

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
HHR.1.22**

DATE: December 6, 2022
TO: Planning Commission acting as the **Historic Landmarks Commission**
FROM: Jennifer Dimsho, AICP, Associate Planner

APPLICANT: Emerick Architects, c/o Brendan Hart
OWNER: Columbia County

ZONING: Riverfront District, RD, Plaza Subdistrict
LOCATION: 251 St. Helens Street (John Gumm School); 4N1W-3BB-12600
PROPOSAL: Exterior modifications to a locally designated landmark

SITE INFORMATION

Site Description: The Olde School, known as the John Gumm School after a major benefactor, is deemed a “Secondary Significant” structure in the St. Helens Downtown Historic District from the National Register of Historic Places. It was built in 1919 in the “Georgian Revival” style. A description of architectural features and history of the structure are included in the following excerpt from the district’s nomination form from 1984:

“The John Gumm School is a two story 'L' shaped structure with a five-bay symmetrical front. The building has stucco siding and eight-over-eight double-hung wood sash windows which are generally in groupings of four. The central bay is a pedimented pavilion, supported by two pairs of large Tuscan columns. The bays flanking the central pavilion have groupings of four double-hung windows at the first and second stories and the end bays have fixed sash windows high in the second story wall. The east and west sides of the building are three bays wide. The central bay has a doorway with top and side lights at the first story and irregular fenestration at the second story. The central bay is flanked with identical bays which have four double-hung sash windows at the first and second story level. The fenestration on the rear of the building is irregular.

Except for the modification to some windows on the rear facade; the building appears to be entirely intact. In 1902, the first John Gumm School, a two-story wood frame structure with a stone foundation, was built on the site of the present John Gumm School. It was destroyed in a fire which broke out during the night of September 16, 1918. The origin of the fire was a mystery although many believed it had been started by an arsonist. After much delay and public discussion, the school directors called a special meeting to the legal voters of District No. 2 on December 7. They proposed to construct a building of tile and fire resisting material on the site of the old building.”

According to the 1999-2000 John Gumm School Yearbook (the school’s last yearbook) which was uploaded to the Columbia County History Museum’s website, the school served grades 1-12 from 1919 to 1926, grades 1-8 until 1958, and grades K-6 until December 1999. In December

1999, the building was declared unsafe and closed immediately. Since then, according to building permit records, the first floor and basement have received occupancy for various office, storage, and commercial activities. The 2nd floor is unfinished with no use established. There is also a large accessory structure (originally a covered playground) which is used for storage.

Proposal: Columbia County is proposing to establish a government administrative facility/office on the first floor, second floor, and basement. A historic cultural facility (i.e., history museum) will also be on the first floor. The accessory structure will remain. Establishing these uses will be reviewed under Site Development Review (SDR.9.22).

Per the definition of “Historic Resource” in Chapter 17.36 SHMC, historic resource types include: buildings, structures, objects, sites, or districts. The John Gumm School (a singular building) is listed as a designated landmark on the City’s locally designated landmark list, which is why exterior modifications triggered this Historic Resource Review and public hearing. Exterior modifications to the school **building** include:

- New wall signage
- Restoration of original windows, doors, and other architectural features including the pediment, entablature, and cornice
- Removal of non-original wheelchair lift on the west façade with a new accessible ramp to the front entrance (previously approved with HRR.2.20)
- Balcony restoration and removal of non-original second level exterior stairs on the east and west facades, including installation of new guardrails and handrails
- New trash/mechanical enclosure
- New building lighting

In addition, there are modifications to the **site** (as opposed to the John Gumm school building) which fall under SHMC 17.32.172.(7) and require that permanent exterior architectural changes to buildings and signs that are not designed as locally significant resources comply with the *Riverfront District’s Architectural Design Guidelines*. These modifications include:

- New emergency generator enclosure adjacent to the former covered playground now used as a storage building
- New freestanding sign proposed in a similar the same location as the sign which is there today

After the public hearing and deliberations, the Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the site modifications comply with the guidelines which can be find on the City’s website here:

<https://www.sthelenoregon.gov/planning/page/riverfront-district-architectural-design-guidelines>

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

December 13, 2022 before the Planning Commission

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property on November 22, 2022 via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the The Chronicle on November 30, 2022.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no relevant agency comments have been received.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.36.040(3) Criteria for Alteration

In order to approve an application for the alteration of a designated landmark or historic resource of statewide significance, the commission must find that the proposal meets the following standards:

- (a) The purpose of the historic overlay district as set forth in [SHMC 17.36.005](#).
- (b) The provisions of the comprehensive plan.
- (c) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (d) The historic character of a property shall be retained and preserved. The removal or relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.
- (e) A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- (f) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- (g) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- (i) Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- (j) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- (k) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible in appearance with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (l) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion: (a) The purpose of this Chapter is noted under Section 17.36.005. As it relates to this proposal, the purpose of this chapter is to accomplish the *protection, enhancement, and perpetuation of improvements that represent or reflect elements of the city's cultural, social,*

economic, political, and architectural history. In addition, because of the co-location of the Columbia County History Museum, the proposal also includes *protection and enhancement of the city's attractions to tourists and visitors* and promotes the use of historic districts and landmarks for the *education of the city.*

Finding: The Commission can find that this review complies with the purpose of the historic district overlay as described in SHMC 17.36.050.

(b) The Comprehensive Plan includes a policy to “subject proposed remodeling of the City’s historic resources to design review to encourage preservation of the structure’s historical assets.” This is the review of an alteration to a City historic resource. In addition, the Comprehensive Plan includes a policy to “encourage adaptive reuse of historic resources.”

Finding: The Commission can find that the County is proposing to reuse the former school as government administrative offices which complies.

(c) The building’s use as a school has ceased since 1999. Office uses have been approved through previous building permits since 2000. This section requires that new uses must require minimal change to distinctive materials, features, spaces, and spatial relationships. The building footprint of the school is remaining unchanged. Arguably, the most distinctive features of the Olde School are the columns, windows, and “pedimented pavilion” (the roof line along the recessed entry). None of these features are proposed to be altered with the exterior modifications listed on page 2. All of the new items proposed address alterations that would be required with most new uses in order to comply with the Development Code.

Finding: The Commission can find that this proposal requires only minimal change to distinctive materials, features, spaces, and spatial relationships.

(d) There are a few areas which have **removal** of features proposed with this project: the removal of the wheelchair lift on the west elevation and the removal of the second level exterior stairs on the east and west elevations. All removals are of non-original features.

Finding: The Commission can find that there are no distinct materials that characterize the property being removed.

Areas of **alteration** include a new trash/mechanical enclosure, new wall signage, a new entrance ramp at the north façade, restoration of windows/doors, and improvements to the east/west balconies. Of these alterations, signage, the main entry, the balconies, and the windows/doors and could be characterized as **distinct features**. Photos of the original district features have been provided.

The applicant is proposing removal of non-original wall signage and replacement with original wall signage (“John Gumm” instead of “The Olde School”). This complies.

The applicant is proposing a new accessible ramp to the main entry of the building. It will require removal of a small portion of the front entry porch which will not be visible from the

front, although the front entry porch is clearly a distinct feature. Does the Commission feel alteration of this distinct feature is minimal?

The applicant is proposing restoration of the original balconies by removing non-original exterior stairs on the south/east/west sides and installing new balcony guardrails and handrails which meet today's code and safety requirements. This complies.

The applicant is proposing removing mesh and restore all original windows. They are also proposing to remove wall infill and install new aluminum-clad wood windows where original windows used to be on the south elevation. There is a window on the south elevation next to the mechanical/trash enclosure and two windows on the west elevation which are proposed to be removed and replaced with mechanical louvers in the existing openings. Does the Commission feel alteration of these windows is minimal or that these windows are not distinct features due to their location on the secondary frontages (i.e., not the façade with the main entrance for the general public)?

The applicant is proposing to restore the original entry doors, transom windows, and sidelights. The restored doors will be equipped with electronic operators to comply with accessibility requirements. The door color is proposed to change to the accent color (blue) which appears to match the roof fascia. Currently, these elements are a reddish brown. Staff feels this complies.

Finding: Does the Commission find that alterations of distinct features is minimal and/or that the alterations of certain features are not distinct features due to their location on the secondary frontages (i.e., not the façade with the main entrance for the general public)?

(e) The new front entry ramp will have a new half-wall with concrete caps matching the existing caps on the east and west stairs. As seen on the original rendering of the school from 1919, these capped walls are not original. However, they have been part of the building for over 75 years. The guard wall and cap will be consistent with this structure and does not pull features or elements from other historic properties.

Finding: The Commission can find that any changes proposed do not pull features or elements from other historic properties or create a false sense of historical development.

(f) There have not been any alterations to the school since construction which have formerly acquired historic significance in their own right.

Finding: The Commission can find that there have not been any alterations to the school since construction which have formerly acquired historic significance in their own right.

(g) For the new entry ramp, the new concrete wall cap is proposed to match the existing stair wall caps on east and west façade. The ramp wall itself is proposed to be a concrete wall with painted plaster to match the existing color of the base of the building. There is a section of the column's base that will be removed to accommodate the accessible route entry. The exposed surfaces are proposed to be finished to match adjoining surfaces.

The steel handrailing and the pickets and tube posts both say “exterior paint or powder-coat finish on steel – Color TBD.” **Given the prominence/visibility of the entry, does the Commission want to recommend a color, or deny any finishes/colors?** Unpainted galvanized steel finish may look out of place/be incompatible. There is similar guardrail proposed on the east/west balconies and southern exit as well. There is a proposed accent color proposed for the roof fascia board (blue). **Leaving this decision up to the design experts is certainly an option too.**

Finding: The Commission can find that distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property are preserved <<**with a condition about color of railings/pickets/tube posts if desired?>>**

(h) The east/west balconies and southern exit will be preserved and only altered to meet current code. Restoration (as opposed to complete replacement) of the existing entry door, windows, cornice, pediment, entablature and wood louvers is proposed. This complies.

Replacement of missing features includes windows which have been filled in on the south elevation and replacement of the original signage wall signage. This has been documented with photo evidence. This complies.

Finding: The Commission can find that deteriorated historic features are being repaired, rather than replaced. A recommended condition of approval states all new features, including the new windows on the southern façade shall match the old in design, color, texture, and, where possible (including environmental considerations), materials.

(i) Finding: Although none are proposed, this is a recommended condition of approval.

(j) Finding: This is not relevant to this proposal.

(k) The new additions include a new entry ramp, a new mechanical/trash enclosure, and new lighting.

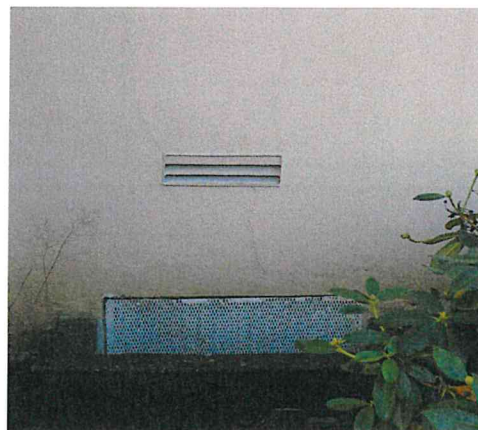
The new ramp will retain the symmetry of the front façade by maintaining a consistent color scheme by painting new ramp features to match and using similar construction materials (concrete, painted plaster) as the surrounding area.

The new mechanical/trash enclosure will be painted wood siding to match the existing building.

New exterior building lighting is proposed on all elevations. All lights to be removed are non-original and new lights to be added are required for crime prevention/public safety. The most visible and prominent light fixture is the front entry pendant light. Staff feels the proposed fixtures (wall packs along the perimeter exterior of the building, pendant at the front entry, and surface mount (balconies and south stairs) are appropriate. **Does the Commission agree?**

There are two areas where new aluminum louvers will replace existing windows (west and south facades). The color the louvers is unknown, although they will be aluminum. Does the Commission want to recommend a color and/or deny any finishes/colors? Bright or unfinished

aluminum would be incompatible. The existing wooden louvers which will be restored are painted to match the surrounding exterior (two examples pictured below).



Overall, staff feels these new features do not destroy historic materials, features, and spatial relationships that characterize the property and that the exterior alterations will be differentiated from the old just by the nature of refinishing and matching paint colors and installation of new guard rails and handrails which are required per code.

Finding: The Commission can find that the exterior alterations in this proposal are compatible in appearance with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment <<with any added conditions related to louvers or anything else the Commission wants to include>>.

(I) Removal of the trash/mechanical enclosures or freestanding signage would not impact the form or integrity of the building.

If the entry ramp were removed, the use of the space was previously a landscaped planter. Removal of the new concrete walls, ramps, and curbing would be a large construction project, but once removed, it would be fairly easy to return this area back to its former use as landscaping. From the street, it would not be clear that a portion of the column's base had been removed to accommodate an ADA ramp.

Finding: The Commission can find that, if additions included in this proposal were removed, the essential form and integrity of the historic property and its environment would be unimpaired.

SHMC 17.36.040(4)

(4) Prior to alteration, current photographs and/or drawings of all elevations shall be provided to the city for its public records. Photographs and drawings shall be archival quality; proof of such shall be provided with the photographs and/or drawings.

Finding: Current digital photos (and hardcopies of the application package) have been included in the record for this HRR. **Should the Commission require hard copy archival prints as a condition?**

CONCLUSION & RECOMMENDATION

Please note that the requirements of other City of St. Helens departments (e.g., Building, Engineering, and Administration) and other agencies (local, state and/or federal) may apply to this proposal. This **local land use approval** decision does not exempt and is not a substitute for those requirements.

Based upon the facts and findings herein, the City Planning Administrator recommends approval of this **Historic Resource Review** with the following condition:

1. Plans submitted with building permits must be materially the same as reviewed with this HRR proposal. Any alterations or plan revisions which substantially alter the details described in the HRR package or conditions of approval herein shall require a new Historic Resource Review before the Historic Landmarks Commission.
2. This HRR acknowledges the proposed use per SHMC 17.36.040(3)(c) but a Site Development Review and Sign Permits are still required to allow the overall proposal. Alterations proposed to the building in conjunction with the overall proposal may be allowed to the extent of this HRR. However, this HRR does not mandate an alteration if the scale of the proposal decreases for reasons beyond the applicant's control. For example, if a previous alteration such as window infill is omitted from the proposal and will remain as is, this would not be a revision warranting a new HRR per condition 1.
3. All new features, including but not limited to, the windows on the southern façade, shall match the old in design, color, texture, and, where possible (including environmental considerations), materials.
4. No damaging physical or chemical treatments are to be used as part of this project.
5. **Does the Commission have any recommended colors/finishes for the guard rails, handrailing, pickets/tube posts, the mechanical louvers, or anything else?**

CONCLUSION & RECOMMENDATION

The Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the proposal complies with the guidelines which can be found on the City's website here: <https://www.sthelensoregon.gov/planning/page/riverfront-district-architectural-design-guidelines> These modifications to the site include:

- New emergency generator enclosure adjacent to the former covered playground now used as a storage building

- New freestanding sign proposed in a similar the same location as the sign which is there today

Staff thoughts: The guidelines state that traditional pallet of colors and materials are preferred. Alterations should appear similar to those seen traditionally to establish a sense of visual continuity. The generator enclosure says “vertical lap siding to match existing outbuilding on site to match adjacent walls.” Excepting the mural which will be adjacent to the proposal, staff feels this complies.

For the freestanding sign, the sign should not obscure important architectural details or overpower the façade. Given the placement of the sign on the site close to the sidewalk, staff feels there will be limited impact on obstruction of the building. The guidelines also include a list of appropriate materials which includes galvanized sheet metal. The sign proposed is made of powder coated steel painted to match the building with painted bronze finished aluminum stand-off letters (similar to the wall signage proposed). The guidelines also state that the freestanding sign should incorporate architectural features of the building it served. The proposed sign includes a similar cornice and entablature which staff feels complies.

Does the Commission make a recommendation to staff that the site alterations listed above comply with the Riverfront District’s Architectural Design Guidelines?

Attachments: *Plan set (32 pages), Applicant narrative (8 pages)*

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



SHEET LIST

HRR-1.1	COVER
HRR-1.2	PROJECT INFORMATION
HRR-1.3	SITE CONTEXT
HRR-1.4	EXISTING SURVEY
HRR-2.0	PHOTO KEY PLAN
HRR-2.1	SITE ORIENTATION PHOTOS
HRR-2.2	SITE ORIENTATION PHOTOS
HRR-2.3	EXISTING PHOTOS - NORTH FACADE
HRR-2.4	EXISTING PHOTOS - EAST FACADE
HRR-2.5	EXISTING PHOTOS - SOUTH FACADE
HRR-2.6	EXISTING PHOTOS - WEST FACADE
HRR-2.7	EXISTING PHOTOS - SITE
HRR-2.8	HISTORIC PHOTOS
HRR-3.1	EXISTING ELEVATIONS
HRR-3.2	EXISTING ELEVATIONS
HRR-4.1	PROPOSED SITE PLAN
HRR-4.2	PROPOSED FLOOR PLAN - BASEMENT
HRR-4.3	PROPOSED FLOOR PLAN - LEVEL 01
HRR-4.4	PROPOSED FLOOR PLAN - LEVEL 02
HRR-4.5	PROPOSED ROOF PLAN
HRR-6.1	PROPOSED ELEVATIONS
HRR-6.2	PROPOSED ELEVATIONS
HRR-6.3	EXTERIOR MATERIALS & PRODUCTS
HRR-7.1	PROPOSED EXTERIOR RAMP
HRR-7.2	PROPOSED EXTERIOR DETAILS
HRR-7.3	PROPOSED SIGNAGE
HRR-7.4	PROPOSED BALCONY RAIL
HRR-7.5	PROPOSED WINDOW DETAILS
HRR-7.6	PROPOSED NEW SOUTH STAIR
HRR-7.7	PROPOSED TRASH/GENERATOR ENCLOSURE
HRR-8.1	PROPOSED SITE LIGHTING PLAN
HRR-8.2	PROPOSED SITE LIGHTING



JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022

PROJECT SUMMARY

The John Gumm Building is situated on a one-acre site in St. Helen's, Oregon, at the north end of the downtown center near the historic county courthouse, and just west of the Columbia River. Constructed in 1919, the building functioned as a schoolhouse, and is listed as a contributing building in the St. Helens Historic District (842001501) and as a locally designated Landmark by the City of St. Helens. In 1999, the site was converted for use as mixed-tenant commercial space. The property also contains an additional structure (originally the playground enclosure for the school) and a parking lot.

