



MEMORANDUM

PLANNING DIVISION
COMMUNITY & NEIGHBORHOODS

To: Salt Lake City Historic Landmark Commission
From: Amy Thompson, Principal Planner
801-535-7281 or amy.thompson@slcgov.com
Date: January 5, 2017
Re: **PLNHLC2016-00907** – Tracy Aviary Master Plan

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

ACTION REQUIRED: Vote on approving changes to Tracy Aviary's Master Plan.

REQUEST: Angela Dean, the architect representing Friends of the Tracy Aviary, is proposing changes to Tracy Aviary's Master Plan that was recently approved in July 2016.

RECOMMENDATION: Approve the requested changes to Tracy Aviary's Master Plan. Each of the items included for consideration with this petition will each require separate review and approval at a future date, from either the Historic Landmark Commission or Planning Staff depending on the type of request.

MOTION (consistent with Staff Recommendation):

Based on the testimony and the plan presented, I move that the Historic Landmark Commission approve the request for a Certificate of Appropriateness for changes to Tracy Aviary's Master Plan map, petition PLNHLC2016-00907.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Liberty Park Nomination Forms](#)
- C. [2009 and June 2016 Tracy Aviary Master Plan](#)
- D. [Proposed Tracy Aviary Master Plan](#)
- E. [Interpretive Sign](#)

PROJECT BACKGROUND

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.

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. 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.

On July 7, 2016 the Historic Landmark Commission reviewed and approved changes to Tracy Aviary's 2009 Master Plan. One of the conditions of approval was to satisfy the Historic Landmark Commissions previous Condition of Approval that was applied to petition PLNHLC2008-00684 related to changes to Tracy Aviary's 2009 Master Plan to retain and interpret the office house/aquarium building. Planning Staff recommended the Friends of the Aviary work with the Utah State Historic Preservation Office (SHPO) and Staff on the text for the sign; however, Friends of the Aviary drafted the interpretive text and the sign was installed without review or feedback from Planning Staff or SHPO. (See sign in Attachment E). The following changes were reviewed and approved on July 7, 2016:

- 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
- 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
- New indoor/outdoor event center adjacent to the office house/aquarium building
- New entrance ticketing & snack bar area

The plans for some of the concepts that were approved with the July 2016 Master Plan amendments have since changed, and the Friends of the Aviary is also requesting the addition of several new improvements for consideration by the Historic Landmark Commission.

PROJECT DESCRIPTION – PROPOSED MASTER PLAN CHANGES

The applicant is currently proposing several changes to the recently adopted 2016 Master Plan for the Landmark Commission's consideration. The following are the proposed changes to Tracy Aviary's Master Plan: (numbers below coincide with West Side Improvements Master Plan Key in Attachment D):

1. New Exhibit – Treetop Experience: An elevated boardwalk that features a bird's eye view as well as education about bird nests. The boardwalk will begin and end at ground level, and ascend to a height that is practical due to various constraints associated with budget, ADA, etc.
5. Multi-Purpose Event Space and Education Program Lawn Area – The space will be designed with an open floor space allowing for a variety of uses from indoor bird programs during the winter to picnic space for field trips during heat of the summer. Ideally doors will allow the covered space to function well in the

winter while also having the capacity to open during the summer to create a pavilion atmosphere. The lawn is an extension of this space and used for camps, classes, picnics, etc.

