

# NOTICE OF DECISION

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



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

## DECISION OF THE HISTORIC LANDMARKS COMMISSION

**HISTORIC DESIGN REVIEW CASE NO.:** HIS19-40

**APPLICATION NO.:** 19-120296-DR

**NOTICE OF DECISION DATE:** JANUARY 17, 2020

**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.

**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).

**APPLICANT:** Alicia Bay on behalf of the Gilbert House Children's Museum

**LOCATION:** 116 Marion St NE

**CRITERIA:** Salem Revised Code (SRC) Chapters 230.060(n) and 230.065.

**FINDINGS:** The findings are in the attached Decision dated January 17, 2020.

**DECISION:** The **Historic Landmarks Commission APPROVED** Historic Design Review HIS19-40 based upon the application materials deemed complete on December 24, 2019 and the findings as presented in this report.

### VOTE:

Yes 8      No 0      Absent 1 (Mulvihill)

  
\_\_\_\_\_  
Jamie French, Chair  
Salem Historic Landmarks Commission

*This Decision becomes effective on February 4, 2020. 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).*

The rights granted by the attached decision must be exercised, or an extension granted, by February 4, 2022 or this approval shall be null and void.

Application Deemed Complete:	<u>December 24, 2019</u>
Public Hearing Date:	<u>January 16, 2020</u>
Notice of Decision Mailing Date:	<u>January 17, 2020</u>
Decision Effective Date:	<u>February 4, 2020</u>
State Mandate Date:	<u>April 22, 2020</u>

Case Manager: Kimberli Fitzgerald, [kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net), 503-540-2397

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 320, 555 Liberty Street SE, Salem OR 97301, no later than 5:00 p.m., Monday, February 3, 2020. 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(s) 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 320, City Hall, 555 Liberty Street SE, during regular business hours.

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

***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. HIS19-40

**FINDINGS:** Based upon the application materials, the facts and findings in the Staff Report incorporated herein by reference, and testimony provided at the Public Hearing of January 16, 2020, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that their proposal complies with the applicable provisions of the Salem Revised Code (SRC) 230.060(n) and 230.065 as follows:

### **FINDINGS**

**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**

### **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. The HLC finds 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. The HLC finds 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. The HLC finds 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. The HLC finds 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'). The HLC finds 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. The HLC finds 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). The HLC finds 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. The HLC finds 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:** The HLC finds 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:** The HLC finds 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:** The HLC finds 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:** The HLC finds 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. The HLC finds 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. The HLC finds 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:** The HLC finds 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. The HLC finds that the proposal meets Guideline 230.065 (i).

The Historic Landmarks Commission **APPROVES** the proposal.

**VOTE: Yes 8    No 0    Absent 1 (Mulvihill)    Abstain 0**

Attachments: A. Hearing Notice and Vicinity Map  
B. Excerpt from National Register Historic Resource Document  
C. Applicant's Submittal Materials

Prepared by Kimberli Fitzgerald, 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*

<b>CASE NUMBER:</b>	Historic Design Review Case No. HIS19-40
<b>HEARING INFORMATION:</b>	<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>
<b>PROPERTY LOCATION:</b>	116 Marion St NE, Salem OR 97301
<b>SUMMARY:</b>	A proposal to construct two new accessory structures, replace existing ramps and fencing, and install security cameras at the Gilbert House Children's Museum.
<b>CASE MANAGER:</b>	<b>Kimberli Fitzgerald, Historic Preservation Officer</b> , City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, OR 97301. Telephone: 503-540-2397; E-mail: <a href="mailto:kfitzgerald@cityofsalem.net">kfitzgerald@cityofsalem.net</a> .
<b>NEIGHBORHOOD ORGANIZATION:</b>	<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: <a href="mailto:bruhof@gmail.com">bruhof@gmail.com</a> .
<b>STAFF REPORT:</b>	The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website: <a href="http://www.cityofsalem.net/notice">www.cityofsalem.net/notice</a>
<b>ACCESS:</b>	The Americans with Disabilities Act (ADA) accommodations will be provided on request.
<b>CRITERIA:</b>	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: <a href="http://bit.ly/salemorcode">http://bit.ly/salemorcode</a> . Type in the chapter number(s) listed above to view the applicable criteria.

<b>OWNER(S):</b>	City of Salem
<b>APPLICANT / AGENT(S):</b>	Alicia Bay on behalf of Gilbert House Children's Museum
<b>PROPOSAL REQUEST:</b>	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).
<b>HOW TO PROVIDE TESTIMONY:</b>	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.
<b>HEARING PROCEDURE:</b>	<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>
<b>MORE INFORMATION:</b>	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 <a href="https://splash.cityofsalem.net/">https://splash.cityofsalem.net/</a> . Just enter the permit number(s) listed here: 19-120296-DR
<b>NOTICE MAILING DATE:</b>	December 26, 2019

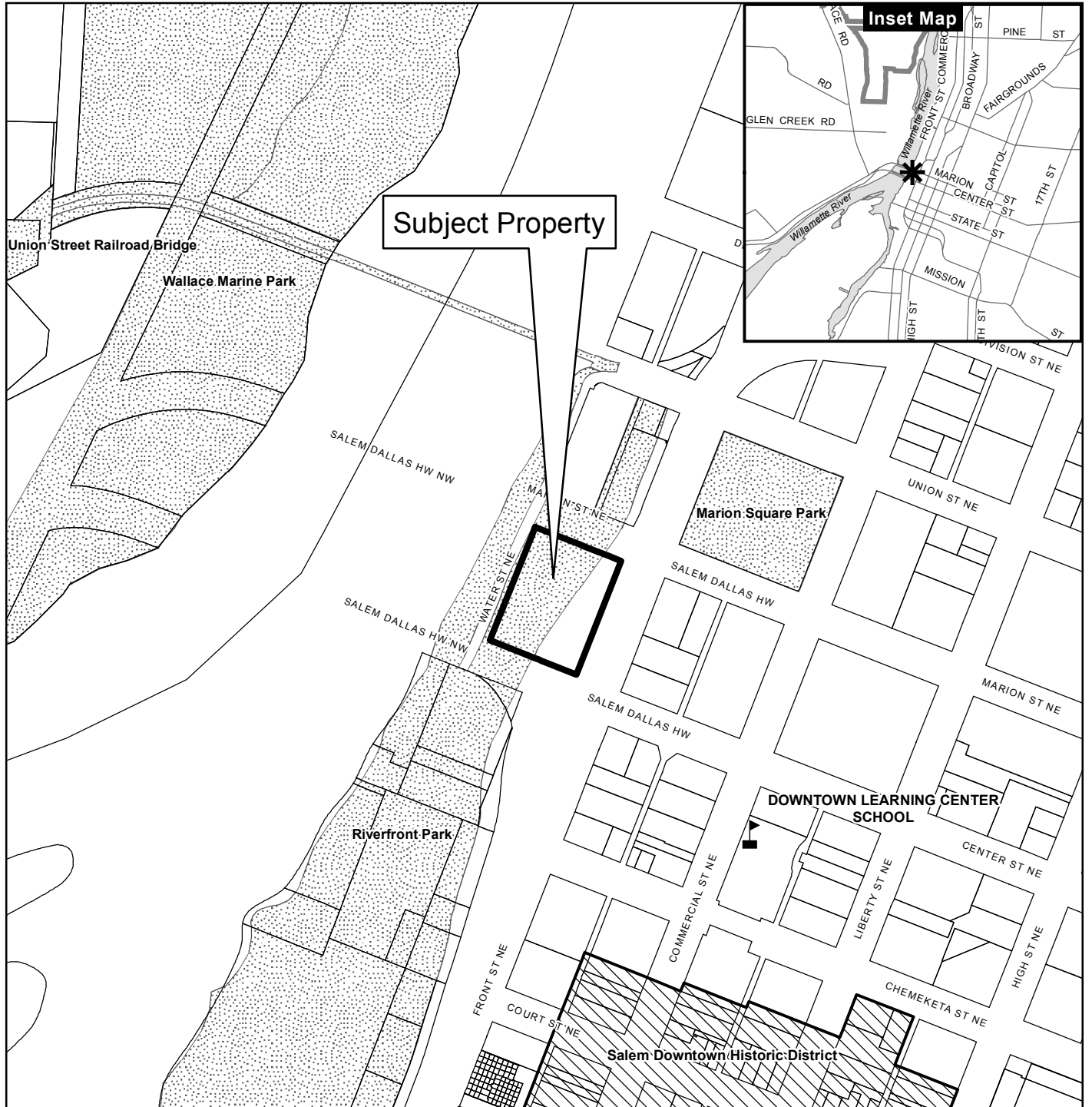
**PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.**  
**For more information about Planning in Salem:**  
<http://www.cityofsalem.net/planning>

*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.*






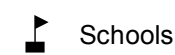

TTD/TTY telephone 503-588-6439 is also available 24/7



# 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



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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

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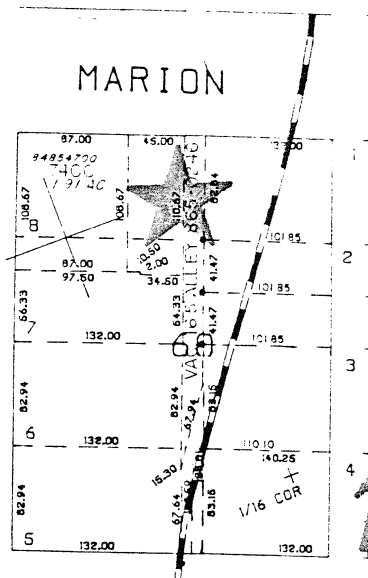
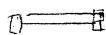
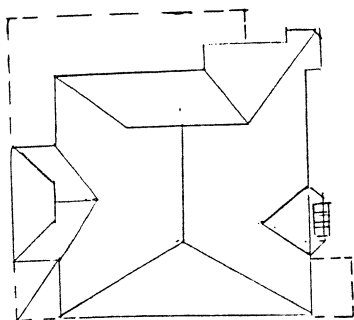
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NEGATIVE NO. :