The proposed project will convert the John Gumm Building for use by Columbia County, and include a mix of civic offices space, public assembly space, and the new home for the Columbia County Museum. The building footprint will be unaltered. Exterior alterations to the building include the removal of non-original elements (platform lift, exterior exit stairs), replacement of some since-removed windows, and a new ramp to provide an accessible route to the primary entrance. The project also will include a restoration of original windows, doors, and significant architectural features. Exterior site renovations will include regrading and restriping of the parking lot, a new trash/mechanical enclosure, added site lighting, and new landscaping.

PROJECT TEAM

ARCHITECT

Emerick Architects P.C.
Contact Person: Brendan Hart
321 SW 4th Avenue, Suite 200
Portland, OR 97204
PHONE: 503.235.9400
EMAIL: brendan@emerick-architects.com

CLIENT

Columbia County
Contact Person: Riley Baker
230 Strand Street
St. Helens, OR, 97051
PHONE: 971.328.2537
EMAIL: riley.baker@columbiacountyor.gov

CONTRACTOR

Bremik Construction
Contact Person: Ben Carlson
1026 SE Stark Street
Portland, OR, 97214
PHONE: 503.688.1000
EMAIL: bc@bremik.com

PROJECT MANAGER

Ameresco, Inc.
Contact Person: Jason Carver, P.E.
9700 SW Capitol Highway, Suite 110
Portland, OR 97219
PHONE: 503.290.1297
EMAIL: jcarver@ameresco.com

MEP ENGINEER

System Design Consultants, Inc.
Contact Person: Kelly M. Johnson
333 SE 2nd Avenue, Suite 100
Portland, OR, 97214
PHONE: 503.248.0227
EMAIL: kelly@sdcpdx.com

STRUCTURAL ENGINEER

Schutte Consulting Engineers, Inc.
Contact Person: Chris Mount
310 SW 4th Avenue, Suite 400
Portland, OR, 97204
PHONE: 503.241.0161
EMAIL: chris@scestructural.com

CIVIL ENGINEER AND
LANDSCAPE ARCHITECT

Lower Columbia Engineering, LLC
Contact Person: Brett Kahr
58640 McNulty Way
St. Helens, OR, 97051
PHONE: 503.366.0399
EMAIL: brett@lowercolumbiaengr.com

PROJECT INFORMATION

ADDRESS:	JOHN GUMM SCHOOL 251 ST. HELENS STREET ST. HELENS, OREGON 97501
TAX LOT:	4N1W3BB12600
HISTORICAL DESIGNATION:	-- ST. HELENS DOWNTOWN HISTORIC DISTRICT CONTRIBUTING BUILDING, SECONDARY SIGNIFICANCE ITEM 7 PAGES 66-67 -- CITY OF ST. HELENS DESIGNATED LANDMARKS REGISTER ORDINANCE NO. 3250, ATTACH B, ITEM 10
YEAR BUILT:	1919
ZONING DESIGNATION:	RD (RIVER DISTRICT) PLAZA (SUBDISTRICT BY ORDINANCE No. 3215 ATTACH C)
ALLOWABLE HEIGHT PER ZONE:	45 FEET BY RD-PLAZA (EXISTING BLDG - NO CHANGE)
LOT DIMENSIONS:	228 FT x 200 FT
LOT SIZE:	45,600 S.F.
EXIST. LOT COVERAGE:	JOHN GUMM: FOOTPRINT 10,922 S.F. / LOT SIZE 45,600 S.F. = 24.1% ENCLOSED MAINTENANCE BLDG: FOOTPRINT 5300 S.F. / LOT SIZE 45,600 S.F. = 11.6% TOTAL = 35.7%

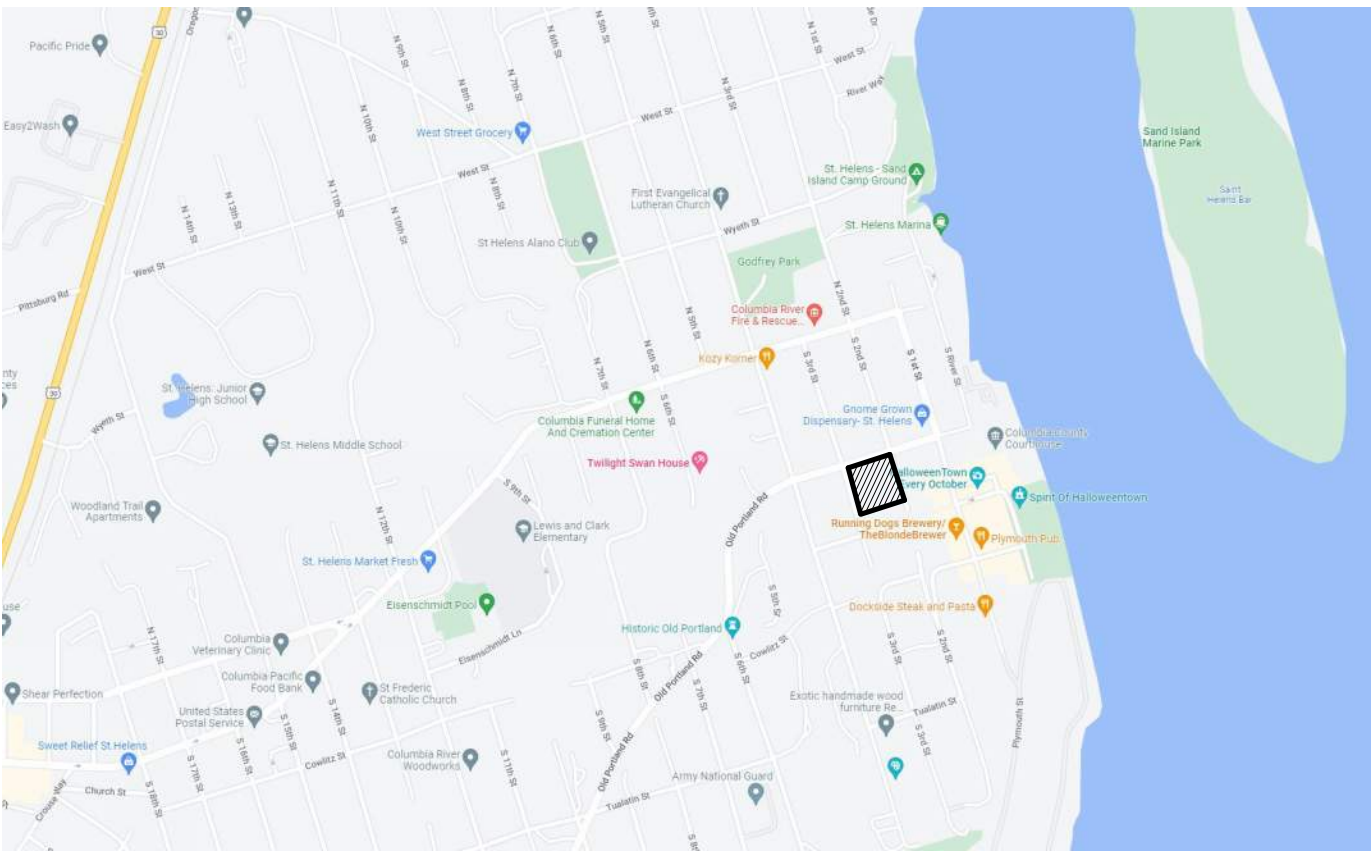
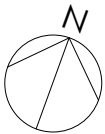


JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



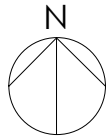
SITE MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



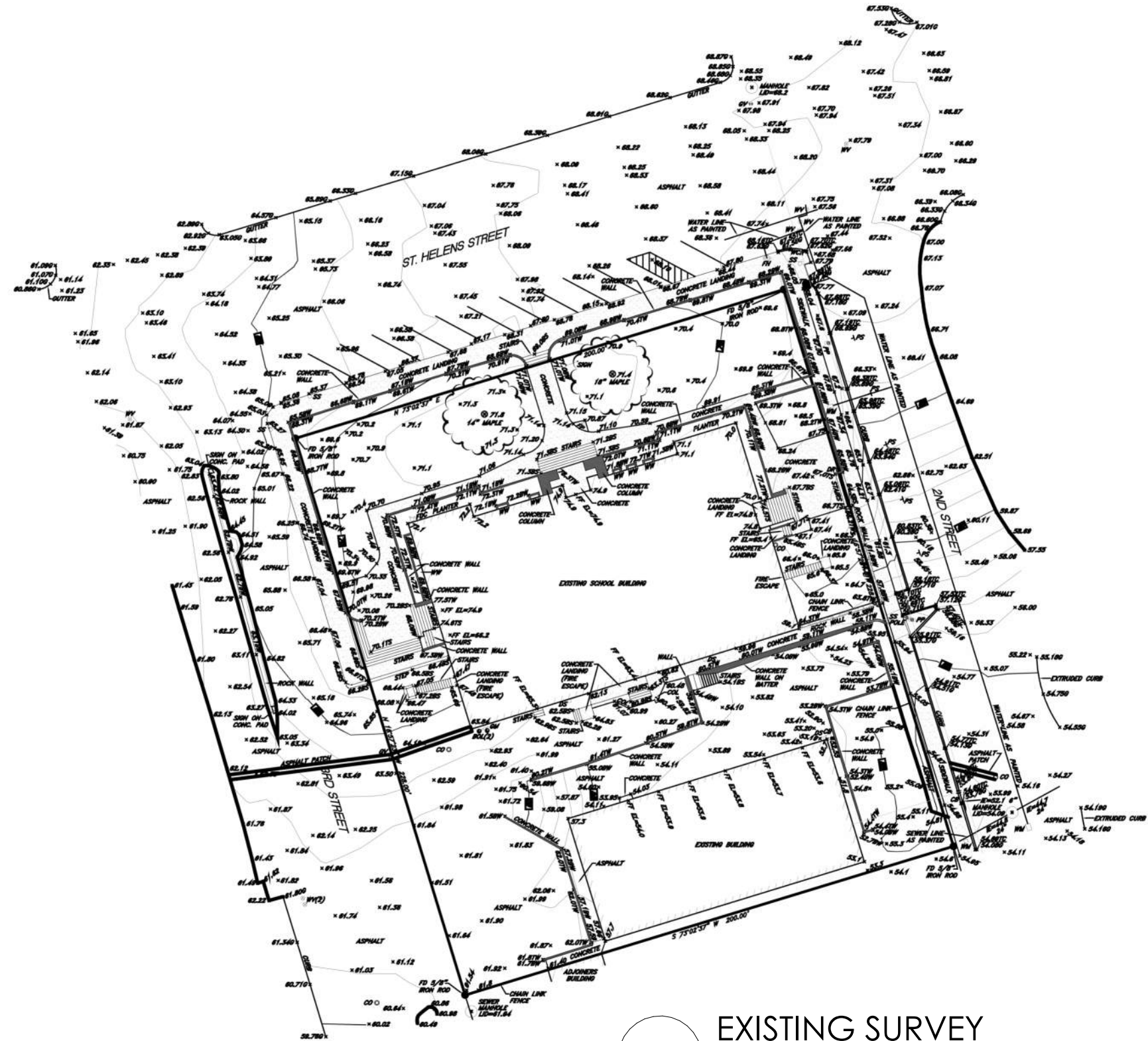
ZONING LEGEND

- GENERAL COMMERCIAL (GC)
- GENERAL RESIDENTIAL (R5)
- MIXED USE (MU)
- RIVERFRONT DISTRICT (RD)

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



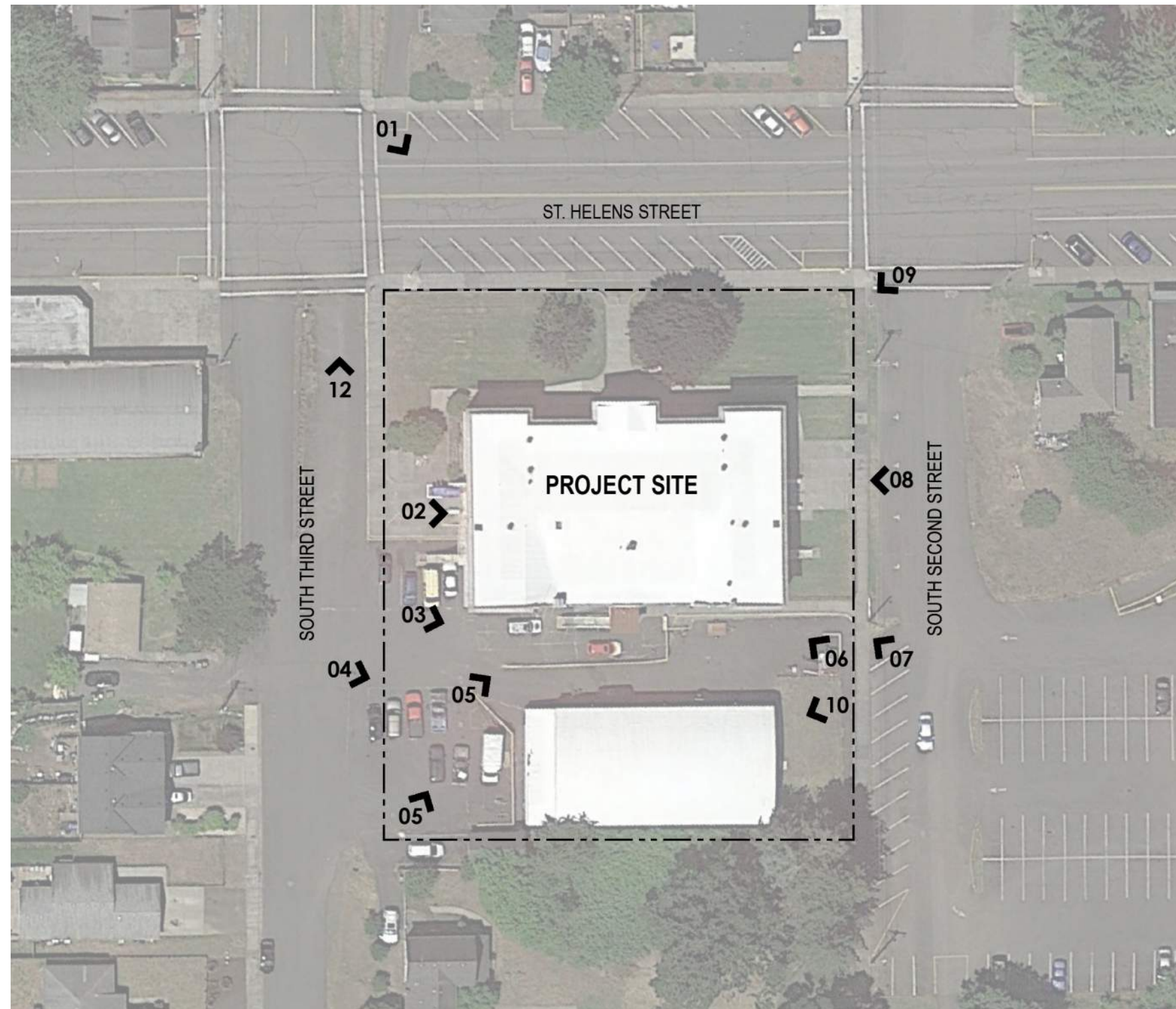
1 EXISTING SURVEY
1"=40'-0"



JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-2.0

PHOTO KEY PLAN

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



01 NORTH FACADE



02 WEST FACADE



03 SW CORNER AND OUTBUILDING



04 LOOKING TOWARDS SE CORNER OF SITE



05 SOUTH FACADE



06 SE CORNER

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-2.1

SITE ORIENTATION PHOTOS

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



07 SE CORNER



08 EAST FACADE



09 NE CORNER



10 OUTBUILDING AT SE CORNER OF SITE



11 SOUTH FACADE FROM SW CORNER OF SITE



12 LOOKING NORTH FROM CENTER OF SOUTH THIRD STREET

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-2.2

SITE ORIENTATION PHOTOS

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022

NORTH FACADE



REMOVE EXISTING
SIGNAGE. LOCATION OF
NEW COLUMBIA COUNTY
MUSEUM SIGNAGE

PORTION OF FRONT ENTRY
PORCH TO BE REMOVED TO
ACCOMMODATE NEW RAMP



RESTORE CORNICE, PEDIMENT,
AND ENTABLATURE AS NECESSARY

REPLACE BUILDING LETTERING AND
CHANGE TO ORIGINAL BUILDING TITLE

REMOVE PLANTER BED TO
PREPARE FOR NEW RAMP

REMOVE AND REPLACE
NON-HISTORIC LIGHT
FIXTURE

RESTORE ALL WOOD LOUVERS

RESTORE ALL WINDOWS

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-2.3

EXISTING PHOTOS - NORTH FACADE

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022

REMOVE NON-
HISTORIC FIRE ESCAPE

NEW ELECTRICAL SERVICE
NEW GUARDRAIL
RESTORE BALCONY

REMOVE ELECTRICAL
SERVICE

REPLACE AND ADD NEW CODE
COMPLIANT HANDRAILS
NEW CODE COMPLIANT HANDRAILS



EAST FACADE

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022

REMOVE CMU INFILL AND
REPLACE WITH NEW WINDOWS
AT TWO LOCATIONS

REPLACE NON-HISTORIC
LIGHT FIXTURE

RESTORE ALL WINDOWS

NEW CODE COMPLIANT
HANDRAILS

REPAIR ALL CMU INFILL TO
MATCH ADJACENT PLASTER
WALLS

REPLACE NON-HISTORIC
GUARDRAILS

REMOVE AND
REPLACE WINDOW
TO FULL HEIGHT



SOUTH FACADE

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022

REPAIR BALCONY
REPLACE NON-HISTORIC
DOORS, SIDELIGHTS, AND
TRANSOM
REMOVE LIFT

REPAIR CORNICE AND
ENTABLATURE
REMOVE NON-HISTORIC
FIRE ESCAPE
RESTORE ALL WINDOWS
REPLACE AND ADD NEW
CODE COMPLIANT
HANDRAILS

