Aviary’s Dabbling Duck Exhibit. Requested renovations include: new entry and exit vestibules, reconfiguration of the existing water channel, the addition of a new “duck blind” structure, modifications to the exhibit pathway, and a beaver dam feature.

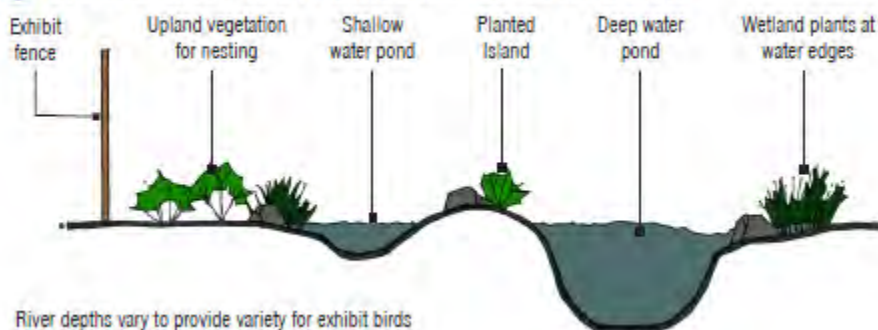
Netting Enclosure and New Entry and Exit Vestibules-The primary purpose for renovating Tracy Aviary’s Dabbling Duck Exhibit, is to create a new experience that is more engaging to Aviary visitors. In order to allow the addition of new, flighted bird species to the exhibit, the approximately 7,900 square foot exhibit will be enclosed with a netted structure and two 9’x 9’ entry/exit vestibules will be added at the north and south ends of the exhibit. The exhibit space has several neighboring structures—including the Hawks & Turkey Vultures Exhibit to the east and the Kennecott Wetland Exhibit on the east and south. These neighboring exhibits—along with the addition of an 8’ wooden semi-open fence around the remainder of the perimeter and a new, central structure—will be used to support the netting material which will enclose the exhibit. The netting material will work around many of the existing trees within the exhibit. The proposal will require removal of some volunteer trees.

Project Location



Reconfiguration of Water Channel- The proposed renovations include creating a more diverse biological environment by reconfiguring the existing channel into a “braided river” with several natural-looking channels and small islands. Currently, the exhibit consists of a concrete- and timber-lined water channel that runs from the Kennecott Wetland Exhibit through the exhibit and on to the Pelican Pond. The existing walls and/or channel bottom will be modified to create gentler, more natural slopes. The channel slopes, islands, and upland areas will be planted with vegetation that will give the exhibit a more natural feel and provide nesting and roosting opportunities for the exhibit birds. Channel improvements will also include the addition of wetland vegetation and other aeration methods to improve water quality in the exhibit.

B Braided “River” with Planted Islands - Section View



Duck Blind Structure-A simple, 18'x24' wood structure with a height of 10' will be added to the exhibit and will serve as the central gathering area for the exhibit. This structure will be a gathering point for group instruction, house the interpretative signage for the exhibit, and provide a place for Aviary visitors to stop, sit and observe. The structure incorporates architectural features of "duck blind" structures and will include window openings that vary in size and located at different heights in order to provide a variety of viewpoints for both adults and children.

A "Duck Blind" Structure - Front View



A "Duck Blind" Structure - East Face



Exhibit Pathways: Currently the exhibit is accessed by a narrow sidewalk that runs down the west side of the exhibit space. Exhibit renovations will include removing portions of this walkway and adding wood boardwalks to bridge over the "braided river" and allow visitors greater access to and interaction with the exhibit.

2 3 Main exhibit pathway and 3' wood & wire fence



Looking north



Looking south

Beaver Dam: For additional interest and educational opportunities, the bridge at the south end of the exhibit may take the form of a 'beaver dam,' constructed of wood materials and/or concrete materials that are designed and manufactured to look like wood. The dam will allow water to flow through it while still allowing exhibit visitors to cross over it.

C "Beaver Dam"



A beaver hollow at the ground level creates an intriguing play area for young children

Discussion & Findings-

The proposed renovations are to the existing Dabbling Duck pond in the Aviary. The scale and form of structures and exhibits within the park vary greatly depending on their function. The architectural composition of the proposed duck blind structure is similar in design and materials to other display buildings and utilitarian structures in the Aviary. The directional expression of the “duck blind” structure is designed to be a focal point of the exhibit, and provide patrons with the best view of the birds while also offering protection for the birds. The proposed exhibit is relatively indiscreet, and designed to feature what is inside (the birds). The scale is compatible with other exhibits in the Aviary and will blend accordingly. The exhibit relates to pedestrian paths within in the Aviary, and will only be readily visible to guests of the Aviary. A portion of the existing pathways will be reconfigured to allow for greater interaction with the exhibit. The proposed reconfiguration is consistent with the overall circulation pattern of the Aviary. The proposed renovations are consistent with the historic character of the site.

