

FOR THE MEETING OF: January 16, 2019
AGENDA ITEM: 5.b

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: January 16, 2020

CASE NO.: Historic Design Review Case No. HIS19-40

APPLICATION SUMMARY: A proposal to construct two new accessory structures, replace existing ramps and fencing, and install security cameras at the Gilbert House Children's Museum.

LOCATION: 116 Marion Street NE

REQUEST A Major Historic Design Review of a proposal to construct two new accessory structures, replace existing ramps and fencing, and install security cameras at the Gilbert House Children's Museum campus, which includes the A.T. Gilbert House (1887), individually listed on the National Register, the Rockenfield-Bean House (1883), and Parrish House (1860), all designated Salem Local Landmarks, located at 116 Marion St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DB 07400).

APPLICANT(S): Alicia Bay on behalf of Gilbert House Children's Museum

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230.060 - Standards for historic contributing buildings in public historic districts and individually listed public historic resources; (n) Accessory Structures; 230.065 General Guidelines for Historic Contributing Resources

RECOMMENDATION: APPROVE

BACKGROUND

In 2015, the HLC approved a proposal to construct a new “Bubble House” (HIS15-43) (**Attachment D**). This building was not constructed, and the approval expired. On September 20, 2019, the applicant submitted materials to construct two new accessory structures, ramps and fencing at the Gilbert House Children’s Museum. The application was deemed complete for processing on December 24, 2019

Notice of public hearing was sent by mail to surrounding property owners and tenants pursuant to Salem Revised Code (SRC) requirements on December 26, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will open the public hearing for the case on January 16, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE in Salem, Oregon.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is April 22, 2020, unless an extension is granted by the applicant.

PROPOSAL

The applicant, Gilbert House Children’s Museum, is proposing to construct two new accessory structures (Bubble House and Nature’s Workshop), remove and replace existing ramps and fencing, and add new exterior security cameras (3 exterior/2 interior) on the site of the Gilbert House Children’s Museum (**Attachment C**). The applicant is also proposing to demolish the existing entry building, this building is not a historic resource, and therefore its removal is not subject to historic design review.

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT’S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as Attachment C in this staff report.

Staff utilized the information from the applicant’s statements to evaluate the applicant’s proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **Salem Revised Code (SRC) Chapter 230.060 - Standards for historic contributing buildings in public historic districts and individually listed public historic resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

This site was originally established by Salem City Council as “Heritage Village” in the *1986 Salem Riverfront Master Plan*. The plan included a provision to provide six building sites to form a complete block of relocated historic structures enclosing a large outdoor area which would be landscaped in a manner similar to the residential gardens of the late 1800s. The children’s museum opened in 1989, initially in the A.T. Gilbert House, which was already on the site along with the National Register listed Wilson-Durbin House (1861), fronting Water Street. The Wilson-Durbin House burned in 1990.

A.T. Gilbert was the uncle of the famous toymaker A.C. Gilbert – a Salem native credited as the “man who saved Christmas.” Gilbert was most famous for his “Erector Set,” a metal toy construction kit that contained a motor. During World War I, Gilbert led an appeal to stop a proposal banning toy production in favor of wartime materials, thus his title.

Between 1990 and 1998, the City of Salem moved three more buildings to the site. Two were purchased from the State of Oregon and needed to be relocated due to the Capitol Mall expansion: the J. L. Parrish House (c1860), originally located at 745 Capitol Street, was moved in 1990; and the Rockenfield-Bean House (1883), originally located at 755 Capitol St, was moved in 1991. Both buildings were added to Salem’s Local Historic Landmark Inventory. In 1996, the City moved the Little Gem Grocery (1925) to the site. This building was originally on the northwest corner of Chemeketa and 17th. The City purchased the building after an effort by the Court-Chemeketa Historic Renewal Inc. to rescue it from demolition.

In 1999, the Wilson-Durbin House was reconstructed, and while initially listed on the National Register, is no longer eligible due to the loss of original historic materials. The Gilbert House Children's Museum campus currently includes the following designated structures: A.T. Gilbert House (1887), individually listed on the National Register, the Rockenfield-Bean House (1883), and Parrish House (1860), all designated Salem Local

Landmarks. In 2012, the Bubble Room was removed from the A.T. Gilbert House's front parlor due to a flood which caused significant damage. The applicant's current proposal includes an accessory structure to house a new bubble room (**Attachment B**).

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on December 26, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits. Public Works has indicated that the applicant will need to obtain a license to encroach in order to place the proposed garden structure in the vicinity of the existing sewer main.

5. Historic Design Review

SRC Chapter 230.050 specifies the standards applicable to this project. The applicant is proposing to modify their original request to construct a new building on the site with a new window type (**Attachment C**). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable criteria.

FINDINGS

Chapter 230.060 - Standards for historic contributing buildings in public historic districts and individually listed public historic resources;

(n) Accessory Structures *New accessory structures may be built on the site of historic contributing buildings and individually listed public historic resources.*

(1)Materials. New accessory structures shall have the same siding material as the primary resources, or consistent with other primary structures in the zone.

Finding: The applicant is proposing to construct two new accessory structures.

Bubble House

The Bubble House is proposed as a greenhouse, with a concrete foundation, with a metal frame and glass walls. The corner concrete supports will be clad with wooden siding to match the exterior siding of the A.T. Gilbert House. Staff recommends that the HLC find that SRC 230.060 (n)(1) has been met for of this portion of the proposal.

Garden House

The Garden House is proposed as a typical garden shed, as an accessory structure to the Rockenfield House. The shed will have a concrete foundation with wood frame and cedar siding and cedar shake roof. The primary façade of the Garden House includes detailing that reflects the back-porch trim on the Rockenfield House. Staff recommends that the HLC find that SRC 230.060 (n)(1) has been met for of this portion of the proposal.

(2)Design. New accessory structures shall:

(A)Not be located on or around the primary facade of an existing resource.

Finding:

Bubble House

The Bubble House will be located in the side yard of the A.T. Gilbert House. While the proposed new accessory structure will be visible and is located around the original historic primary façade of the Gilbert House, the primary façade of the A.T. Gilbert House will not be obscured by the new structure, and it will be located toward the interior of the Gilbert House Children's Museum site. Staff recommends that the HLC find that SRC 230.060 (n)(2)(A) has been met for of this portion of the proposal.

Garden House

The Garden House will be located at the rear of the Rockenfield House. Staff recommends that the HLC find that SRC 230.060 (n)(2)(A) has been met for of this portion of the proposal

(B)Be no taller than one story.

Finding: Both proposed structures are less than one story in height (11.5' and 11'). Staff recommends that the HLC find that SRC 230.060 (n)(2)(B) has been met for this proposal.

(C)Be similar in character to those built during the period of significance.

Finding: The exterior of the proposed new accessory structures is of traditional building materials (wood, metal, glass). The Bubble House is designed as a greenhouse, and the Garden House is designed as a garden shed. Each structure has design elements that reflect the character defining features of the contributing resources on the site. Staff recommends that the HLC find that SRC 230.060 (n)(2)(C) has been met for this proposal.

(D)Be subordinate to the primary structure in terms of mass, size, and height.

Finding: Both proposed accessory structures are smaller in size and scale (11' -11.5' in height with 135-315 square feet) than the existing primary resources on the site (35'-37' in height with 4,180 – 5,600 square feet). Staff recommends that the HLC find that SRC 230.060 (n)(2)(D) is not applicable to the evaluation of this proposal.

Fencing, Ramps, and Security Cameras Criteria 230.065 General Guidelines for Historic Contributing Resources

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The applicant will be continuing to utilize the site as a Children's Museum. While the individual resources on the site were not constructed for the use (they were originally constructed as residences), overall the use is one that does not substantially alter the individual resources on the site. Staff recommends that the HLC find that this use is compatible, and that this guideline has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: Staff recommends that the HLC find that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065 (b) is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: Staff recommends that the HLC find that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: Staff recommends that the HLC find that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: Staff recommends that the HLC find that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The applicant is proposing to replace existing fencing and install new security cameras.

The proposed new fencing will be of metal (black finished square steel rods). The fencing will be primarily 6' in height, located on the side and rear perimeter of the site, and generally 3' in height on the interior (ramps) with the exception of the fencing at the north end of the garden which will be 8' in height, replacing an existing 8' high vehicle gate and an 8' high people emergency exit gate. The fencing posts will be set in poured concrete and will not be attached to any of the structures. The existing wooden ramp system will be removed and replaced with two new poured concrete ramps that will be topped by metal rails (3' in height) and abut each resource (Rockenfield, A.T. Gilbert) with a metal transition plate to the porch.

The applicant is proposing to install three new security cameras. One camera will be attached under the porch roof eaves of Rockenfield, Parrish, and A.T. Gilbert. These cameras will not be easily visible and will not adversely affect any character defining features of the resources. Staff recommends that the HLC find that the addition of the new ramps, fencing and security cameras are compatible with the size and scale of the historic contributing resources within the Gilbert Children's Museum site, and that SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The proposed new fencing will not be attached to any historic resources on the site. The proposed new ramps, while they will be attached to the porches of both Rockenfield and A.T. Gilbert, the impact of their addition will be minimal and no significant features will be obscured, damaged or destroyed as a result of their installation. Staff recommends that the HLC find that SRC 230.065(g) has been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: Staff recommends that the HLC find that the proposal does not include any plans to correct structural deficiencies, and that Guideline 230.065 (h) does not apply to the evaluation of this proposal.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: While a minimal amount of excavation and regrading will be required in order to complete the construction of the ramps and installation of the fencing, it will not be of a scale that requires a Grading permit. Therefore, the proposed work is not anticipated to adversely impact the foundations of the Rockenfield and A.T. Gilbert Houses. Staff recommends that the HLC find that the proposal meets Guideline 230.065 (i).

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Historic Inventory Information
C. Applicant's Submittal Materials
D. HIS15-43 Decision

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

There is a development proposal for the property listed in this notice and shown on the attached map. The City is seeking input from neighbors on the proposal. If you have questions or comments about the proposal, contact the case manager.

Esta carta es un aviso sobre una propuesta de desarrollo para la propiedad enumerada y que se muestra en el mapa adjunto. La ciudad está buscando la opinión de los vecinos sobre la propuesta. Si tiene preguntas o comentarios sobre la propuesta, póngase en contacto con nosotros al 503-588-6213

CASE NUMBER:	Historic Design Review Case No. HIS19-40
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, January 16, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center, 555 Liberty Street SE, Salem, OR 97301</u>
PROPERTY LOCATION:	116 Marion St NE, Salem OR 97301
SUMMARY:	A proposal to construct two new accessory structures, replace existing ramps and fencing, and install security cameras at the Gilbert House Children's Museum.
CASE MANAGER:	Kimberli Fitzgerald, Historic Preservation Officer , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net .
NEIGHBORHOOD ORGANIZATION:	<i>Neighborhood associations are volunteer organizations of neighbors coming together to make neighborhoods the best they can be. They receive notice of land use applications within their boundaries, and they often submit comments on the applications to the City. Neighborhood association meetings are open to everyone. Contact your neighborhood association to get involved:</i> Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone: (503) 781-8542; Email: bruhof@gmail.com .
STAFF REPORT:	The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: www.cityofsalem.net/notice
ACCESS:	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
CRITERIA:	Salem Revised Code (SRC) Chapter 230.060 - Standards for historic contributing buildings in public historic districts and individually listed public historic resources; (n) Accessory Structures (o) Fences and (g) Alterations & Additions Salem Revised Code (SRC) is available to view at this link: http://bit.ly/salemorcode . Type in the chapter number(s) listed above to view the applicable criteria.

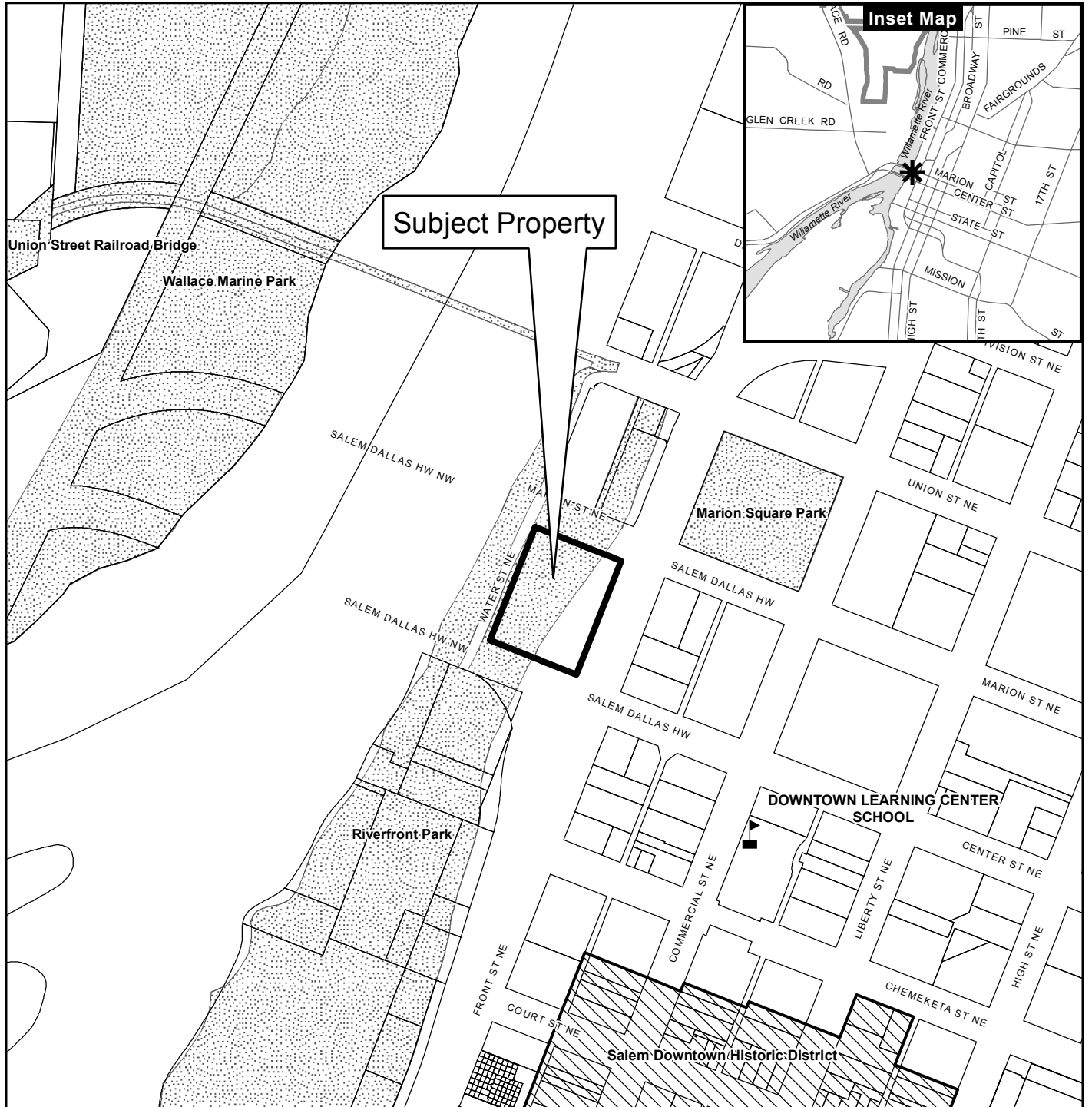
OWNER(S):	City of Salem
APPLICANT / AGENT(S):	Alicia Bay on behalf of Gilbert House Children's Museum
PROPOSAL REQUEST:	A Major Historic Design Review of a proposal to construct two new accessory structures, replace existing ramps and fencing, and install security cameras at the Gilbert House Children's Museum campus, which includes the A.C. Gilbert House (1887), individually listed on the National Register, the Rockenfeld-Bean House (1883), and Parrish House (1860), all designated Salem Local Landmarks, located at 116 Marion St. NE, 97301 (Marion County Assessor Map and Tax Lot number: 073W22DB 07400).
HOW TO PROVIDE TESTIMONY:	Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.
HEARING PROCEDURE:	<p>The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. A hearing is not a venue to ask questions of staff, the applicant or the decision maker(s) on this case but rather an opportunity to provide testimony to the decision maker(s) on the merits of the land use case; questions about the application, the recommended conditions of approval, or the Planning Administrator's recommendation, should be directed to the Case Manager prior to the hearing.</p> <p>Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony. Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.</p> <p>Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.</p>
MORE INFORMATION:	Documents and evidence submitted by the applicant are available for review and paper copies can be obtained at a reasonable cost. You can also find out more information about the status of the proposed application on the City's online Permit Application Center at https://splash.cityofsalem.net/ . Just enter the permit number(s) listed here: 19-120296-DR
NOTICE MAILING DATE:	December 26, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.
For more information about Planning in Salem:
<http://www.cityofsalem.net/planning>






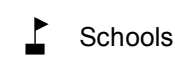

It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 116 Marion St NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

0 100 200 400 Feet



This product is provided as is, without warranty. In no event is the City of Salem liable for damages from the use of this product. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