NEW CODE COMPLIANT
HANDRAILS

WEST FACADE

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022

RETAINING WALL TO BE REBUILT
LOCATION OF NEW TRASH/
MECHANICAL ENCLOSURE



BUILDING TO REMAIN
RE-STRIPED
PARKING LOT



RETAINING WALL TO BE REBUILT
NEW PARKING SPACES



PROPOSED
LOCATION FOR NEW
GENERATOR AND
SCREENING
ENCLOSURE

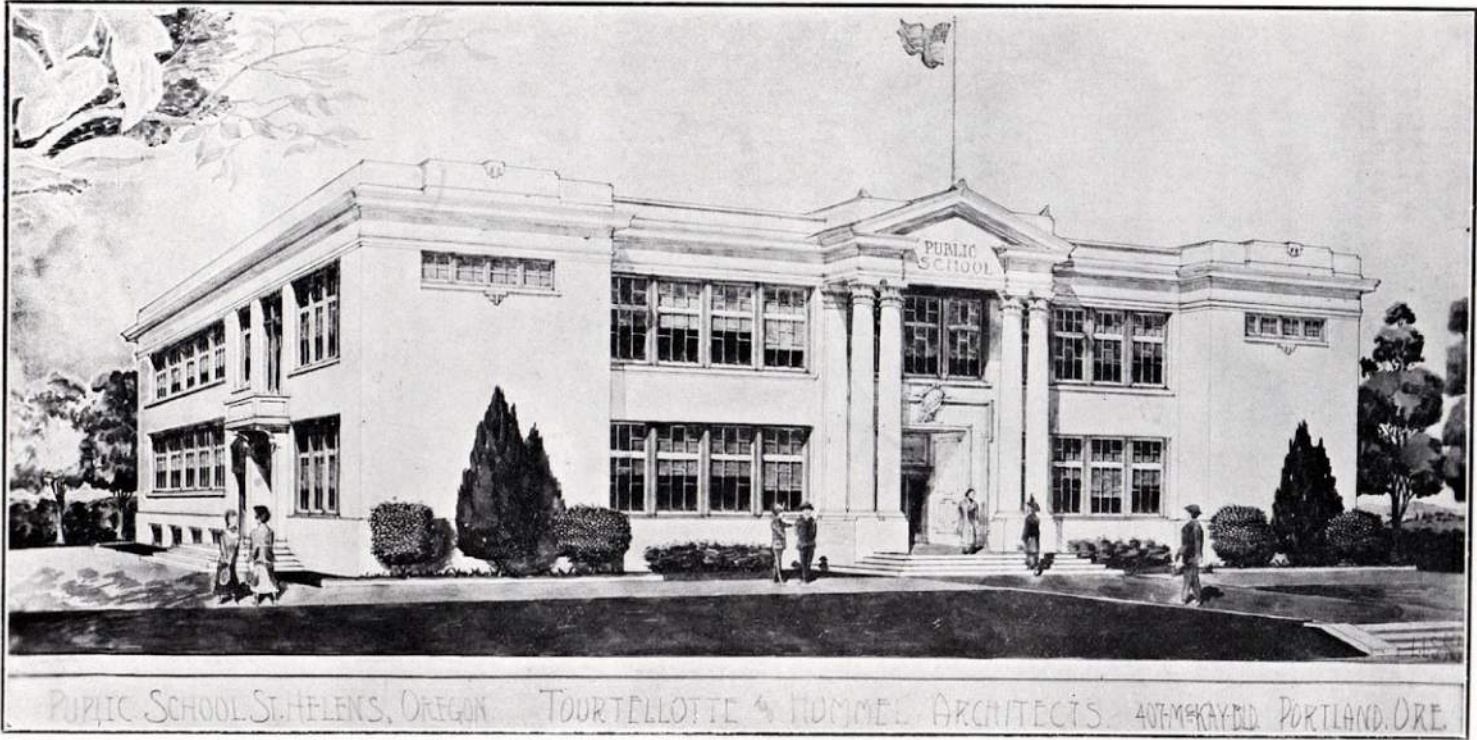


JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022

ORIGINAL RENDERING



1924



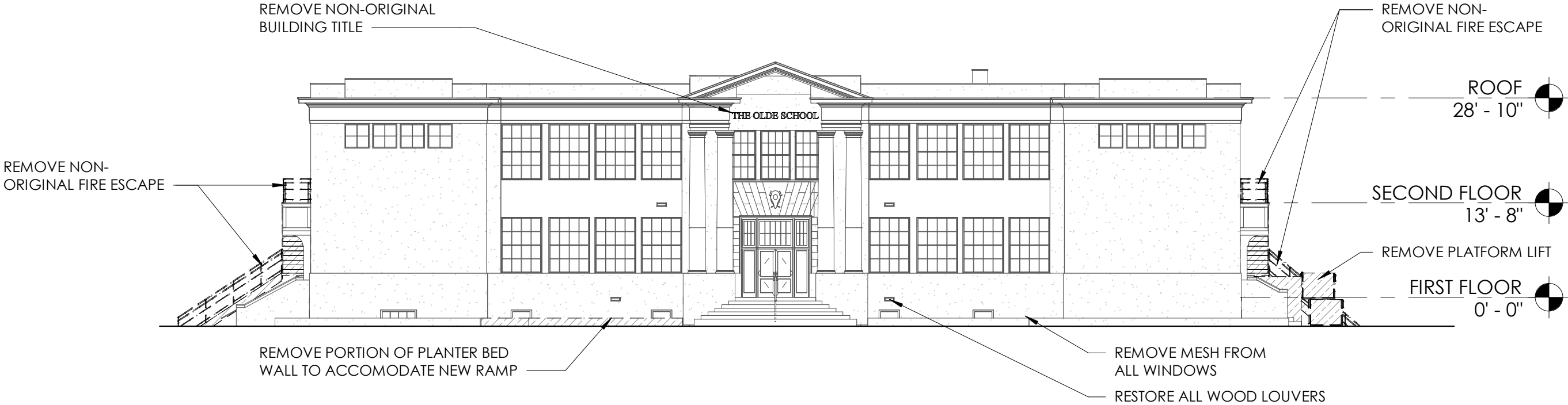
c. 1953



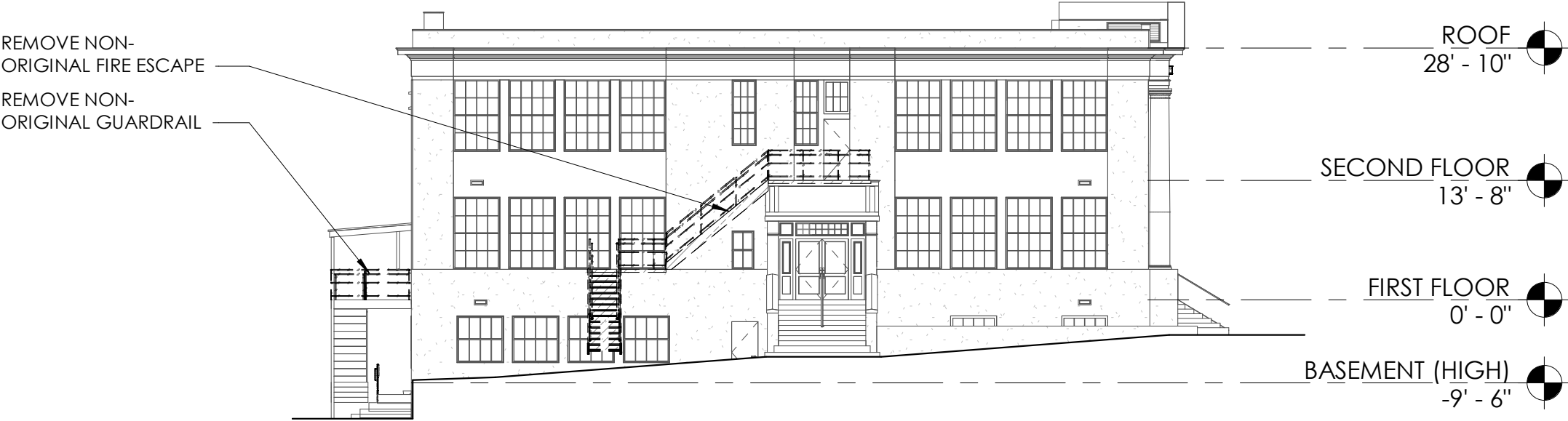
1968 AERIAL



JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



1 HRR - ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

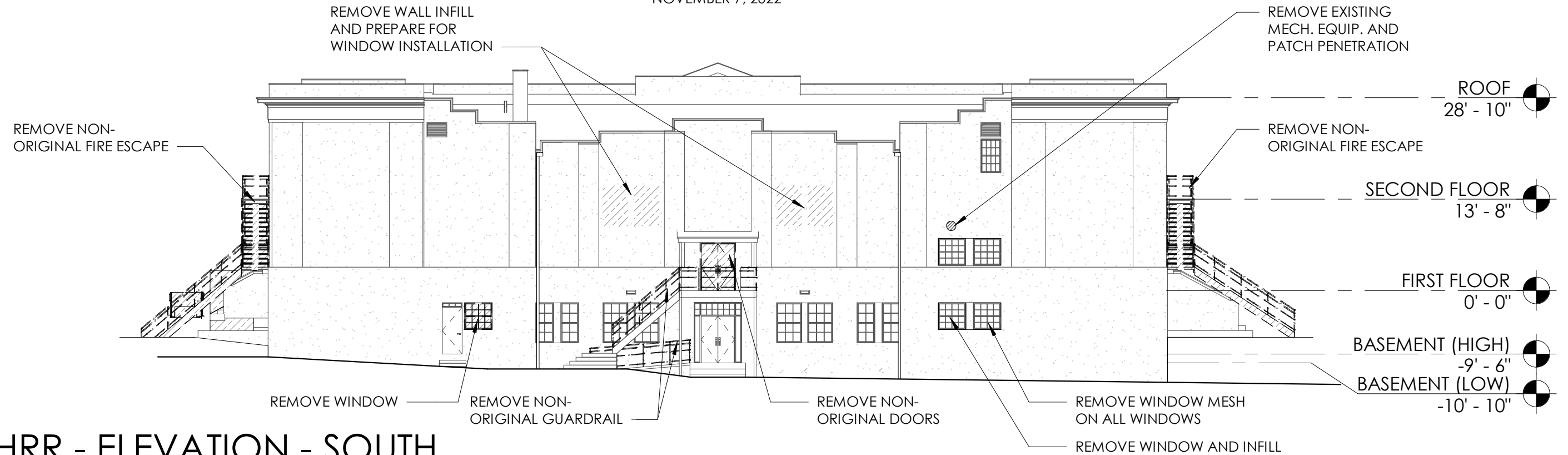


2 HRR - ELEVATION - EAST
SCALE: 1/16" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

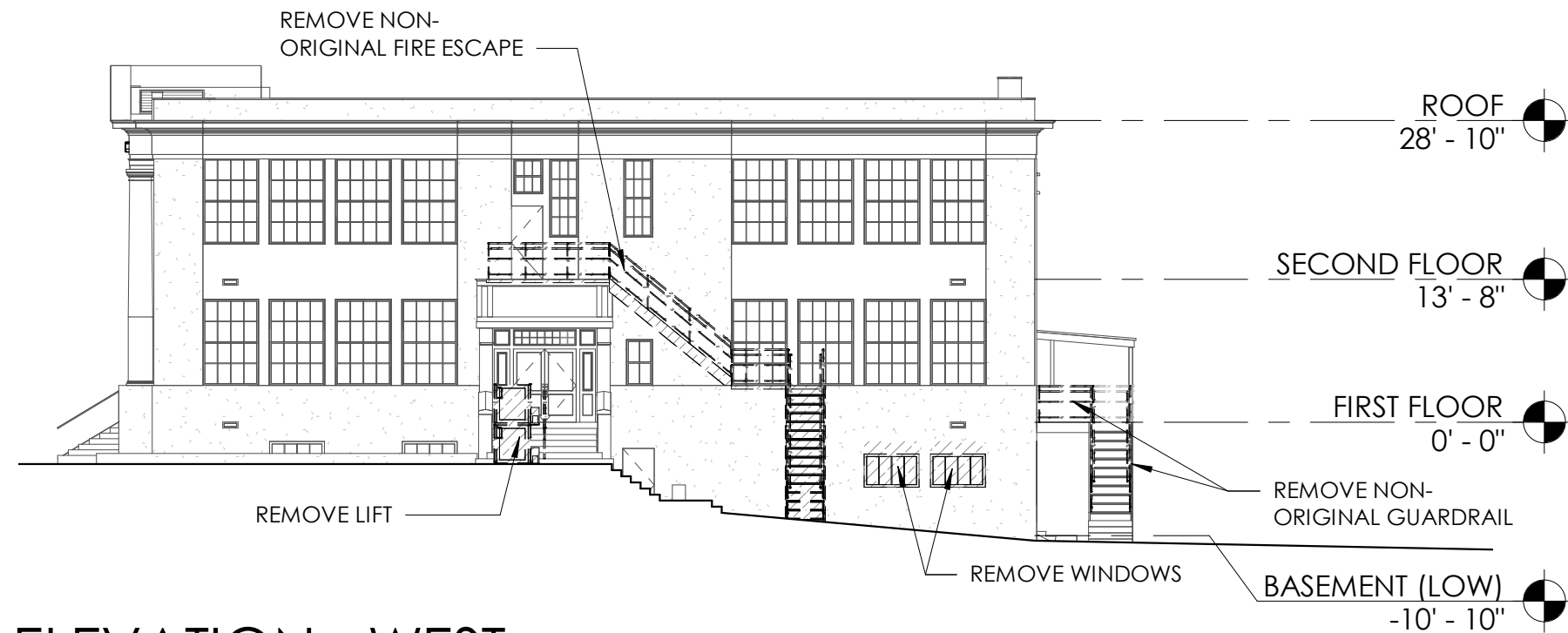
NOVEMBER 7, 2022



1

HRR - ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



2

HRR - ELEVATION - WEST

SCALE: 1/16" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-3.2

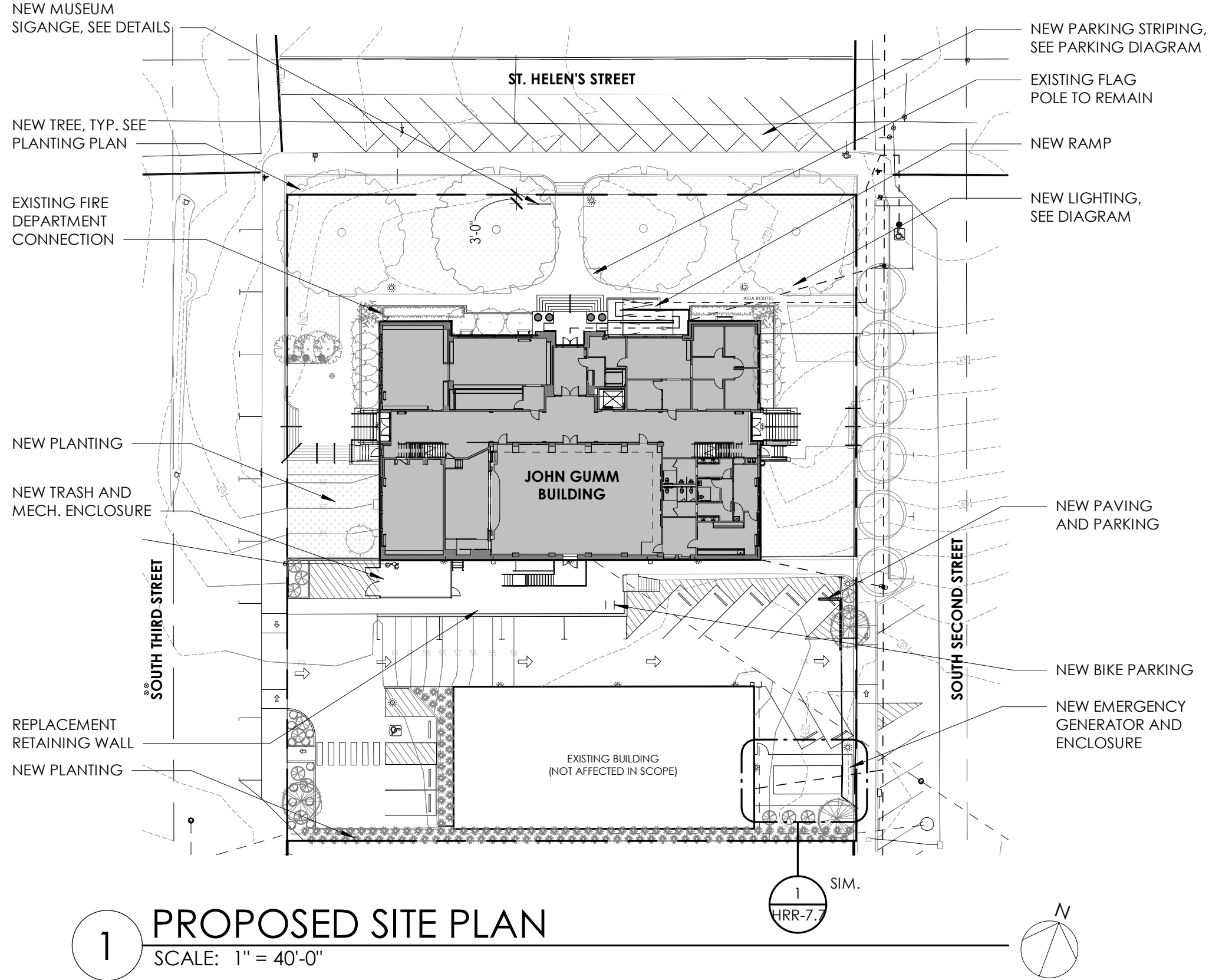
EXISTING ELEVATIONS

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



NOVEMBER 7, 2022

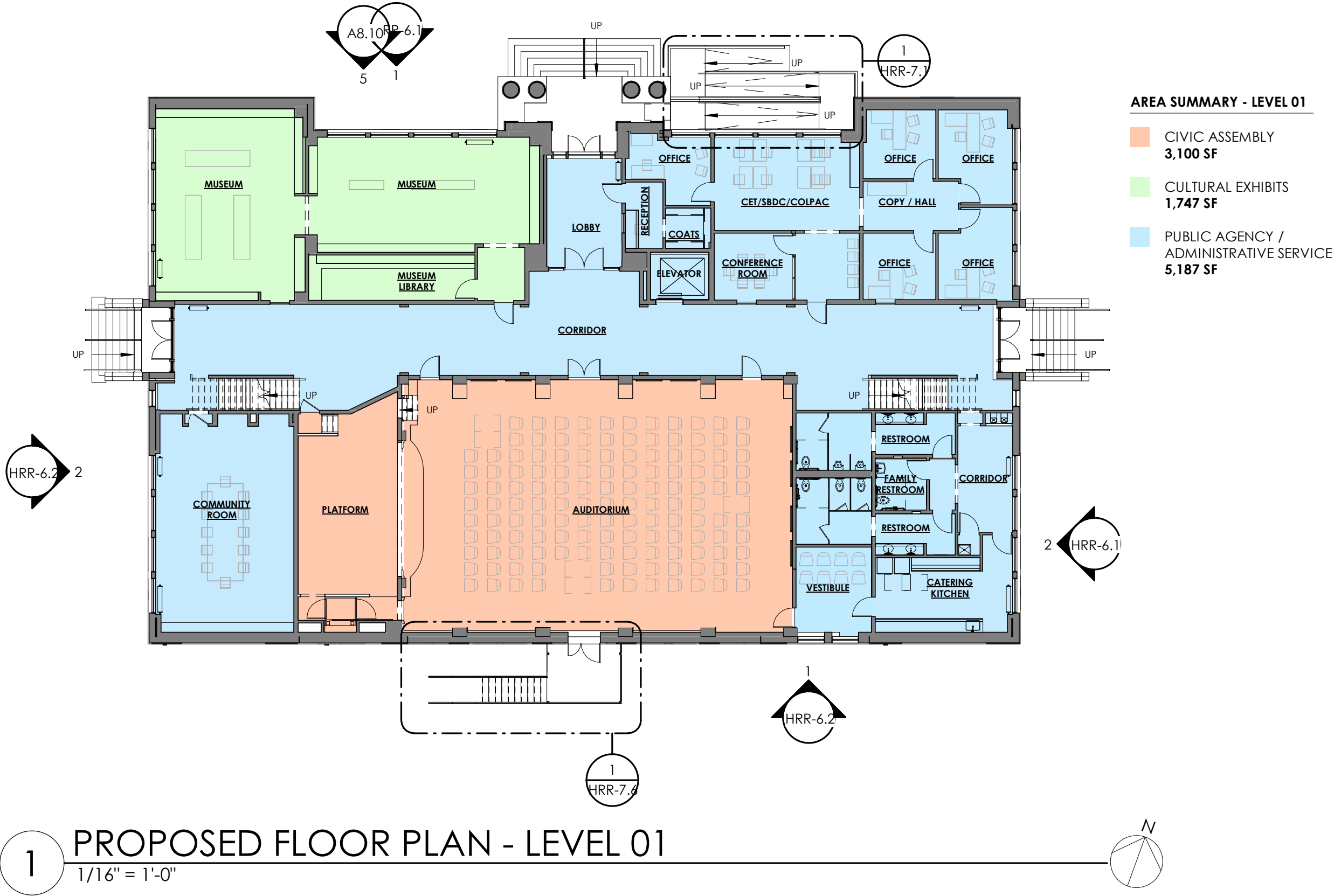


1 PROPOSED FLOOR PLAN - BASEMENT
1/16" = 1'-0"

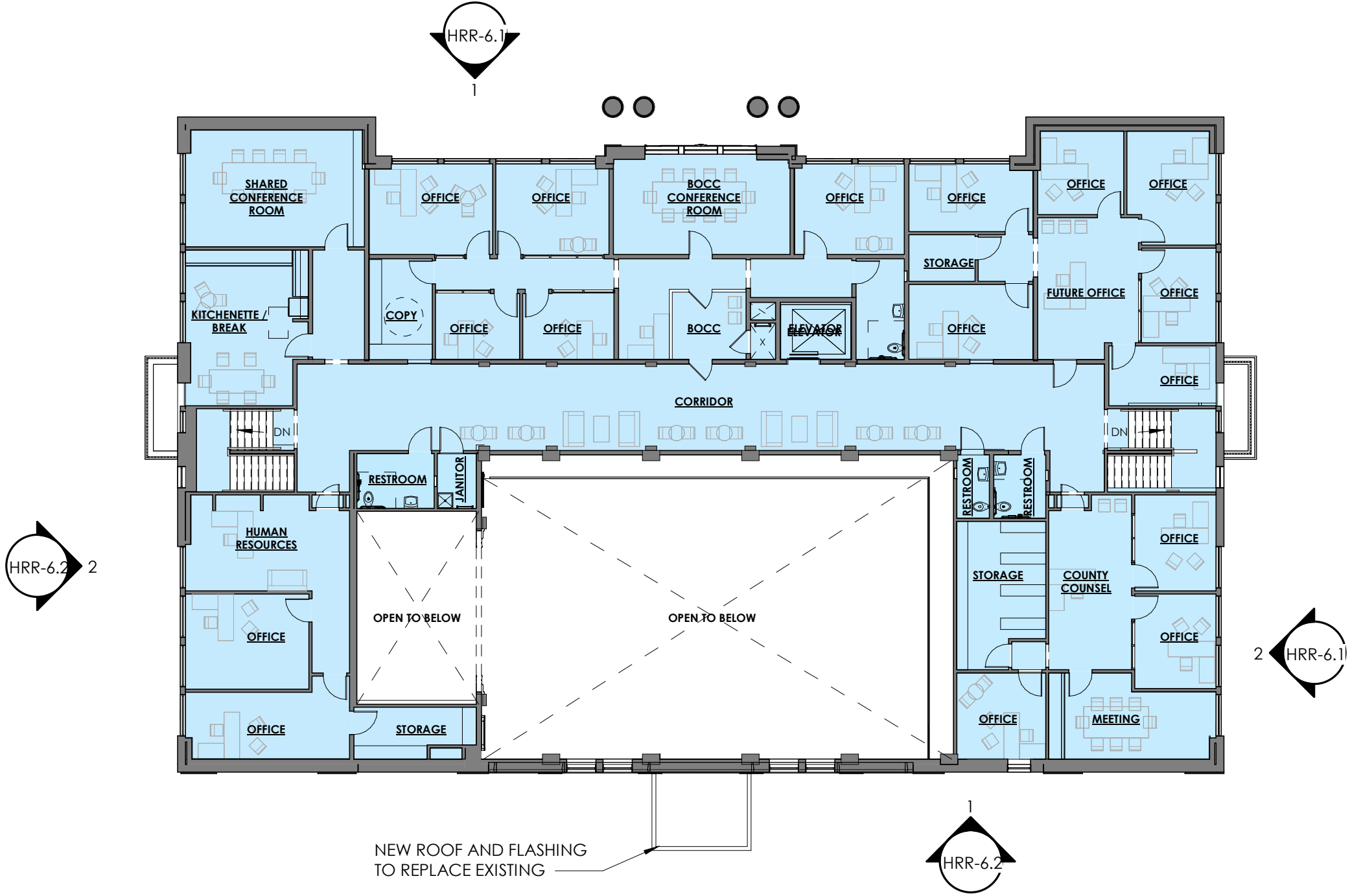
JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



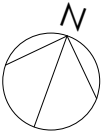
JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



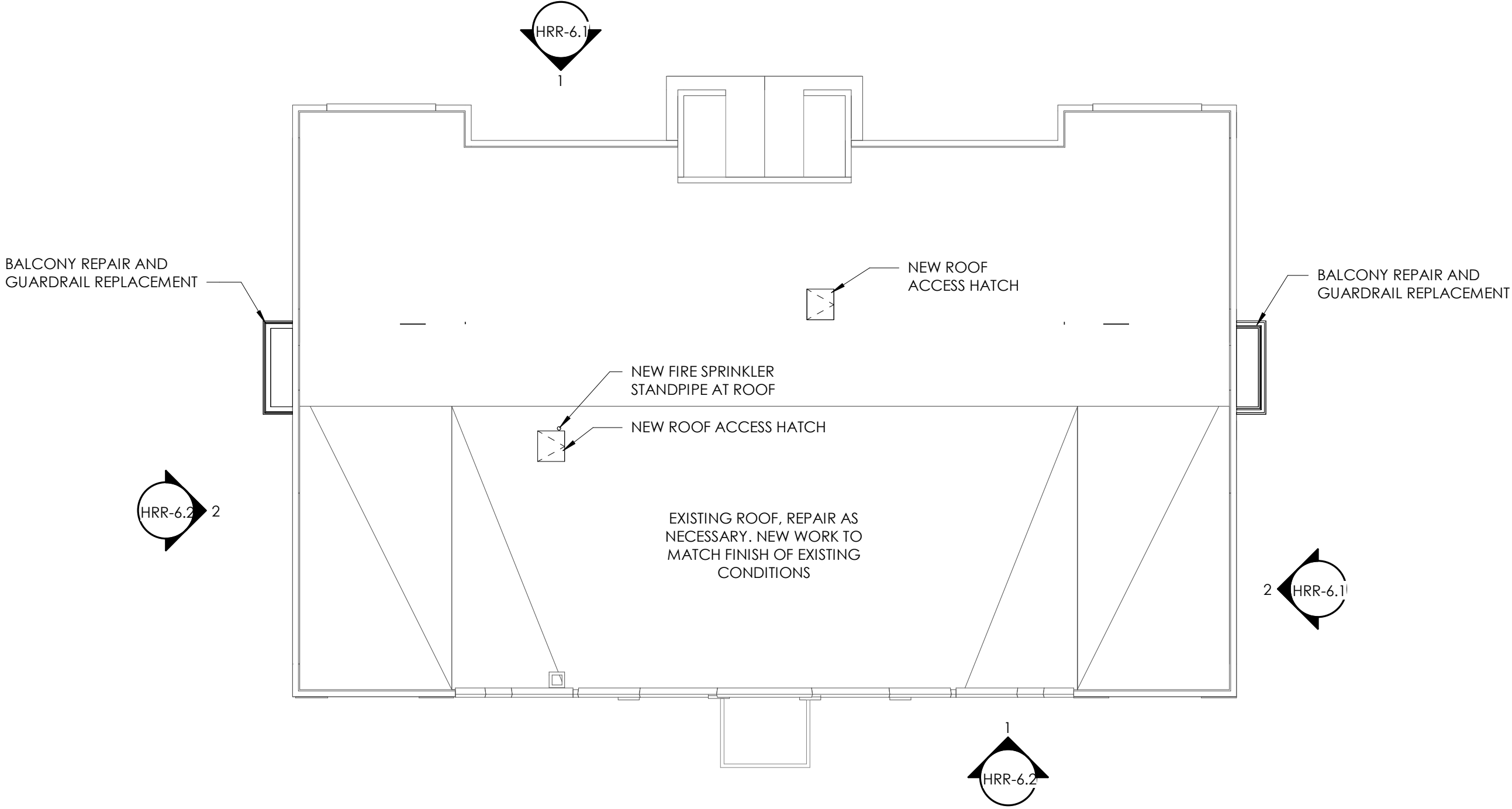
AREA SUMMARY - LEVEL 02

PUBLIC AGENCY /
ADMINISTRATIVE SERVICE
7,623 SF

1 PROPOSED FLOOR PLAN - LEVEL 02
1/16" = 1'-0"



JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



1

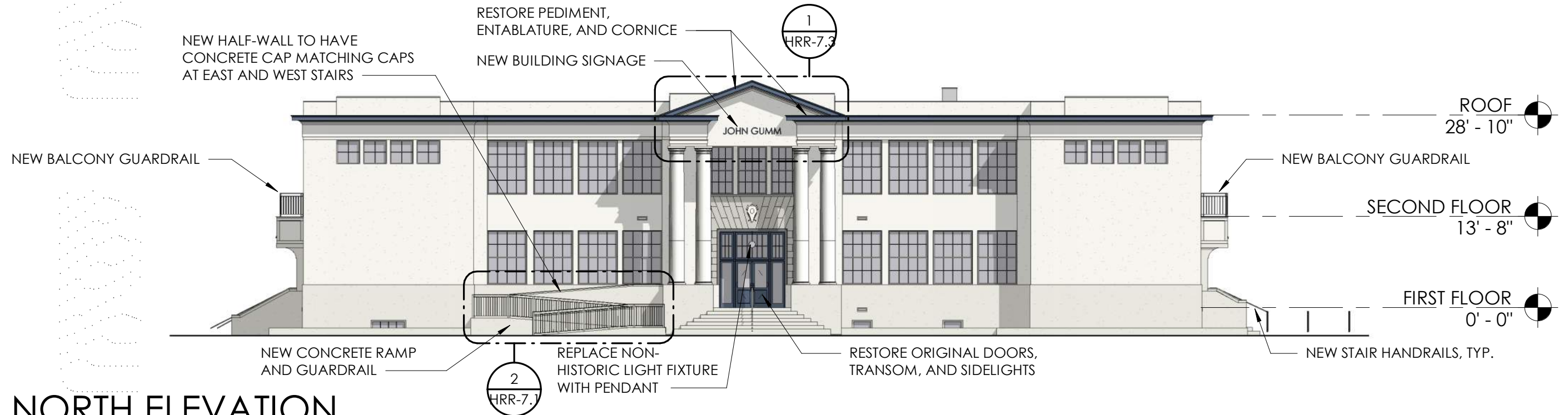
PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