KEY ISSUES:

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

Issue 2: Loss of Trees - *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 renovations retain the mature trees and the volunteer trees the applicant is requesting to remove are not part of the historic planting within the Aviary. Staff is of the opinion this issue is resolved, but as a condition approval is recommending the applicant work with the City's urban forester on any tree removal or new tree plantings (if applicable).

NEXT STEPS:

If the project is 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 the Commission disagrees with Staff's recommendation and the project is denied as proposed by the applicant, the applicant would not be able to proceed with the project as described.

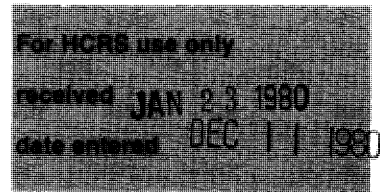
ATTACHMENT A: VICINITY MAP



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

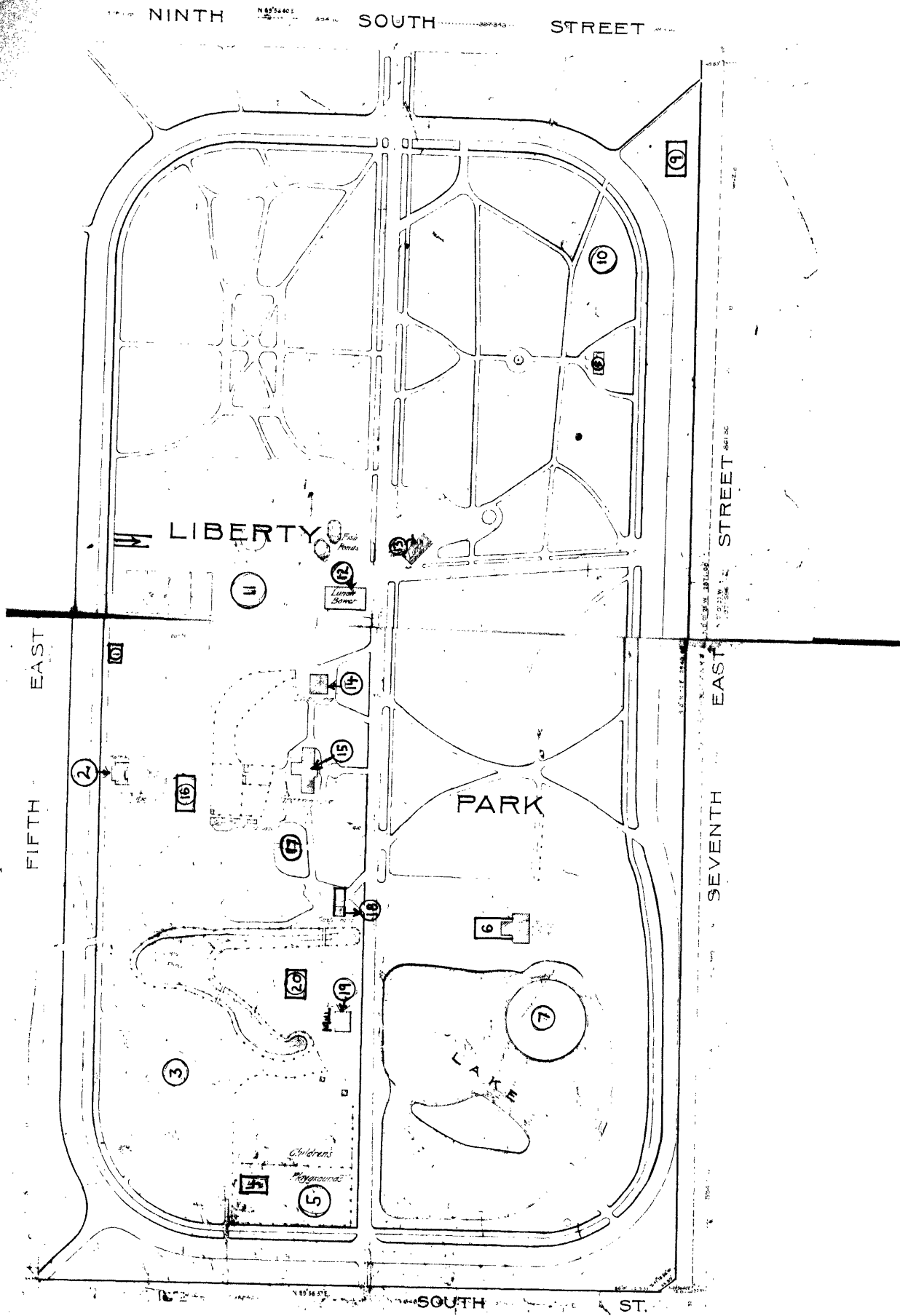
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The dedicatory procession formed at the City Hall and included Mayor Jennings, ex-mayor Little (who had presided over the purchase of the property), Wilford Woodruff and numerous other city, state, and Mormon Church officials. Music was provided by 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

Project Location

Dabbling Duck Exhibit



Dabbling Duck Exhibit at Tracy Aviary

The primary purpose for renovating Tracy Aviary's Dabbling Duck Exhibit (see Project Location map) is to create a new experience that is more engaging to Aviary visitors. In order to allow the addition of new, flighted bird species to the exhibit, the approximately 7,900 square foot exhibit will be enclosed with a netted structure and two 9'x 9' entry/exit vestibules will be added at the north and south ends of the exhibit. The exhibit space has several neighboring structures—including the Hawks & Turkey Vultures Exhibit to the east and the Kennecott Wetland Exhibit on the east and south. These neighboring exhibits—along with the addition of an 8' wooden semi-open fence around the remainder of the perimeter and a new, central structure—will be used to support the netting material which will enclose the exhibit. The netting material will work around many of the existing trees within the exhibit.