OREGON INVENTORY OF HISTORIC PROPERTIES ATTACHMENT B
HISTORIC RESOURCE SURVEY FORM - TWO

NAME:Rockenfield House
ADDRESS:154 Marion Street
Salem, Or 97301

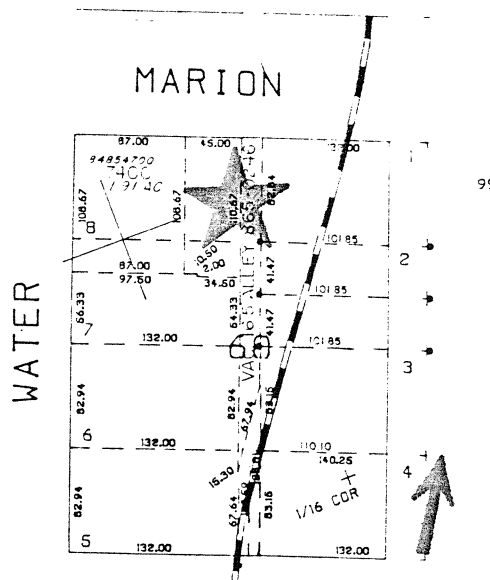
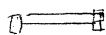
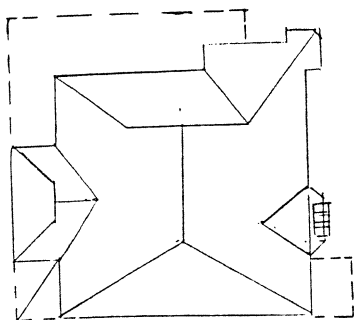
T/R/S:7S\3W\22
MAP NO:22DB TAX LOT:7400
QUADRANGLE:Salem



NEGATIVE NO. :

SLIDE NO. :

MARION ST



GRAPHIC AND PHOTO SOURCES:City of Salem, Community Development

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: Marion

PT. NAME: Rockenfield House
COMMON NAME:
ADDRESS: 154 Marion Street, NE
CITY: Salem, Oregon
OWNER: Urban Renewal, City of Salem
555 Liberty St., SE, Salem, OR 97301
T/R/S: 7S\3W\22
MAP NO: 22DB **TAX LOT:** 7400
ADDITION: Salem
BLOCK: 60 **LOT:** 5-8 **QUAD:** Salem
TAX ACCOUNT NUMBER: 84854-700

DATE OF CONSTRUCTION: 1883
ORIGINAL USE: Residence
PRESENT USE: House museum
ARCHITECT:
BUILDER:
THEME: Architecture
STYLE: Stick-Eastlake
BLDG: X STRUC: DIST: SITE OBJ:

PLAN TYPE/SHAPE: square with wing
FOUNDATION MATERIAL: concrete
ROOF FORM & MATERIALS: hipped with gables
WALL CONSTRUCTION: wood frame
PRIMARY WINDOW TYPE: 1/1 double hung, some with double rows of square lights at top, also in transoms; cross-hatch trim below windows
EXTERIOR SURFACING MATERIALS: shiplap
DECORATIVE FEATURES: exterior brick chimney with stone quoins & insets,
OTHER: corbelled at top with stone trim; unusual (see following page)
CONDITION GOOD: X FAIR: POOR: MOVED: (DATE):

NO. OF STORIES: two
BASEMENT (Y/N): no

STRUCTURAL FRAME: wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): House was moved to this location in 1990 from 755 Capitol St. original site was 917 Court St.
NOTEWORTHY LANDSCAPE FEATURES: House has not been landscaped in its present location
ASSOCIATED STRUCTURES: House is adjacent to Gilbert House and will be part of house museum complex
KNOWN ARCHEOLOGICAL FEATURES:

SETTING: House faces north on quiet street; neighborhood is isolated by the Willamette River to the west and railroad tracks to the east. This small group of buildings is called Heritage Village.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

House was moved to this location in 1990 from 755 Capitol St., original location of house was 917 Court St. C. S. and Sally Rockenfield built this house, but their residency here is not clear. Later residents were Frank E. and Frankie Hodgkin, 1888-1899, Mr. Hodgkin was Assistant State Treasurer; 1904-1905, James and Jennie Kyle, Mr. Kyle dealt in prunes & potatoes 1905-1913, Dr. and Mrs. Frank Smith, Dr. Smith was superintendent of the State School for Feeble-minded (now Fairview); 1913-1922, Edgar and Mary Hartley, Mr. Hartley was a hop-grower; 1922-1937, Henry J. and Mattie Bean, Mr. Bean was Associate-Justice and Chief Justice of the Oregon Supreme Court; after the house was moved to Capitol Street in 1937 it was the home of Postmaster and Mrs. Alfred C. Gragg.
SOURCES: Salem City Directories; Marion County tax assessor records, Ticor Title Company, David Duniway files, 9\17\90.

NEGATIVE NO.:
SLIDE NO.:

RECORDED BY: Marianne Kadas
DATE: July 1992

SHPO INVENTORY NO.: 37

ADDRESS: 154 Marion Street

DECORATIVE FEATURES: curved eave-soffit and flared fascia board trim and corner boards; two-story canted corner bay with stick & diagonal brace trim carved brackets; two-story bay with chimney; one-story square bay; wrap around entry porch with flat roof, modillions, and deck with groups of square columns on piers on knee wall, porch cladding is weather-board, with balcony above, double entry doors with single beveled light, cross-hatch trim below and transom; reconstructed minor porch with gabled roof, cross hatch trim in gable, bowed ceiling, single light door with square lights above, and simple balustrade; beveled water table.

STATE OF OREGON INVENTORY
OF HISTORIC PROPERTIES
State Historic Preservation Office
Oregon State Parks, Salem, OR 97310



County Marion
Theme 8d, 6b
Name
(Common) A.T. Gilbert House
(Historic) A.T. Gilbert House
Address 116 Marion Street NE
Salem, Oregon 97301
Present Owner James McNeill/Mike Armstrong
Address 910 Capitol NE
Original Use Residence
Date of Construction 1887

Statement of historical significance:

This structure was entered on the National Register on November 6, 1980.

The house is named for A.T. Gilbert, a second generation Oregonian of Oregon Trail Pioneer decent. A.T. Gilbert was important in Salem banking and insurance during the years 1879 through 1901. He founded and headed a number of banking and insurance agencies. In addition, A.T. Gilbert was a trustee at Pacific University in Forest Grove during his years of residence in Salem. The house was designed by Architect C.A. Roberts. Roberts designed this house at the relatively early stage of his career when he was age 33. Surviving examples of Roberts' other work include the office, bakery, laundry and bath house at Chemawa Indian School. Other prominent examples of Roberts' work were St. Mary's Academy in Portland, the Roman Catholic Church in Salem, now both torn down.

An "East Lake" Queen Anne style house of this size can be considered a rarity in Salem. Only possible other two examples, Deepwood, and the Webster House are good examples of Queen Anne style are the stained glass windows, a "Queen Anne" square turret, and lavish carpentry woodwork on the front veranda and around the windows. The woodwork is ornamental and makes the house especially distinctive.

continue on back if necessary

Recorded by David Duniway/Mark Siegel Date 1/28/81

Sources consulted (continue on back if necessary):

- "Historic Salem" Brochure - City of Salem
- Historic Landmarks Commission report
- National Register Nomination papers

Please enclose map. Township 7 ^N _S _____ ^E _W Section 22

*Duplicate
28 of
#30*

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM
COUNTY: Marion

ST. NAME: Parrish House
COMMON NAME:
ADDRESS: 470 Water Street
CITY: Salem, Oregon
OWNER: Urban Renewal, City of Salem
555 Liberty St., SE Salem, OR 97301
T/R/S: 7S\3W\22
MAP NO: 22DB **TAX LOT:** 7400
ADDITION: Salem
BLOCK: 60 **LOT:** 5-8 **QUAD:** Salem
TAX ACCOUNT NUMBER: 84854-700

DATE OF CONSTRUCTION: c.1852
ORIGINAL USE: Residence
PRESENT USE: Vacant
ARCHITECT:
BUILDER:
THEME: Architecture
STYLE: Vernacular
BLDG: X **STRUC:** **DIST:** **SITE OBJ:**

PLAN TYPE/SHAPE: square with wings
FOUNDATION MATERIAL: concrete
ROOF FORM & MATERIALS: hipped with gable
WALL CONSTRUCTION: wood frame
PRIMARY WINDOW TYPE: narrow 2/2 double hung in groups of two and three with crown moldings
EXTERIOR SURFACING MATERIALS: weatherboard and some shiplap
DECORATIVE FEATURES: wide frieze board; narrow boxed eaves & corner boards;
OTHER: imbricated shingles in gable ends; one-story (see following page)
CONDITION GOOD: X **FAIR:** **POOR:** **MOVED:** **(DATE):** 1990

NO. OF STORIES: two
BASEMENT (Y/N): no
wood shingles
STRUCTURAL FRAME: wood

EXTERIOR ALTERATIONS/ADDITIONS (DATED): direction of gable changed, 1888, along with other changes after two fires; porte-cochere, 1915
NOTEWORTHY LANDSCAPE FEATURES: House has not been landscaped in present location. Large native maples to the west.
ASSOCIATED STRUCTURES: Unattached gable-roofed porte-cochere south of house with Tudor arched roofline & 3 grouped columns supporting roof.
KNOWN ARCHEOLOGICAL FEATURES:

SETTING: House faces west on the east bank of the Willamette River; Water Street is quiet narrow street; neighborhood is isolated by river and railroad tracks to the east; house museum adjacent.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates events, persons, contexts)

House was originally located at 745 North Capitol. Rev. Josiah L. Parrish came to Oregon on the Lausanne in 1840; he was a blacksmith by trade and forged nails and irons for early buildings and ships. Parrish was active in the Provisional government, and was a trustee of the Oregon Institute and Willamette University. In 1842 he moved to Clatsop Plains where he was in charge of the mission; he served as Indian Agent from 1849-1854. He was active in agriculture and in 1868 drove the first spike on the Oregon California Railroad. Parrish was married three times, in 1833 to Elizabeth Winn, four children; in 1870 to Jennie Lichtenthaler, 2 children, and in 1888 to Mrs. M. C. Pierce.

SOURCES: Salem City Directories, Marion County tax assessor records, Ticor Title Company, Salem Inventory, 1982, H. M. Corning's Dictionary of Oregon History, David Duniway files, 9\17\90.

NEGATIVE NO.:
SLIDE NO.:

RECORDED BY: Marianne Kadas
DATE: July 1992

OREGON INVENTORY OF HISTORIC PROPERTIES
 HISTORIC RESOURCE SURVEY FORM - TWO

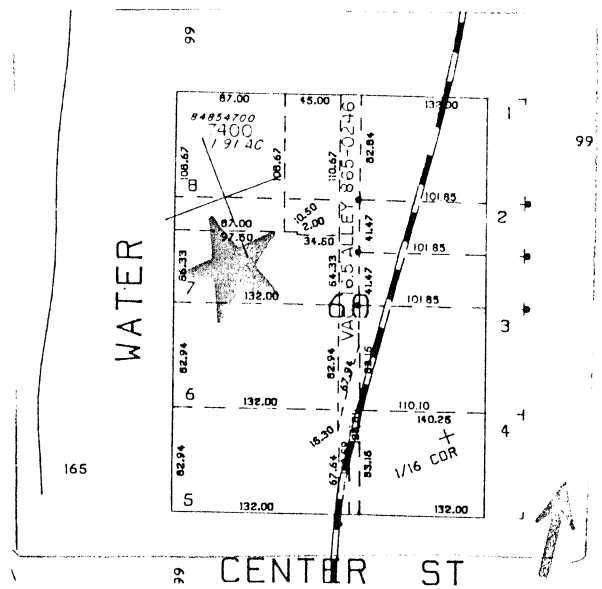
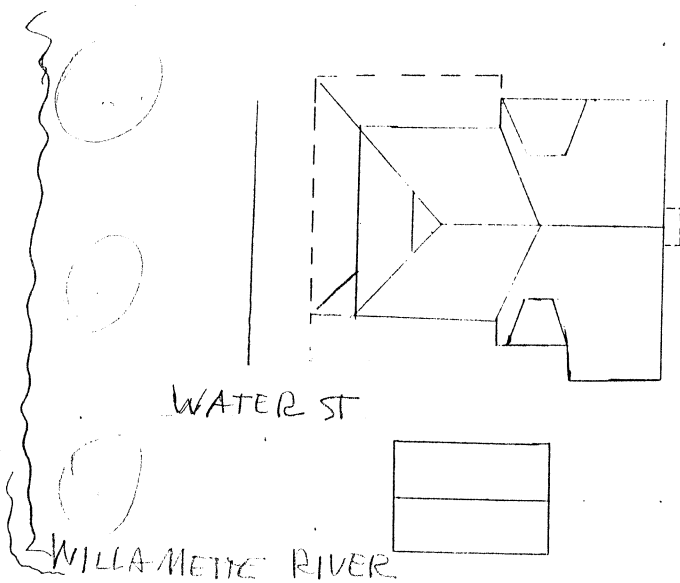
NAME: Parrish House
 ADDRESS: 470 Water Street
 Salem, OR 97301

T/R/S: 7S\3W\22
 MAP NO: 22DB
 QUADRANGLE: Salem
 TAX LOT: 7400



NEGATIVE NO. :

SLIDE NO. :



GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

Historic Alteration Review WorksheetSite Address: 116 Marion St. NEResource Status: Contributing Non-Contributing Individual Landmark Type of Work Activity Proposed: Major Minor Chose One: Commercial District Individual Resource Public District
Residential District Sign **Replacement, Alteration, Restoration or Addition of:****Architectural Feature:**

- Awning
 Door
 Exterior Trim, Lintel
 Other architectural feature
 Roof/Cornice
 Masonry/Siding
 Storefront
 Window(s) Number of windows: _____

Landscape Feature:

- Fence
 Streetscape
 Other Site feature (describe)

New:

- Addition
 Accessory Structure
 Sign
 Mural
 Accessibility Ramp
 Energy Improvements
 Mechanical Equipment
 Primary Structure

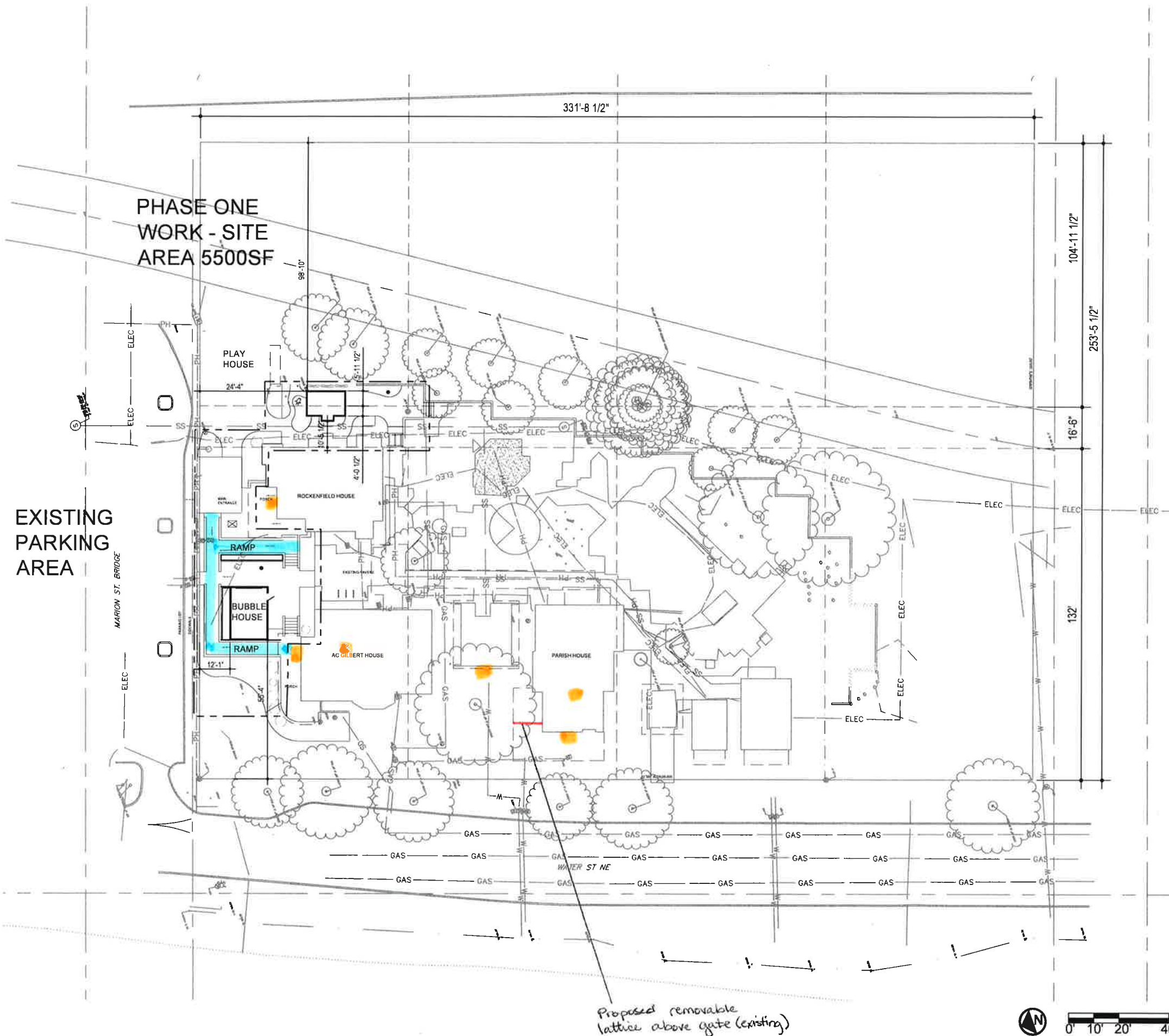
Will the proposed alteration be visible from any public right-of-way? Yes NoProject's Existing Material: Concrete, wood, soil, plants Project's New Material: concrete, aluminum, plexiglas, metal, soil, plants, wood, tempered glass, brick**Project Description**

Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Remove existing ramps and landscaping at the north end of GHEM site. Build greenhouse structure and new ramps in central courtyard. Build garden shed in NE corner of site (E of Rockenfield-Bean). Landscape around new buildings & existing buildings. Install perimeter fencing with gates along North end of site. Install underground sprinklers for landscape plants. Please see attached packet.