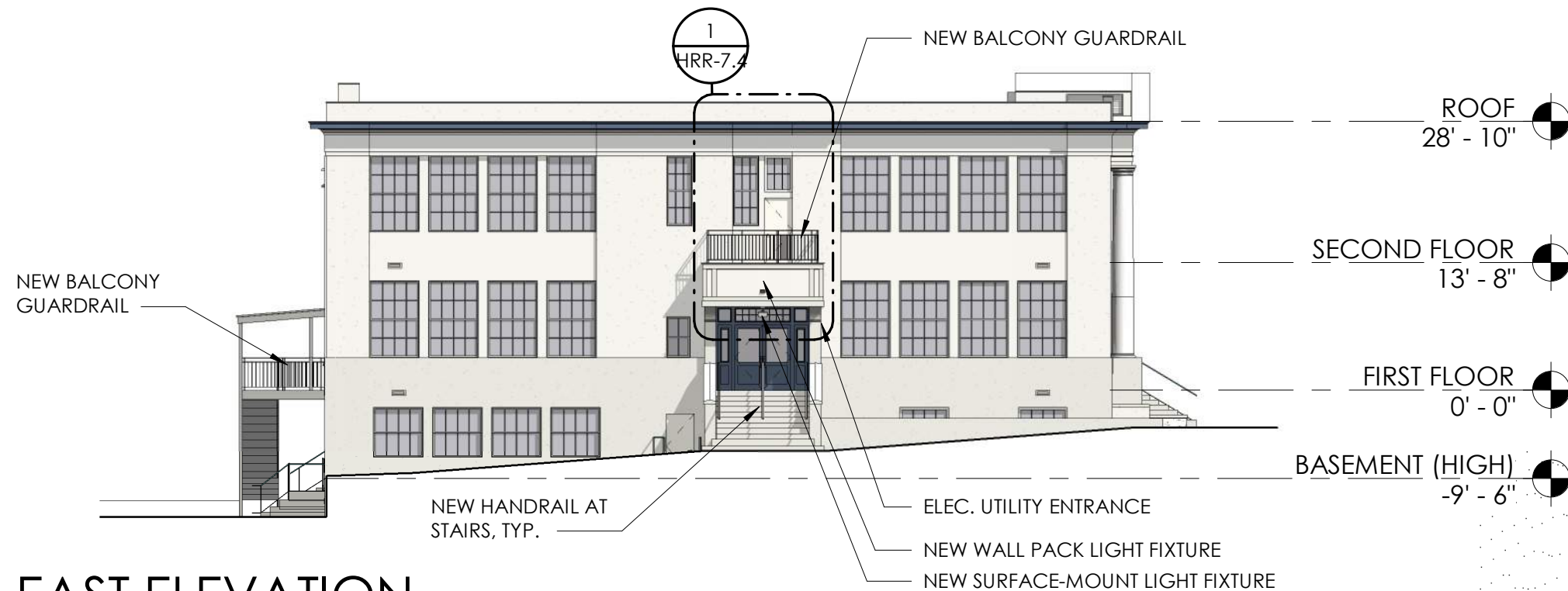
NOVEMBER 7, 2022



1

NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2

EAST ELEVATION

SCALE: 1/16" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-6.1

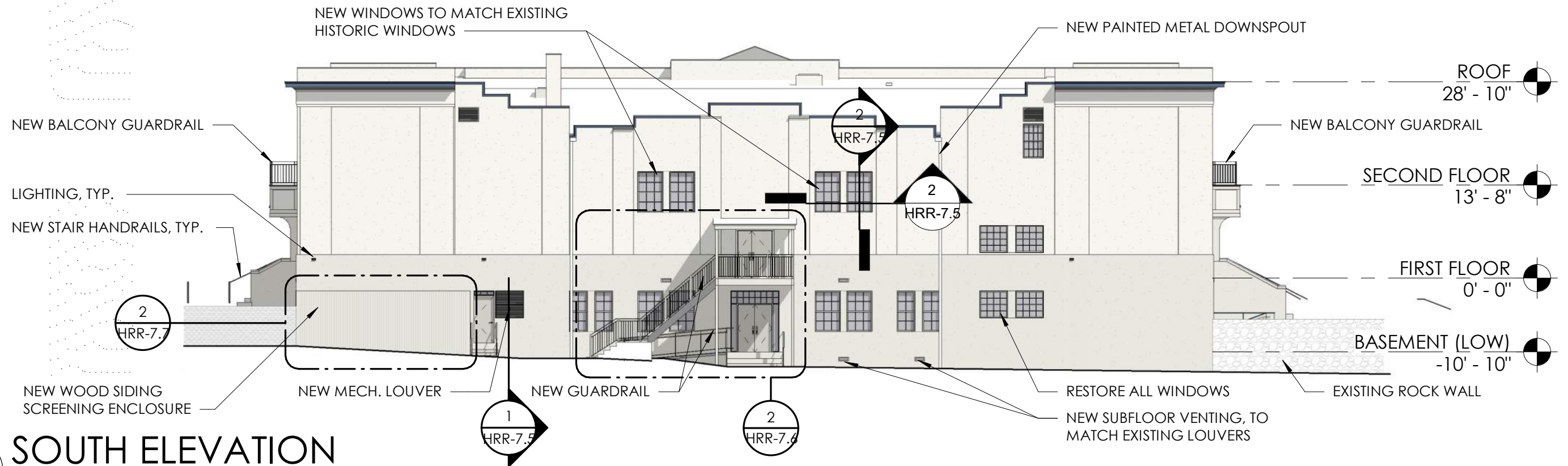
PROPOSED ELEVATIONS

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

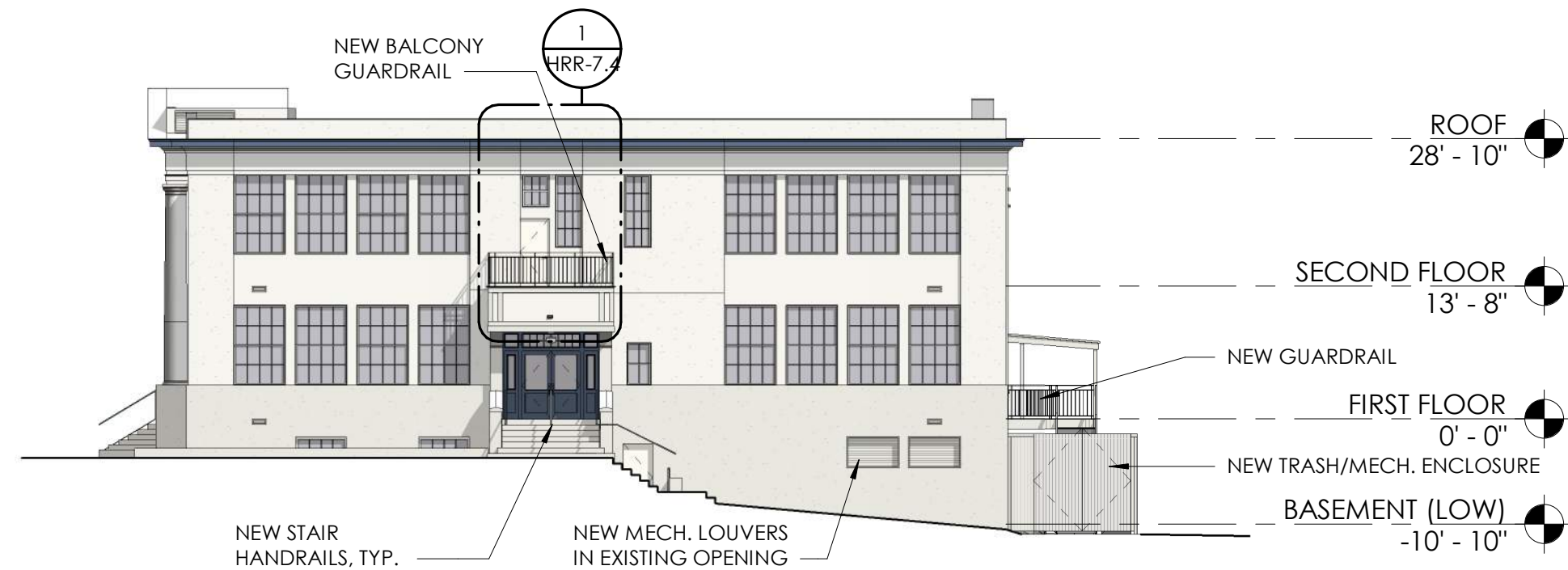
NOVEMBER 7, 2022



1

SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



2

WEST ELEVATION

SCALE: 1/16" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

251 St. Helens Street
St. Helens, Oregon 97051

NOT FOR CONSTRUCTION

EMERICK ARCHITECTS

HRR-6.2

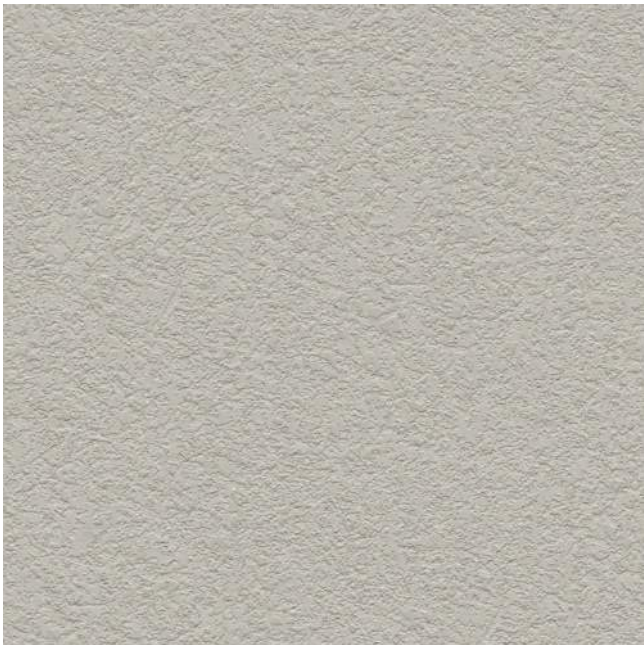
PROPOSED ELEVATIONS

EA PROJECT #: 2141

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022



PAINTED PLASTER WALLS



PAINTED PLASTER BASE



PAINTED WOOD SCREENING ENCLOSURE



ACCENT PAINT

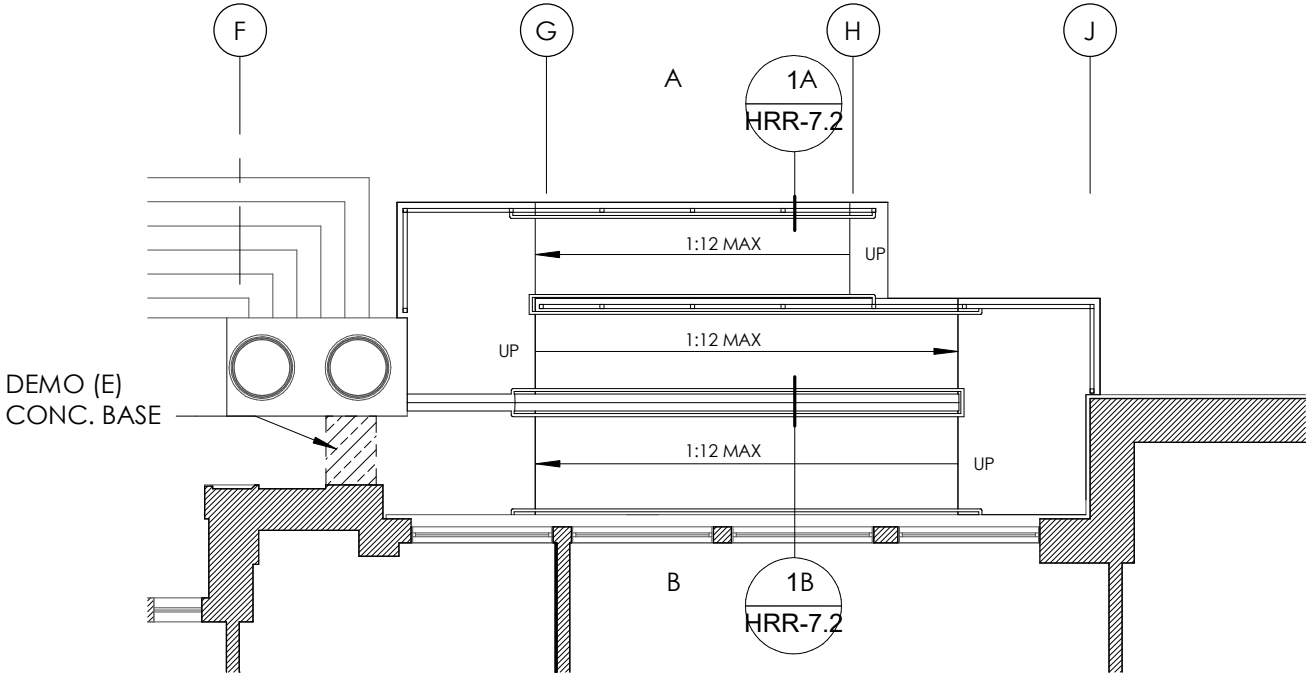


BICYCLE RACK
MODLAR HP STAPLE RACK OR SIMILAR

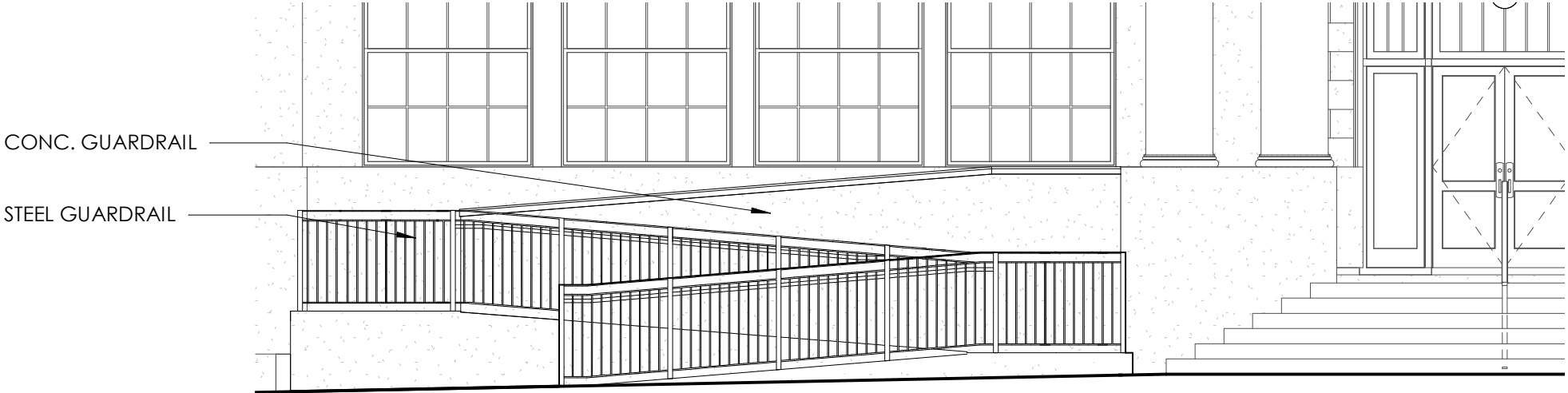
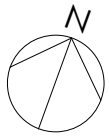