Currently, the exhibit consists of a concrete- and timber-lined water channel that runs from the Kennecott Wetland Exhibit through the exhibit and on to the Pelican Pond. The proposed renovations include creating a more diverse biological environment by reconfiguring the existing channel into a "braided river" with several natural-looking channels and small islands. The existing walls and/or channel bottom will be modified to create gentler, more natural slopes. The channel slopes, islands, and upland areas will be planted with vegetation that will give the exhibit a more natural feel and provide nesting and roosting opportunities for the exhibit birds. Channel improvements will also include the addition of wetland vegetation and other aeration methods to improve water quality in the exhibit.

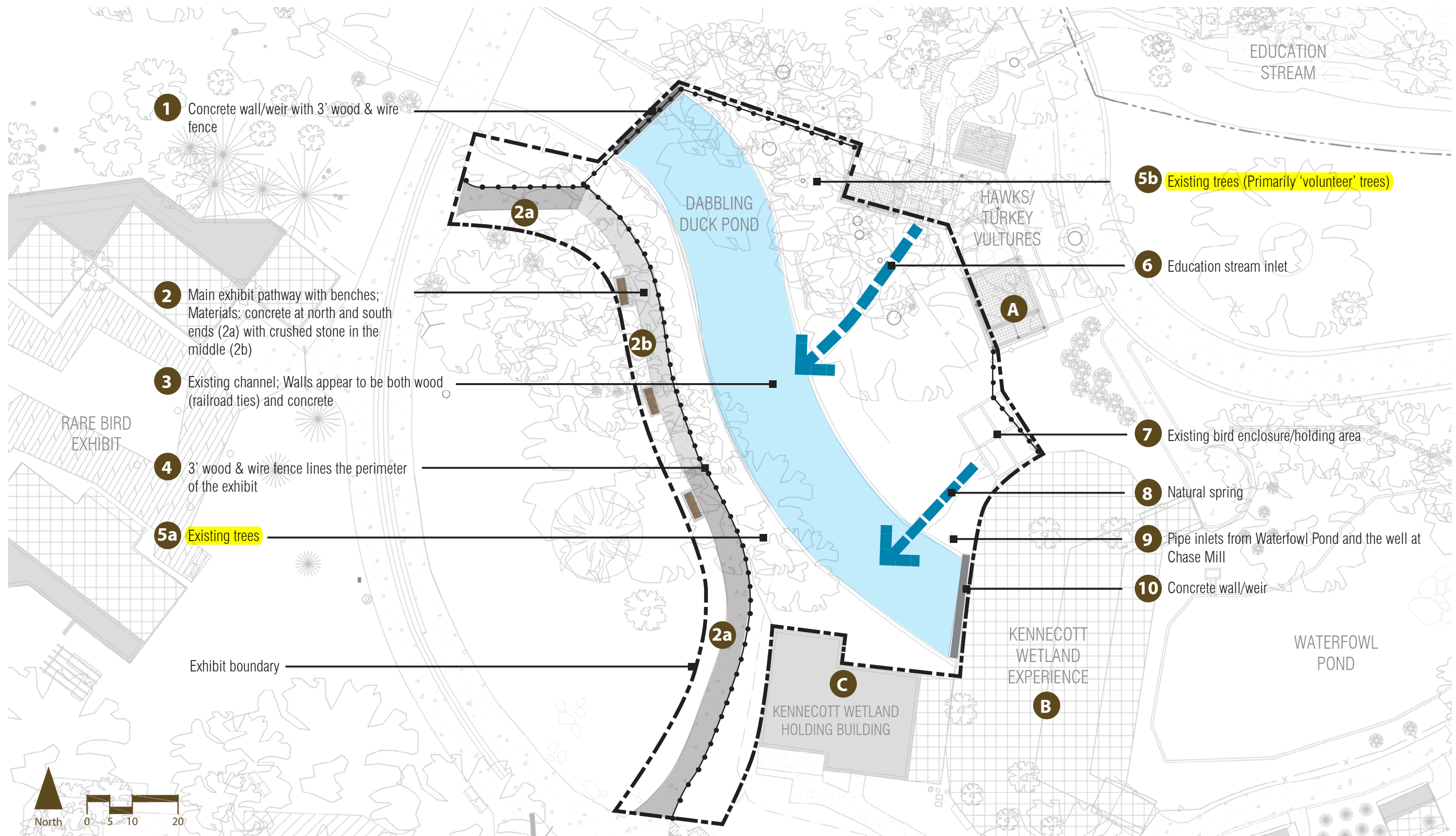
A simple, 18'x24' wood structure will be added to the exhibit and will serve as the central gathering area for the exhibit. This structure will be a gathering point for group instruction, house the interpretative signage for the exhibit, and provide a place for Aviary visitors to stop, sit, and observe. The structure incorporates architectural features of "duck blind" structures and will include windows that vary in size and located at different heights in order to provide a variety of viewpoints for both adults and children.