6. New Holding Building – The space and location make this a good location for a future exhibit. Species and theme have not been determined.
7. Children’s Discovery Garden – this will feature hands-on, self-guided opportunities for exploration. Currently the Children’s Discovery Garden includes the following features: sandboxes with different bills to dig with; stepping stones representing birds and habitats along the flyway; and Fort Awesome, a sheltered space covered by shaped willows and honeysuckle. The new Children’s Discovery Garden may have similar elements and will likely have some new elements.
8. New Exhibit-KEA with capacity to house two additional exhibits in the future: The Mountain Parrots are curious birds known well in New Zealand. The Kea project serves as an important opportunity for Tracy Aviary to play a vital role in management of the zoo Kea population.
9. Bird Show Outdoor Holding – an outdoor, weathering space for members of the bird show collection. This will be a meshed exhibit with good sun exposure.
10. Circulation Improvements – It is important that circulation be designed to allow large trucks (tree removal vehicles, fire engines, etc.) to get through the Aviary. These paths also serve as the primary pathway for visitors, with secondary and tertiary paths taking off from the primary path. This design takes advantage of the south entrance to the Aviary and eliminates tight turns.
11. Daylighting of Emigration, Parley’s, and Red Butte Creeks – this represents a request by the 7 Canyons Foundation to bring to the surface creeks that have been buried. In this design, water would not be from the creeks themselves, but from water already on site that comes from underground springs. While daylighting the stream isn’t a priority for Tracy Aviary, we will accommodate the vision in this master plan.
12. Reconfigure existing Horned Bill Exhibit – to accommodate the Multi-purpose Event Space, the Horned Bill Exhibit’s mesh will shift to the South.
5. New Event Space – 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. This building was initially proposed adjacent to the Office House/Aquarium (approximately where item 8 is identified with the current proposal) and approved with conditions in July 2016.
14. Future Exhibit – space and location make this a good location for a future exhibit. Species and theme have not been determined.
16. Future exhibit – space and location make this a good location for a future exhibit. Species and theme have not been determined.
17. Interpretive Site – Office House/Aquarium Building

Other-Tracy Aviary has a 3:1 tree policy that dictates we will plant 3 trees for every tree removed. Trees that are identified for removal will be reviewed on an individual basis as plans develop and approvals from SLC are sought. The Aviary will work with the City’s Urban Forester to establish an acceptable replanting plan, which will add diversity of ages and species to the trees within the Aviary.

Discussion

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. Master Plans are a living document and some changes are anticipated over time. Staff is of the opinion based on the overall conceptual map submitted, the proposed Master Plan changes are appropriate and compatible with the current use of the site. It’s important to note that each of the items included for consideration with this petition will each require separate review and approval at a future date, from either the Historic Landmark Commission or Planning Staff depending on the type of request.

NEXT STEPS:

If the Commission approves the proposed changes to Tracy Aviary's Master Plan, the applicant will be required to obtain a Certificate of Appropriateness for each concept included in the Master Plan prior to any new construction or alterations.

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**

For HCRS use only
received JAN 23 1980
date entered DEC 11 1980

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

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 HCERS use only	
I hereby certify that this property is included in the National Register	
<u>Melvin T. Smith</u>	date <u>12/1/79</u>
Keeper of the National Register	
Attest:	date
Chief of Registration	