Signature of Applicant

Date Submitted/Signed



- - RAMP
- - SECURITY CAMERA
- - REMOVABLE LATTICE

AC GILBERT BUBBLE HOUSE & POTIONS LAB

116 MARION ST NE,
SALEM, OR 97301

OWNER CONTACT:
AC GILBERT CHILDREN'S
MUSEUM
ALICIA BAY
EXECUTIVEDIRECTOR@ACGILBERT.ORG

DESIGN CONTACT:
LEARNING LANDSCAPES
DESIGN LLC
JAIME ENGLISH
503-915-7022
jaime@learninglandscapesdesign.com

PERMIT SET

OCTOBER 30th, 2019

PROPOSED

L0.1



Proposed removable
lattice above gate (existing)

ZONING DISTRICT: CB
 WILLAMETTE GREENWAY OVERLAY
 COMPREHENSIVE PLAN DESIGNATION:
 ROM



ABUTTING SITE LAND USES:
 RIVERFRONT PARK
 PGE SUBSTATION
 RAILWAY LINE

TOTAL SITE AREA FOR
 CURRENT PROJECT
 WORK 5500SF



EXISTING
 PARKING
 AREA

PHASE ONE
 WORK - 5500SF

PHASE TWO
 WORK - 16500SF

104'-11 1/2"

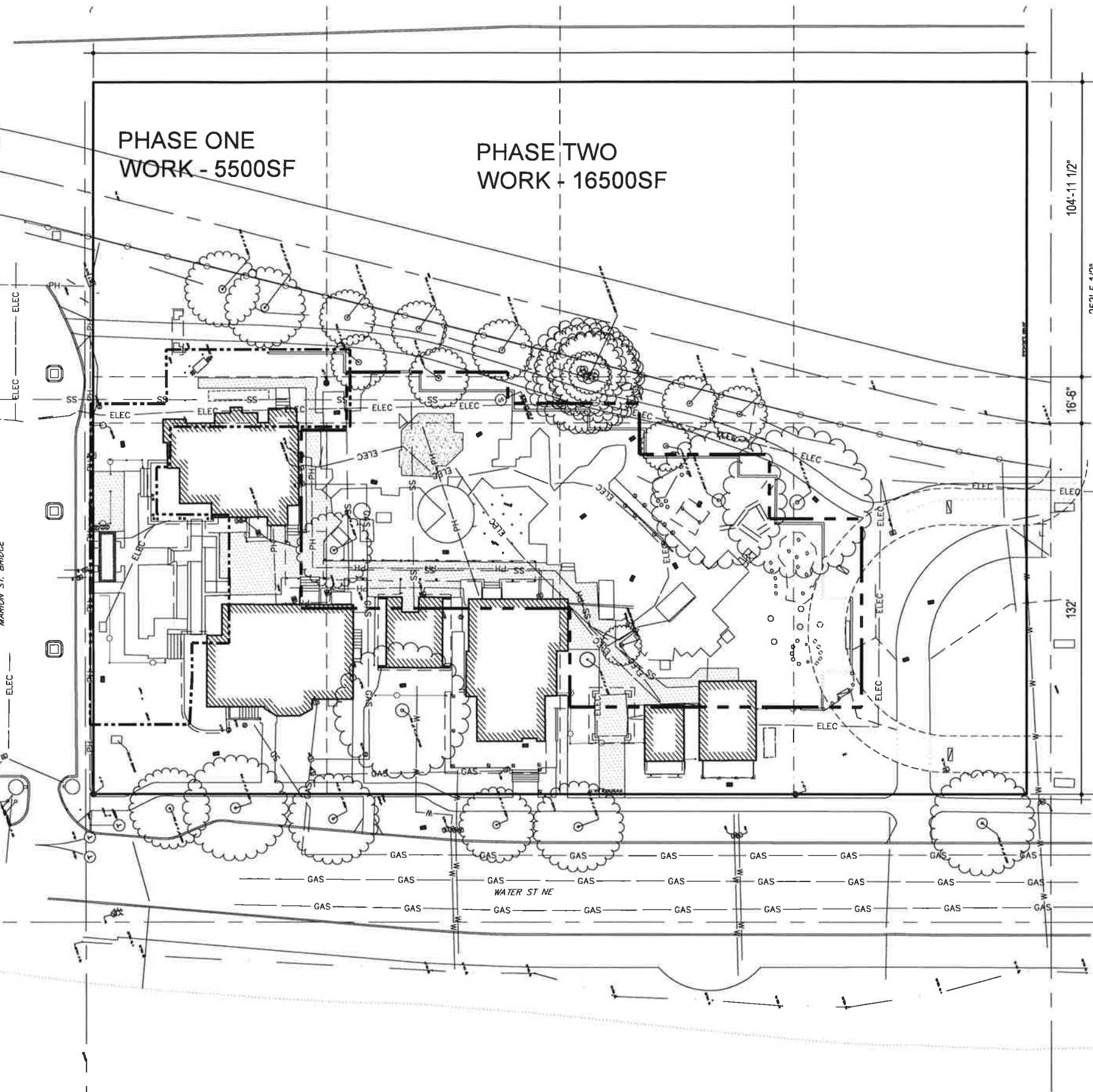
253'-5 1/2"

16'-6"

132'

MARION ST. BRIDGE

ELEC



ABBREVIATIONS

A.C. or ASPH. ASPHALTIC CONCRETE	IRR. IRRIGATION
A.D. AREA DRAIN	INV. INVERT
ASSY. ASSEMBLY	J.B. JUNCTION BOX
BLDG. or BLD. BUILDING	L.P. LIGHT POLE
BW. BOTTOM OF WALL	M. METER, MAIN
CATV. CABLE TELEVISION	M.B. MAILBOX
C.B. CATCH BASIN	M.H. MANHOLE
C.O. CLEAN-OUT	O.H. OVER-HEAD
CONC. CONCRETE	P.P. POWER POLE
C.L. or C. CENTERLINE	PVC. POLYVINYL CHLORIDE
D.I. DUCTILE IRON	PWR. or P. POWER
E.G. EDGE OF GRAVEL	R. or RAD. RADIUS
E.O.P. or E.P. EDGE OF PAVEMENT	R.O.W. or R/W. RIGHT-OF-WAY
ELEV. ELEVATION	SAN. SEWER or S.S. SANITARY SEWER
EX. or EXIST. EXISTING	S.T.D. or S.D. STORM DRAIN
F.D.C. FIRE DEPT. CONNECTOR	SVC. SERVICE
FT. FEET	S/W. SIDEWALK
F.F. FINISH FLOOR	T.C. TOP OF CURB
F.G. FINISH GRADE	TEL. or T. TELEPHONE
F.H. FIRE HYDRANT	TRANS. TRANSFORMER
F.I. FIELD INLET	TRAF. SIG. or T.S. TRAFFIC SIGNAL
F.M. FORCE MAIN	TW. TOP OF WALL
GRAV. GRAVEL	TYP. TYPICAL
G.M. GAS METER	U.G. or U/G. UNDER GROUND
G.P. GATE POST	UTIL. UTILITY
GS. GROUND SHOT	W.H. WITH
G.V. GAS VALVE	WAT. or W. WATER
H.V. HANDICAP	W.L.M. WETLANDS MARKER
HYD. HYDRANT	W.M. WATER METER
I.R. IRON ROD	Y.P.C. YELLOW PLASTIC CAP
I.P. IRON PIPE	

SYMBOLS

AD. AREA DRAIN	SP. SIGN POST
CB. CATCH BASIN	PE. POWER PEDESTAL
CO. SEWER CLEANOUT	TE. TELEPHONE PEDESTAL
FD. FIRE HYDRANT	CATV. CATV PEDESTAL
GV. GAS VALVE	IR. IRRIGATION VALVE
WV. WATER VALVE	SL. STREET LIGHTS
WM. WATER METER	UP. UTILITY/POWER POLES
DS. DOWN SPOUT	MF. MONUMENT FOUND
MT. MANHOLE TELEPHONE	
MS. MANHOLE STORM DRAIN	
MS. MANHOLE SAN. SEWER	
T. TREES - *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET) NOTE: DIAMETER MEASURED AT BREAST HEIGHT	

LINE TYPES

CATV LINE	CATV - CATV - CATV - CATV - CATV - CATV - CATV - CATV
COMMUNICATION LINE	COM - COM - COM - COM - COM - COM - COM - COM
EASEMENT LINE	---
FENCE LINE	---
FIBER OPTIC	FOC - FOC - FOC - FOC - FOC - FOC - FOC - FOC
GAS LINE	GAS - GAS - GAS - GAS - GAS - GAS - GAS - GAS
OVERHEAD LINE	OH LINES - OH LINES - OH LINES - OH LINES - OH LINES - OH LINES
PHONE LINE	PH - PH - PH - PH - PH - PH - PH - PH
POWER LINE	ELEC - ELEC - ELEC - ELEC - ELEC - ELEC - ELEC - ELEC
SANITARY SEWER	SS - SS - SS - SS - SS - SS - SS - SS
STORM DRAIN	SD - SD - SD - SD - SD - SD - SD - SD
WATER LINE	W - W - W - W - W - W - W - W

AC GILBERT BUBBLE HOUSE & POTIONS LAB

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DESIGN CONTACT:
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 DESIGN LLC
 JAIME ENGLISH
 503-915-7022
 jaime@learninglandscapesdesign.com

PERMIT SET

OCTOBER 30th, 2019

EXISTING
 CONDITIONS

L0.0



Written Statement for Major Historic Design Review

(g)

Alterations and additions. Additions to and alterations of the historic contributing building and individually listed public historic resources are allowed.

(1)

Materials.

(A)

Building materials shall be of traditional dimensions. *N/A*

(B)

Material shall be of the same type, quality and finish as original material in the building. *Perimeter and safety fencing will be of black finished square steel rods. Ramps will be poured concrete with fencing and railings on both sides. One portion of fencing will be 8 ft. in height, replacing existing 8 ft. tall vehicle gate at North end of garden with 8 ft. tall emergency exit human gate. The railing along the north side of the ramps will be 5 ft. in height, installed along the edge of the ramp and following the ramp contours for safety. On all remaining sides, including all interior railing fences, the fence will be 3 ft. in height, installed along the edge of the ramp and following the ramp contours for safety. Ramps and fencing will be kept separate from historic buildings. Ramps will attach to porches using transition threshold plate as specified on Materials Plan L3.0 and fencing will be secured to ramps as specified on Details L5.1 #3 "Concrete Steps and Railing (typ)".*

(C)

New masonry added to a building shall, to the greatest extent feasible, match the color, texture and bonding pattern of the original masonry. *N/A*

(D)

For those areas where original material must be disturbed, original material shall be retained to the maximum extent possible. *N/A*

(2)

Design. Alterations or additions shall:

(A)

Be located at the rear, or on an inconspicuous side, of the building. *Ramps and fencing will be located in the side yard of Gilbert and Rockenfield, using Water Street as the front.*

(B)

Be designed and constructed to minimize changes to the building. *Ramps will attach to porches using transition threshold plates. Fencing will not attach to buildings. It will be secured to ramps.*

(C)

Be limited in size and scale such that a harmonious relationship is created with the original building. **Ramp height ranges from grade to porch height (appx. 3.5 ft. above grade).**

(D)

Be designed and constructed in a manner that significant historical, architectural or cultural features of the building are not obscured, damaged, or destroyed. **Ramps will remain separate from buildings except at transition threshold plate at porch railing openings. Fencing will not obscure view of buildings.**

(E)

Be designed to be compatible with the size, scale, material, and character of the building, and the district generally. **N/A**

(F)

Not destroy or adversely impact existing distinctive materials, features, finishes and construction techniques or examples of craftsmanship that are part of the building. **N/A**

(G)

Be constructed with the least possible loss of historic materials. **N/A**

(H)

Not create a false sense of historical development by including features that would appear to have been part of the building during the period of significance but whose existence is not supported by historical evidence. **N/A**

(I)

Be designed in a manner that makes it clear what is original to the building and what is new. **N/A**

(J)

Be designed to reflect, but not replicate, the architectural styles of the period of significance. **Fencing is a square steel rod, which is reflective of available materials.**

(K)

Preserve features of the building that have occurred over time and have attained significance in their own right. **N/A**

(L)

Preserve distinguishing original qualities of the building and its site. **Previous design of the site has obliterated original qualities of the site, however our work will not alter any distinguishing qualities of the buildings.**

(M)

Not increase the height of a building to more than four stories. **N/A**

(n)

New accessory structures. New accessory structures may be built on the site of historic contributing buildings and individually listed public historic resources.

(1)

Materials. New accessory structures shall have the same siding material as the primary resources, or consistent with other primary structures in the zone. **The bubble house is designed as a greenhouse, which is an historically appropriate building type for Gilbert (1887) and Rockenfield (1883). It will be constructed with a concrete foundation, white painted metal, and glass/Plexiglas. The corner concrete supports will be sheathed with wooden siding to match Gilbert siding in size, style and color. See Structural Elevations S3.1 and Proposed Color Options For Bubble Factory Exterior sheets.**

The garden house is designed as a garden shed, an historically appropriate building type for Rockenfield. It will be constructed with a concrete foundation, wood and glass. It will be sided with clear finished siding to match the size and style of Rockenfield siding. There is a decorative feature on the main façade of the garden house that is similar in style and color to the back porch trim on Rockenfield. It will have a cedar shake roof to match Rockenfield roof. See Garden House Colors and Materials and Garden House Elevations sheets.

(2)

Design. New accessory structures shall:

(A)

Not be located on or around the primary facade of an existing resource. **Bubble house will be in the side yard of Gilbert, using Water St. as the front. Garden house will be in the rear yard of Rockenfield, using Water St. as the front.**

(B)

Be no taller than one story. **Bubble house is 11.5 ft. tall. Garden house is 11 ft. tall.**

(C)

Be similar in character to those built during the period of significance. **Bubble house is designed as a greenhouse, and garden house is designed as a garden shed, both are historically appropriate accessory buildings for the period of significance.**

(D)

Be subordinate to the primary structure in terms of mass, size, and height. **The bubble house is 11.5 ft. tall with 315 sq. ft. of floor area. The garden house is 11 ft. tall with 135 sq. ft. of floor area. In comparison, Gilbert is 35 ft. tall with 5,600 sq. ft. of floor area. Rockenfield is 37 ft. tall with 4,180 sq. ft. of floor area.**

(q)

Site features. Replacement or alteration of site features of a historic contributing building and individually listed public historic resources that are identified as significant features on the historic resource inventory, including, but not limited to, driveways, sidewalks, gardens, significant trees, or geological features is allowed, unless the replacement or alteration would materially alter or destroy the features.

(1)

Materials. Materials shall duplicate, to the greatest degree possible, the appearance and physical qualities of the original materials. Example: Rhododendron hedge planted during the period of significance is replanted with heritage varieties available during the period of significance. **Prior design of the site has obliterated original landscaping within the scope of the work area proposed. Materials proposed include concrete, gravel, wood, steel, soil, and a large variety of plants (see Planting Plan L4.0 for plant details).**

(2)

Design. The design shall reproduce, to the greatest extent possible, the appearance of the original site feature. Example: If the site contains a Lord and Schryver garden, the replacements shall be allowed provided the original design and location of plantings of the historical garden are retained. **There are no significant site design features to be removed or reproduced. See above for more information. Our site design is for the purpose of maximizing visitor accessibility to the historic buildings and the outdoor areas of the site, in the function of a children's museum.**



AC GILBERT ENTRANCE & PLAY PH I.