Currently the exhibit is accessed by a narrow sidewalk that runs down the west side of the exhibit space. Exhibit renovations will include removing portions of this walkway and adding wood boardwalks to bridge over the "braided river" and allow visitors greater access to and interaction with the exhibit. For additional interest and educational opportunities, the bridge at the south end of the exhibit may take the form of a 'beaver dam,' constructed of wood materials and/or concrete materials that are designed and manufactured to look like wood. The dam will allow water to flow through it while still allowing exhibit visitors to cross over it.

To maximize exhibit space, the existing bird enclosure/holding area will be removed and modifications will be made to the Kennecott Wetland Holding Building at the south end of the exhibit.

Dabbling Duck Exhibit at Tracy Aviary - Existing Conditions

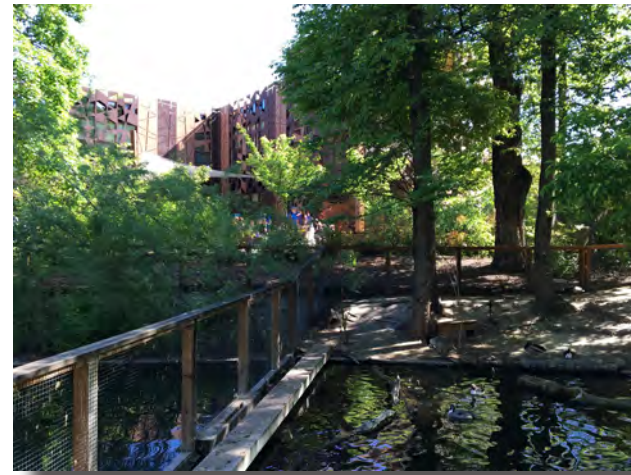
June 14, 2016



Dabbling Duck Exhibit at Tracy Aviary - Existing Conditions



1 Concrete weir with 3' wood & wire fence



2 3 Main exhibit pathway and 3' wood & wire fence



Looking north



Looking south

4 Existing channel



Looking south



Looking west (from east bank)

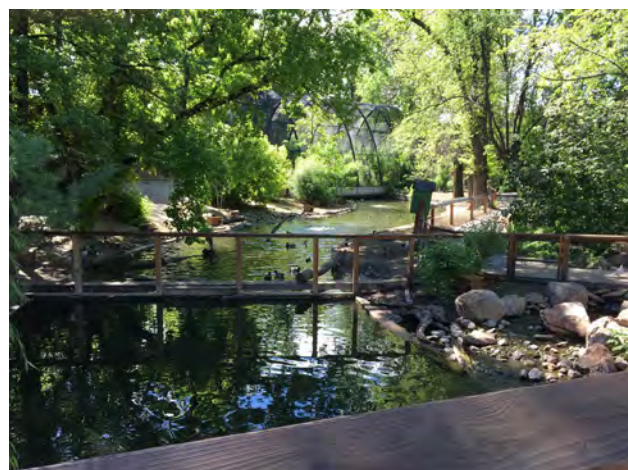


Looking west (from east bank)