NEW WINDOWS
*MARVIN ULTIMATE
TO BE CUSTOM-BUILT AND PAINTED TO
MATCH EXISTING HISTORIC WINDOWS*

JOHN GUMM BUILDING CIVIC OFFICES
HISTORIC RESOURCE REVIEW
NOVEMBER 7, 2022

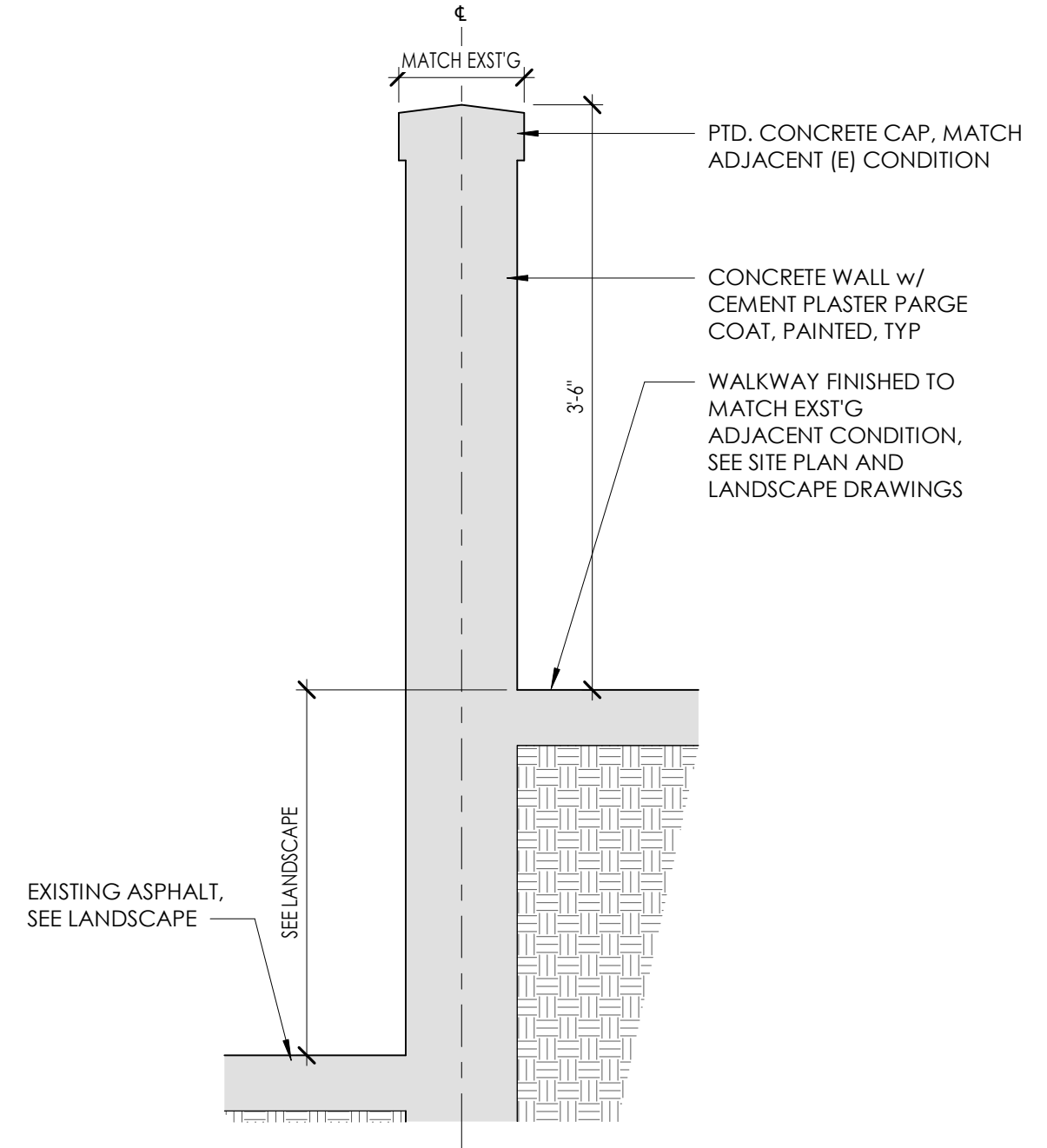
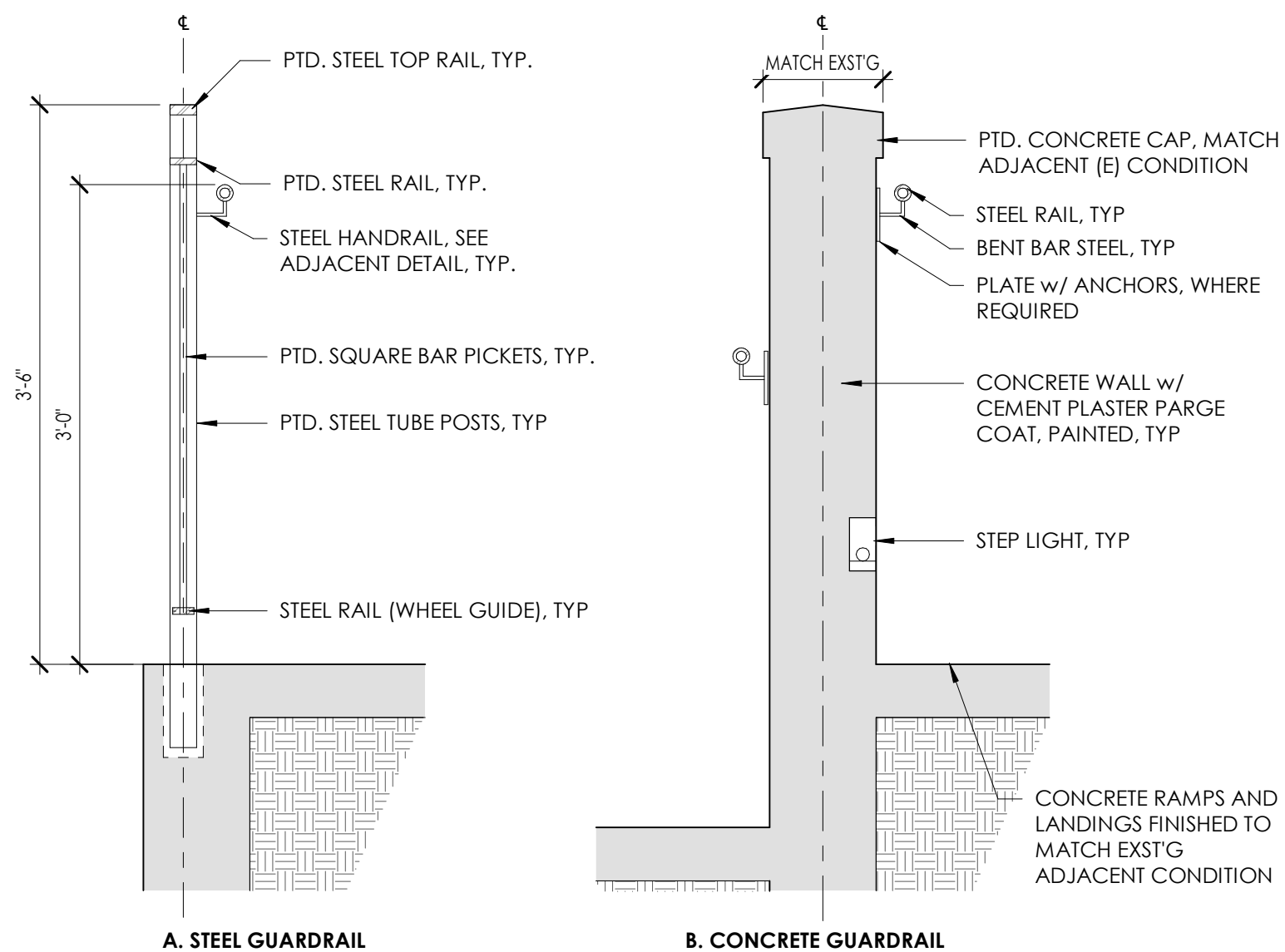


1 PROPOSED RAMP PLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED RAMP ELEVATION
SCALE: 3/16" = 1'-0"





1

PROPOSED RAMP RAILS

SCALE: 1" = 1'-0"

2

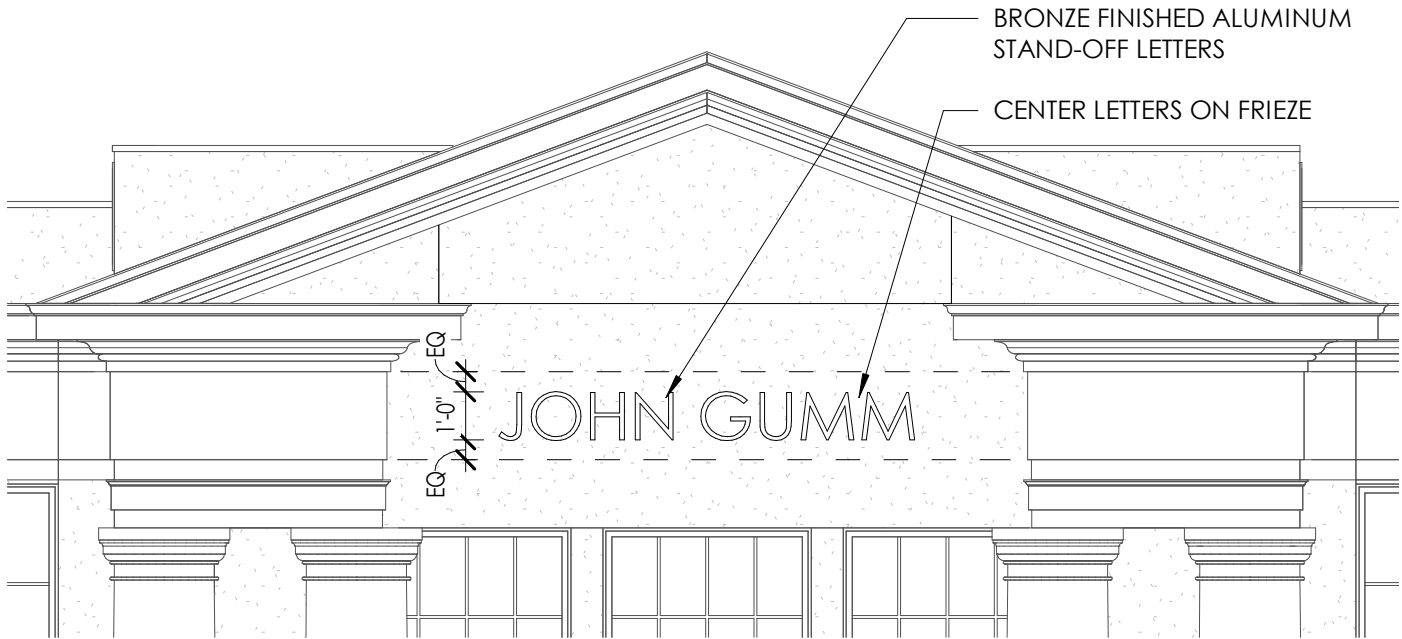
PROPOSED RETAINING WALL

SCALE: 1" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

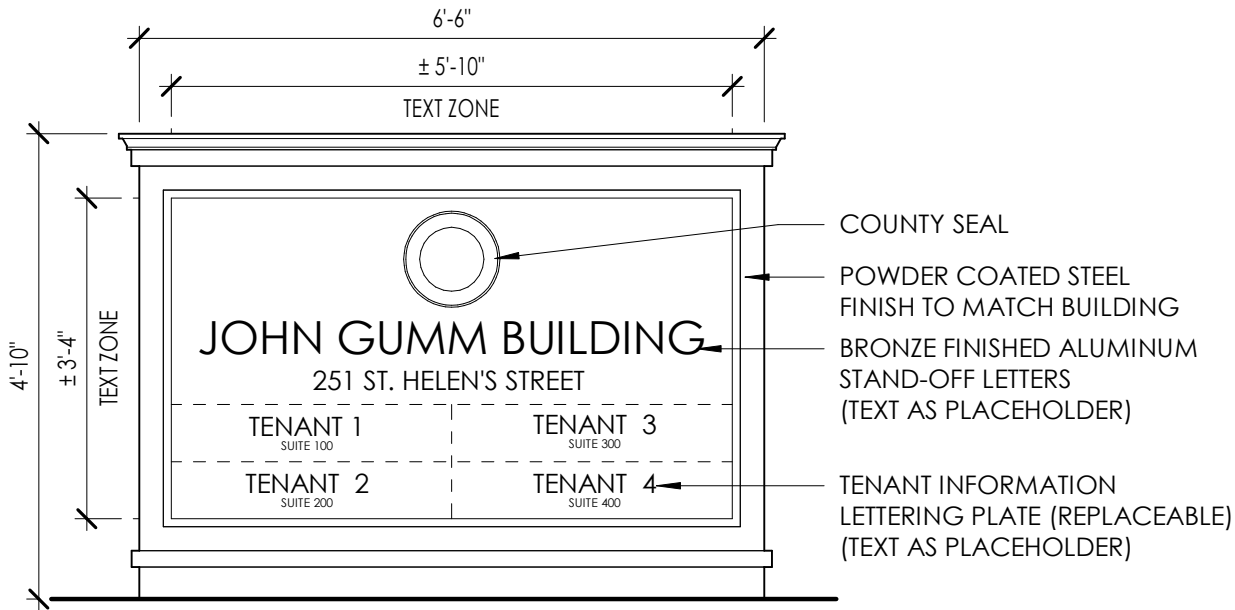
HISTORIC RESOURCE REVIEW

NOVEMBER 7, 2022



1 PROPOSED BUILDING SIGNAGE

SCALE: 1/4" = 1'-0"



2 PROPOSED MUSEUM SIGN

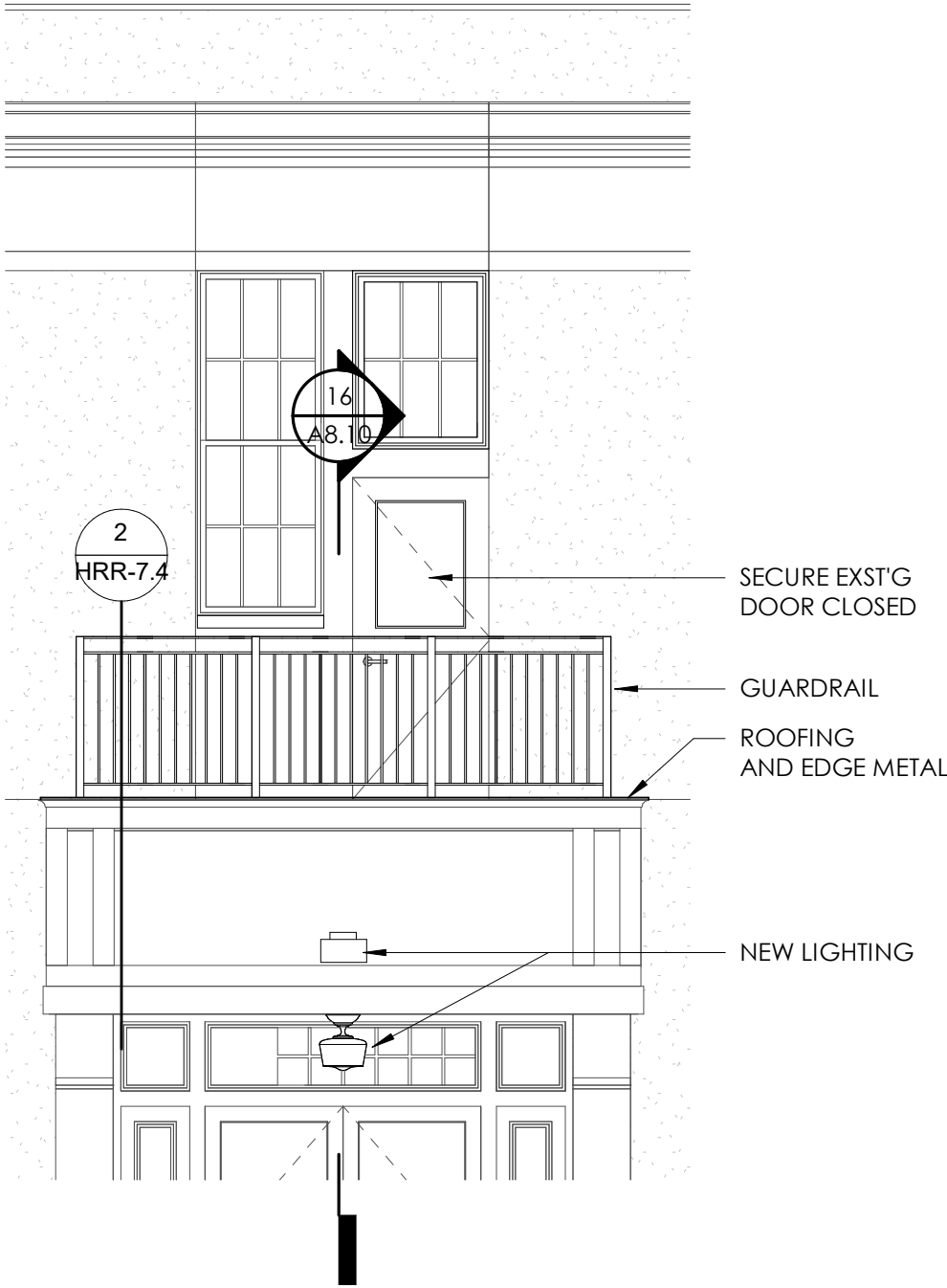
SCALE: 1/2" = 1'-0"



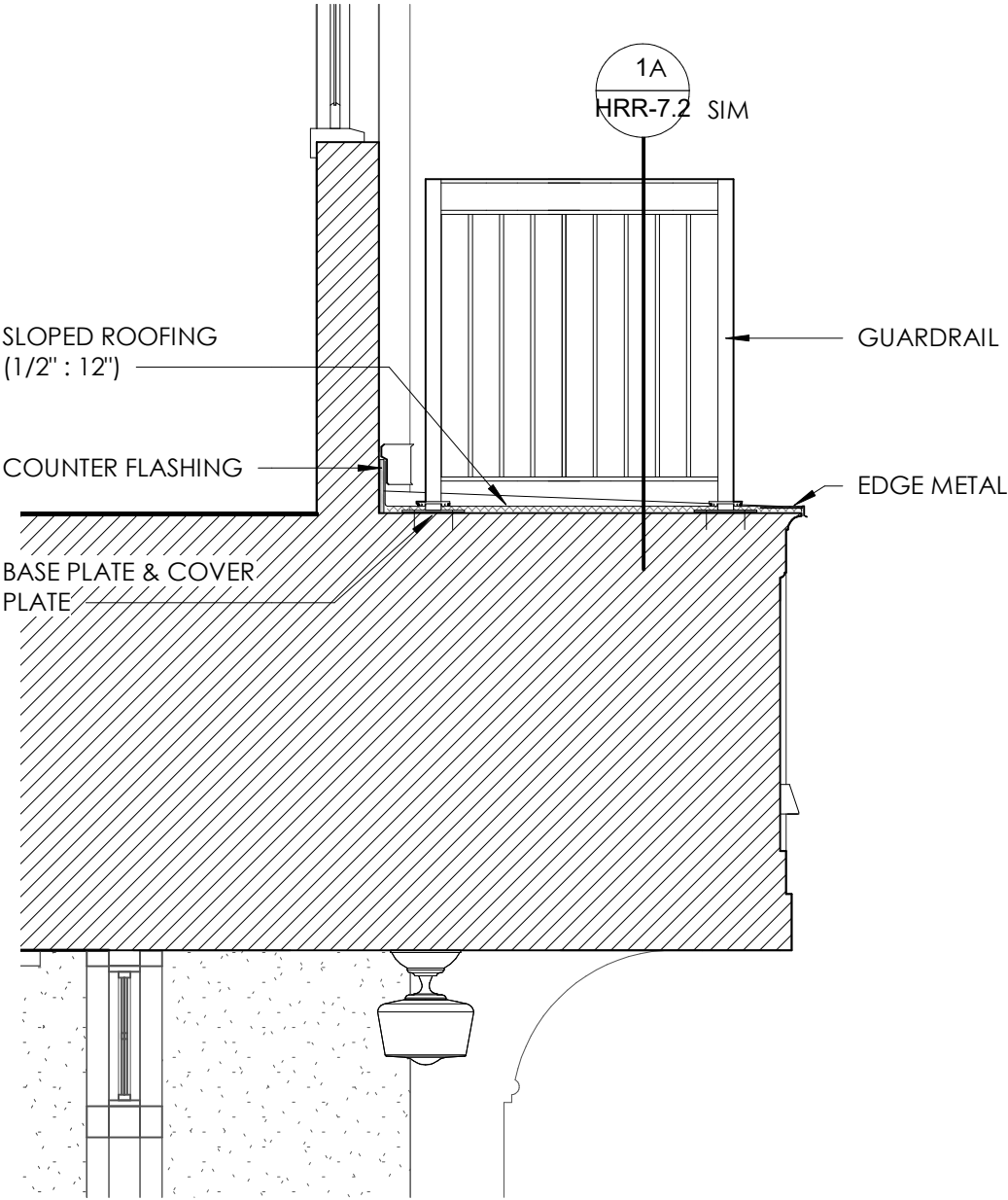
JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