116 MARION ST NE,
SALEM, OR 97301

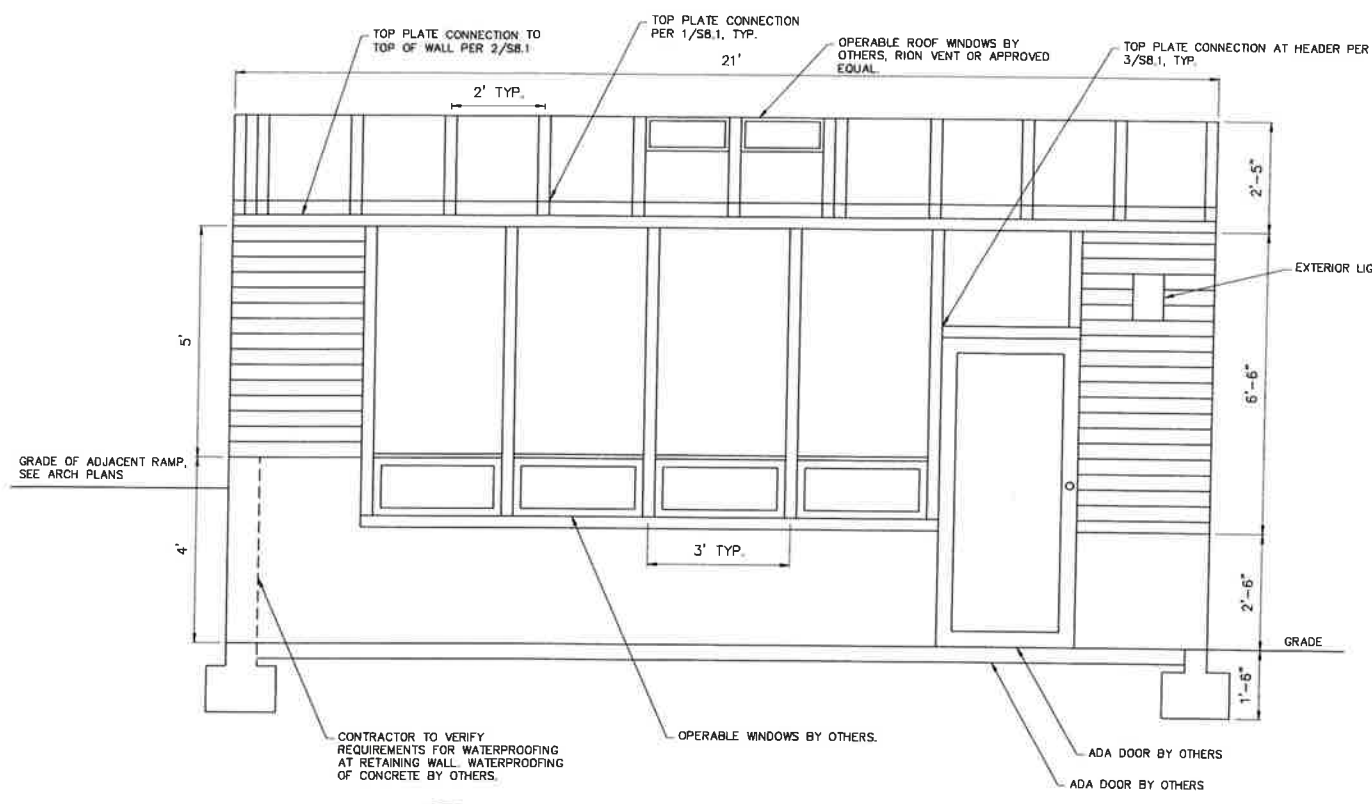
OWNER CONTACT:
AC GILBERT CHILDREN'S MUSEUM
ALICIA BAY
EXECUTIVEDIRECTOR@ACGILBERT.ORG

DESIGN CONTACT:
LEARNING LANDSCAPES DESIGN LLC
JAIME ENGLISH
503-915-7022
jaime@learninglandscapesdesign.com

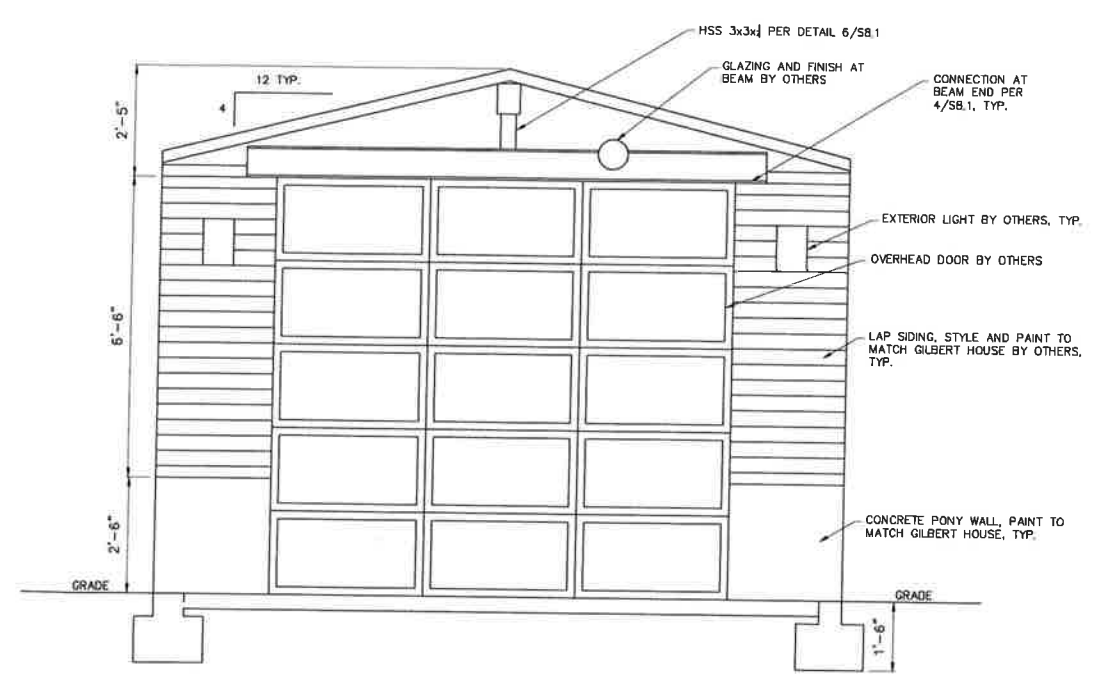
PERMIT SET

AUGUST 30, 2019

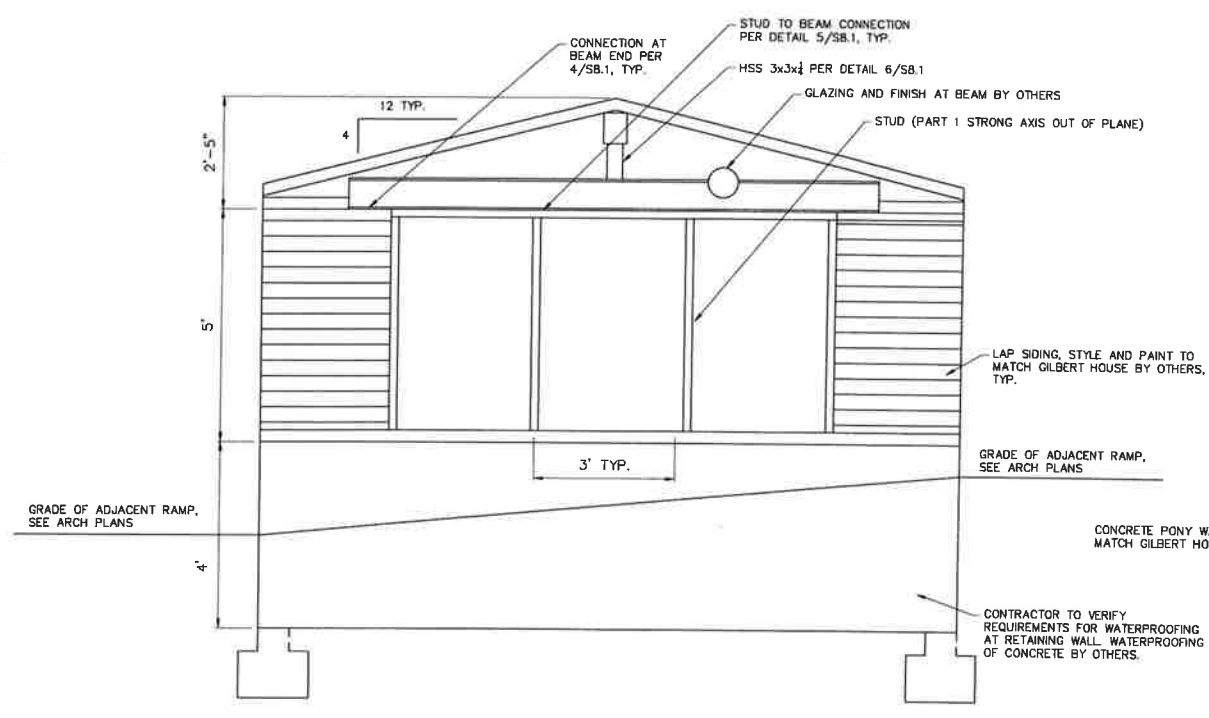
STRUCTURAL ELEVATIONS



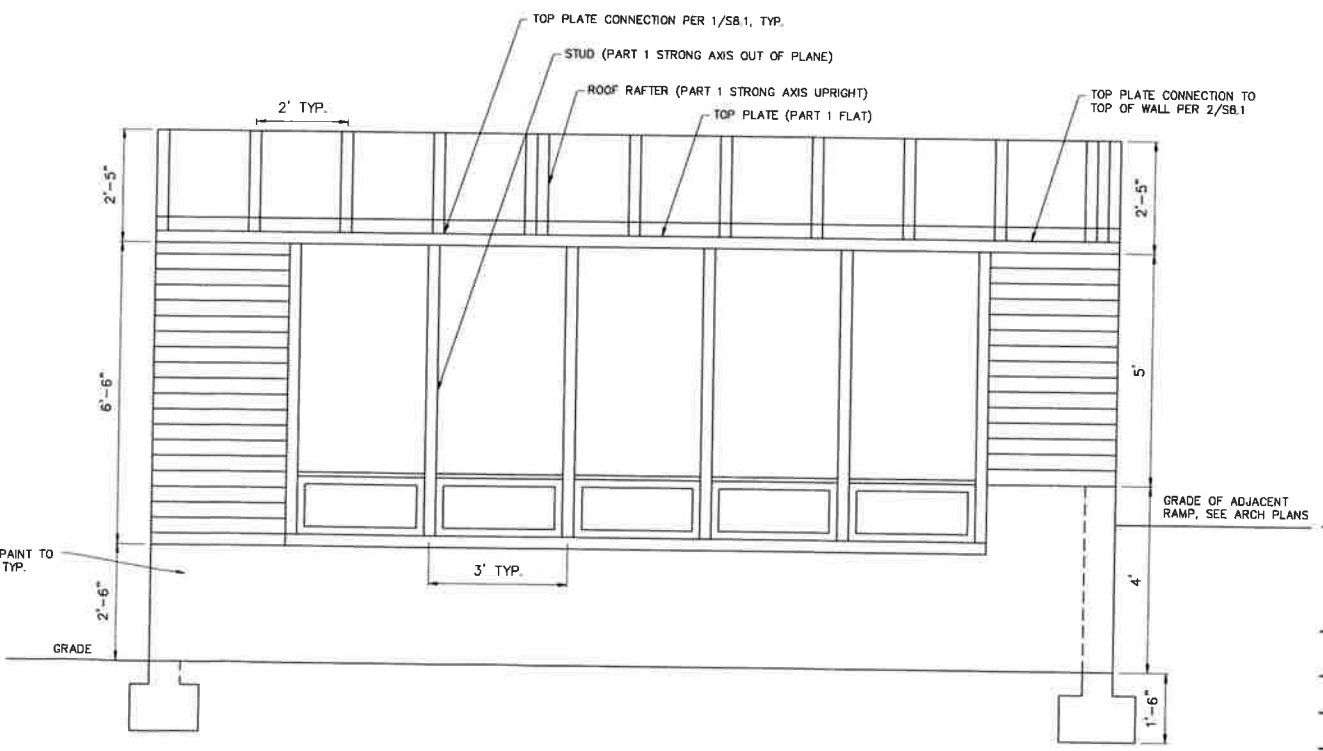
1 S3.1 LEFT ELEVATION
HOR. SCALE 1/2" = 1'
(IN FEET)



2 S3.1 FRONT ELEVATION
HOR. SCALE 1/2" = 1'
(IN FEET)



3 S3.1 REAR ELEVATION
HOR. SCALE 1/2" = 1'
(IN FEET)



4 S3.1 RIGHT ELEVATION
HOR. SCALE 1/2" = 1'
(IN FEET)

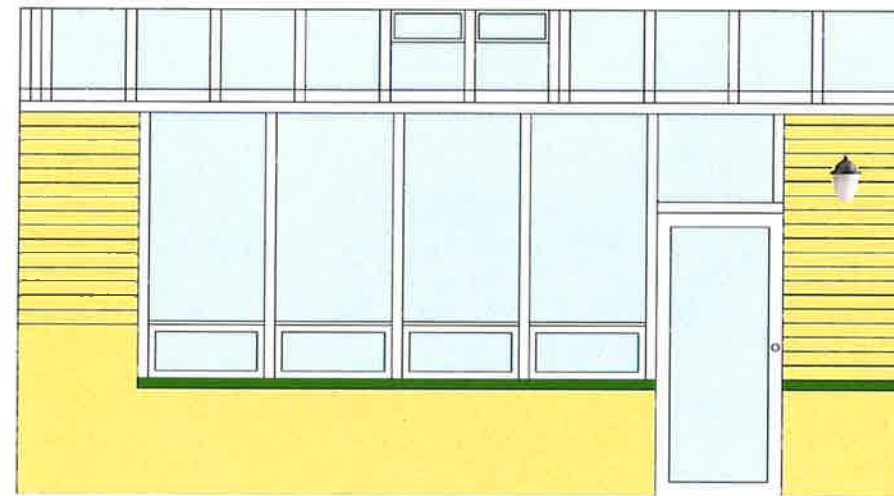
PROPOSED COLOR OPTIONS FOR BUBBLE FACTORY EXTERIOR

ADJACENT TO GILBERT HOUSE

Color treatment will be the same on all sides. Green is our preferred accent color.

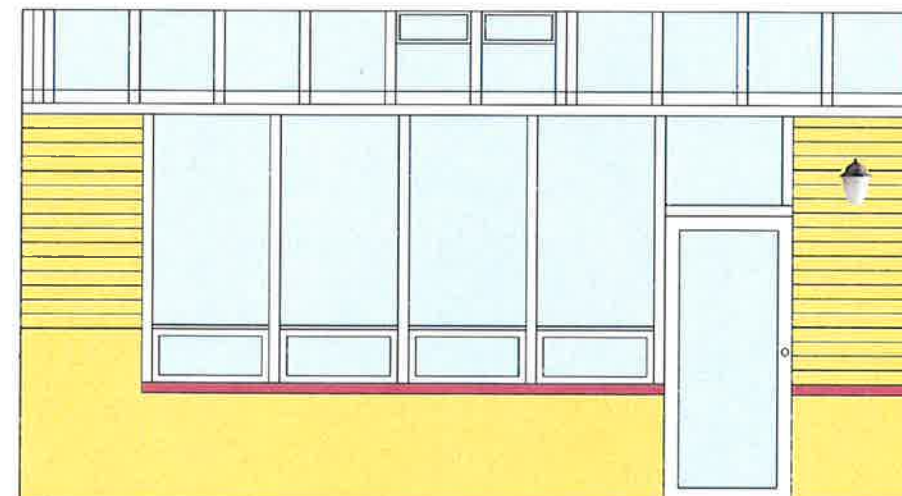


Porch post showing all colors used on Gilbert House.