East bank at Education Stream Inlet

5 Existing Trees



Trees line both sides of the channel
page 21



Mature trees on the west side of the exhibit



'Volunteer' trees on the east side of the exhibit

6 Education Stream inlet



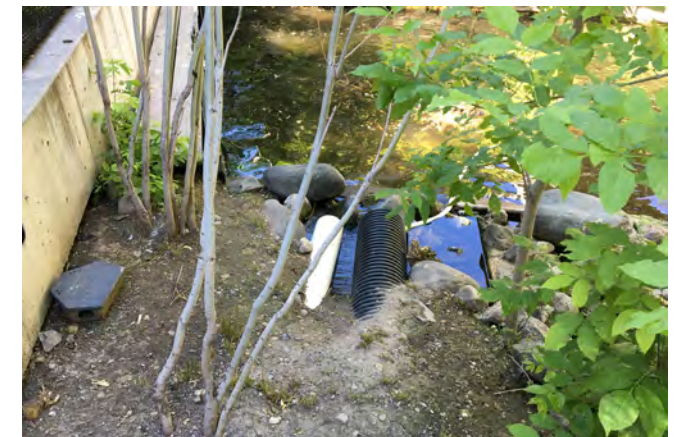
7 Existing bird enclosure/holding area



8 Natural spring



9 Pipe inlets from Waterfowl Pond and the well at Chase Mill



10 Concrete weir at Kennecott Wetlands



Neighboring Structures

A Hawks/Turkey Vultures Exhibit



B Kennecott Wetland Experience Exhibit



C Kennecott Wetland Holding Building



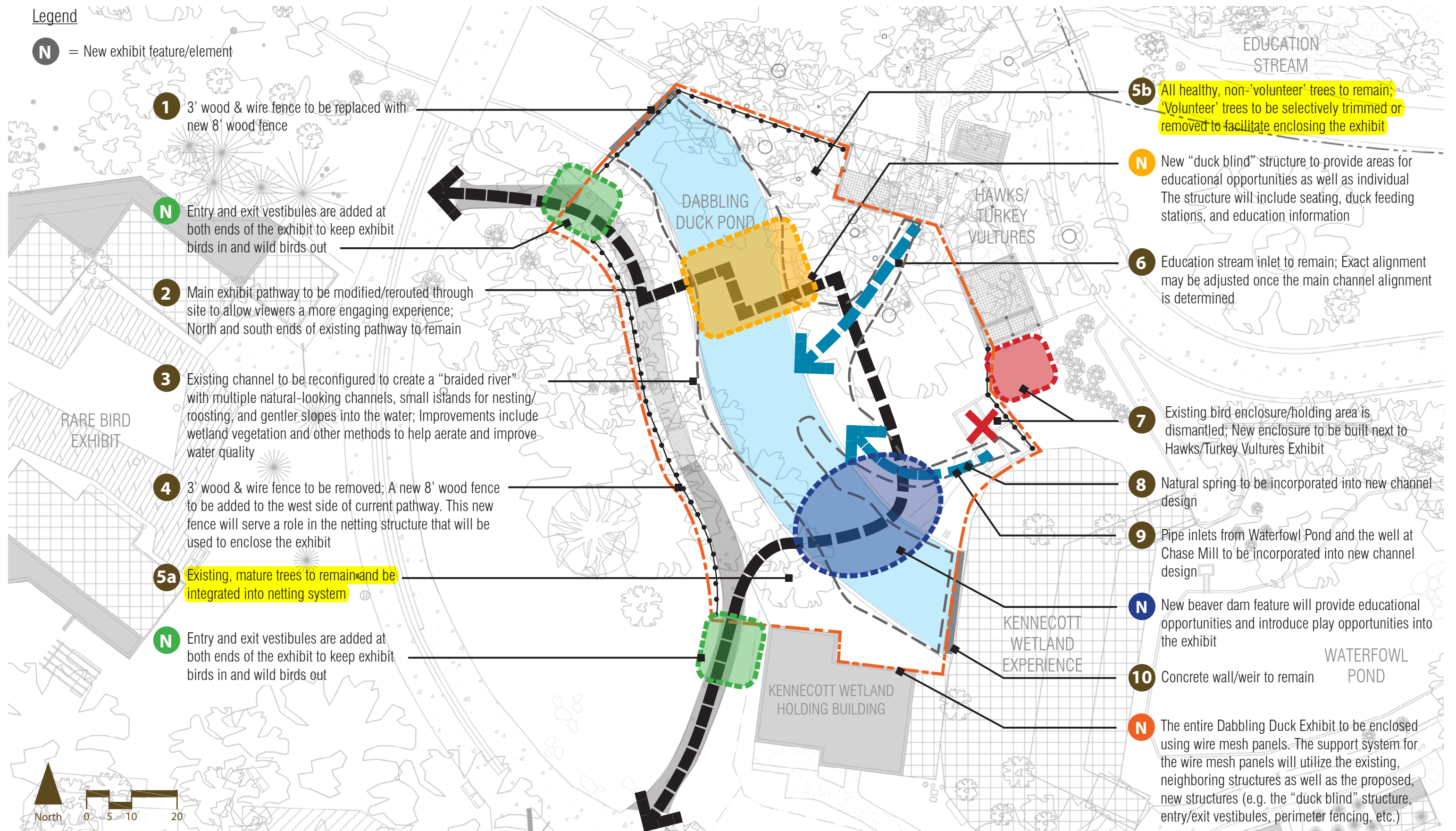
Dabbling Duck Exhibit at Tracy Aviary - Proposed Changes

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Legend

N = New exhibit feature/element



1 3' wood & wire fence to be replaced with new 8' wood fence

N Entry and exit vestibules are added at both ends of the exhibit to keep exhibit birds in and wild birds out

2 Main exhibit pathway to be modified/rerouted through site to allow viewers a more engaging experience; North and south ends of existing pathway to remain

3 Existing channel to be reconfigured to create a "braided river" with multiple natural-looking channels, small islands for nesting/roosting, and gentler slopes into the water; Improvements include wetland vegetation and other methods to help aerate and improve water quality

4 3' wood & wire fence to be removed; A new 8' wood fence to be added to the west side of current pathway. This new fence will serve a role in the netting structure that will be used to enclose the exhibit

5a Existing, mature trees to remain and be integrated into netting system

N Entry and exit vestibules are added at both ends of the exhibit to keep exhibit birds in and wild birds out