SLIDE NO. :

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MARION ST



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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

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 <sup>N</sup> <sub>S</sub> Section 22 <sup>E</sup> <sub>W</sub>

*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

\*\*\*\*\*

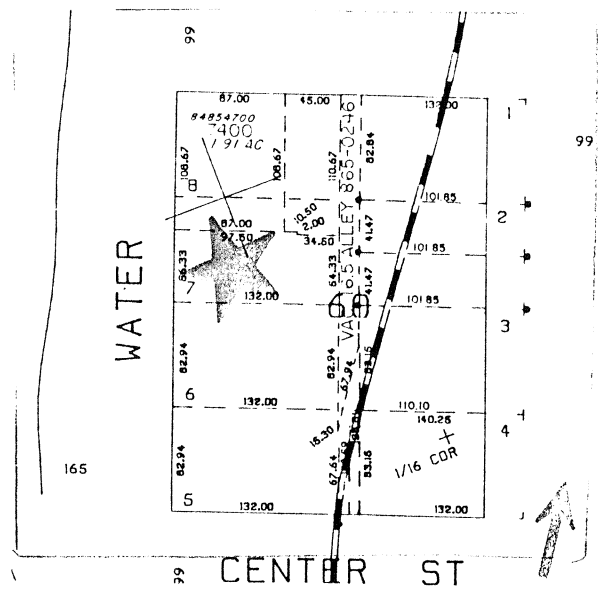
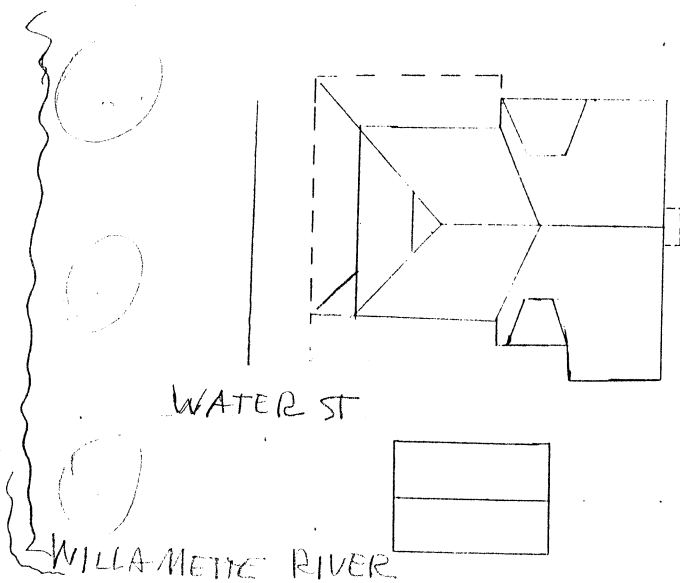


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NEGATIVE NO. :

SLIDE NO. :

\*\*\*\*\*



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GRAPHIC AND PHOTO SOURCES: City of Salem, Community Development

**Historic Alteration Review Worksheet**

Site Address: 116 Marion St. NE

Resource 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  No

Project's Existing Material: Concrete, wood, soil, plants Project's New Material: concrete, aluminum, plexiglas, metal, soil, plants, wood, tempered glass, brick

**Project Description**

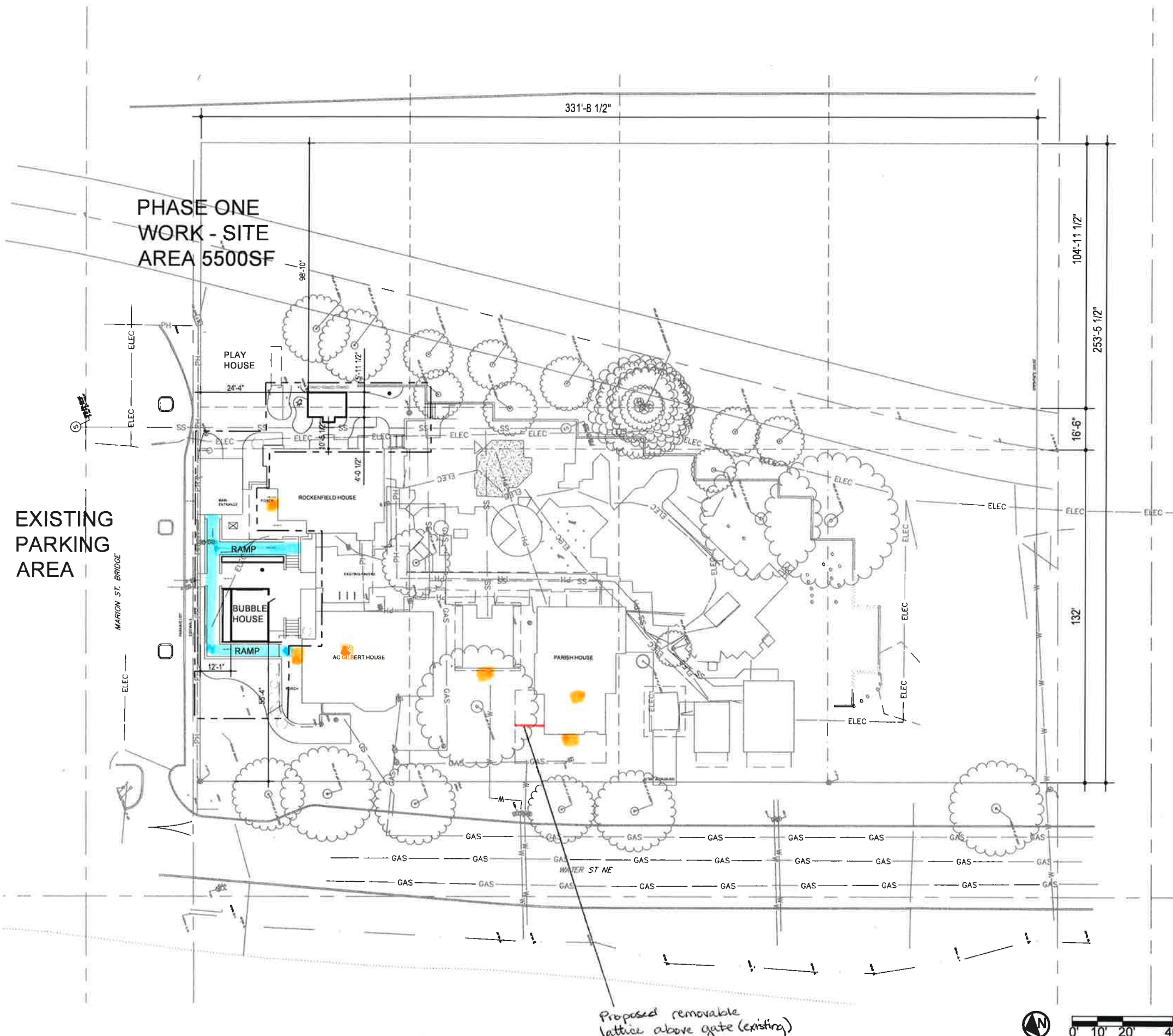
Briefly provide an overview of the type of work proposed. Describe how it meets the applicable design criteria in SRC Chapter 230. Please attach any additional information (i.e., product specification sheets) that will help staff and the HLC clearly understand the proposed work:

Remove existing ramps and landscaping at the north end of GHCM 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](mailto:jaime@learninglandscapesdesign.com)

PERMIT SET

OCTOBER 30th, 2019

PROPOSED

# L0.1

EXISTING  
PARKING  
AREA

MARION ST. BRIDGE

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

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
B.W. 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.I. WITH
G.V. GAS VALVE	WAT. or W. WATER
H. HANDICAP	W.L.M. WETLANDS MARKER
H.YD. HYDRANT	W.M. WATER METER
I.R. IRON ROD	Y.P.C. YELLOW PLASTIC CAP
I.P. IRON PIPE	

SYMBOLS

AD. AREA DRAIN	PH. SIGN POST
CB. CATCH BASIN	PE. POWER PEDESTAL
CO. SEWER CLEANOUT	TE. TELEPHONE PEDESTAL
F.H. 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	
TREE - *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
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

EXISTING  
 PARKING  
 AREA

PHASE ONE  
 WORK - 5500SF

PHASE TWO  
 WORK - 16500SF

MARION ST. BRIDGE

WATER ST NE

104'-11 1/2"

253'-5 1/2"

16'-6"

132'



