

# 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

MAJOR HISTORIC DESIGN REVIEW CASE NO. HIS15-43

APPLICATION NO. : 15-118552-DR

NOTICE OF DECISION DATE: **NOVEMBER 20, 2015**

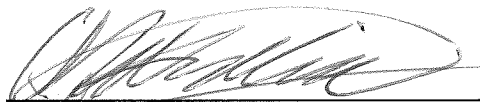
**REQUEST:** Major Historic Design Review of a proposal to construct a new Bubble Room structure on the A.C. Gilbert Discovery Village site, which includes the A.C. Gilbert House (1887), individually listed on the National Register, and the Rockenfeld House (1883) and Parrish House (1910), Salem Local 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:	<u>October 28, 2015</u>
Public Hearing Date:	<u>November 19, 2015</u>
Notice of Decision Mailing Date:	<u>November 20, 2015</u>
Decision Effective Date:	<u>December 8, 2015</u>
State Mandate Date:	<u>February 25, 2016</u>

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](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 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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## 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

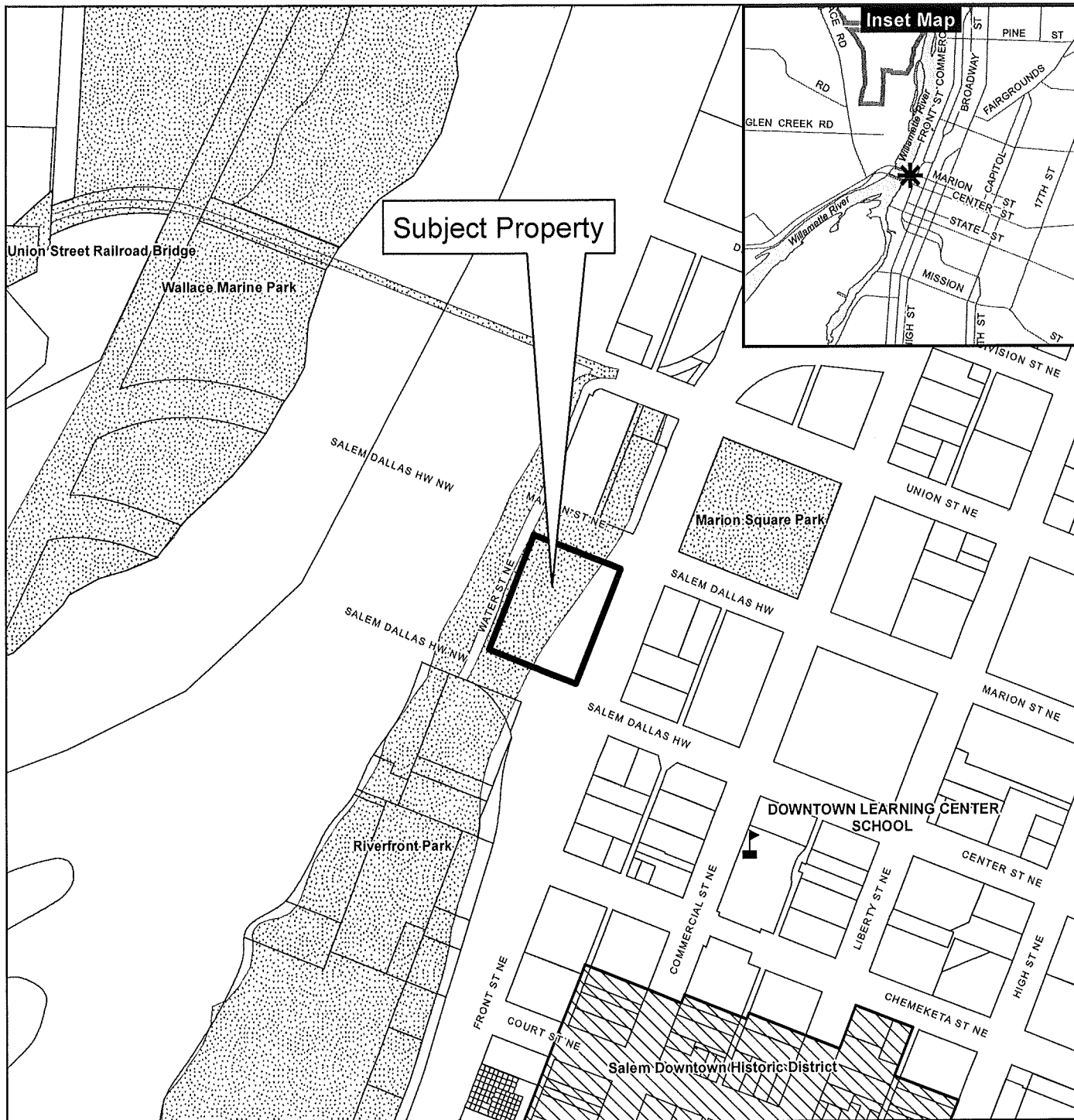
Queen-Anne style is consistent with the height, scale, and architectural style and construction type of the historic contributing buildings on the site, specifically the A.C. Gilbert House, Rockenfeld and Parrish Houses. While there are no Standards within SRC 230 which regulate color, in order to meet 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.