5b All healthy, non-'volunteer' trees to remain; 'Volunteer' trees to be selectively trimmed or removed to facilitate enclosing the exhibit

N New "duck blind" structure to provide areas for educational opportunities as well as individual. The structure will include seating, duck feeding stations, and education information

6 Education stream inlet to remain; Exact alignment may be adjusted once the main channel alignment is determined

7 Existing bird enclosure/holding area is dismantled; New enclosure to be built next to Hawks/Turkey Vultures Exhibit

8 Natural spring to be incorporated into new channel design

9 Pipe inlets from Waterfowl Pond and the well at Chase Mill to be incorporated into new channel design

N New beaver dam feature will provide educational opportunities and introduce play opportunities into the exhibit

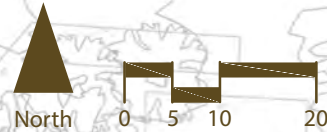
10 Concrete wall/weir to remain

N The entire Dabbling Duck Exhibit to be enclosed using wire mesh panels. The support system for the wire mesh panels will utilize the existing, neighboring structures as well as the proposed, new structures (e.g. the "duck blind" structure, entry/exit vestibules, perimeter fencing, etc.)



Dabbling Duck Exhibit at Tracy Aviary - Conceptual Design

June 14, 2016



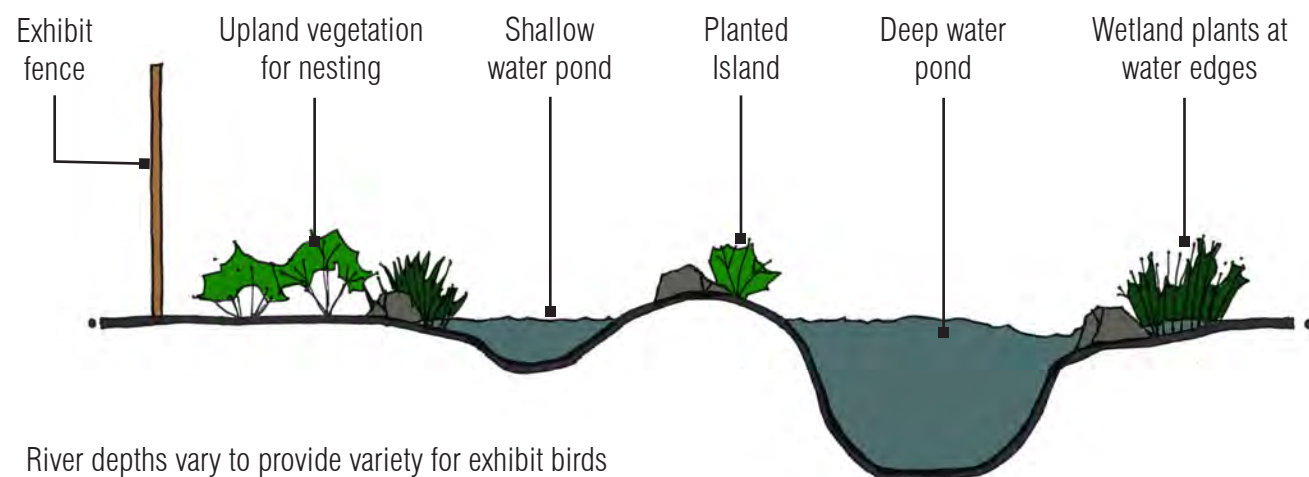
Note: The Dabbling Duck Exhibit is an enclosed exhibit. Exhibit netting is not shown in the illustrations below.

A Front View of "Duck Blind" Structure



The "duck blind" structure serves as both a group gathering/instruction area and a place for individuals to observe and learn about the exhibits' birds and habitat. The structure will also house the interpretative signage for the exhibit.

B Braided "River" with Planted Islands - Section View



River depths vary to provide variety for exhibit birds

A "Duck Blind" Structure - West Entrance



The "duck blind" structure allows visitors of all ages to view the exhibits from different view points

C "Beaver Dam"