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

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

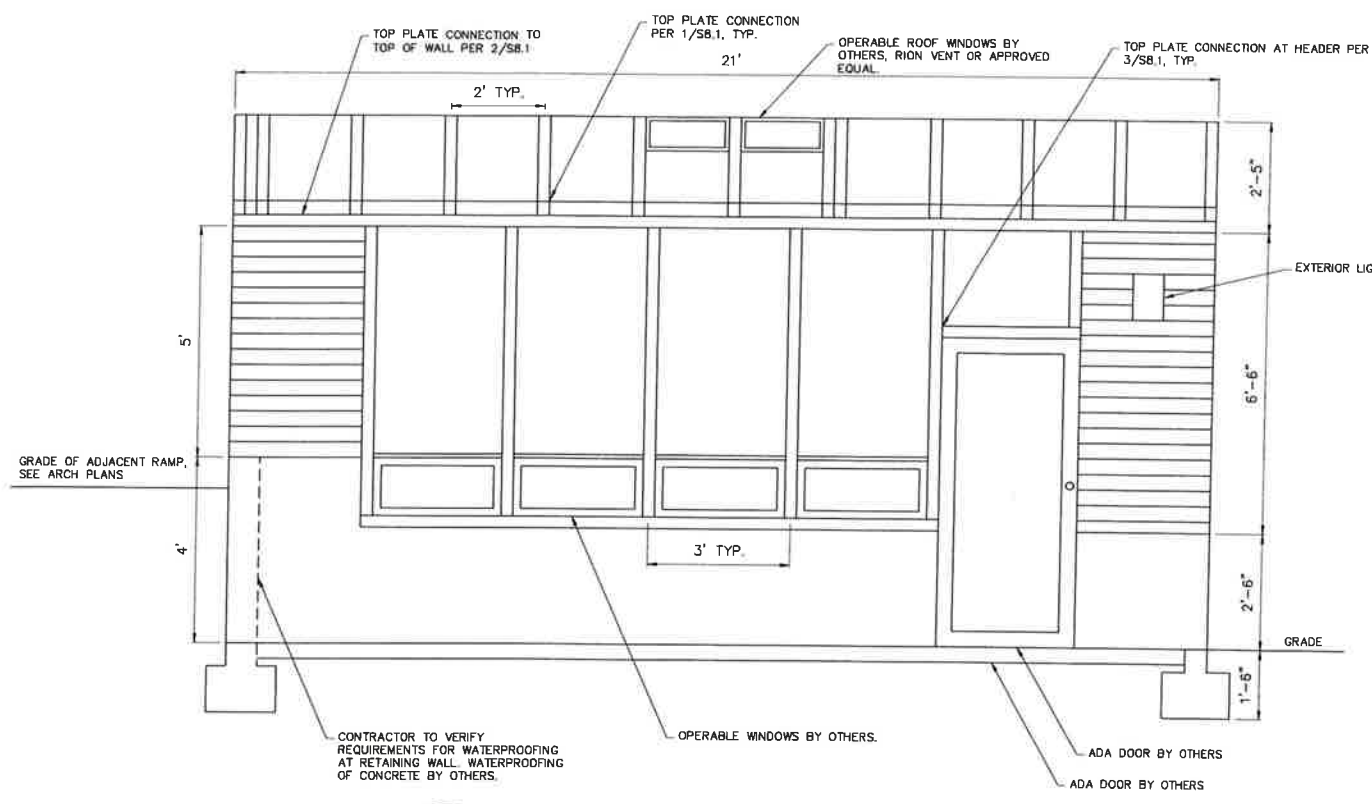
OWNER CONTACT:  
AC GILBERT CHILDREN'S MUSEUM  
ALICIA BAY  
EXECUTIVEDIRECTOR@ACGILBERT.ORG