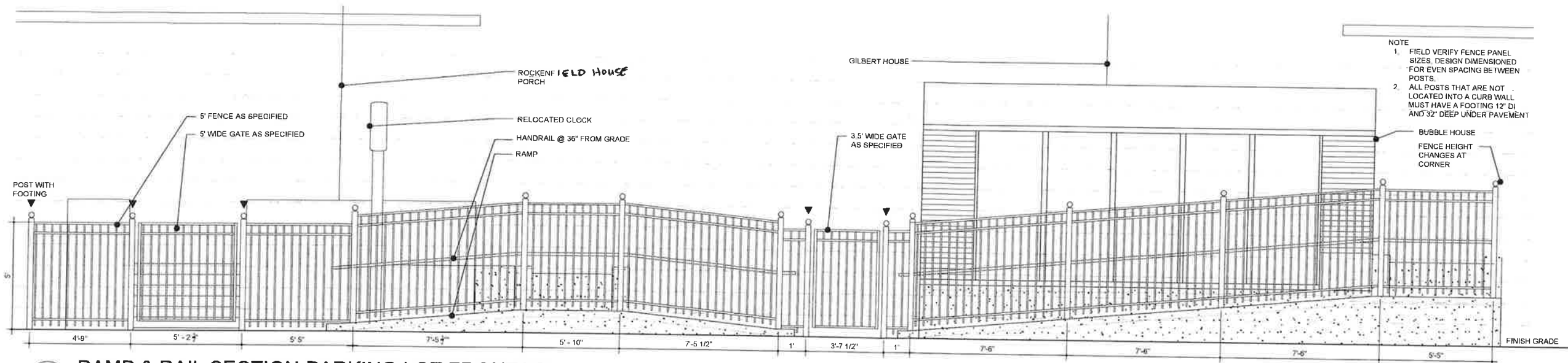
Bubble House Facade

Paint color, siding, concrete foundation & acorn lights to match Gilbert House Exterior



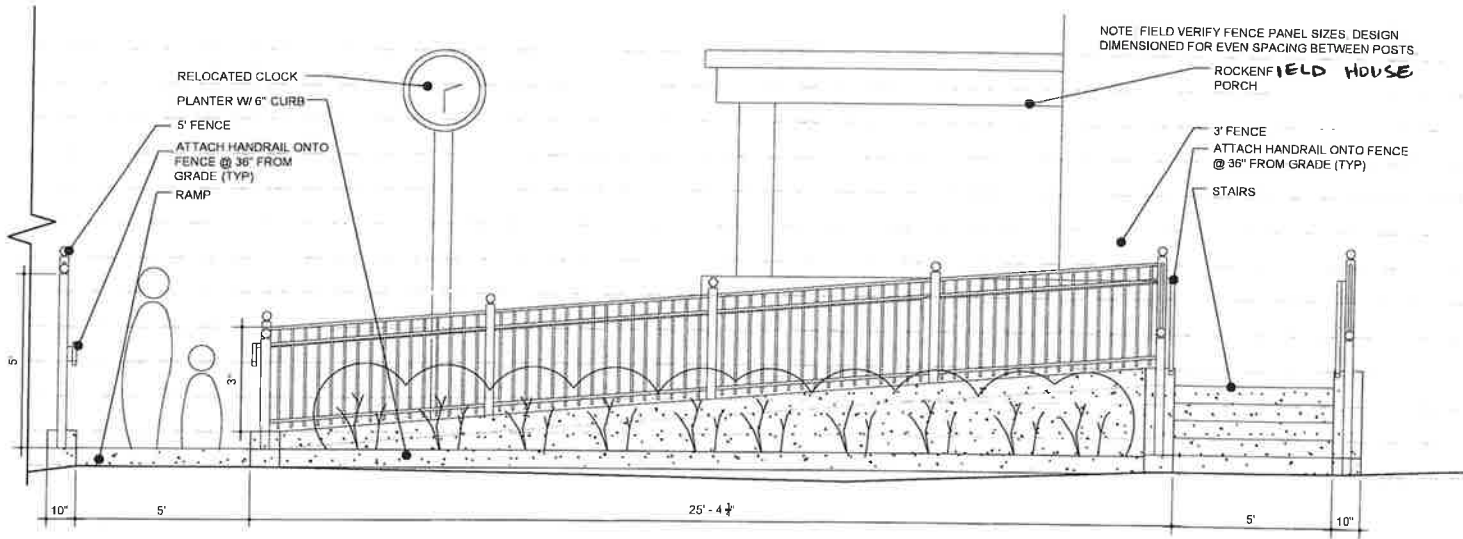
Bubble House Facade

Paint color, siding, concrete foundation & acorn lights to match Gilbert House Exterior



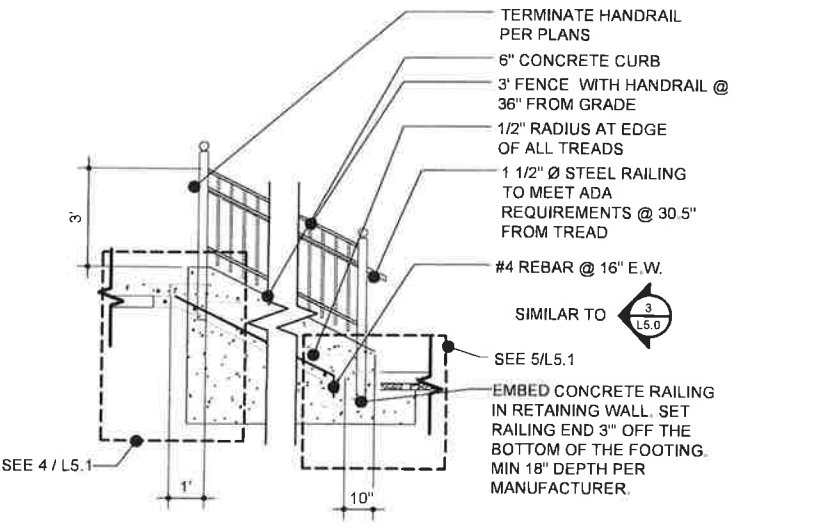
NOTE
 1. FIELD VERIFY FENCE PANEL SIZES. DESIGN DIMENSIONED FOR EVEN SPACING BETWEEN POSTS.
 2. ALL POSTS THAT ARE NOT LOCATED INTO A CURB WALL MUST HAVE A FOOTING 12" DI AND 32" DEEP UNDER PAVEMENT

1 RAMP & RAIL SECTION-PARKING LOT FRONTAGE
 SIDE ELEVATION

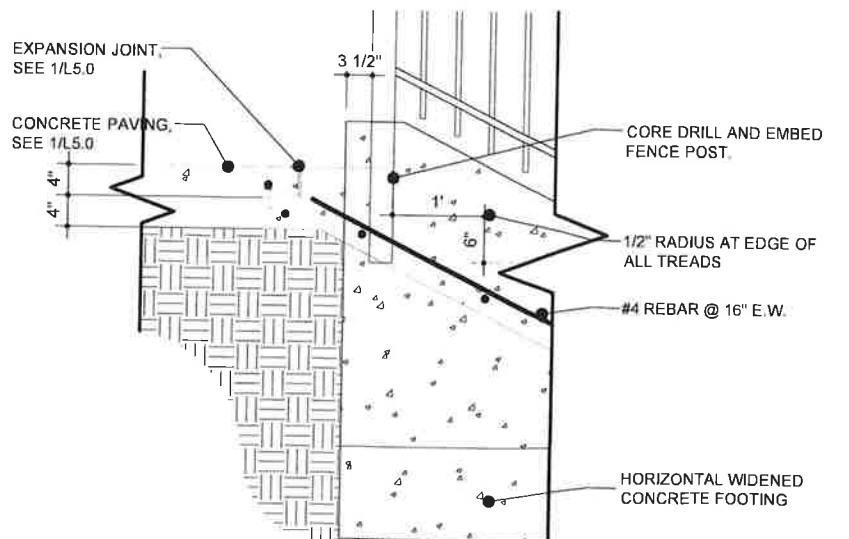


* Bubble House in relation to Gilbert House facade

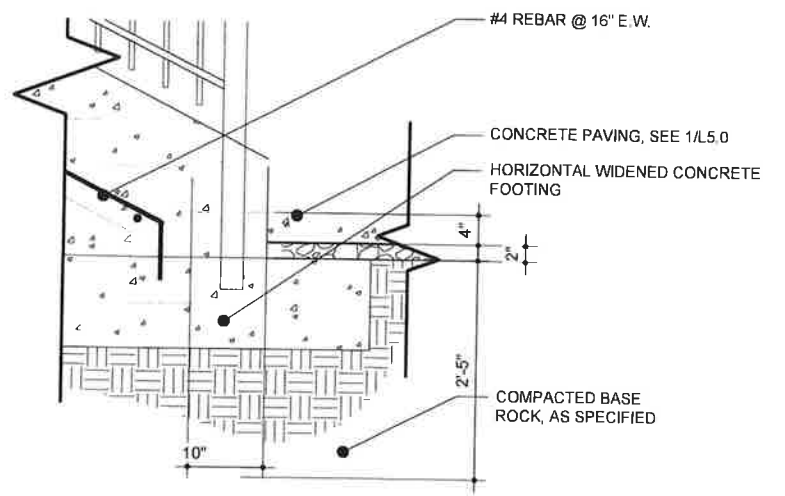
2 RAMP & RAIL SECTION - PLANTER
 SIDE ELEVATION



3 CONCRETE STEPS & RAILING (TYP)
 SIDE ELEVATION



4 HANDRAIL POST ATTACH. TOP OF STAIR
 SECTION



5 HANDRAIL POST ATTACH. BOTTOM OF STAIR
 SECTION



REGISTERED
 721

MICHELLE G MATHIS
 OREGON
 8-31-09
 LANDSCAPE ARCHITECT

**AC GILBERT
 BUBBLE
 HOUSE &
 POTIONS LAB**

116 MARION ST NE,
 SALEM, OR 97301

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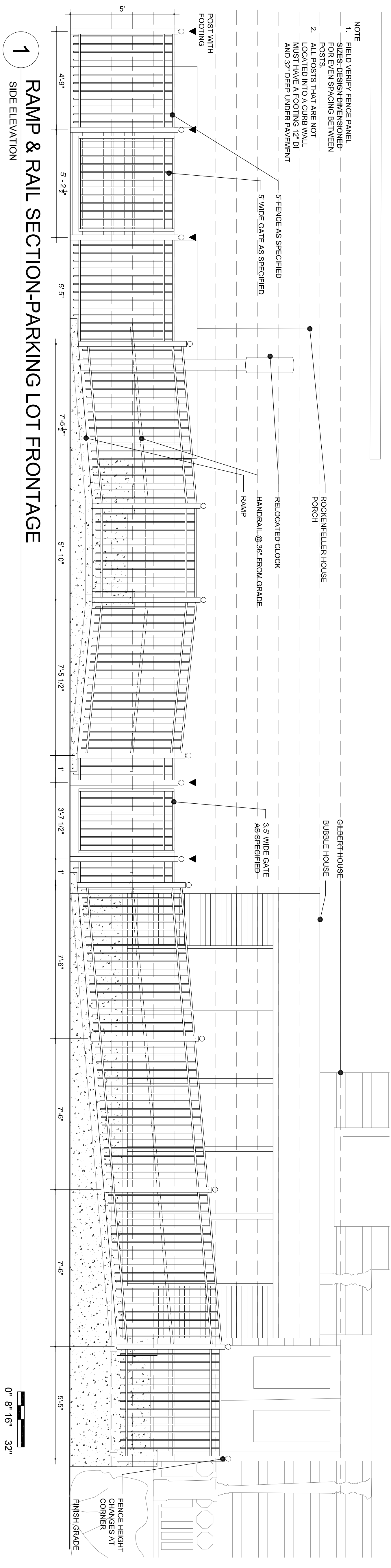
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 503-915-7022
jaimel@learninglandscapesdesign.com

PERMIT SET

AUGUST 30, 2019

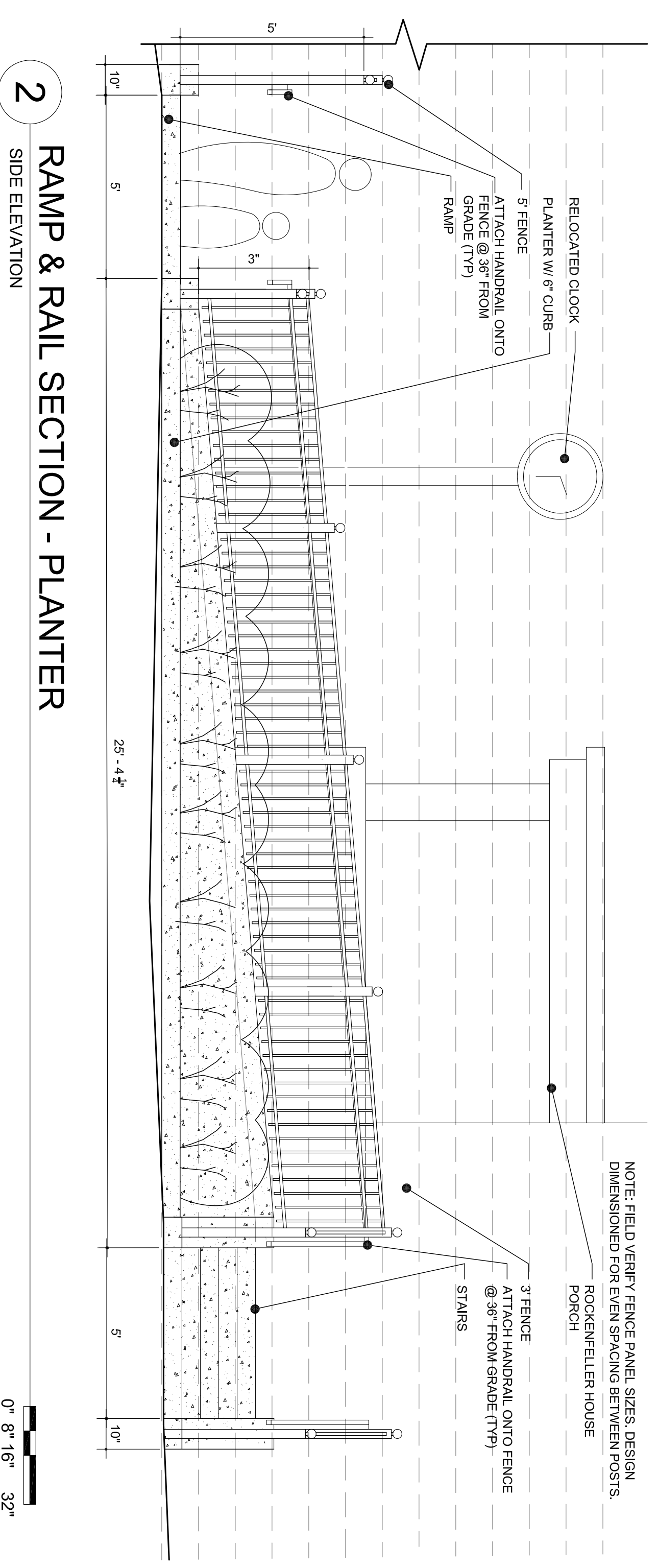
DETAILS

L5.1



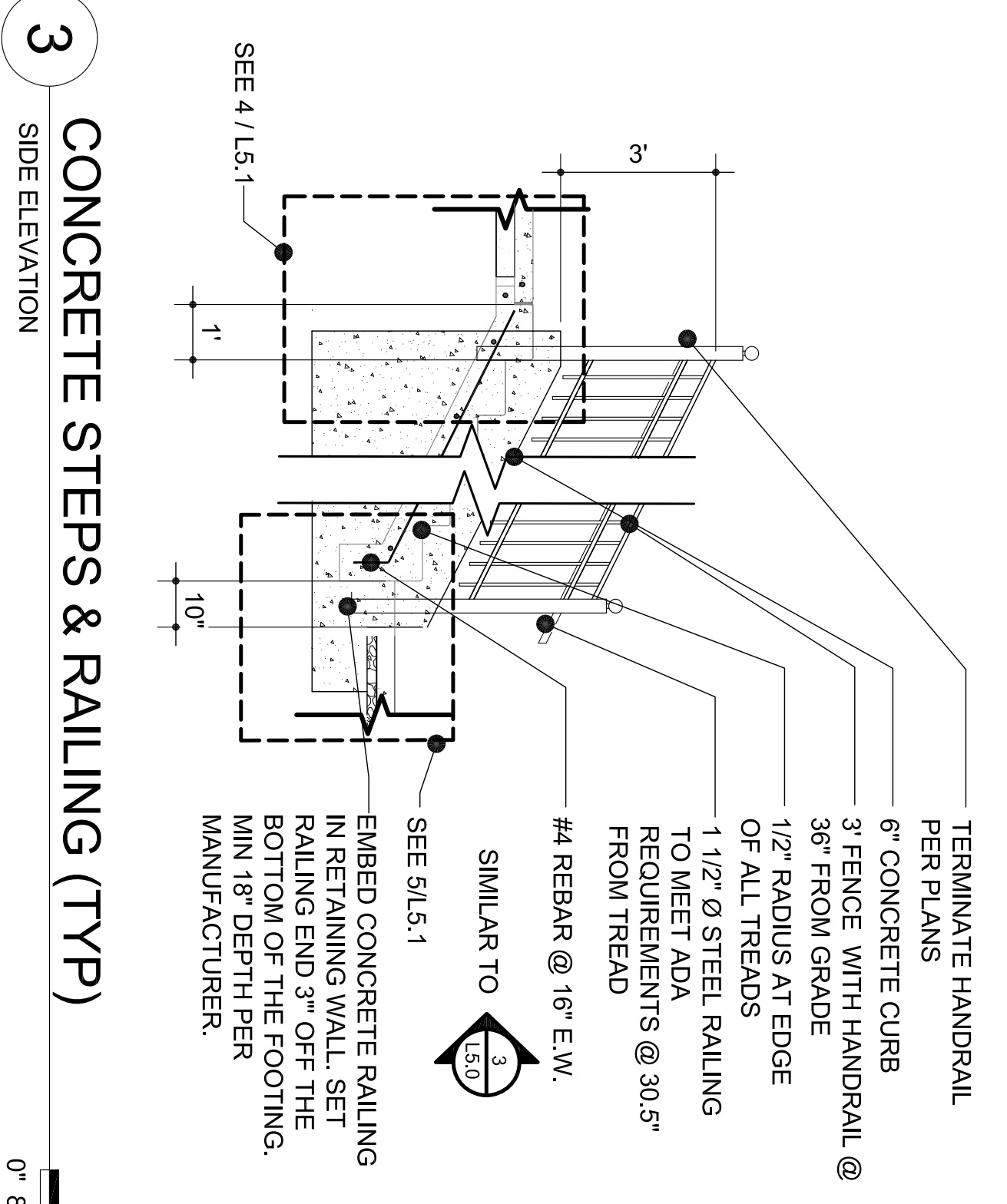
1 SIDE ELEVATION
RAMP & RAIL SECTION-PARKING LOT FRONTAGE

0" 8" 16" 32"