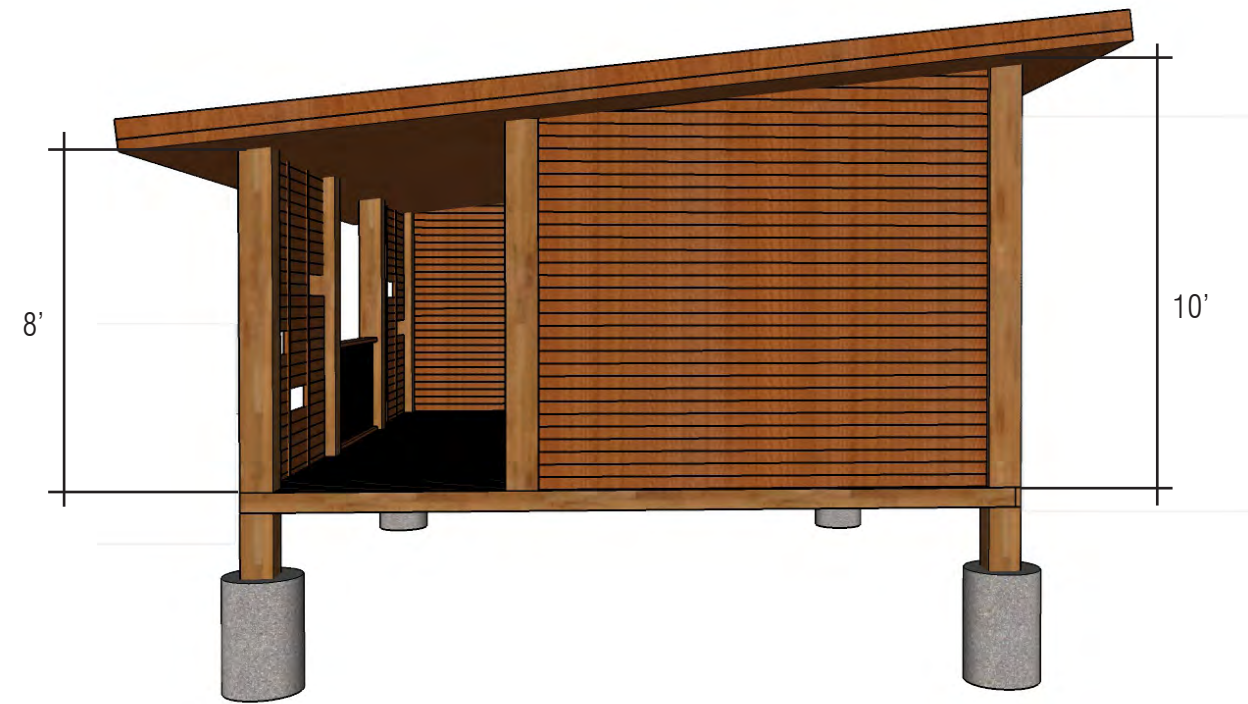
A beaver hollow at the ground level creates an intriguing play area for young children

Note: Actual building height from ground to rooftop to be determined once channel modifications have been designed/determined.