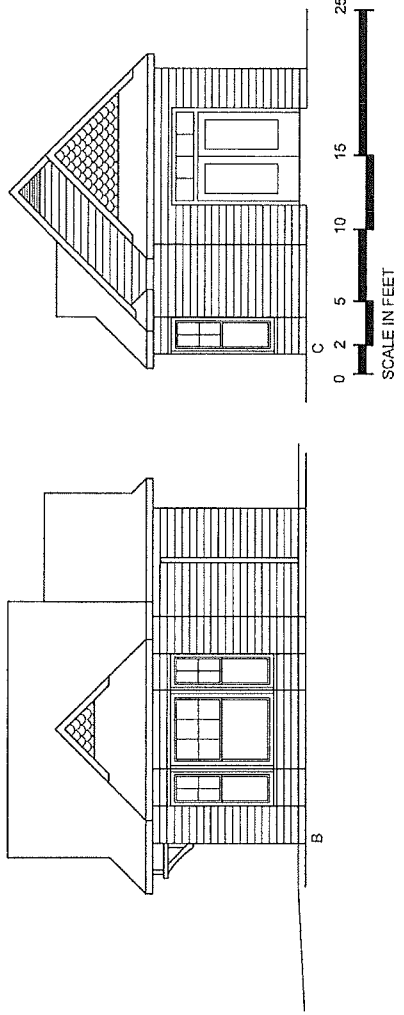
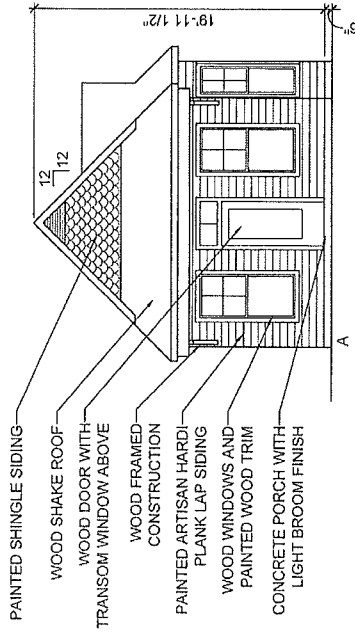
0 100 200 400 Feet



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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.			