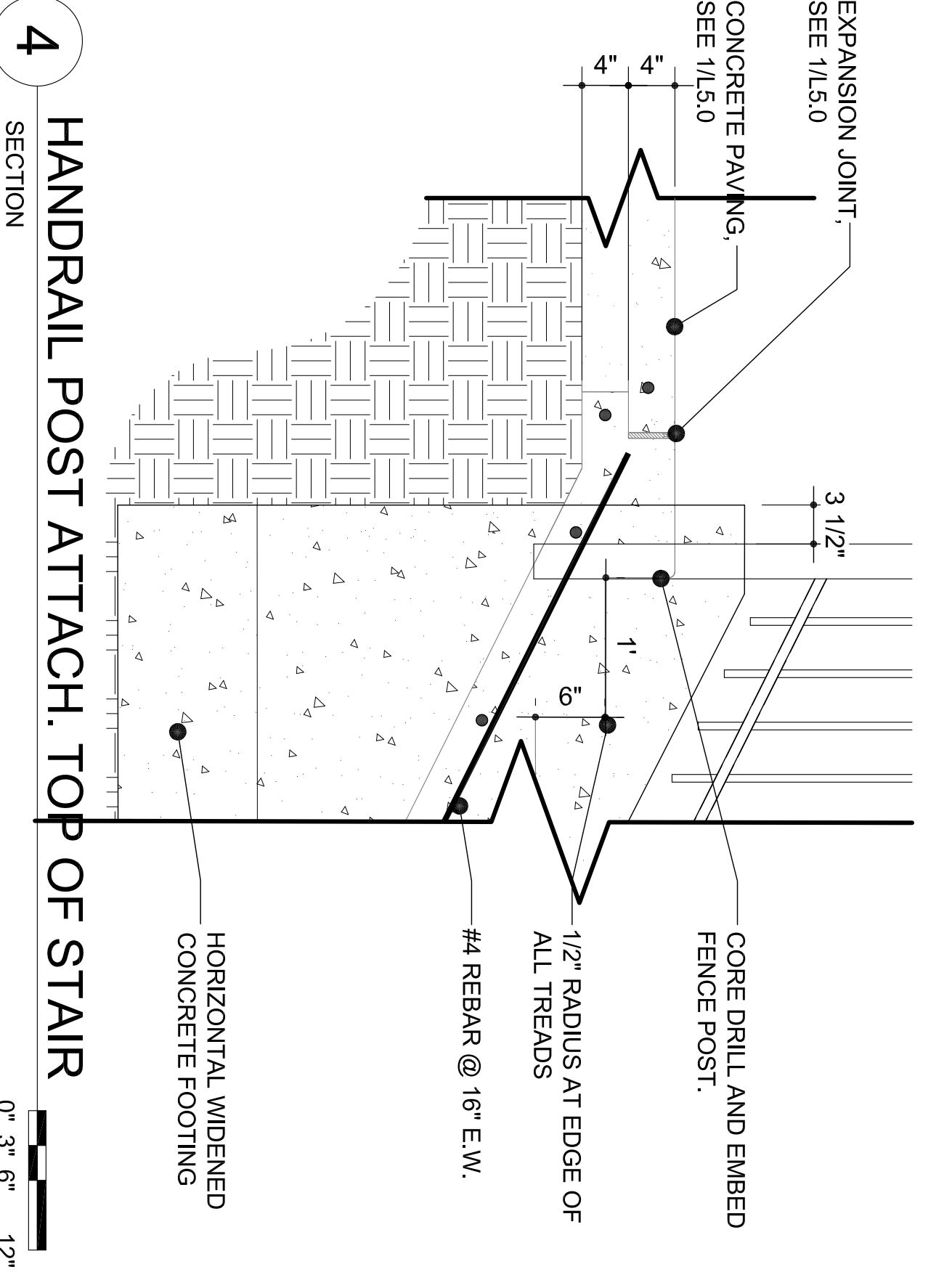
2 SIDE ELEVATION
RAMP & RAIL SECTION - PLANTER

0" 8" 16" 32"



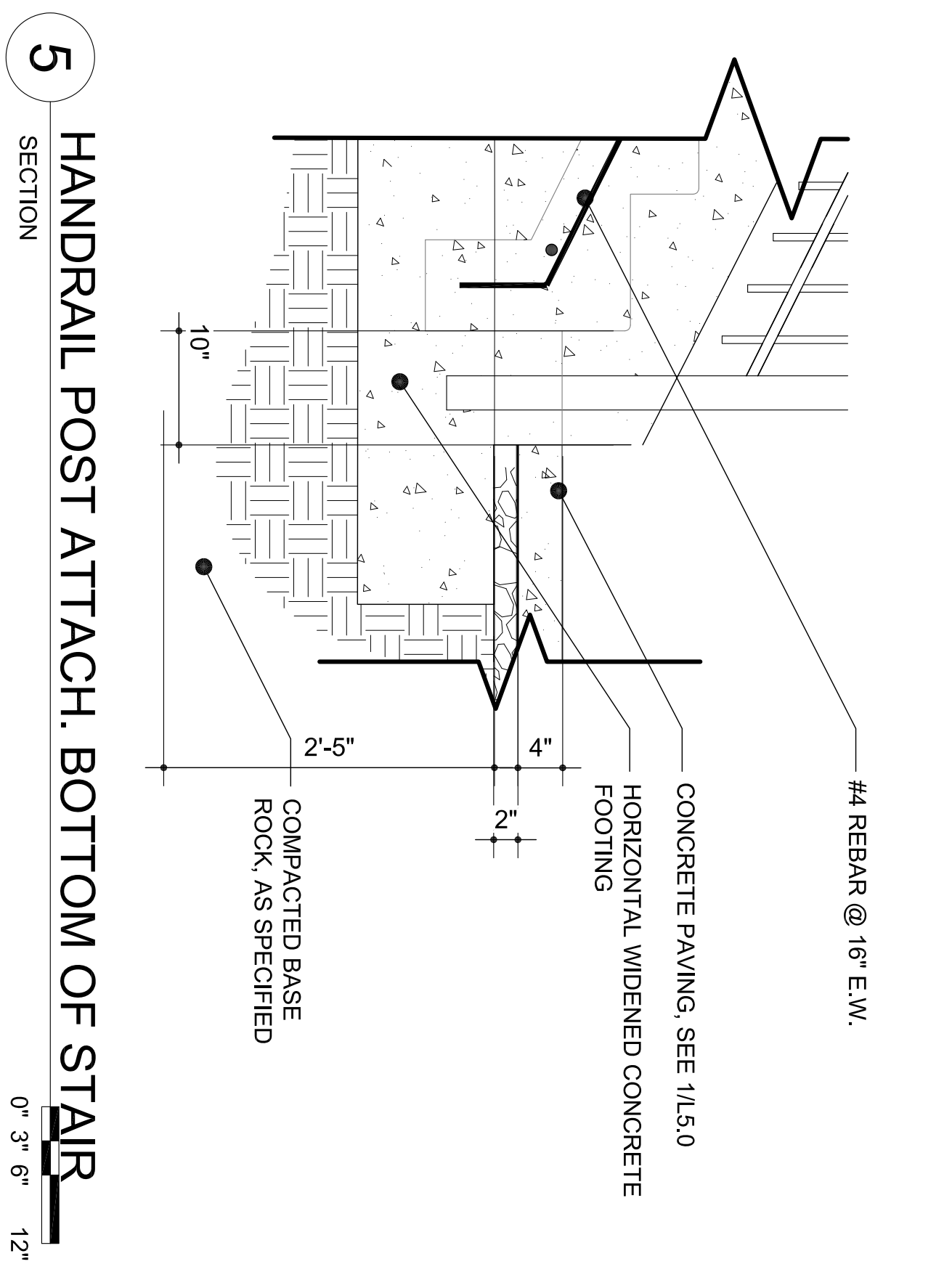
3 SIDE ELEVATION
CONCRETE STEPS & RAILING (TYP)

0" 8" 16" 32"



4 SECTION
HANDRAIL POST ATTACH. TOP OF STAIR

0" 3" 6" 12"



5 SECTION
HANDRAIL POST ATTACH. BOTTOM OF STAIR

0" 3" 6" 12"



REGISTERED
721

MICHELLE G MATHIS
OREGON
8-31-09
LANDSCAPE ARCHITECT

AC GILBERT
BUBBLE
HOUSE &
POTIONS LAB

116 MARION ST NE,
SALEM, OR 97301

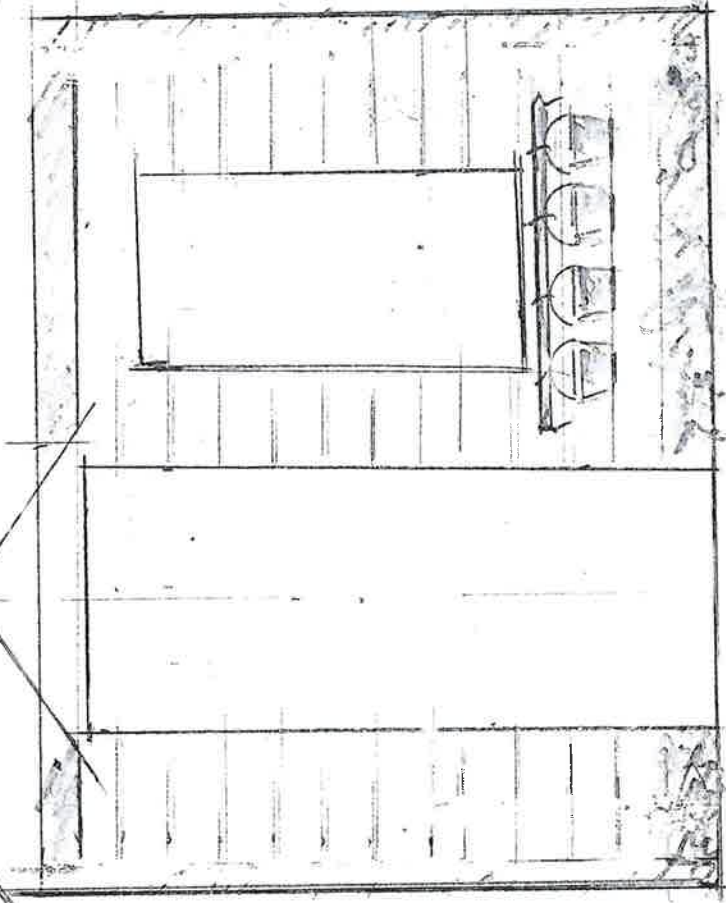
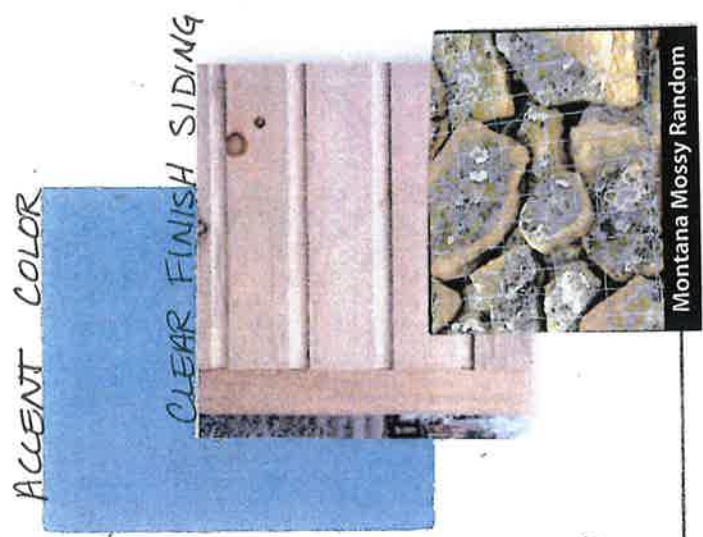
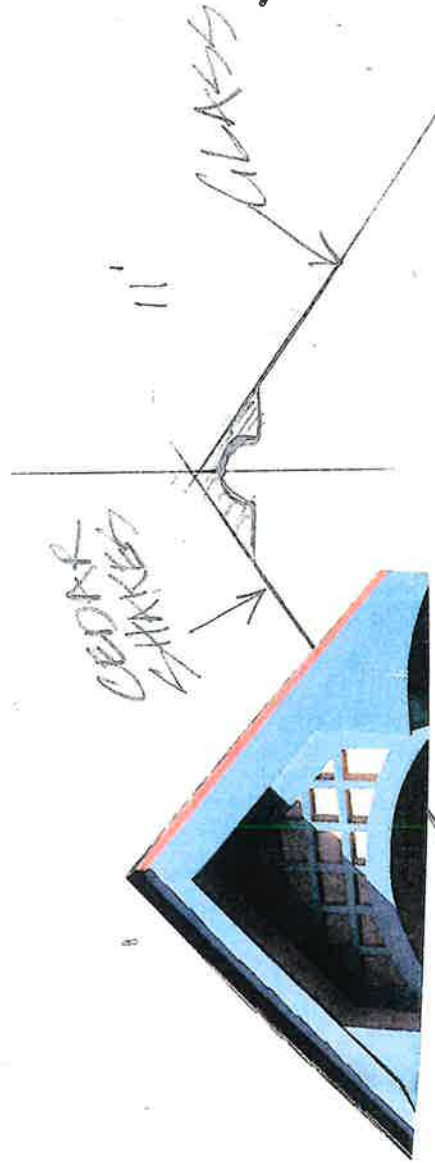
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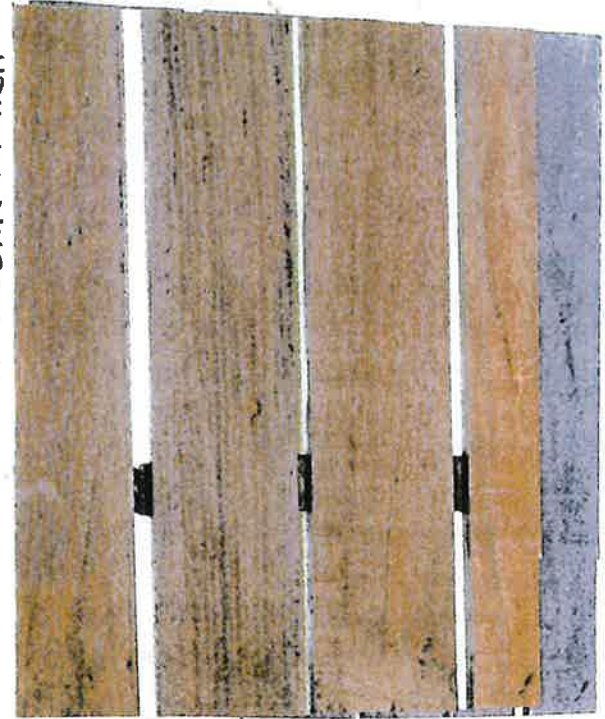
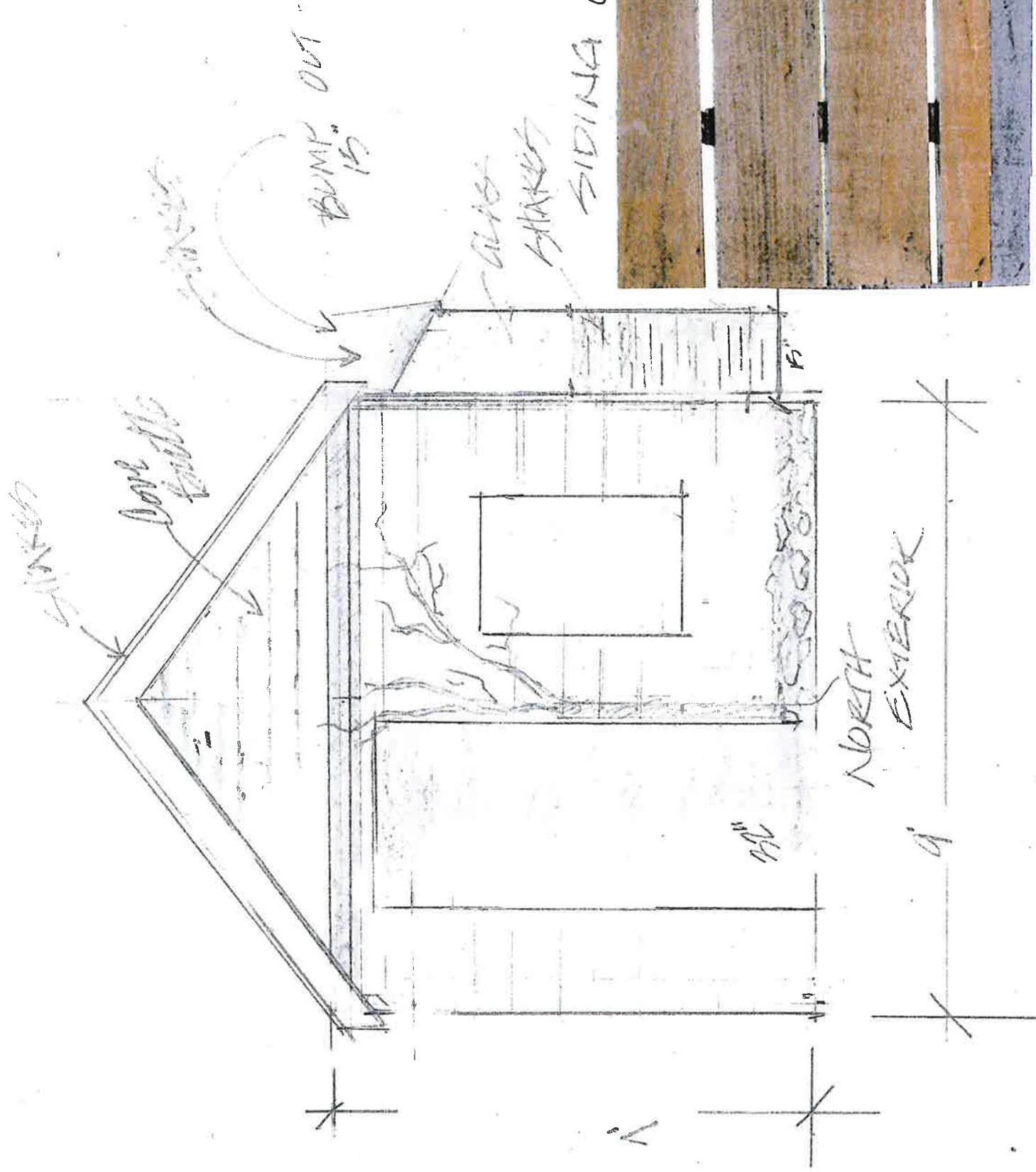
PERMIT SET
SEPTEMBER 27, 2019