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

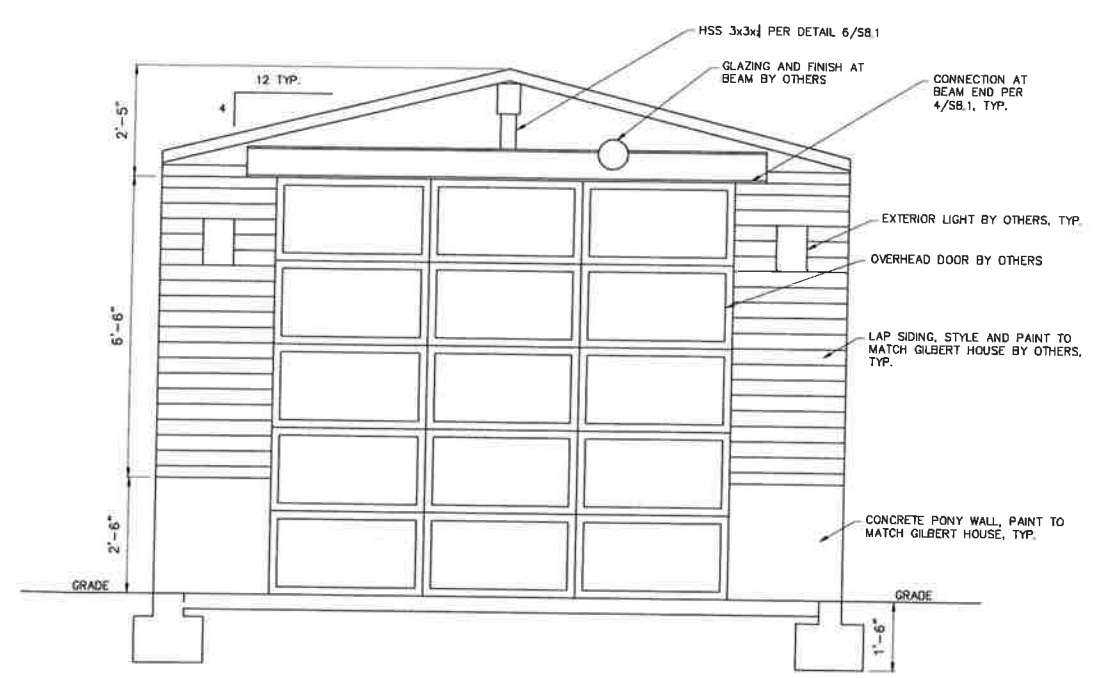
PERMIT SET

AUGUST 30, 2019

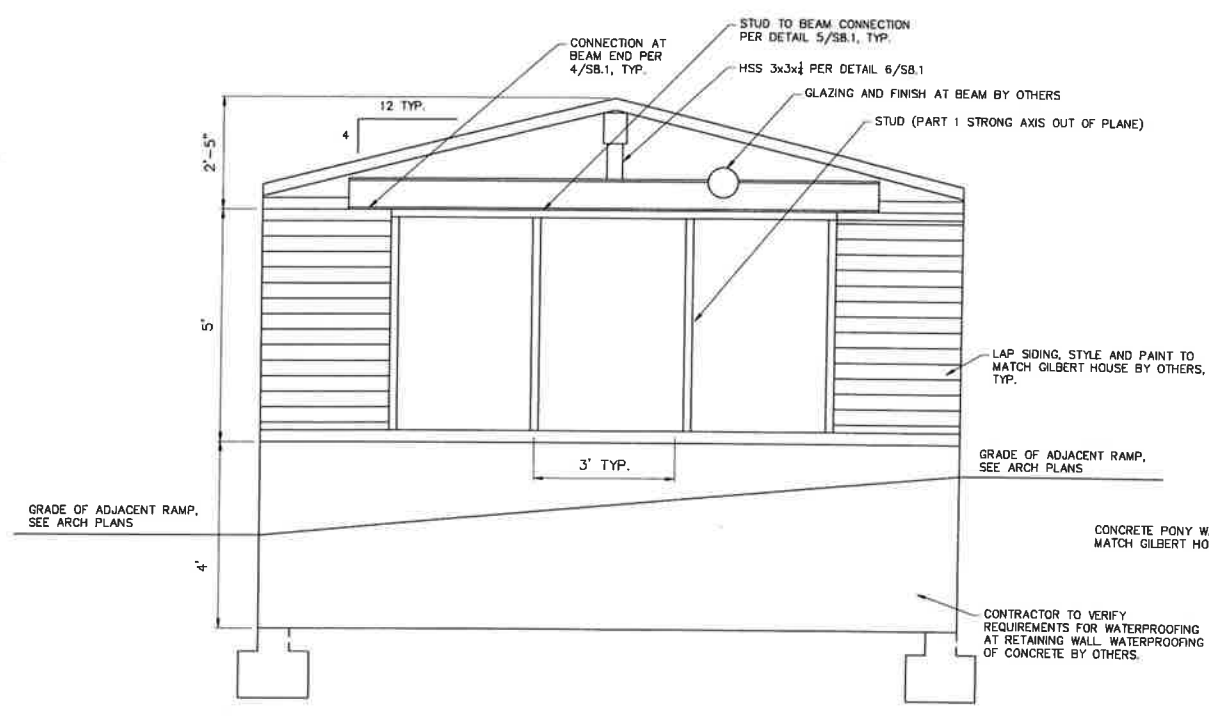
STRUCTURAL ELEVATIONS



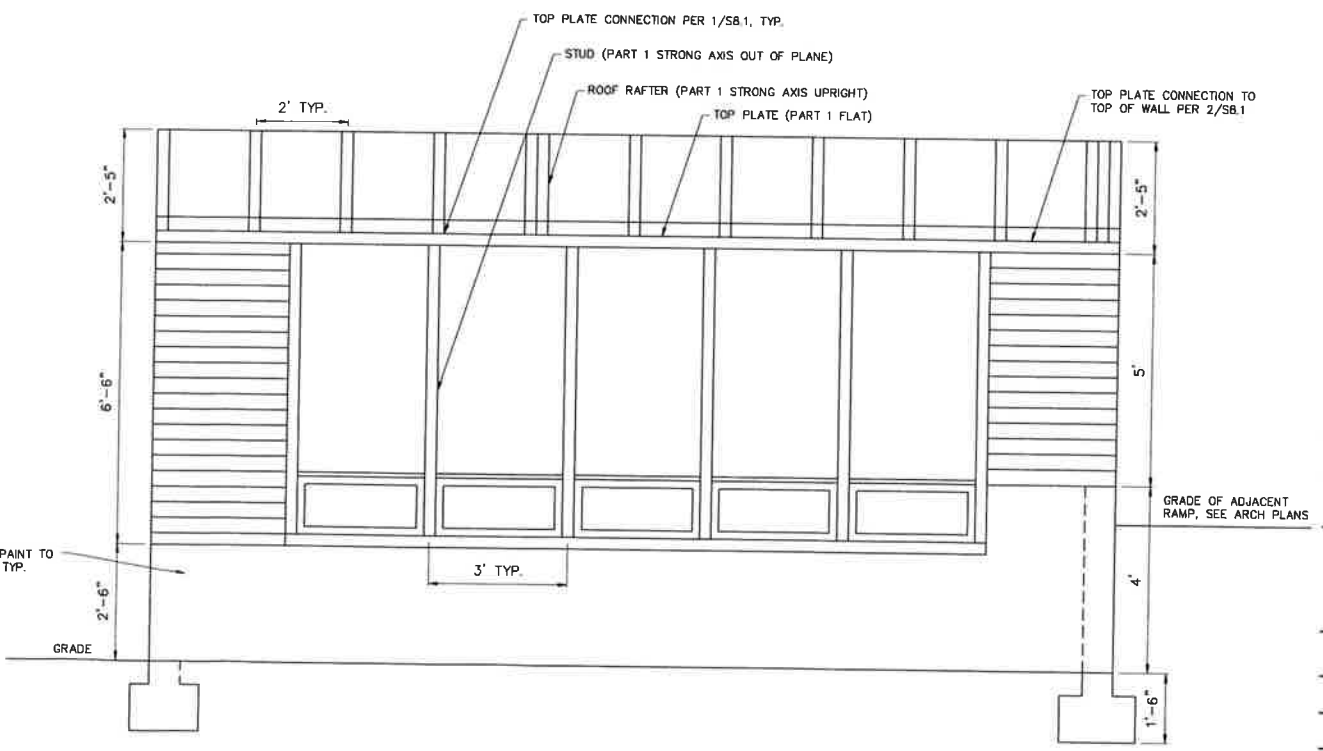
1 S3.1 LEFT ELEVATION  
HOR. SCALE 1/2" = 1'  
(IN FEET)



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)

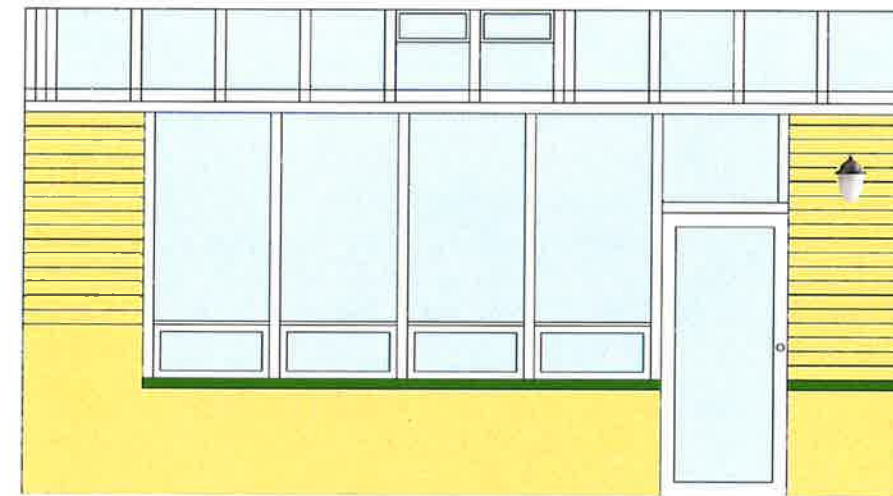
# PROPOSED COLOR OPTIONS FOR BUBBLE FACTORY EXTERIOR

## ADJACENT TO GILBERT HOUSE

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

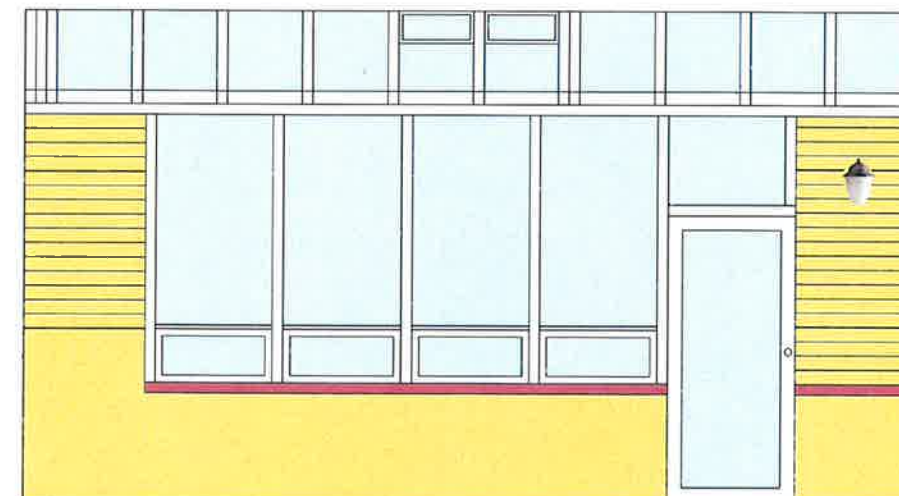


*Porch post showing all colors used on Gilbert House.*



**Bubble House Facade**

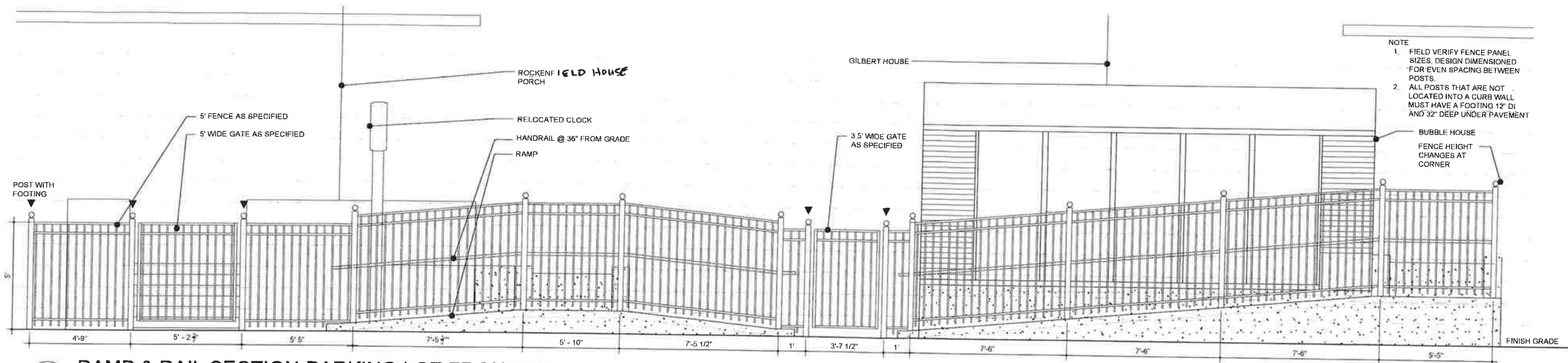
Paint color, siding, concrete foundation & acorn lights to match Gilbert House Exterior