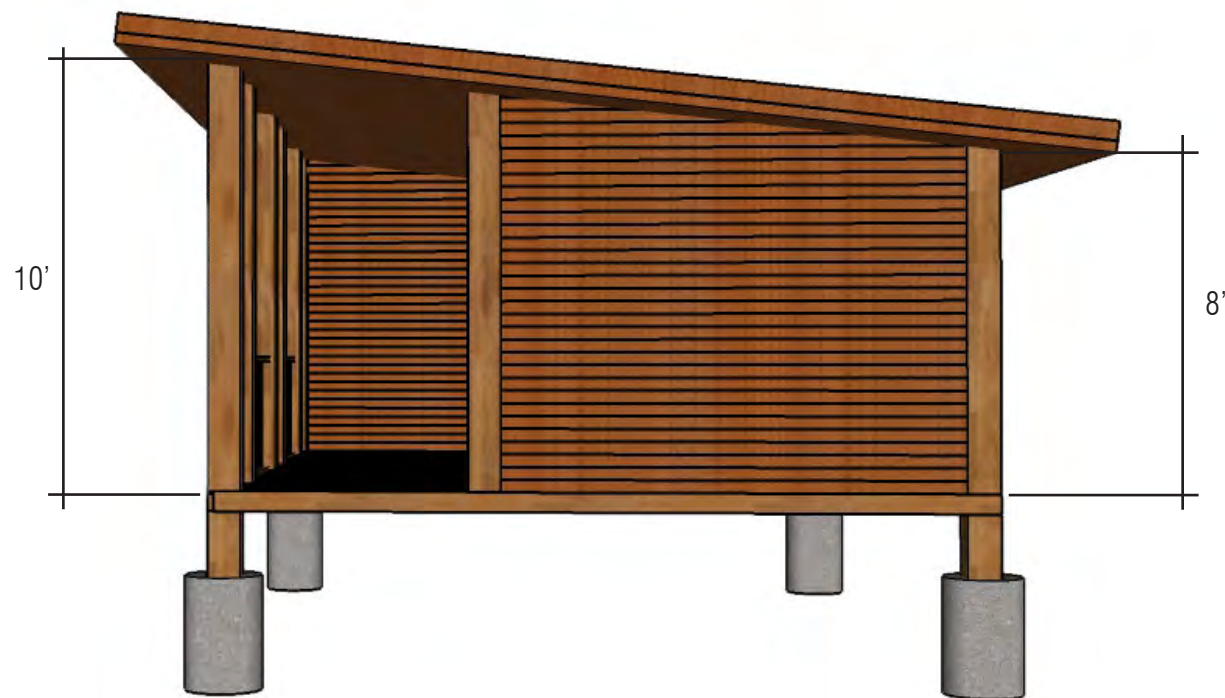
A "Duck Blind" Structure - Front View



A "Duck Blind" Structure - East Face



A "Duck Blind" Structure - West Face



A "Duck Blind" Structure - Back View



A "Duck Blind" Structure & Group Gathering Area



D "Airy" wall/fence around exhibit edge

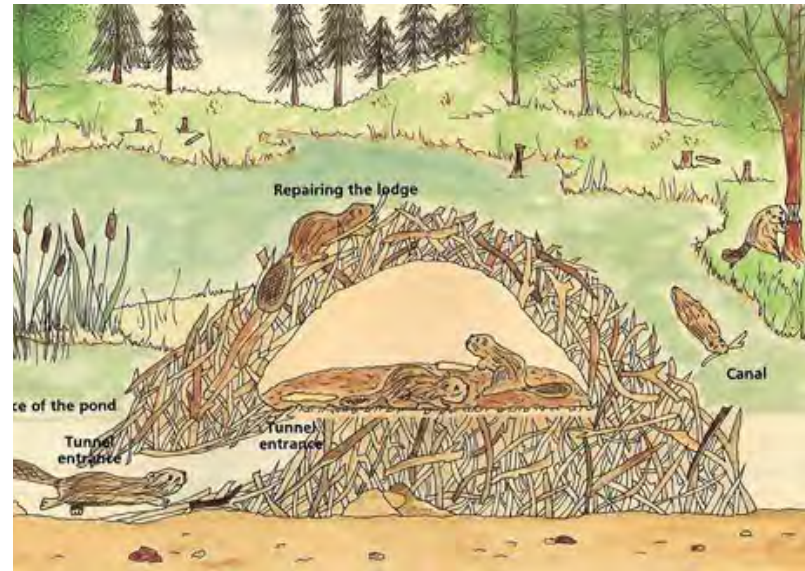


Dabbling Duck Exhibit at Tracy Aviary - Concept Images

June 14, 2016



Beaver Dam



ATTACHMENT D: EXISTING CONDITIONS



ATTACHMENT E: ANALYSIS OF STANDARDS

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
<p>1. SCALE & FORM</p> <p>1.a Height & Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;</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>1.c Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape;</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>The scale and form of structures within the park vary greatly depending on their function. The scale and form of structures within the aviary is unique to Liberty Park. Each structure is designed specifically to either support the care and welfare of birds, or to display the birds to the public. As a result, the scale, and form of each building is unique. The proposed exhibit is relatively indiscreet, and designed to feature what is inside (the birds). The scale is compatible with other exhibits in the Aviary and will blend accordingly. Staff finds that the proposed design is compatible in height, width, proportion, scale, massing and roof shape with other buildings in the aviary. The proposal meets this standard.</p> <p><i>CDG 13.6 - The massing characteristics of the area should form the basis for the scale of new development.</i></p>	<p>Complies</p>

<p>2. COMPOSITION OF PRINCIPAL FACADES</p> <p>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>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>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>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>The architectural composition of the building is similar in design and materials to other display buildings and utilitarian structures in the aviary. The duck blind structure has openings that allow views of the ducks. The architectural design is appropriate for its context/location and proposed use. The rhythm of solids to voids along the various facades is dominated by the voids, and is consistent with newer bird enclosures in the aviary. The netting material is designed to provide visitors with an unencumbered view of the birds. Staff finds that the composition of the principal facades is compatible with the surrounding exhibit architecture in the Tracy Aviary. The design of the duck blind structure is suited for the unique use for which it will be employed, and is built in an unobtrusive way. The proposed renovations will improve the water quality of the existing exhibit.</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></p>	<p>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>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>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>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>The exhibit relates to pedestrian paths within in the aviary and Liberty Park, and will only be visible to guests of the Aviary. The exhibit is designed to provide visitors with an enjoyable experience at a human scale by spacing them far enough apart that people can view each feature without interfering with people who are viewing a different exhibit. The directional expression of the “duck blind” structure is designed to be a focal point of the exhibit, and provide patrons with the best view of the birds while protecting the birds from harm. Staff finds that the proposed location from the internal walkways of the Dabbling Duck exhibit is appropriate for the rhythm of spacing in Tracy Aviary because it is proposed in a location that is consistent with the established circulation patterns in the aviary and is designed to provide patrons with an unencumbered view of the birds while protecting the birds.</p>	<p>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>The proposal will not change any property boundaries.</p>	<p>Not applicable</p>
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ATTACHMENT F: 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 not received any public comments related to this proposal. Any comments received after the publication of this staff report will be forwarded to the Historic Landmark Commission.

ATTACHMENT G: 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.

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 H: MOTIONS

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 request for a Certificate of Appropriateness for the proposed renovations to the Dabbling Duck Exhibit at Tracy Aviary, petition PLNHLC2016-00409, with the following conditions of approval:

- 1. Work with Salt Lake City's Urban Forester on removal of any trees, and any proposed new tree plantings.**

Not Consistent with Staff Recommendation:

Based on the information, testimony and the proposal presented, I move that the Historic Landmark Commission deny the request for a certificate of appropriateness for the proposed renovations to the Dabbling Duck Exhibit at Tracy Aviary, petition PLNHLC2016-00409.

(Commissioner then states findings based on Standards 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