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

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

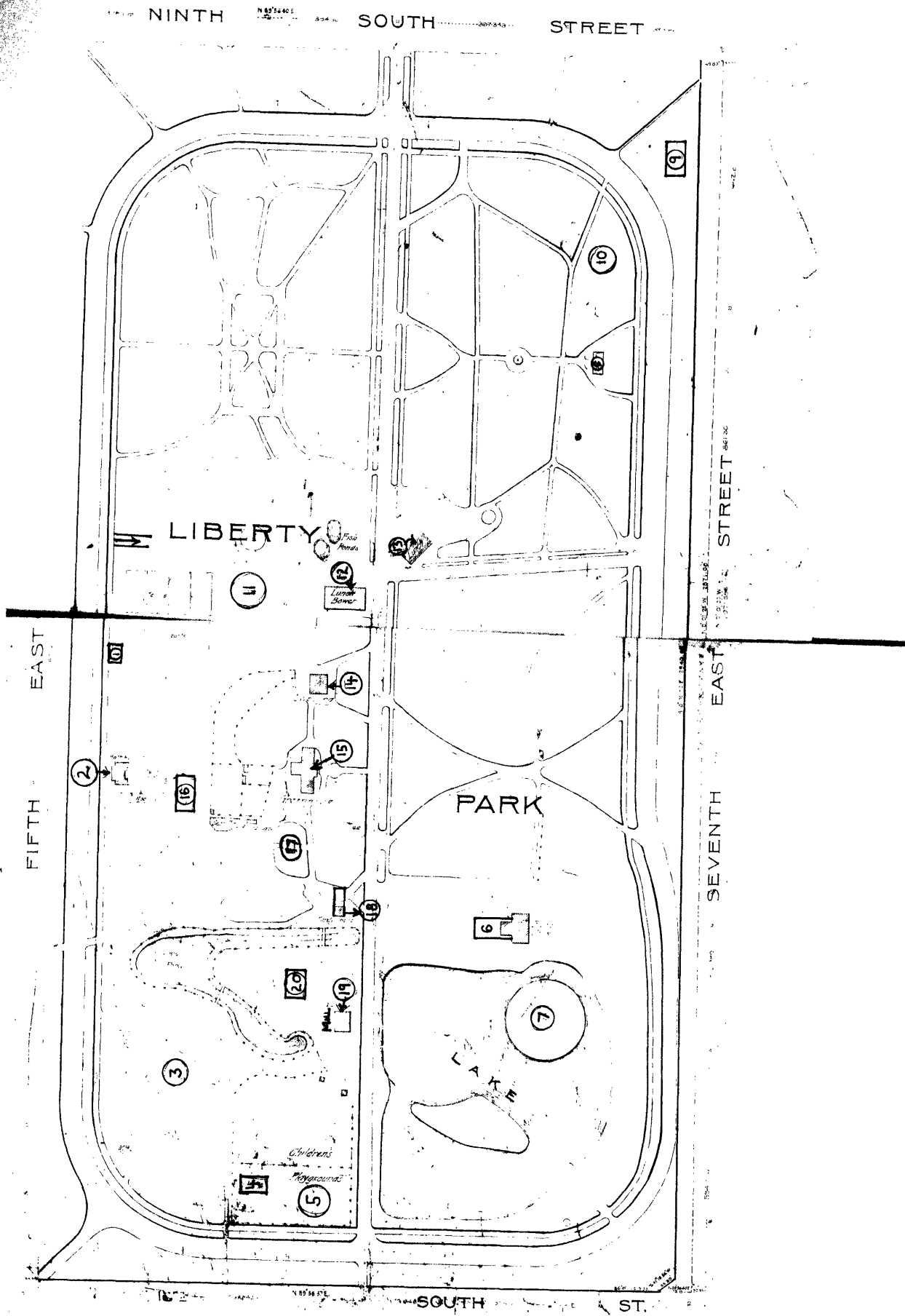
ITEM NUMBER 8 PAGE 1

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: 2009 & 2016 MASTER PLAN

Tracy Aviary Master Plan Site Plan: Phase II

The Portico Group

February 2008
 Salt Lake City, Utah


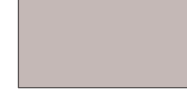



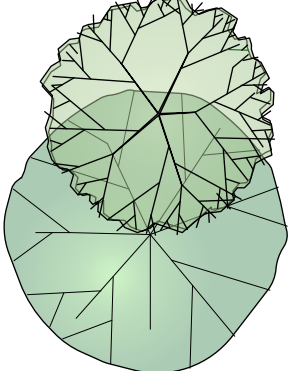
-  Existing Building
-  New Building
-  New Building with "Green Roof"
-  Meshed Exhibit (Visitor Walk-Through)
-  Meshed Exhibit (Views Through Mesh)
-  Exhibit Pathway
-  Visitor Pathway
-  Service Pathway
-  Existing Tree to Remain
-  Proposed New Tree
-  Perimeter Fence
-  Green/Planted areas
- 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