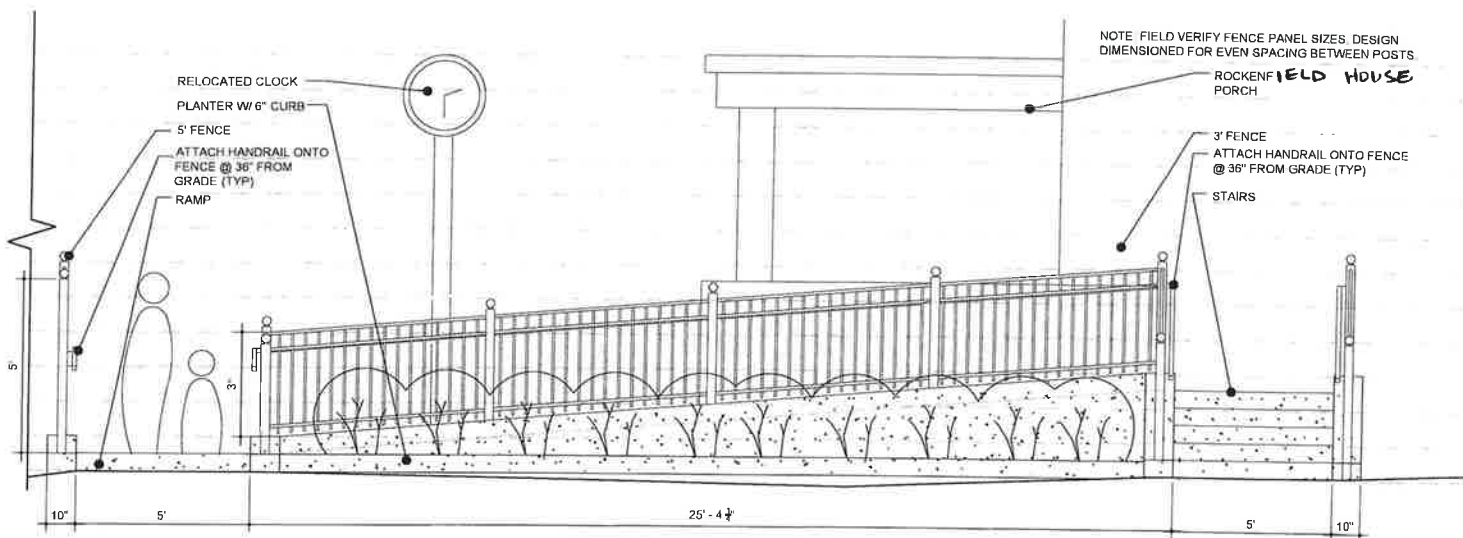
**Bubble House Facade**

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



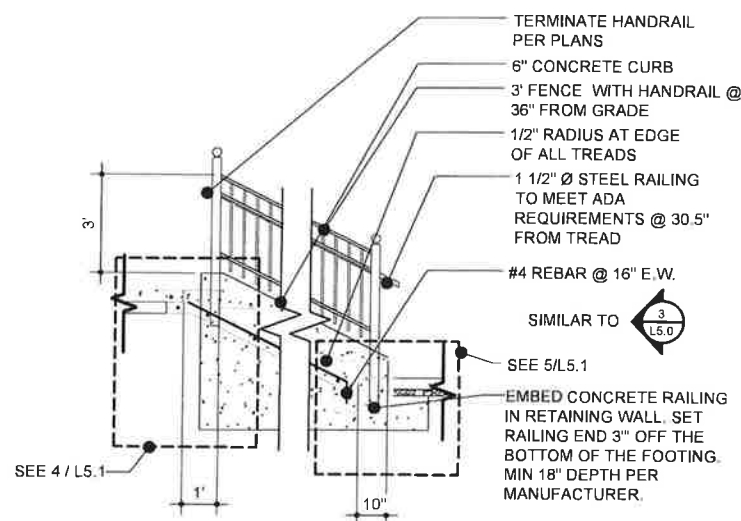


**1 RAMP & RAIL SECTION-PARKING LOT FRONTAGE**  
SIDE ELEVATION

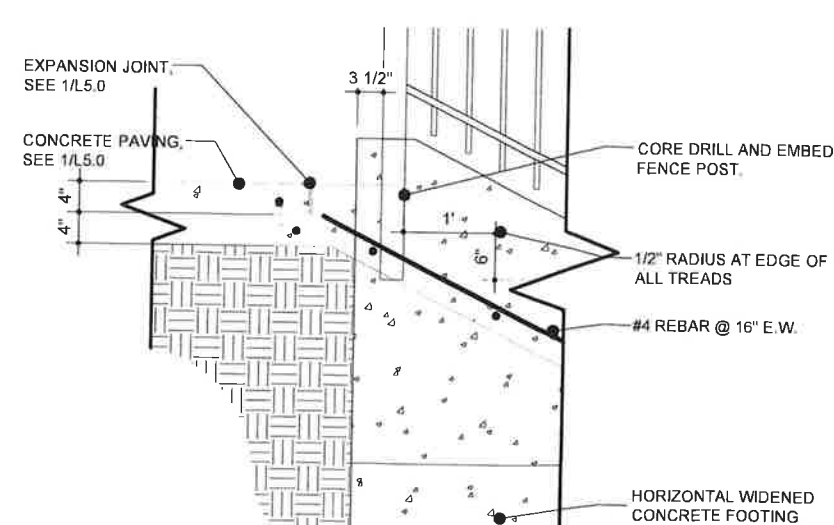


*\* Bubble House in relation to Gilbert House facade*

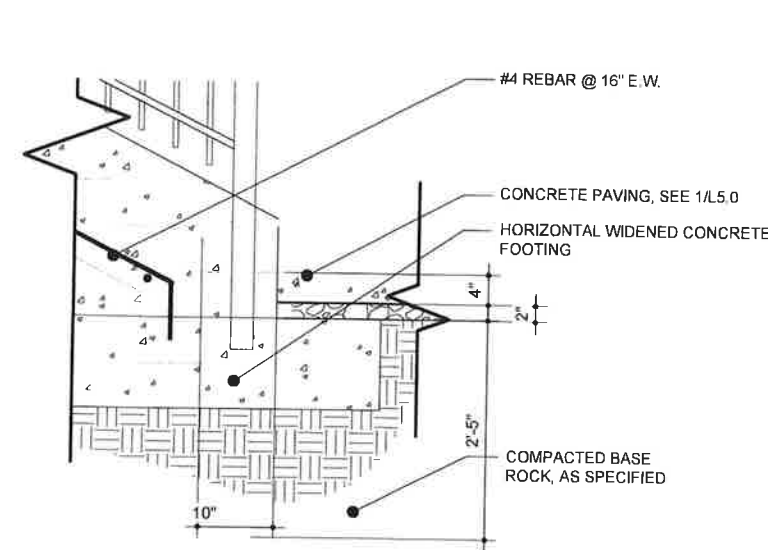
**2 RAMP & RAIL SECTION - PLANTER**  
SIDE ELEVATION



**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

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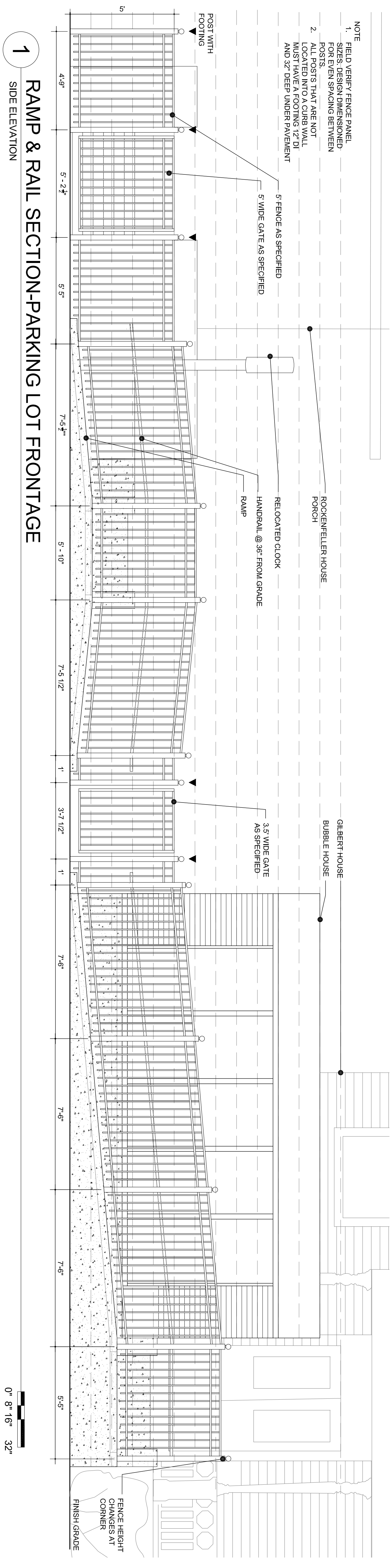
DESIGN CONTACT:  
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DESIGN LLC  
JAIME ENGLISH  
503-915-7022  
jaime@learninglandscapesdesign.com