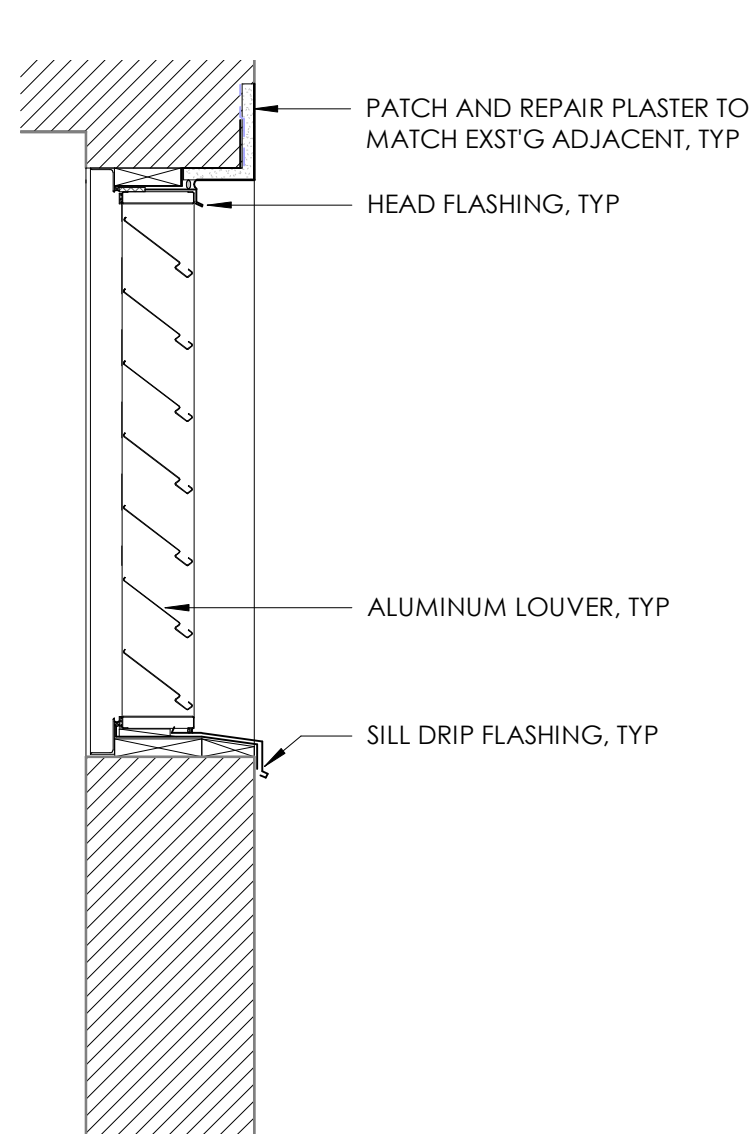
NOVEMBER 7, 2022



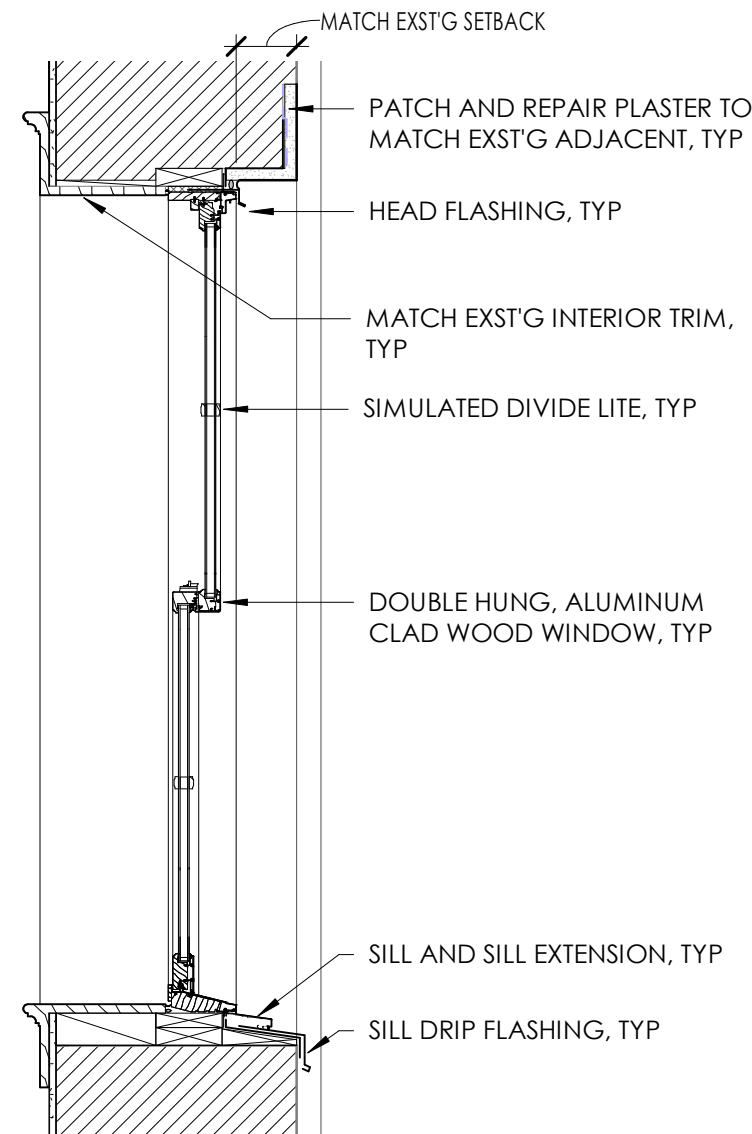
1 BALCONY RESTORATION
1/4" = 1'-0"



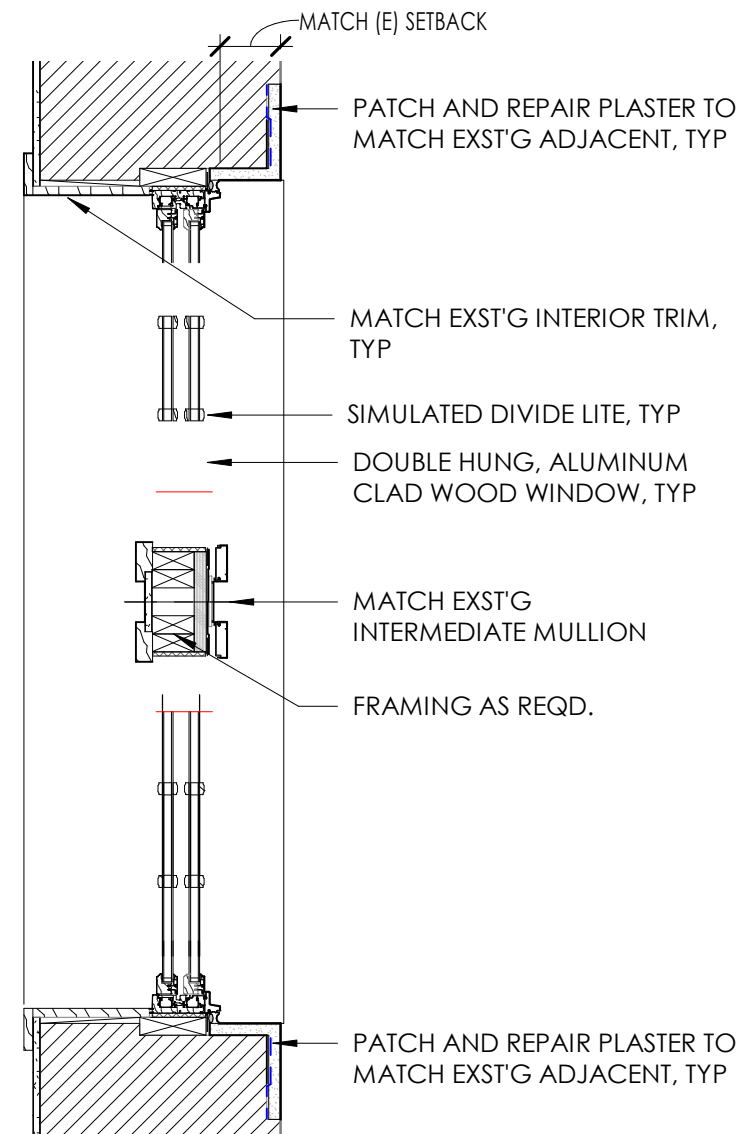
2 BALCONY SECTION
SCALE: 1/2" = 1'-0"



1 LOUVER DETAIL
SCALE: 3/4" = 1'-0"

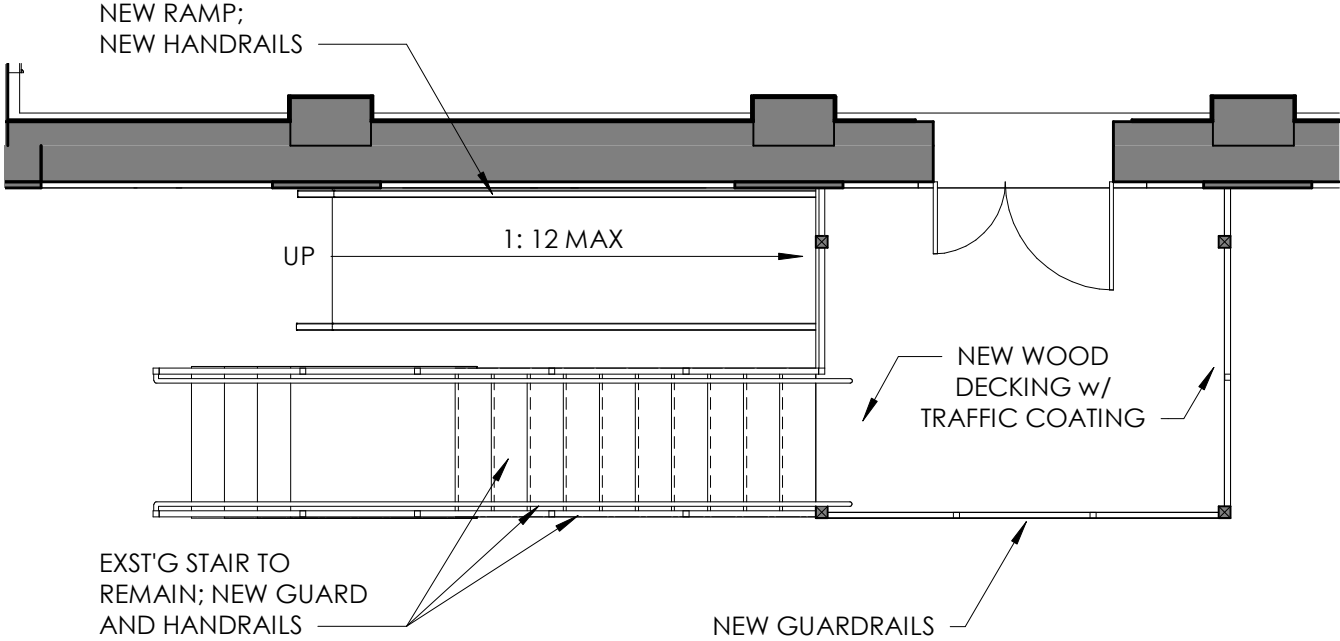


A. WINDOW SECTION



B. WINDOW PLAN

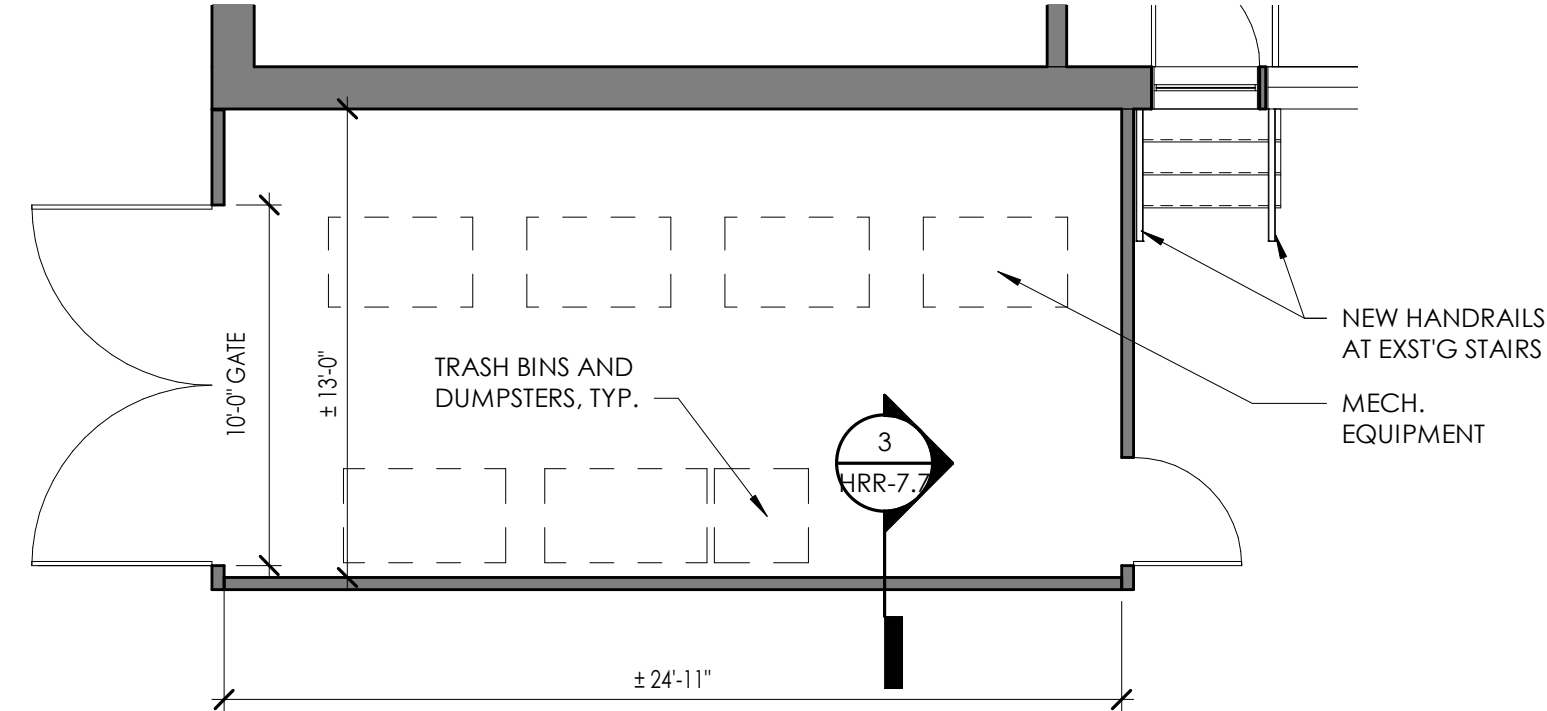
2 NEW WINDOW DETAIL
SCALE: 3/4" = 1'-0"



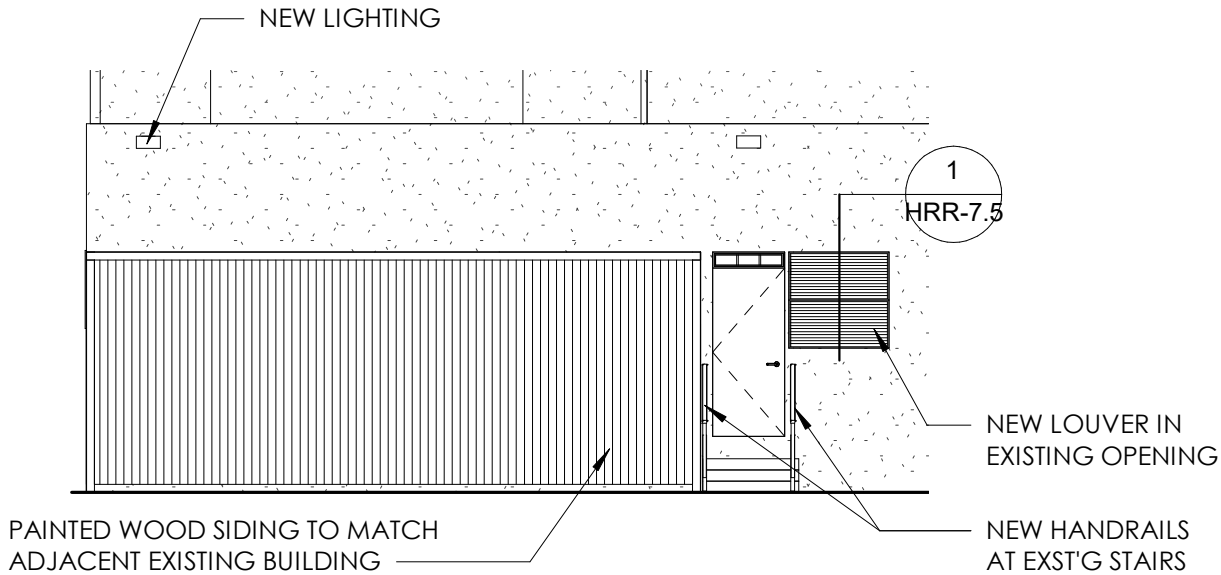
1 PROPOSED SOUTH STAIR PLAN
SCALE: 3/16" = 1'-0"