**TRACY AVIARY'S WEST SIDE AREA
MASTER PLAN CONCEPT
OCTOBER 13, 2016**

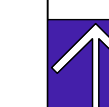
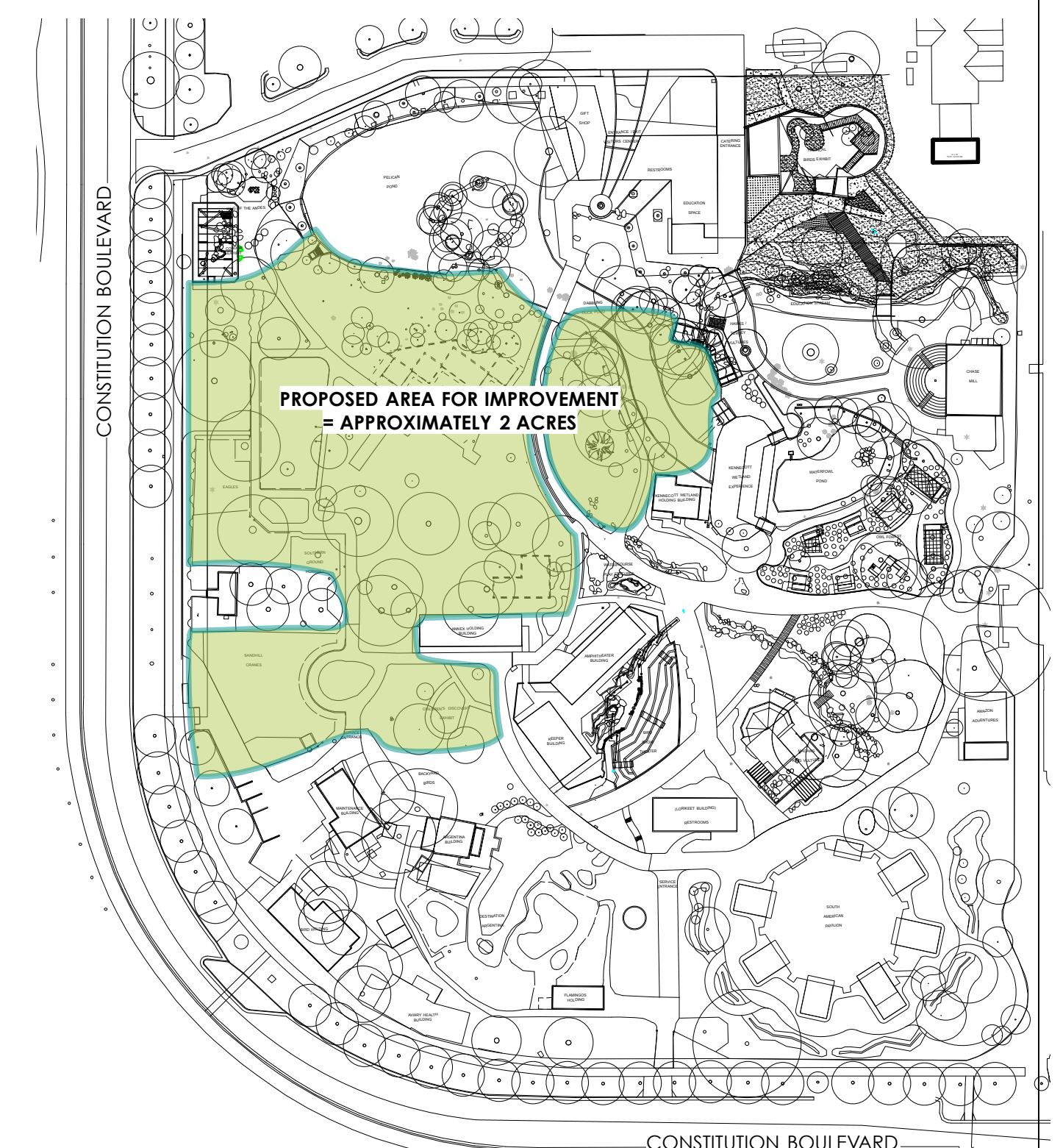
ENLARGED PARTIAL PLAN

LEGEND

-  NEW EXHIBIT SPACE
-  INTERACTIVE PLAY ELEMENT
-  PHASE I PROJECTS
-  NEW PATH
-  GREEN SPACE
-  NEW VEGETATION

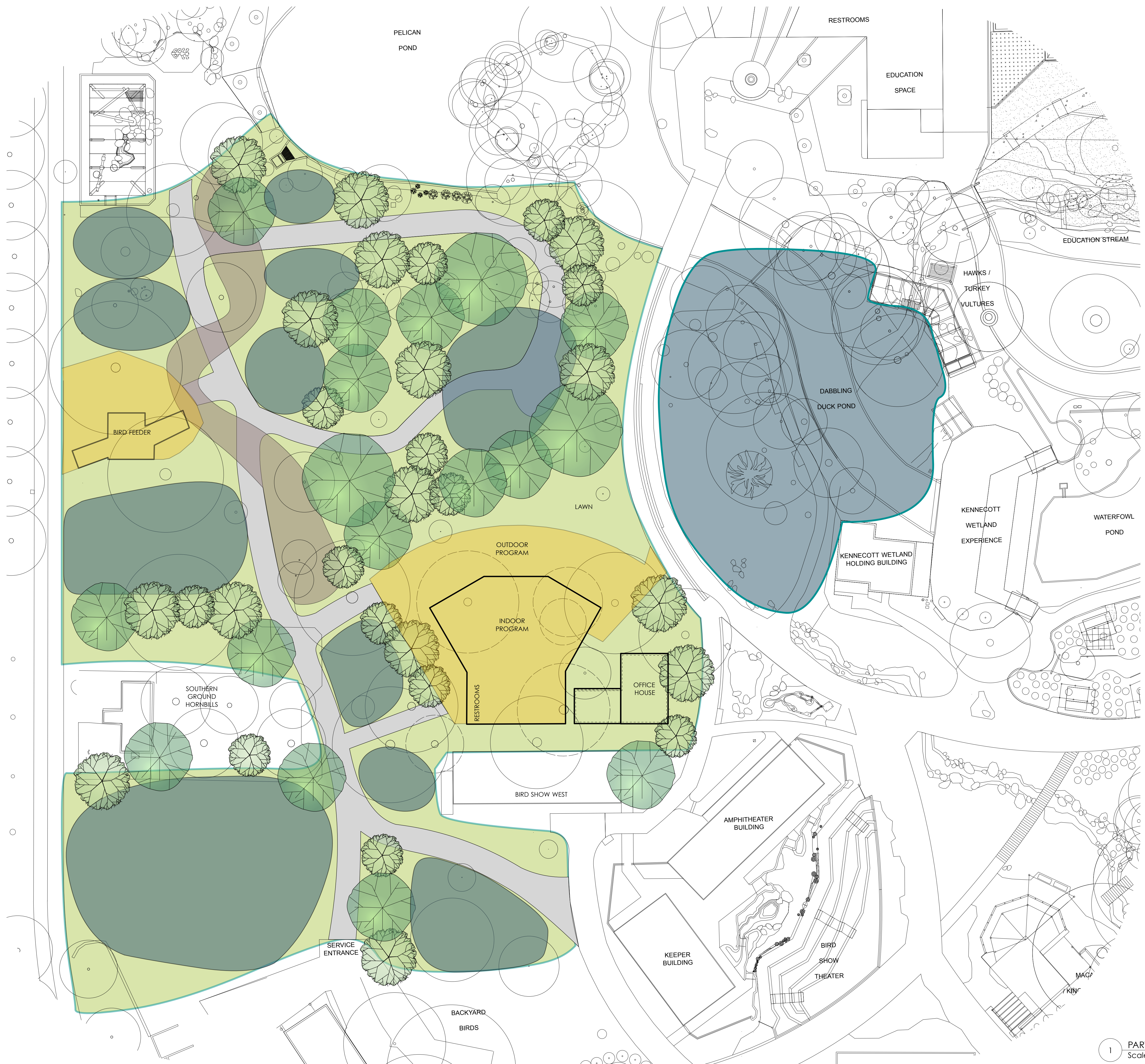
PLAN HIGHLIGHTS:

- 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



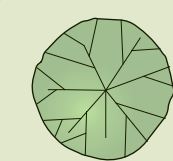
2 FULL SITE PLAN
Scale: 1" = 100 ft

1 PARTIAL SITE PLAN
Scale: 1" = 20 ft



ATTACHMENT D: PROPOSED MASTER PLAN CHANGES



- MASTER PLAN KEY**
- 1. NEW BIRD-FEEDER & TICKETING
 - 2. NEW EXHIBIT: TREETOP EXPERIENCE
 - 3. NEW EXHIBIT: RAPTOR RIDGE
 - 4. NEW EXHIBIT: DABBLING DUCKS
 - 5. EVENT SPACE LAWN AREA
 - 6. NEW HOLDING BUILDING
 - 7. CHILDREN'S DISCOVERY GARDEN
 - 8. NEW EXHIBIT: KEA
 - 9. BIRD SHOW OUTDOOR HOLDING
 - 10. CIRCULATION IMPROVEMENTS
 - 11. DAYLIGHT EMIGRATION, PARLEY'S AND RED BUTTE CREEKS
 - 12. EXHIBIT: HORNED BILLS
 - 13. NEW: EVENT SPACE
 - 14. NEW EXHIBIT: TO BE DETERMINED
 - 15. NOT USED
 - 16. NEW EXHIBIT: TO BE DETERMINED
 - 17. OFFICE HOUSE INTERPRETIVE PANEL
- 
 LANDSCAPED AREAS: TBD
 TO BE REVIEWED ON A PROJECT BY PROJECT BASIS AND COORDIATED WITH SLC PARKS DEPT., URBAN FORESTER AND TRACY AVIARY HORTICULTURE DEPARTMENT

MASTER SITE PLAN
Scale: 1" = 40 ft

ATTACHMENT E: OFFICE HOUSE INTERPRETIVE SIGN

Preserve the Past

Founded in 1938, Tracy Aviary rests upon land once used as Salt Lake City's original zoo (1905 – 1931). After the zoo left, local banker and bird collector Russell Lord Tracy donated his flock of approximately 200 birds to Salt Lake City and hatched Tracy Aviary.

Tracy Aviary's campus includes several historic and significant buildings, most notably the Chase Mill (1852). Tracy Aviary raised \$1,200,000, all but \$200,000 from private donors to restore the Chase Mill, Utah's oldest standing industrial building now used for weddings and retreats.

Other buildings of significance include a red brick building constructed in the 1960s that provides guests with bathrooms and features solar panels; the Kennecott Wetland Immersion Experience (1938), which was renovated in 2009 with \$750,000 of money raised from private donors; and the Calvin D. Wilson South American Pavilion (1970), which underwent an approximate \$3,000,000 renovation funded by a Salt Lake County bond and private donations in 2010.

Tracy Aviary's Historic Landmarks



A picture from 1938-39 shows the structure from the East with an "Aquarium" sign.

Built in 1938, the structure adjacent to this sign is one of the first constructed under the grounds' new status as Tracy Aviary. Originally built as an aquarium, it housed four fish tanks and a "village of white mice." Fish were unable to over-winter in the building because indoor temperatures got too cold, and as a result it was only used as an aquarium for one or two summers. The structure was used as a playhouse for several years while Salt Lake City and the operators of Tracy Aviary debated using it as a caretaker's house. Eventually the Aviary won the argument and the structure was used as a home while also reducing costs associated with security. After its use by Tracy Aviary's caretaker, it was used as an office, then housing for interns until 2008, and then offices through 2010.

A 2016 engineer report determined the structure was not designed to any building standards, and that the structure was vulnerable to snow loads and weathering. Also in 2016 a contractor estimated the cost of restoring the structure at \$600,000. The structure is designated significant but is not a funding priority for either Tracy Aviary or Salt Lake City.