PERMIT SET

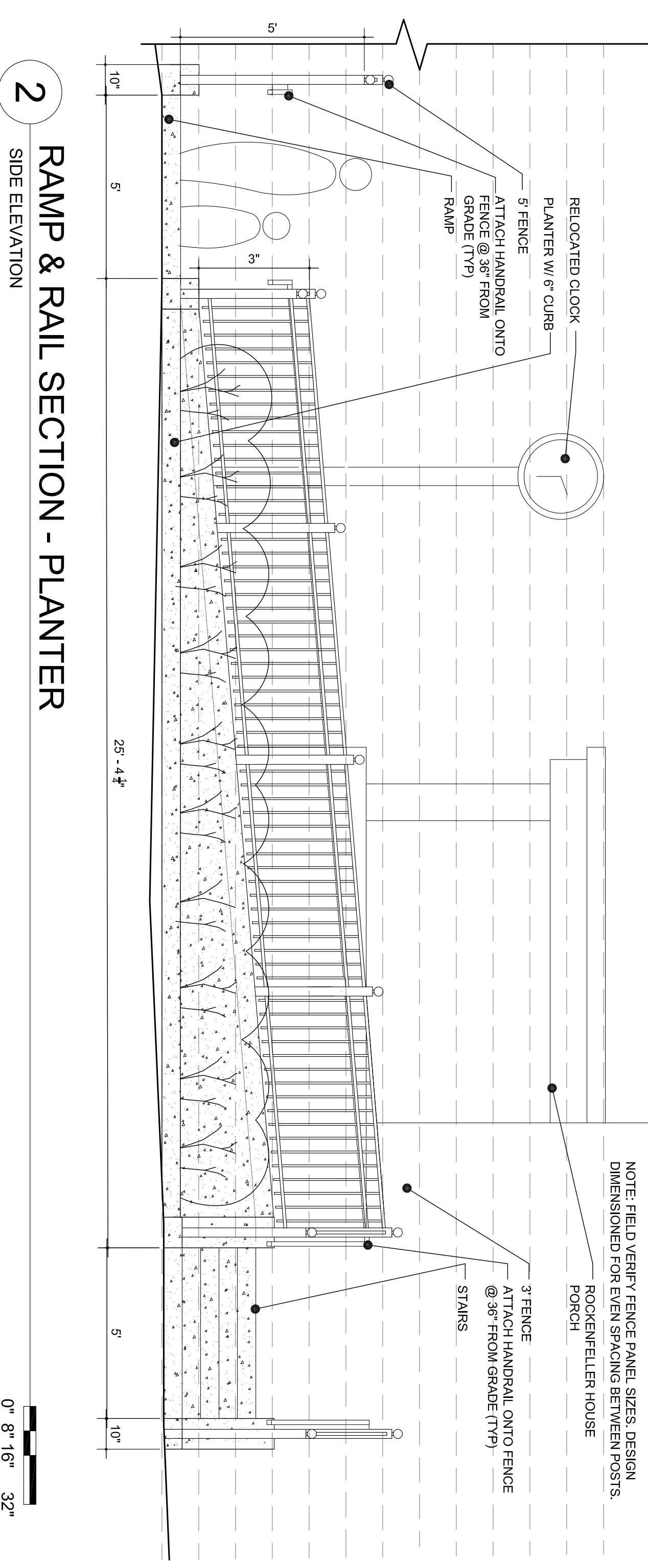
AUGUST 30, 2019

DETAILS

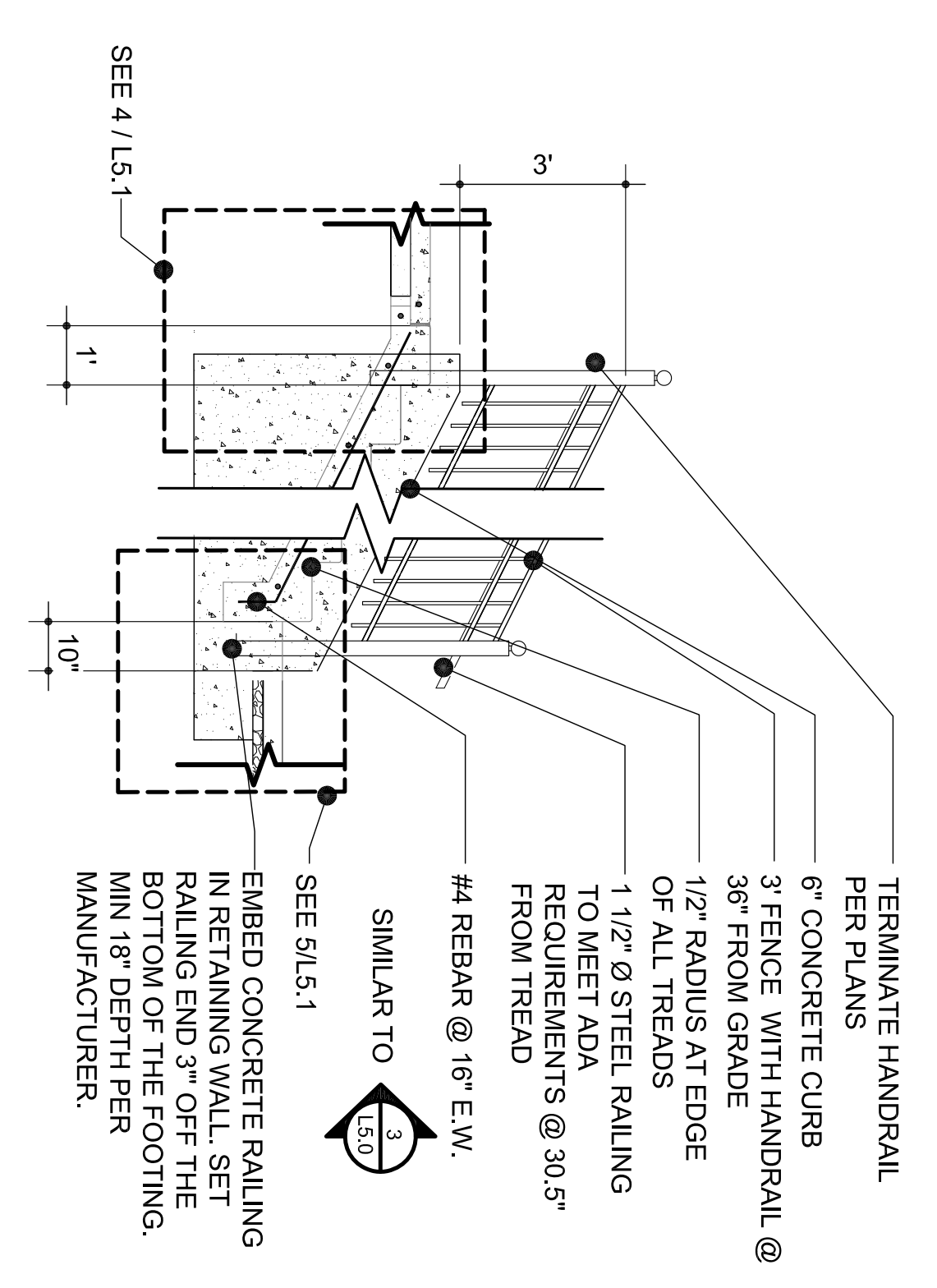
**L5.1**



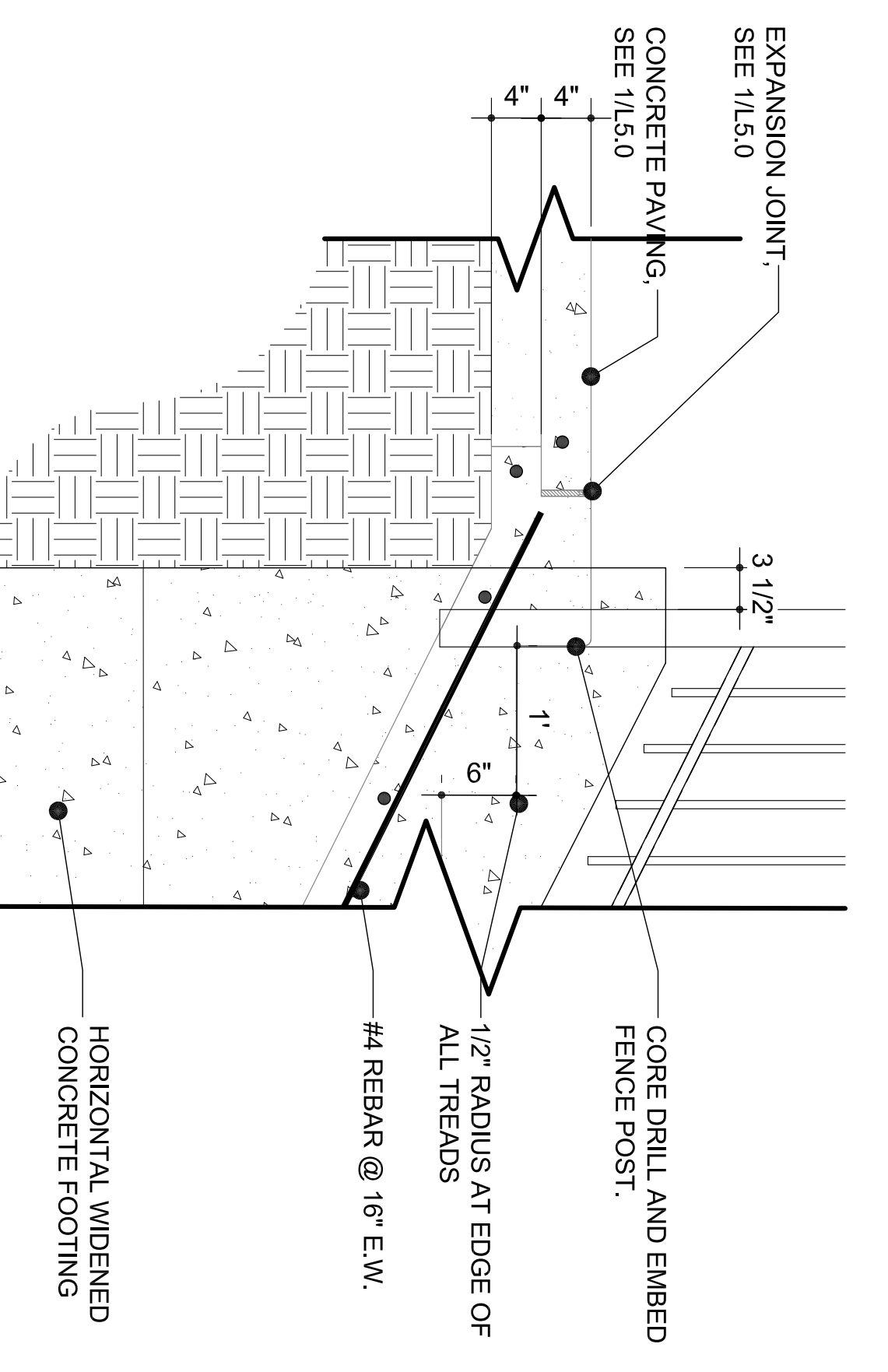
**1** SIDE ELEVATION  
RAMP & RAIL SECTION-PARKING LOT FRONTAGE