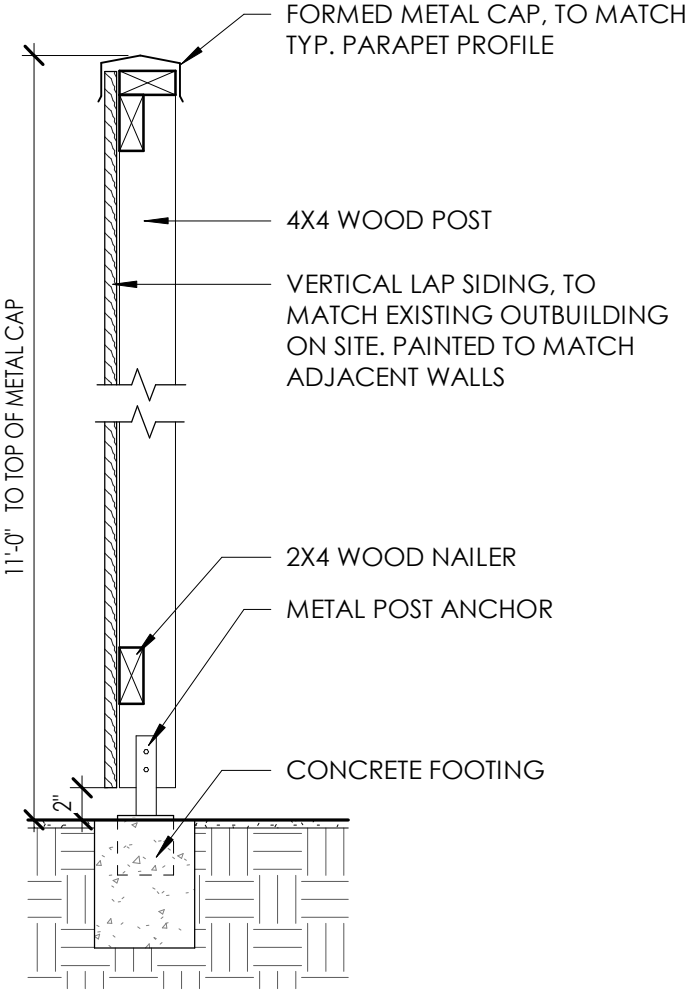
2 PROPOSED SOUTH STAIR SECTION
3/16" = 1'-0"



1 TRASH/MECH ENCLOSURE - PLAN
SCALE: 3/16" = 1'-0"



2 TRASH/MECH ENCLOSURE - ELEVATION
1/8" = 1'-0"

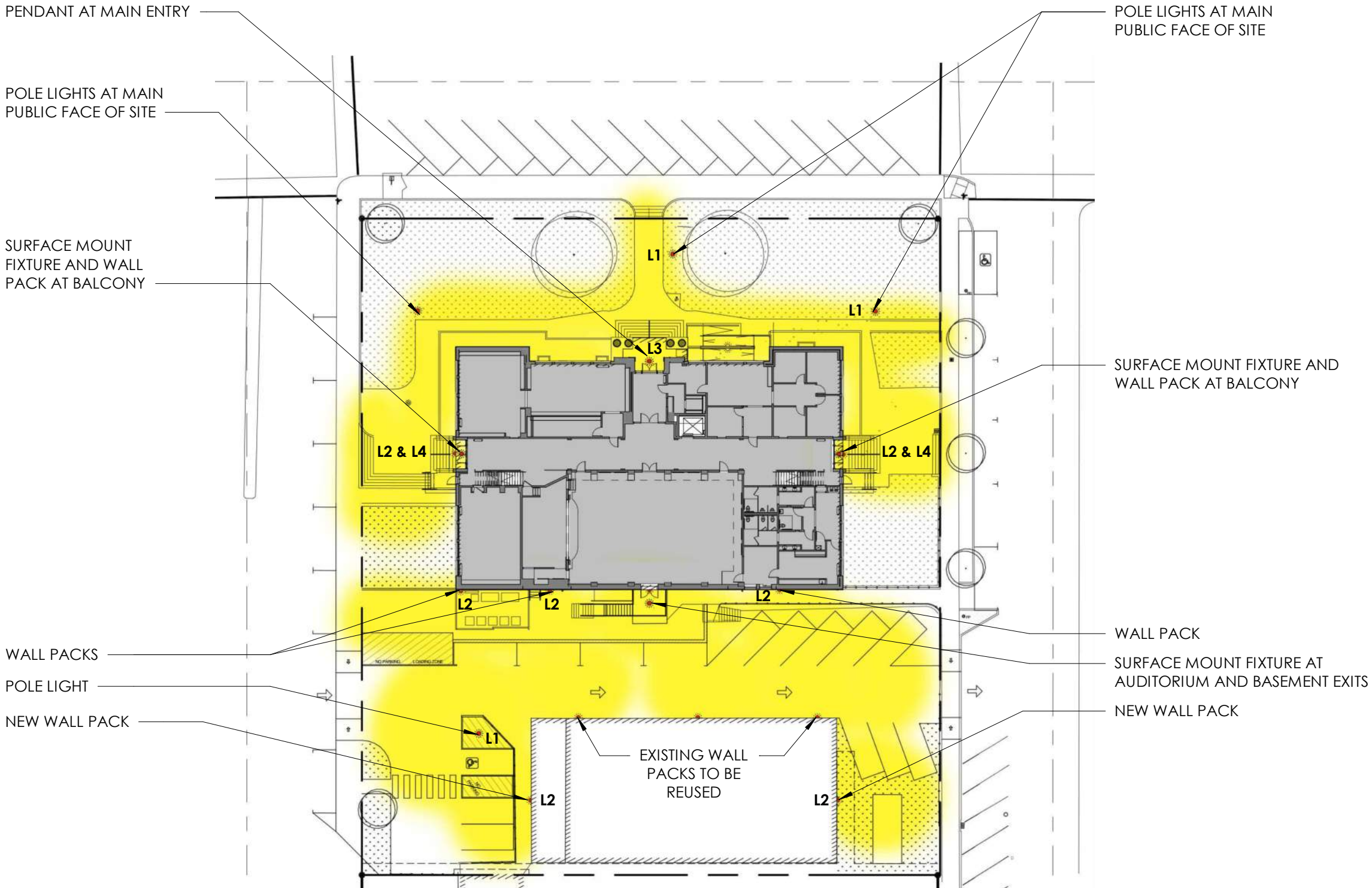


3 TRASH / MECH. ENCLOSURE
SCALE: 1" = 1'-0"

JOHN GUMM BUILDING CIVIC OFFICES

HISTORIC RESOURCE REVIEW

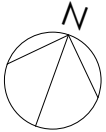
NOVEMBER 7, 2022



1

PROPOSED SITE LIGHTING PLAN

1"=40'-0"





L1 POLE



L2 WALL PACK



L3 PENDANT



L4 SURFACE MOUNT

EMERICK ARCHITECTS

JOHN GUMM BUILDING HISTORIC RESOURCE REVIEW NARRATIVE | NOVEMBER 07, 2022 251 ST. HELEN'S STREET, ST. HELENS, OR 97051

PROJECT TEAM

OWNER:

Columbia County
Contact Person: Riley Baker
230 Strand Street
St. Helens, OR, 97051
PHONE: 971.328.2537
EMAIL: riley.baker@columbiacountyor.gov

PROJECT MANAGER:

Ameresco, Inc.
Contact Person: Jason Carver, P.E.
9700 SW Capitol Highway, Suite 110
Portland, OR 97219
PHONE: 503.290.1297
EMAIL: jcarver@ameresco.com

ARCHITECT:

Emerick Architects P.C.
Contact Person: Brendan Hart
321 SW 4th Avenue, Suite 200
Portland, OR 97204
PHONE: 503.235.9400
EMAIL: brendan@emerick-architects.com

ZONING SUMMARY

PROPERTY ADDRESS:	251 ST. HELENS STREET, ST. HELENS, OREGON 97501
TAXLOT:	4N1W3BB12600
COUNTY:	Columbia
JURISDICTION:	St. Helens
ZONING DESIGNATION:	RD (River District) PLAZA (Subdistrict by Ordinance No. 3215 Att. C)
HISTORIC STATUS:	St. Helens Downtown Historic District Contributing Building, Secondary Significance City of St. Helens Designated Landmarks Register Ord. No. 3250, Att. B, Item 10

PROJECT NARRATIVE

The John Gumm Building is situated on a one-acre site in St. Helen's, Oregon, at the north end of the downtown center near the historic county courthouse, and just west of the Columbia River. Constructed in 1919, the building functioned as a schoolhouse, and is listed as a contributing building in the St. Helens Historic District (842001501) and as a locally designated Landmark by the City of St. Helens. In 1999, the site was converted for use as mixed-tenant commercial space. The property also contains an additional structure (originally the playground enclosure for the school) and a parking lot.

The proposed project will convert the John Gumm Building for use by Columbia County, and include a mix of civic offices space, public assembly space, and the new home for the Columbia County Museum. The building footprint will be unaltered. Exterior alterations to the building include the removal of non-original elements (platform lift, exterior exit stairs), replacement of some since-removed windows, and a new ramp to provide an accessible route to the primary entrance. The project also will include a restoration of original windows, doors, and significant architectural features. Exterior site renovations will include regrading and restriping of the parking lot, a new trash/mechanical enclosure, added site lighting, and new landscaping.

CRITERIA FOR ALTERATION (SHMC 17.36.040)

RESPONSES TO CRITERIA FOR ALTERATION (SHMC 17.36.040):

This project will undertake general exterior restoration work and updates, as shown in the submitted drawings package, including: painting and restoration of decorative wood elements, painting and repair of concrete, metal, wood, and plaster elements as required, and removal of non-historic elements such as louvers and security mesh.

Each alteration being proposed will respond to all individual requirements of 17.36.040(3) below. Any individual requirement not included in the response is assumed/proposed to be not relevant to the alteration.

3) In order to approve an application for the alteration of a designated landmark or historic resource of statewide significance, the commission must find that the proposal meets the following standards:

a) The purpose of the historic overlay district as set forth in SHMC 17.36.005

The proposed project will enhance the purpose of the historic overlay district, including specific response to the following criteria:

- (1) Protects and perpetuates the condition of the historic John Gumm Building through the proposed restoration
- (2) Safeguards the city's historic, aesthetic, and cultural heritage by providing a new home for the Columbia County Museum
- (5) Fosters civic pride by restoring a local landmark for reuse as a public building
- (6) Protects and enhances the city's attraction to tourists and visitors by providing a new home for the Columbia County Museum and local economic development groups.

(8) Promotes the use of historic districts and landmarks by bringing new life and access to the John Gumm Building and St. Helens Downtown historic district.

b) The provisions of the comprehensive plan

This project specifically addresses the Comprehensive Plans goals to provide facilities, utilities, and services which are necessary for the well-being of the community, and ensure that these facilities are sized to meet future and present demands. It also contributes to the plan's vision to increase tourism by providing a new home for the Columbia County museum.

c) A property shall be used as it was historically or be given new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

The proposed use will require minimal change to any distinctive materials, features, spaces, or spatial relationships of the existing site. Specific alterations are addressed in the narrative below, but generally address alterations that would be required by local and state codes in any use. This new work is proposed to have similar/compatible materials and configurations to the existing building, including painted parge-coated concrete walls that match those around the ground floor of the building, wood-sided screening enclosures that meet municipal code requirements while matching the materiality, finish, and dimensions of the original covered play area on site, and new metal railings that meet current code dimensional requirements while matching the original conditions as closely as possible.

d) The historic character of a property shall be retained and preserved. The removal or relocation of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.

NEW RAMP AT NORTH FAÇADE

- The new ramp at the north façade of the building will not alter the building's distinctive entry in any architecturally significant way and will not reorganize spatial relationships or remove/relocate distinctive materials or features. The proposed ramp will not disrupt the overall symmetry of the building and removes as small an amount of original material as possible. This element will improve public access to the building, and will also allow for the removal of the non-original platform lift currently located at the west entry to the building.

BALCONIES AND FIRE ESCAPES

- The existing wood balconies at the east and west facades will be preserved restored. The current fire escapes are proposed for removal as they are not original elements (chutes were initially used) and create an unsightly appearance and safety/security issues. The south balcony and exit stair will be restored without removal of distinctive material while improving the safety and serviceability of this original element.

DOORS AND WINDOWS

- The original front entry doors and glazing will be restored and preserved. These doors will be equipped with electronic operators to allow for synchronized opening and compliance with accessibility requirements, allowing these historic elements to remain part of the public entry sequence. All original windows will be restored and preserved. New aluminum-clad wood windows are proposed to provide daylight to the auditorium and match an original condition of the building.

SITE LIGHTING

- There is no original site lighting. New fixtures will be selected to match historic character of building while providing the illumination required by the St. Helens Municipal Code.

SITE WORK

- All site work will be installed with respect to the historic character of the site and building. No site elements that contribute to the historic character of the property will be removed, and new elements are proposed with materials and configurations compatible with the existing historic character of the building. These include the required screening enclosures at the trash/recycling area and generator, which are designed with wood siding to match the original covered play area.

ROOF WORK

- The current roof is non-historic and in good condition. New roof work will be limited to provide better means of roof access for maintenance and fire/rescue without impacting the historic character of the building.

e) A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

NEW RAMP AT NORTH FAÇADE

- The ramp will not add a false sense of historical development and is designed to be a subtle addition to the historic building, matching the materials and detailing of the existing building, and improving public access.

BALCONIES AND FIRE ESCAPES

- The proposed restoration and alterations to the exterior balconies and fire escapes will not create a false sense of historical development. The proposed guardrails are designed to match original conditions as closely as possible in material, configuration, and detailing, while meeting current code requirements.

DOORS AND WINDOWS

- The new windows proposed at the auditorium will match the location and configuration of windows included in the original building, as shown from historic photos. All other windows and doors will be restored.

SITE LIGHTING

- No proposed site lighting will create a false sense of historic development.

SITE WORK

- The proposed site elements will not create a false sense of historic development, and are designed to be subtle additions to the original site compatible with the current conditions.

ROOF WORK

- No proposed roof work will create a false sense of historic development.

f) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

NEW RAMP AT NORTH FAÇADE

- The proposed ramp does not change any non-original historically significant material. The ramp will provide new access to the building and allow for the non-significant platform lift at the west entry.

BALCONIES AND FIRE ESCAPES

- The existing fire escapes at the east and west facades are not original, and though they have been in place since the 1950s, do not have historic significance. Their proposed removal will improve the safety and security of the building and enhance visibility and clarity of the east and west facades

DOORS AND WINDOWS

- All doors, those original and subsequently installed, will be preserved. Any window restoration will not remove historically significant changes to the original openings.

SITE LIGHTING

- The existing lighting on the building is non-significant and is proposed to be replaced with new fixtures more compatible with the historic character of the site.

SITE WORK

- The proposed site work will replace non-significant and failing/non-complaint elements such as paving, retaining walls, and rails.

ROOF WORK

- No non-original significant roof elements are proposed for alteration.

g) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

NEW RAMP AT NORTH FAÇADE

- The ramp will be designed to maintain the distinctive entry portico as much as possible, requiring removal of only non-prominent portions of the column pedestals to provide access to the entry landing.

BALCONIES AND FIRE ESCAPES

- The distinctive wood balconies at the east and west facades will be preserved and restored.

DOORS AND WINDOWS

- The distinctive entry doors will be preserved and restored. Almost all exterior windows will be preserved, including many conditions at the basement and rear façade that require extensive restoration. Only heavily altered windows at the southwest corner of the basement level are proposed to be replaced with louvers of the same dimension to serve indoor mechanical equipment.

SITE LIGHTING

- No site lighting has distinctive characteristics that would recommend preservation.

SITE WORK

- No site elements have distinctive characteristics that would recommend preservation.

ROOF WORK

- No roof elements have distinctive characteristics that would recommend preservation.

h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

NEW RAMP AT NORTH FAÇADE

- The proposed ramp does not impact any deteriorated historic features.

BALCONIES AND FIRE ESCAPES

- The east and west balconies as well as the southern fire exit will be preserved to the extent possible, and only altered as required by current code.

DOORS AND WINDOWS

- Historic doors and windows are proposed to be preserved rather than replaced. The replacement of since-removed original windows to the auditorium is substantiated by historic photos that document this condition, and the proposed windows will match the size and configuration of the original openings.

SITE LIGHTING

- No site lighting will impact deteriorated historic features.

SITE WORK

- No site work will impact deteriorated historic features.

ROOF WORK

- No roof work will impact deteriorated historic features.

- i) Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.**

There are no potentially damaging chemical or physical treatments that will occur as part of this project.

- j) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.**

There are no known archeological resources on site. If such resources are discovered, measures will be taken to ensure proper mitigation and resource protection.

- k) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property.**

NEW RAMP AT NORTH FAÇADE

- The proposed ramp will minimally impact the historic entry portico of the building while matching the materials, finishes, and detailing, of the historic building and increasing accessibility to the primary entrance.

BALCONIES AND FIRE ESCAPES

- The fire escapes at the east and west facades are non-historic elements that do not characterize the property. The guardrails at all exterior balconies are not historic and will be replaced with new code-compliant conditions.

DOORS AND WINDOWS

- No historically significant doors or windows are proposed to be altered.

SITE LIGHTING

- No historically significant doors or windows are proposed to be altered.

SITE WORK

- No site work component will destroy or alter any historically or architecturally significant features or relationships.

ROOF WORK

- No historically significant roof elements are proposed to be altered.

- I) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

NEW RAMP AT NORTH FAÇADE

- The ramp is designed to be installed without significant effect to the essential form and integrity of the building, and located in an area such that if the ramp was removed, the essential building form would still be intact.

BALCONIES AND FIRE ESCAPES

- N/A

DOORS AND WINDOWS

- N/A

SITE LIGHTING

- N/A

SITE WORK

- The trash/recycling and service enclosures are proposed in such a way that their removal would not impact the essential form or integrity of the historic property.

ROOF WORK

- N/A