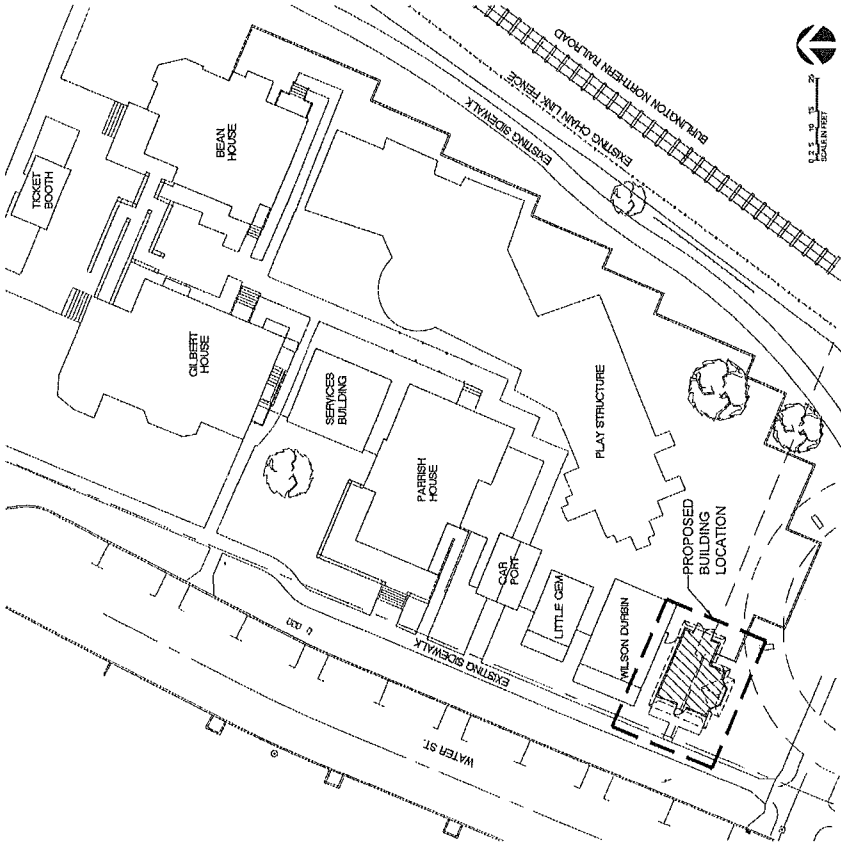
PRELIMINARY · PRELIMINARY · PRELIMINARY  
 NOT FOR CONSTRUCTION



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

# AC GILBERT'S DISCOVERY VILLAGE

## PROPOSED NEW CONSTRUCTION TO HOUSE BUBBLE ROOM



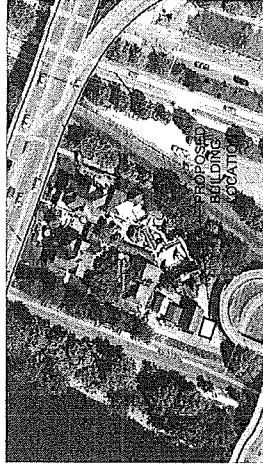
SITE PLAN



STREETSCAPE

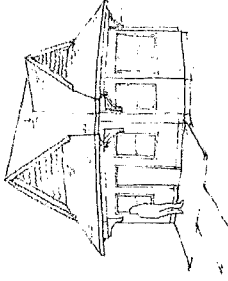


VICINITY MAP - N.T.S.

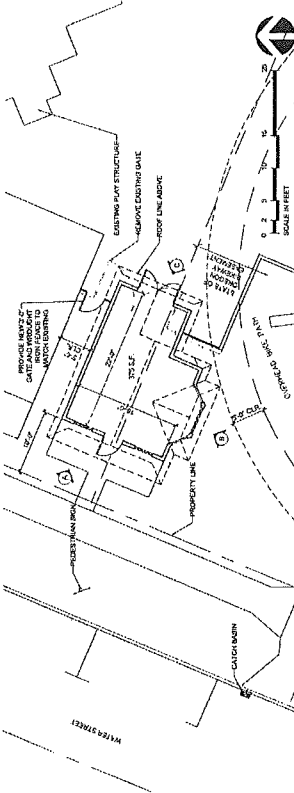


AERIAL VIEW - N.T.S.

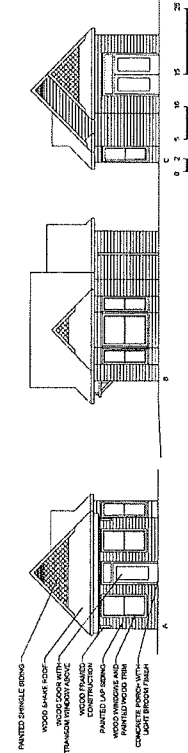
**HISTORY**  
 THE GILBERT HOUSE IS A HISTORIC LANDMARK BUILDING THAT IS PART OF THE A.C. GILBERT'S DISCOVERY VILLAGE CHILDRENS MUSEUM. THE GILBERT HOUSE USED TO CONTAIN AN EXHIBIT CALLED THE BUBBLE BOOTH WHICH WAS A VERY POPULAR EXHIBIT FOR MANY YEARS. HOWEVER, THERE WAS AN UNFORTUNATE WATER DAMAGE 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