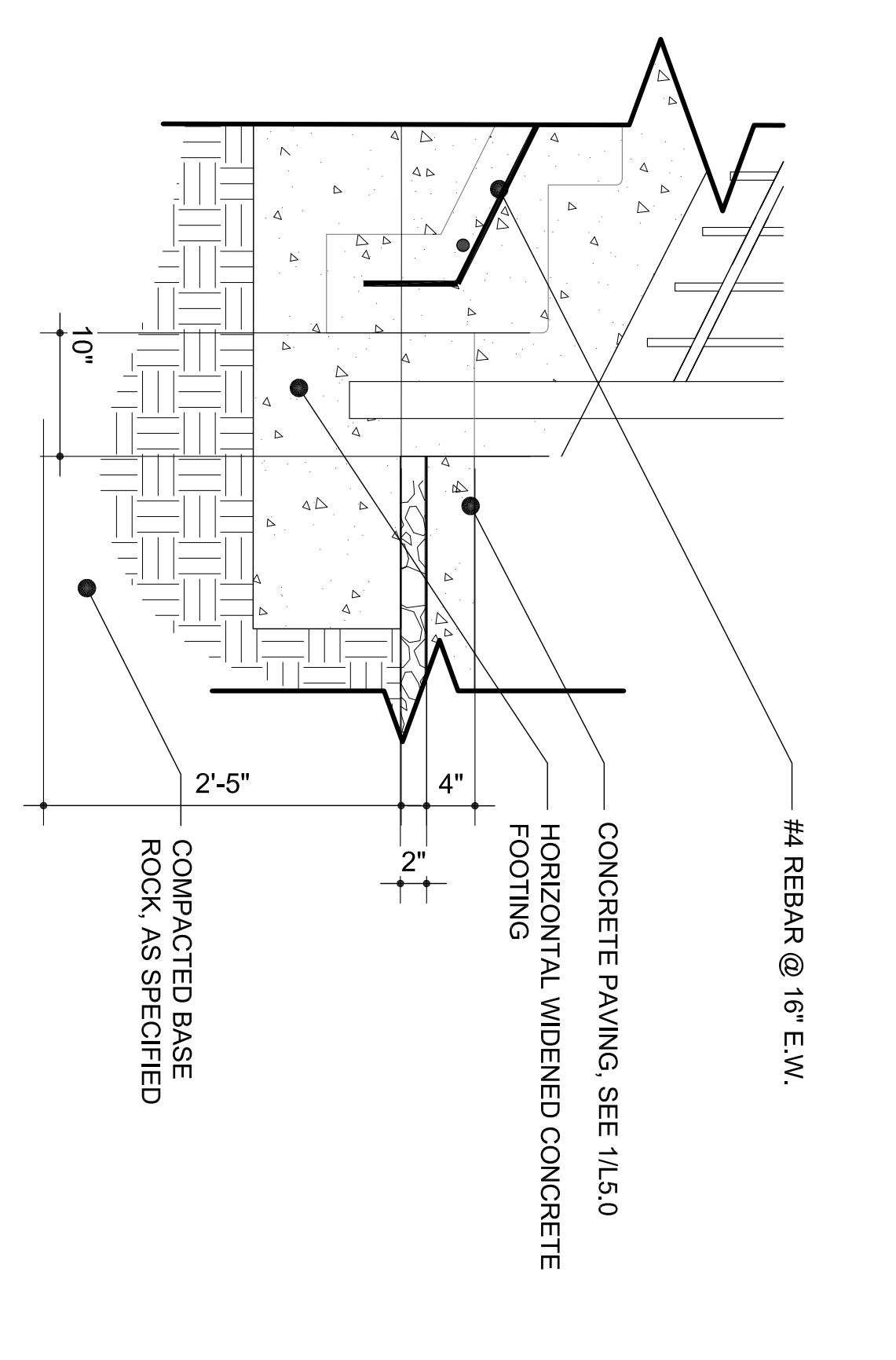
**2** SIDE ELEVATION  
RAMP & RAIL SECTION - PLANTER



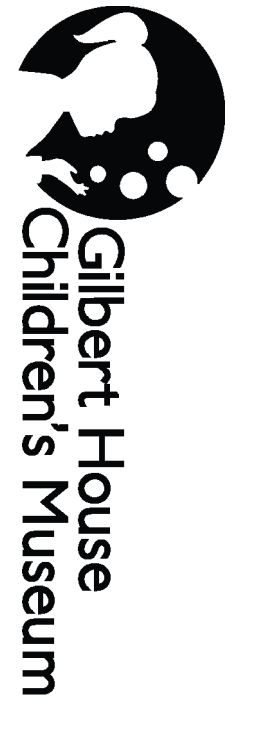
**3** SIDE ELEVATION  
CONCRETE STEPS & RAILING (TYP)