DETAILS

L5.1



SOUTH EXTERIOR
 ROCK FOUNDATION



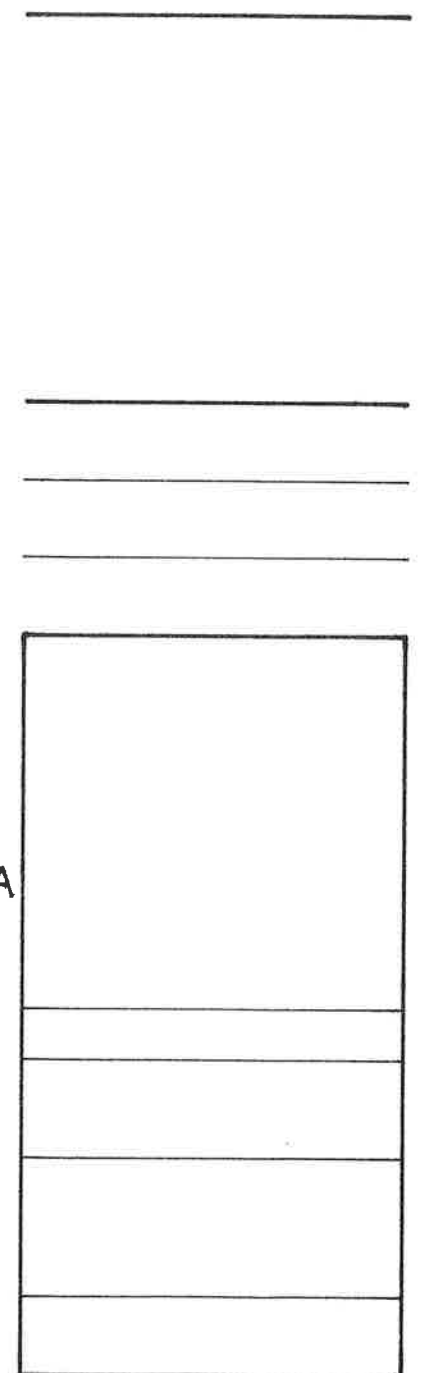
Garden House Colors & Materials

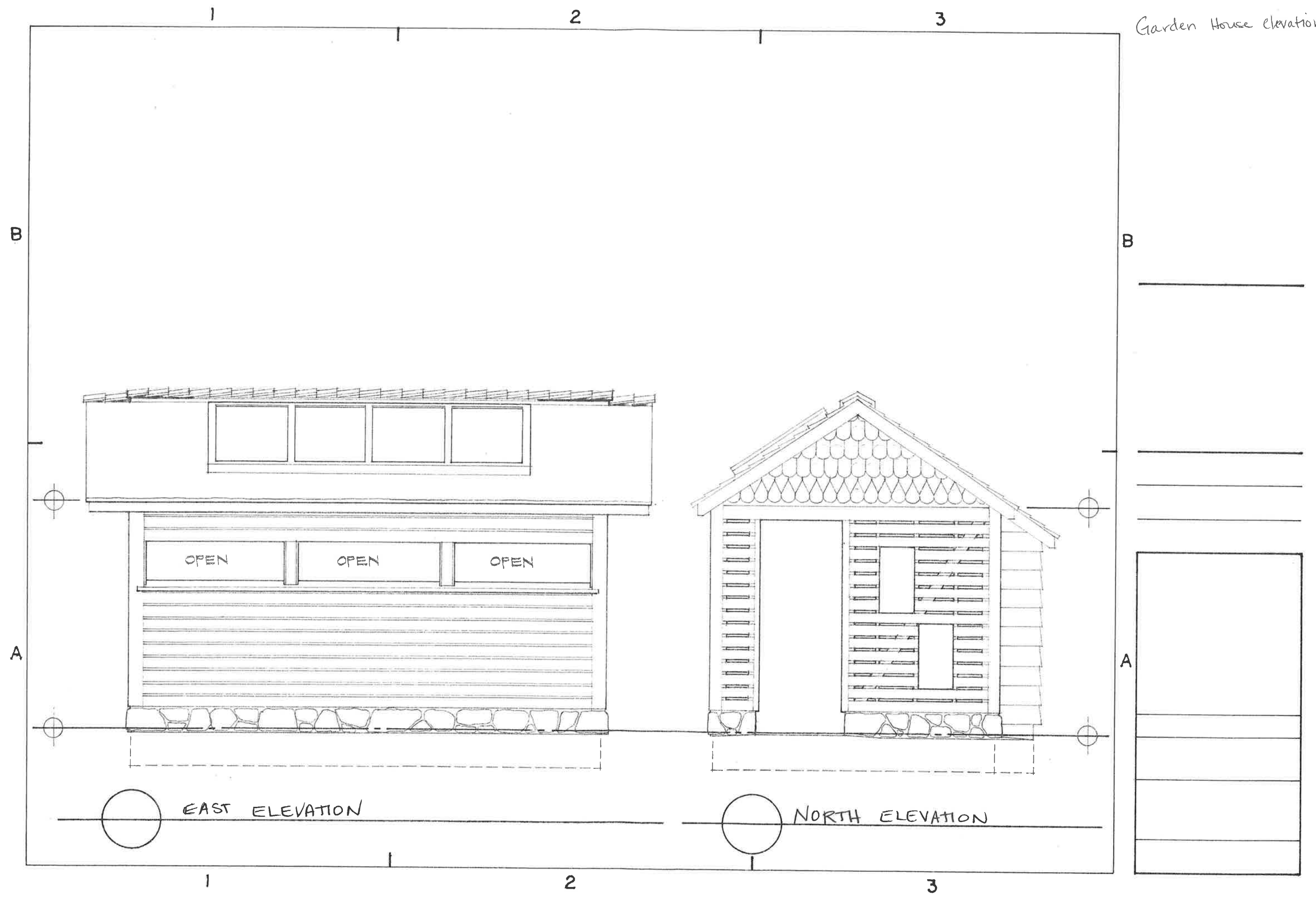


B2 SOUTH ELEVATION
2.1 3/8" = 1'-0"

A1 WEST ELEVATION
2.1 3/8" = 1'-0"

A2 SOUTH ELEVATION
2.1 3/8" = 1'-0"





EXISTING EXTERIORS AFFECTED BY ALTERATION



Written Statement for Security Camera installation

We are proposing 6 cameras to be installed at Gilbert House Children's Museum for enhanced security of the historic houses and the site.

Locations:

Front porch of Rockenfield

Front porch of Gilbert

Inside foyer of Gilbert

Front porch of Parrish

Inside front room of Parrish

On outdoor bathroom building facing garbage dumpster area

Please see photos below and orange highlights on site plan map (60-Site-Plan-REV02) for locations.

Email from Howard Mike of F & S Security and Electronics with installation details:

Good afternoon Sierra,

We will run all wire chases on the surface with either conduit or nice duct or wire mold. These chases will be both inside and outside. All material is paintable and be as minimal as we can to get the job completed. We will be getting power from the head end location where the recording device will be located in the basement. . . I believe this answers all the questions that are below and if not feel free to contact me.

Thank you,

Howard Mike

Operations Manager

F & S Security and Electronics

howard@fselectronics.com

503-371-3984 office

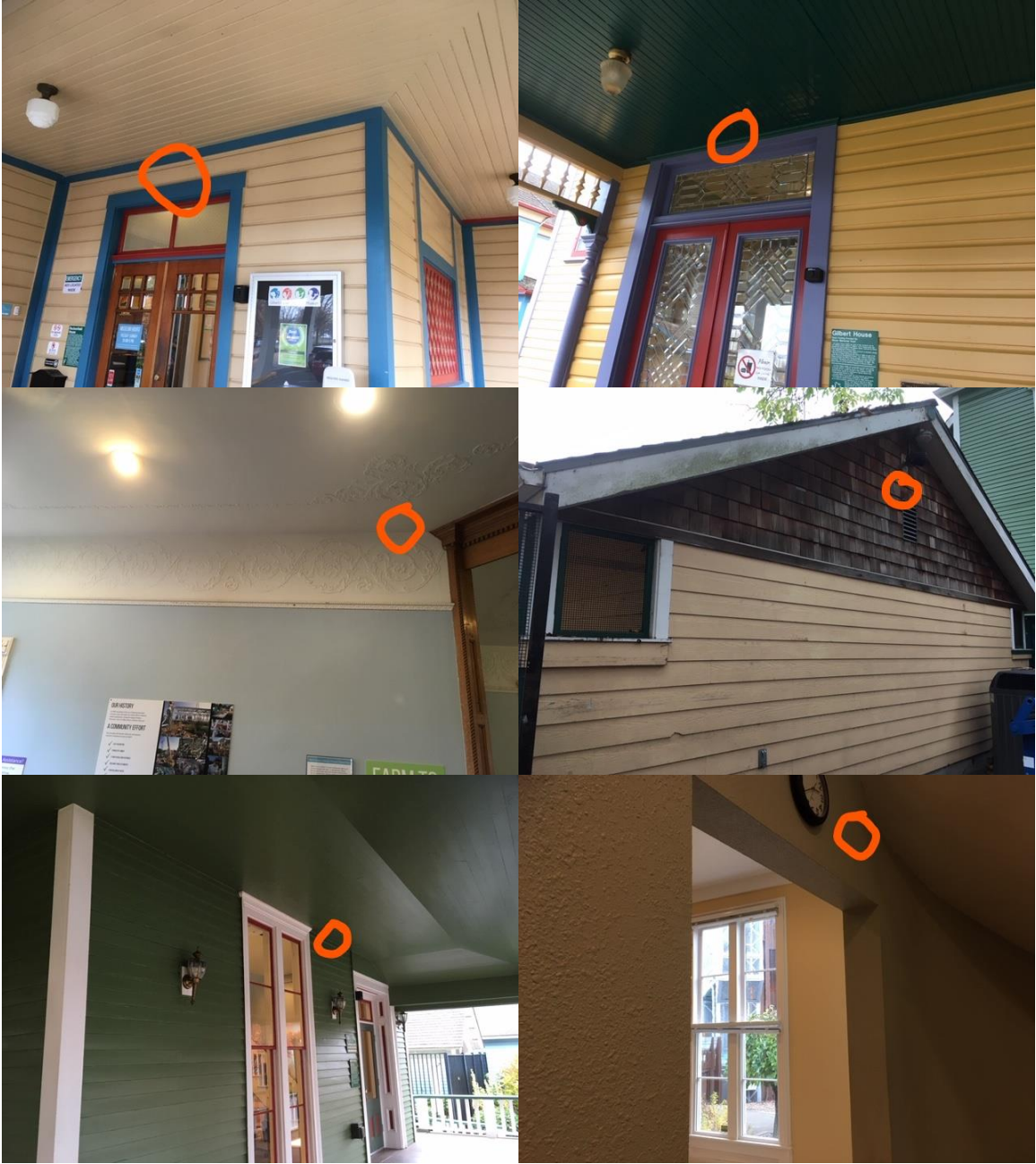
503-991-8272 cell

Camera proposed:



Howard indicated that F & S Security and Electronics has installed security devices at other historic sites in Salem with approval from the city.

Photos of proposed camera locations:



*Si necesita ayuda para comprender esta informacion, por favor llame
503-588-6173*

DECISION OF THE HISTORIC LANDMARKS COMMISSION

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS15-43

APPLICATION NO. : 15-118552-DR

NOTICE OF DECISION DATE: NOVEMBER 20, 2015

REQUEST: Major Historic Design Review of a proposal to construct a new Bubble Room structure on the A.C. Gilbert Discovery Village site, which includes the A.C. Gilbert House (1887), individually listed on the National Register, and the Rockenfeld House (1883) and Parrish House (1910), Salem Local Landmarks, located at 116 Marion St. NE, 97301; Marion County Assessor Map and Tax Lot number: 073W22DB 07400.

APPLICANT: Joanna Engle for Gilbert House Children's Museum

LOCATION: 116 Marion St NE / 97301

CRITERIA: Salem Revised Code Chapter 230.064

DECISION: The Historic Landmarks Commission **GRANTED** Historic Design Review HIS15-43.


Andrew Hendrie, Chair

This Decision becomes effective on **December 8, 2015**. No work associated with this Decision shall start prior to this date unless expressly authorized by a separate permit, land use decision, or provision of the Salem Revised Code (SRC).

Application Deemed Complete: October 28, 2015
Public Hearing Date: November 19, 2015
Notice of Decision Mailing Date: November 20, 2015
Decision Effective Date: December 8, 2015
State Mandate Date: February 25, 2016

The rights granted by this decision must be exercised by **December 8, 2017**, or this approval shall be null and void.

Case Manager: Kimberli Fitzgerald, Historic Preservation Officer
kfitzgerald@cityofsalem.net, 503.540.2397

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
PHONE: 503-588-6173
FAX: 503-588-6005



This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., December 7, 2015.** Any person who presented evidence or testimony at the hearing may appeal the decision. The notice of appeal must contain the information required by SRC 300.1020 and must state where the decision failed to conform to the provisions of the applicable code section, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

The complete case file, including findings, conclusions and conditions of approval, if any, is available for review at the Planning Division office, Room 305, City Hall, 555 Liberty Street SE, during regular business hours.

<http://www.cityofsalem.net/planning>

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Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS15-43 / AMANDA No. 15-118552-DR

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated November 19, 2015 incorporated herein by reference, and testimony provided at the Public Hearing of November 19, 2015 the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.064 as follows:

230.064. Standards for New Construction in Public Historic Districts. New buildings may be constructed in public historic districts, subject to the following standards:

(a) Materials.

- (1) The primary facade shall be constructed of building materials that are consistent with other primary structures in the vicinity.
- (2) Materials used in the construction shall be identical or similar those available for similar buildings or structures built during the period of significance.
- (3) Materials shall be similar in scale, proportion, texture, and finish to those found on nearby historic structures.

Finding: The HLC finds that the primary façade of the new structure is proposed to be of Hardi-Plank lap siding, painting shingle siding, and the roof will be wood shake and that these materials are similar in scale, proportion, texture and finish to those found on the structures on the site. The HLC finds that the use of Hardi-Plank lap siding, a material that appears similar to wood lap siding, is a modern material, ensuring that it is clear that this building is new and not historic. The HLC find that Standards 230.064 (a)(1)-(3) have been met for this proposal.

(b) Design.

(1) Within all public historic districts, other than the Oregon State Hospital District, the design shall be compatible with general character of historic contributing buildings in the historic district. Factors in evaluating compatibility include, but are not limited to:

- (A) The height, width, proportions, size and scale is consistent with those used in similar historic contributing buildings in the district generally.
- (B) The design reflects, but does not replicate, the architectural style of historic contributing buildings in the district.
- (C) Architectural elements that are similar to those found on historic contributing buildings in the historic district are used.
- (D) Architectural elements such as lintels, cornices, doors, and windows reflect the spacing, placement, scale, orientation and proportion of buildings in the district.
- (E) The front façade is designed with proportions that are compatible with adjacent buildings in the vicinity.

Finding: The HLC finds that the proposed one story residential type structure in a simplified

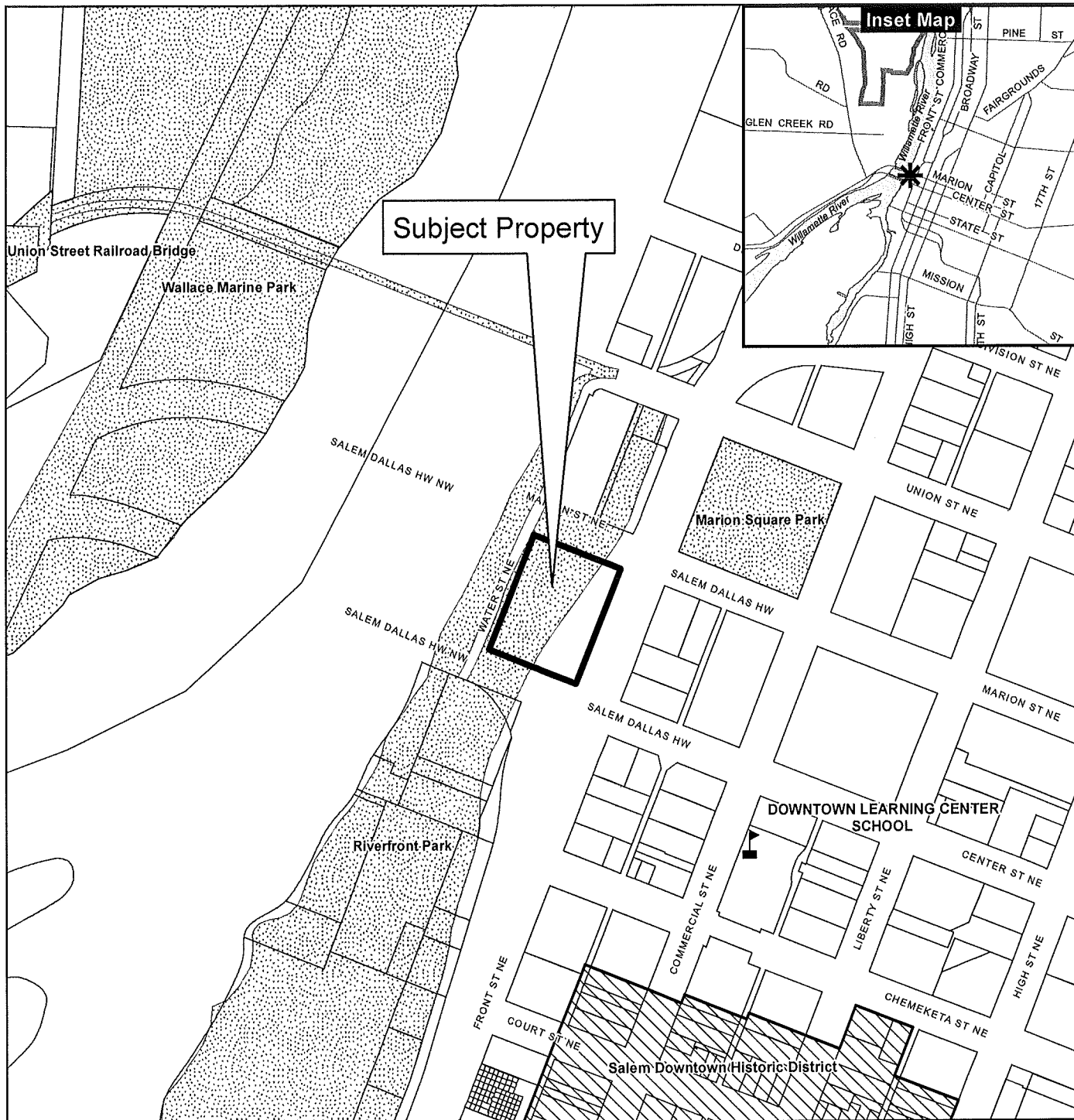
Queen-Anne style is consistent with the height, scale, and architectural style and construction type of the historic contributing buildings on the site, specifically the A.C. Gilbert House, Rockenfeld and Parrish Houses. While there are no Standards within SRC 230 which regulate color, in order to meet the criteria in SRC 600.025(d), which require exterior colors within the Willamette Greenway Zone to be natural earth or leaf tones it is recommended that the applicant change the color proposed for the shingled gable end from blue to a natural earth or leaf tone. The HLC find that Standards 230.064 (b)(A)-(E) have been met for this proposal.

The Historic Landmarks Commission finds that Guidelines 230.064(b)2, (c), (d), (e), (f), (g) and (h) are not applicable to the evaluation of this proposal, as the proposed building is not located within the Oregon State Hospital district and there are no plans to construct a new accessory structure, awnings or canopies, fencing, retaining walls or solar panels.








DECISION: The Historic Landmarks Commission APPROVES the HIS15-43 proposal.

VOTE: **YES 7 NO ABST ABSENT 2**

Vicinity Map 116 Marion St NE



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

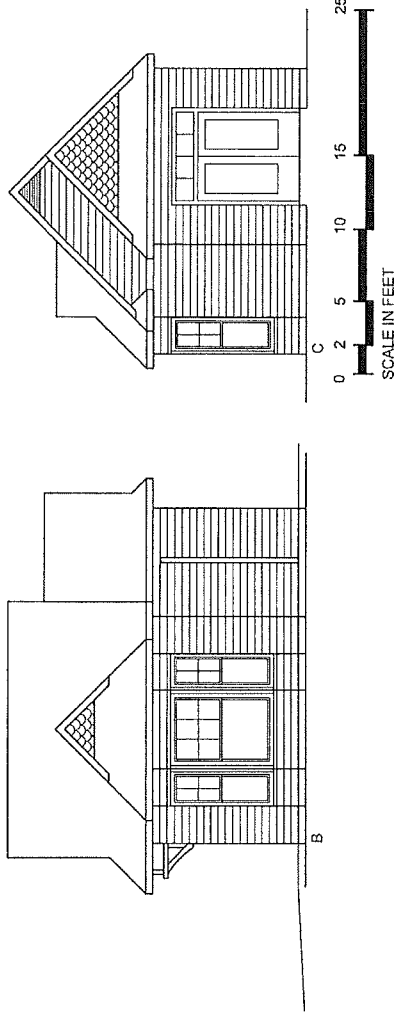
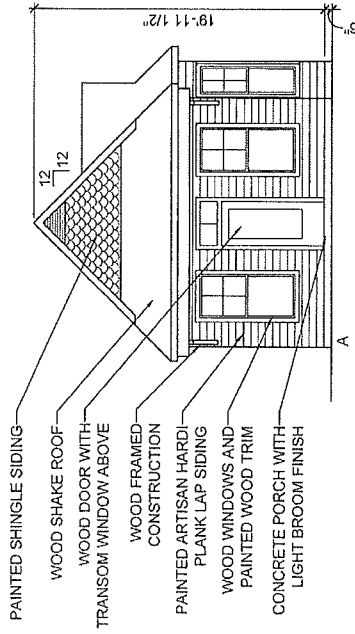
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0 100 200 400 Feet



PROJ: NEW STRUCTURE A.C. GILBERT DISCOVERY VILLAGE 116 MARION ST. NE SALEM, OR 97301		ANDERSON SHIRLEY ARCHITECTS INC.	SUITE 5 695 COMMERCIAL SE SALEM, OR 97301 V: 503.371.1140 F: 503.364.6751	SHEET NO. A3.1
DRAWN DATE 6/6/14 JAK	JOB NO.			

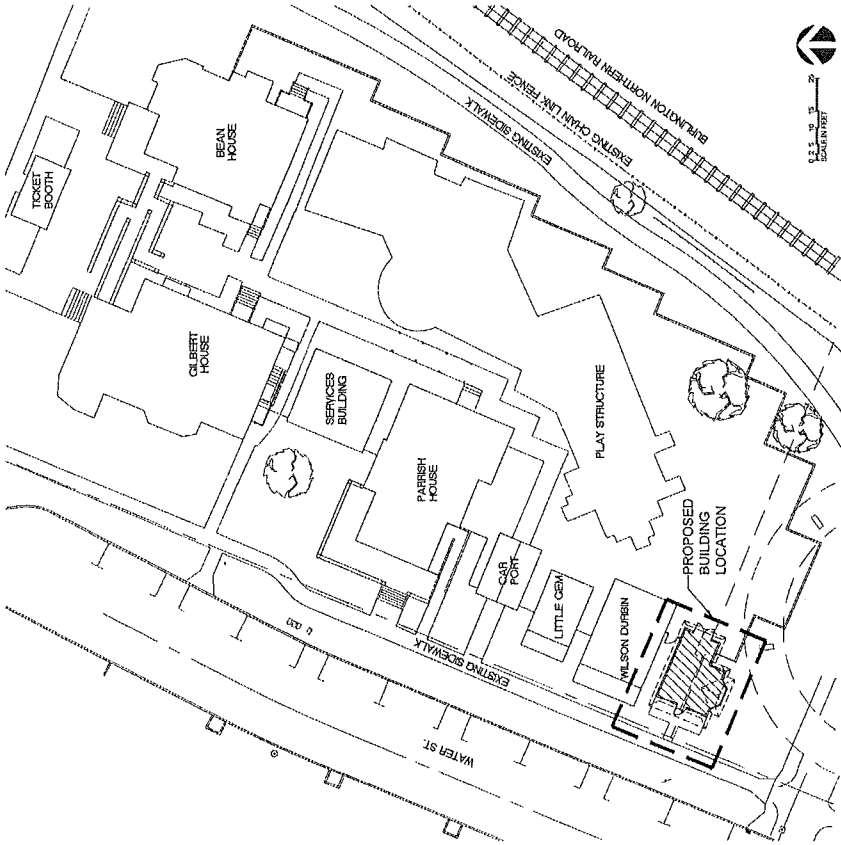
PRELIMINARY · PRELIMINARY · PRELIMINARY
 NOT FOR
 CONSTRUCTION



1 EXTERIOR ELEVATIONS
 A3.1 1/8" = 1'-0"

AC GILBERT'S DISCOVERY VILLAGE

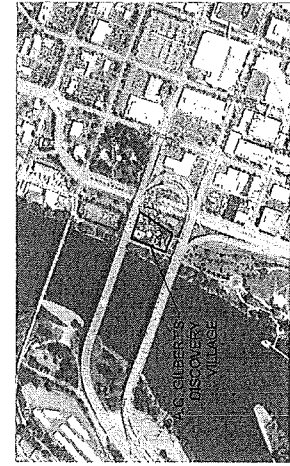
PROPOSED NEW CONSTRUCTION TO HOUSE BUBBLE ROOM



SITE PLAN



STREETSCAPE

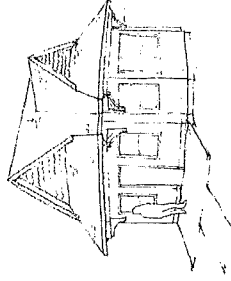


VICINITY MAP - N.T.S.

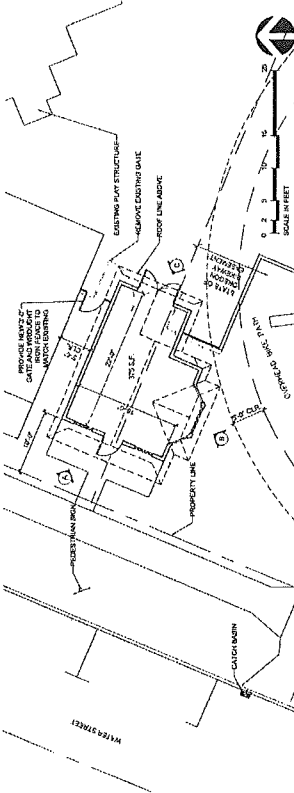


AERIAL VIEW - N.T.S.

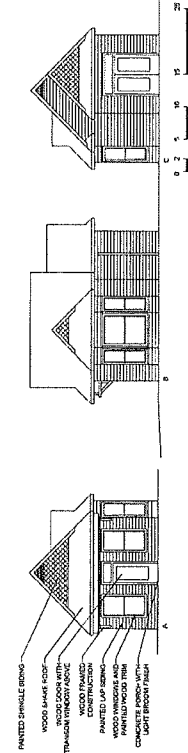
HISTORY
 THE GILBERT HOUSE IS A HISTORIC LANDMARK BUILDING THAT IS PART OF THE A.C. GILBERT'S DISCOVERY VILLAGE CHILDRENS' MUSEUM. THE GILBERT HOUSE USED TO CONTAIN AN EXHIBIT CALLED THE BUBBLE BOOTH WHICH WAS A VERY POPULAR EXHIBIT FOR MANY YEARS. HOWEVER, THERE WAS AN UNFORTUNATE WATER DAMAGE INCIDENT THAT OCCURRED IN THE BUBBLE ROOM WHICH CAUSED THAT EXHIBIT TO BE PROHIBITED INSIDE THE HISTORIC STRUCTURE. WE ARE PROPOSING A NEW STRUCTURE ON THE SOUTH END OF THE SITE THAT WOULD BE ABLE TO BRING THE BUBBLE ROOM EXHIBIT BACK INTO EXISTENCE.



SCHEMATIC CONCEPT SKETCH



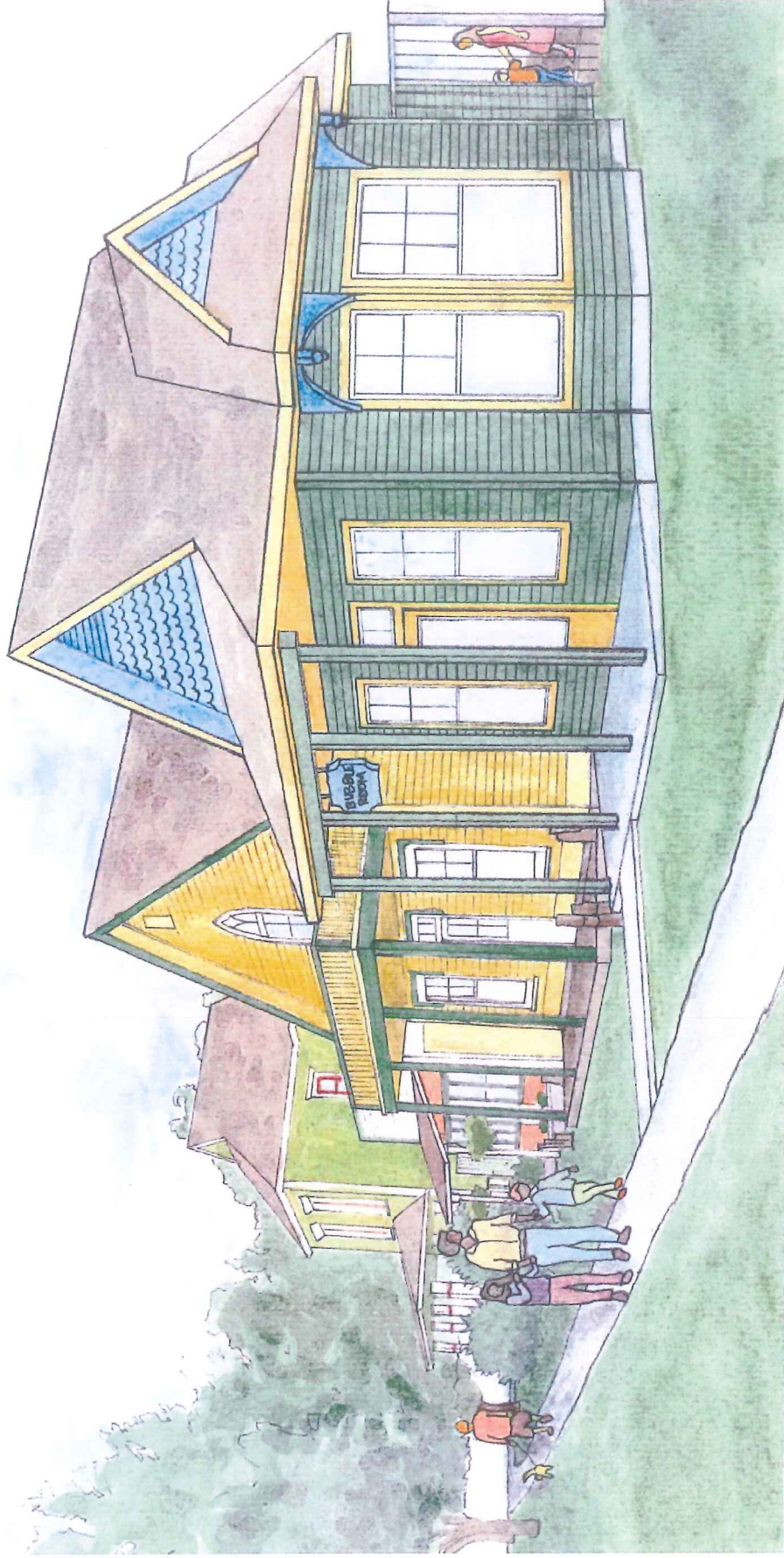
FLOOR PLAN



ELEVATIONS

<p>ANDERSON SHIRLEY ARCHITECTS INC.</p>	<p>PROJECT NO. 2015-001</p> <p>DATE: 08/11/2015</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION PRELIMINARY</p>	<p>CITY, STATE, ZIP SALEM, OR 97301</p>	<p>SHEET TITLE A.C. GILBERT'S DISCOVERY VILLAGE</p>
				<p>NEW STRUCTURE</p>
<p>116 MARION ST. NE</p>				<p>PROJECT NO. 2015-001</p>
<p>DATE: 08/11/2015</p>				<p>SCALE: 1/8" = 1'-0"</p>
<p>PROJECT NO. 2015-001</p>				<p>SCALE: 1/8" = 1'-0"</p>

Future Bubble Room Structure



Future Bubble Room Exhibit