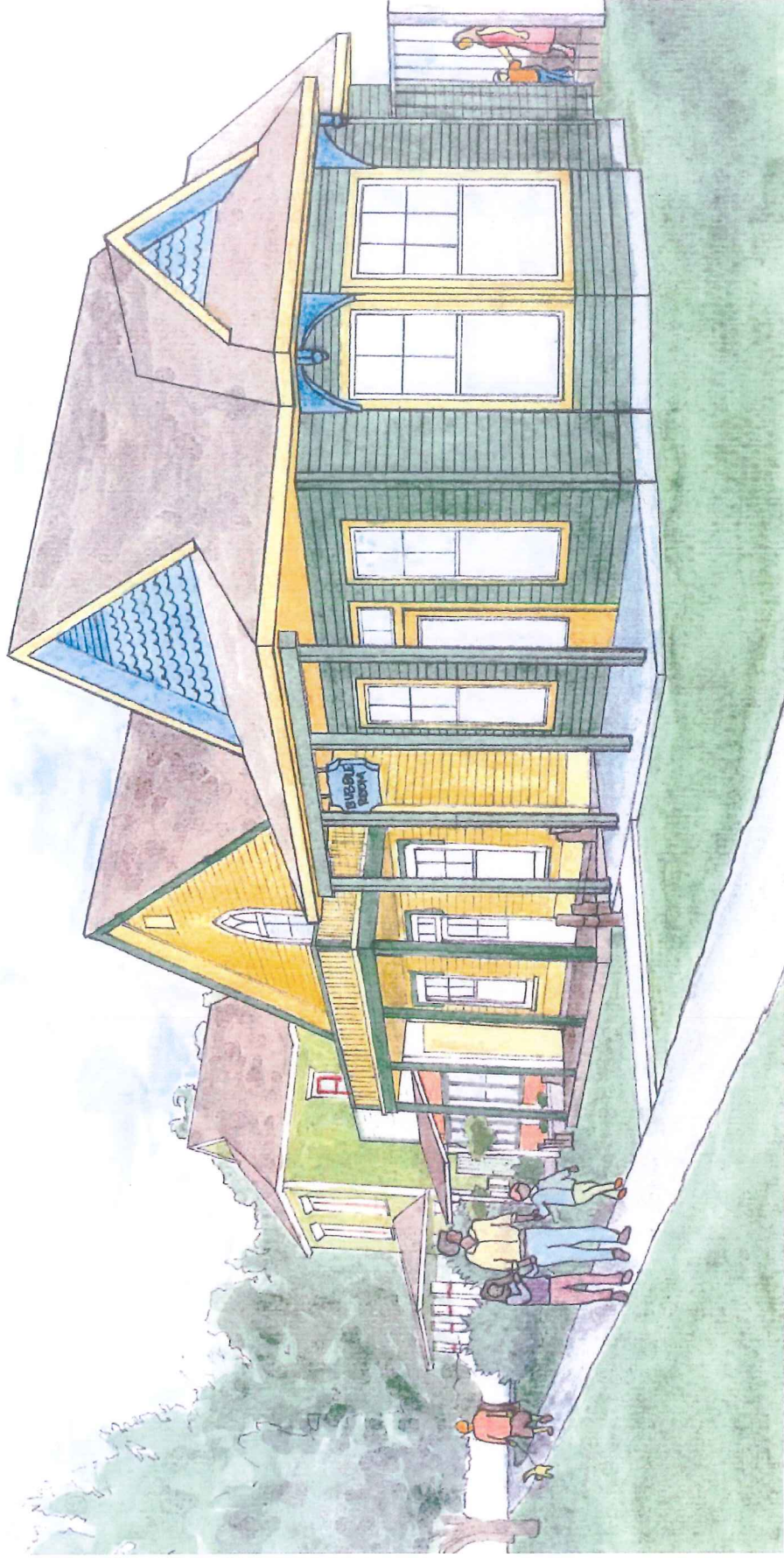
FLOOR PLAN



ELEVATIONS

<p>ANDERSON SHIRLEY ARCHITECTS INC.          1000 N. W. 10TH AVE.          SUITE 100          MIAMI, FL 33136          PHONE: 305.575.1234          FAX: 305.575.1235          WWW.ASARCHITECTS.COM</p>	<p>PRELIMINARY          NOT FOR CONSTRUCTION          PRELIMINARY          NOT FOR CONSTRUCTION</p>	<p>CITY, STATE, ZIP          SALEM, OR 97301</p>	<p>SHEET TITLE          A.C. GILBERT'S DISCOVERY VILLAGE          NEW STRUCTURE</p>	<p>116 MARION ST. NE          SALEM, OR 97301</p>	<p>SHEET TITLE          FLOOR PLAN          ELEVATIONS</p>	<p>DATE          04/11/2011</p>	<p>SCALE          1" = 10'-0"</p>	<p>NO. OF SHEETS          1 OF 1</p>
	<p>PROJECT NO.          116 MARION ST. NE</p>	<p>PROJECT NAME          A.C. GILBERT'S DISCOVERY VILLAGE</p>	<p>PROJECT LOCATION          116 MARION ST. NE          SALEM, OR 97301</p>	<p>PROJECT DESCRIPTION          NEW STRUCTURE</p>	<p>PROJECT OWNER          A.C. GILBERT'S DISCOVERY VILLAGE</p>	<p>PROJECT ARCHITECT          ANDERSON SHIRLEY ARCHITECTS INC.</p>	<p>PROJECT DATE          04/11/2011</p>	<p>PROJECT SCALE          1" = 10'-0"</p>

# Future Bubble Room Structure





# Future Bubble Room Exhibit