**4** SECTION  
HANDRAIL POST ATTACH. TOP OF STAIR



**5** SECTION  
HANDRAIL POST ATTACH. BOTTOM OF STAIR



REGISTERED  
721

MICHELLE G MATHIS  
OREGON  
8-31-09  
LANDSCAPE ARCHITECT

AC GILBERT  
BUBBLE  
HOUSE &  
POTIONS LAB

116 MARION ST NE,  
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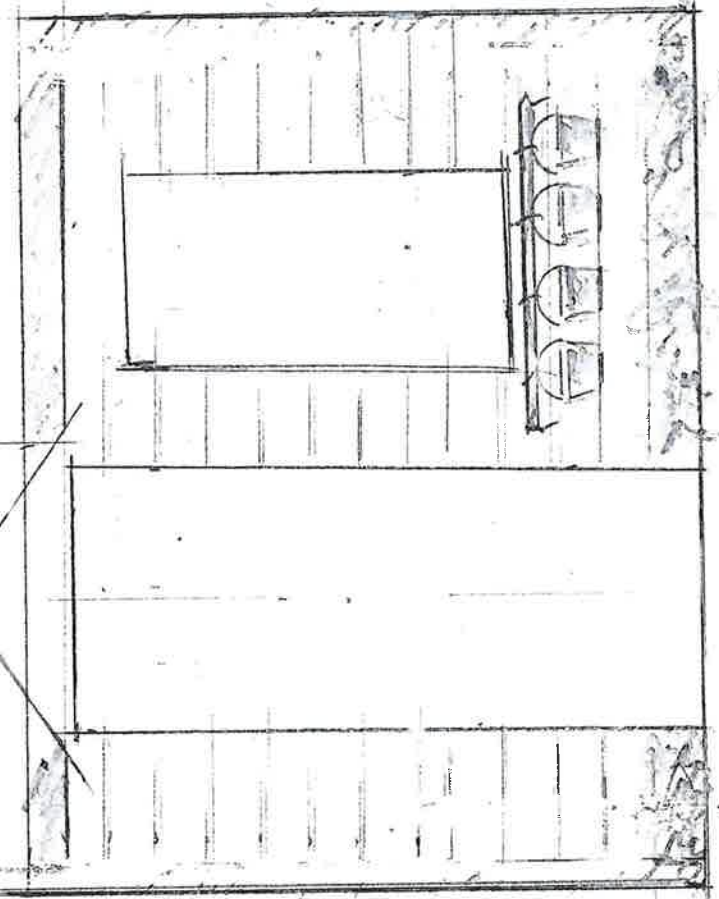
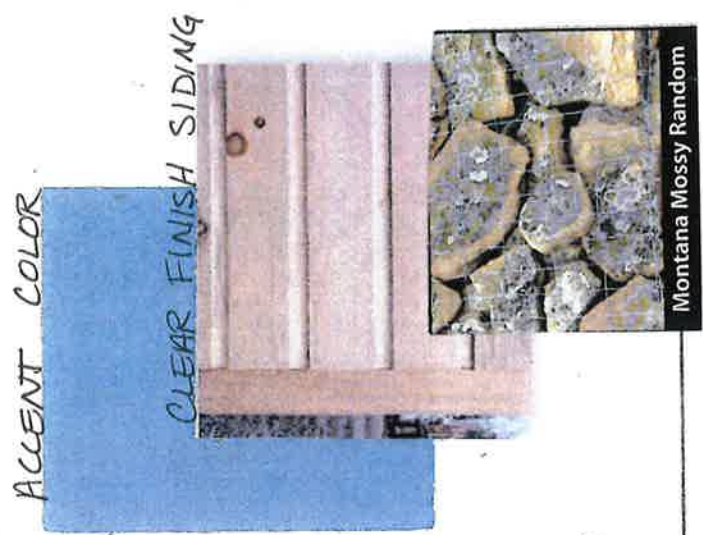
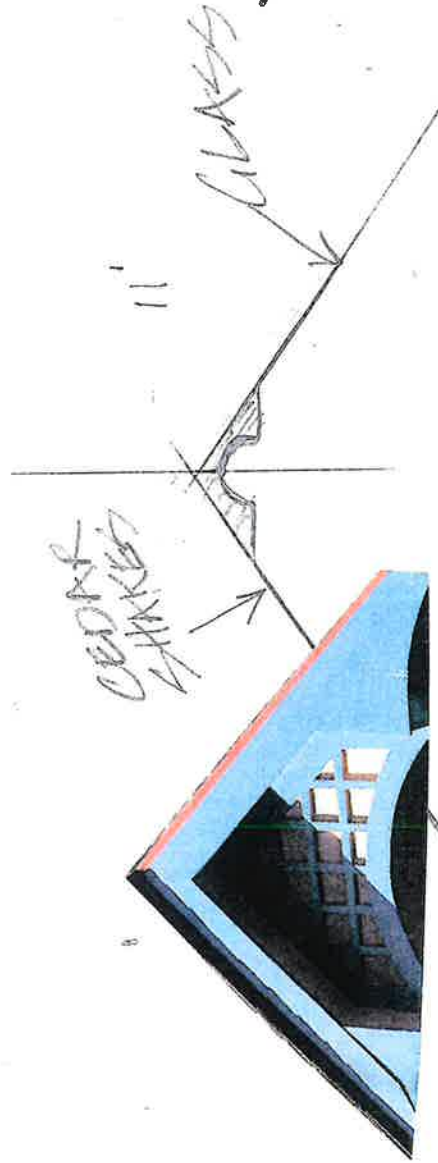
OWNER CONTACT:  
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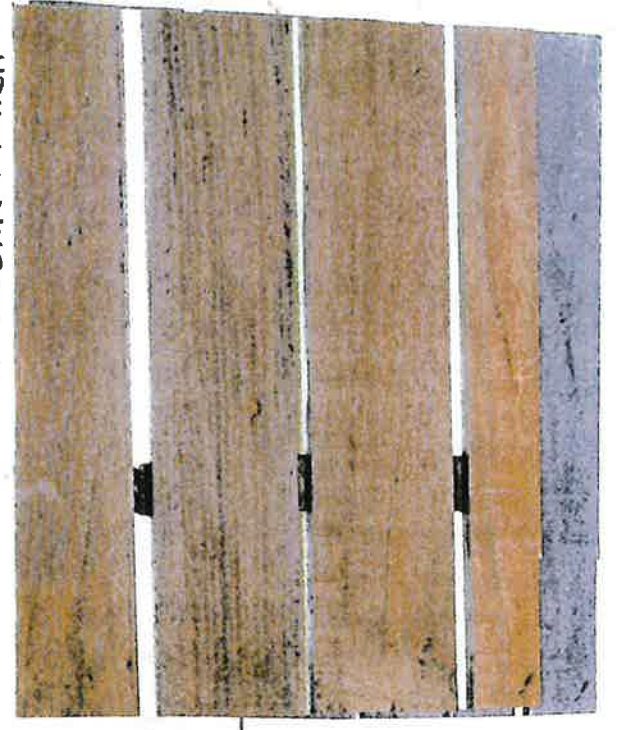
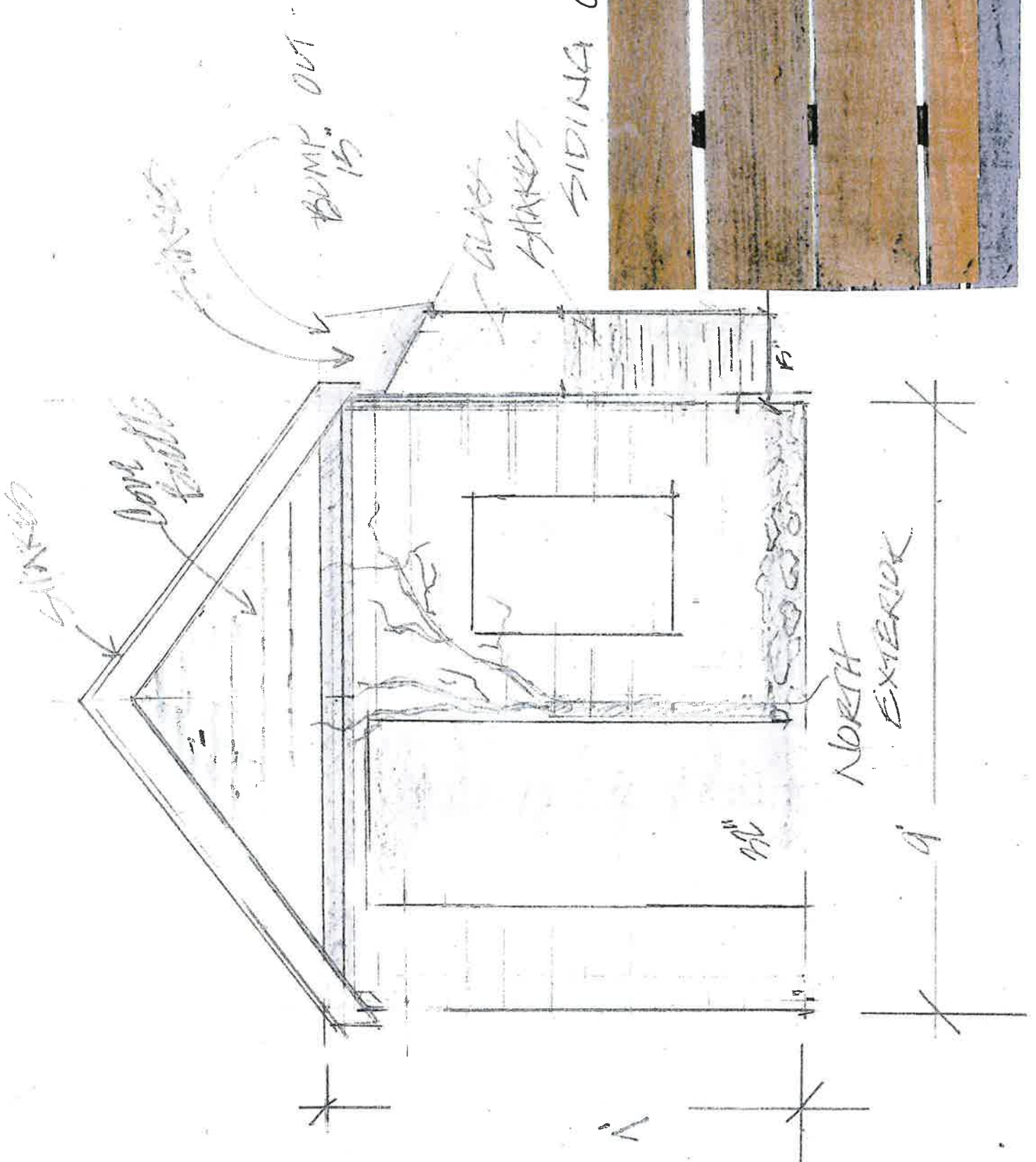
PERMIT SET  
SEPTEMBER 27, 2019

DETAILS

L5.1



ROCK "FOUNDATION"  
 SOUTH - EXTERIOR



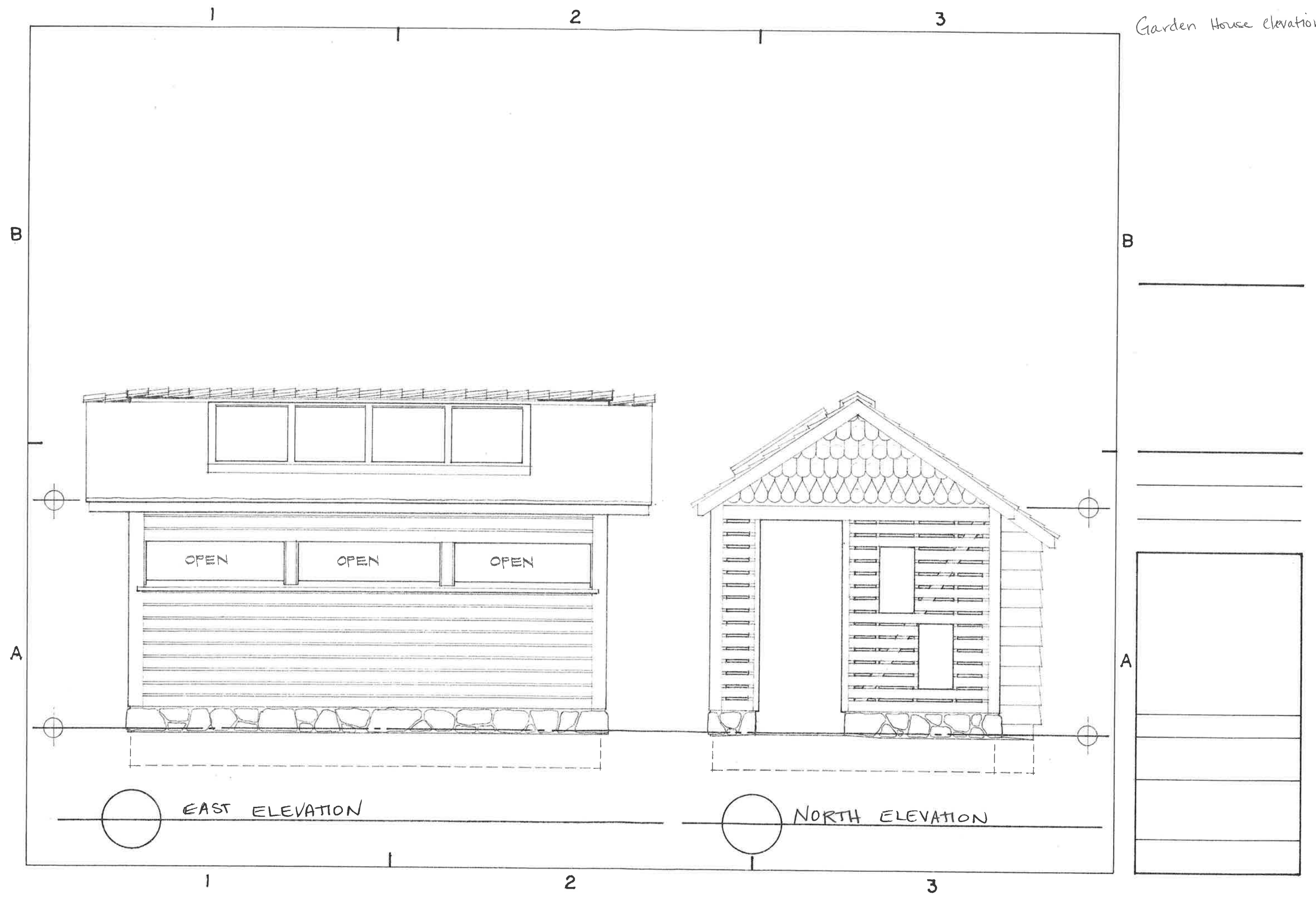
Garden House Colors & Materials



**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

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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:

