



# CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

**TO:** Planning Commission acting as the Historic Landmarks Commission  
**FROM:** Jennifer Dimsho, AICP, Associate Planner  
**RE:** Architectural Review at 230 Strand Street  
**DATE:** December 5, 2023

We received Building Permit No. 749-23-000432-STR and Site Development Review (Minor) for a new elevator and related exterior site improvements to 230 Strand Street, which is the Courthouse Annex building.

Per SHMC 17.132.172 (7), permanent exterior architectural changes to buildings must comply with the **Riverfront District Architectural Guidelines**. The Historic Landmarks Commission shall make a recommendation to the approval authority as to whether the Commission believes the proposal complies. Please review your copy of the Guidelines when looking at this proposal and be prepared to discuss. The Guidelines can also be found on the City website on the City's website:

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

Generally, the Courthouse annex is not compatible with the bulk of the buildings in the Riverfront District and considered a non-contributing structure to the historic district. In addition, the area of work for the elevator and related site improvements is tucked within the alley between the historic Courthouse and the annex building.



*Existing alley where elevator and related site improvements are proposed*

Staff identified a relevant Guidelines: the building façade/entry, lighting, material & building colors, roofs, and windows. The Commission may identify other relevant Guidelines during discussion.

**Building Façade/Entry:** The existing courthouse annex main entry is not proposed to be altered. However, there is a new west-facing aluminum door to the vestibule elevator entrance which will service the historic courthouse and the annex building proposed. What is currently a vehicular accessible alley will become an accessible walkway with a ramp and handrails. In the right-of-way, they are proposing a new parallel ADA parking space and modifications to the sidewalk ramps.

Given that the elevator work focuses on making the historic courthouse more accessible without impacting the exterior of the historic courthouse, staff feels adding a new building entry is warranted. For new doors, the Guidelines support using traditional building materials of a similar texture, pattern, and scale as those found in the Riverfront District. **Does the Commission support the use of an aluminum door system for the new west facing entry, given that the Courthouse annex is not compatible with most of the buildings in the Riverfront District (not traditional construction) and that the new entry is not very visible because of its location?**

**Lighting:** The applicant is proposing to relocate and repurpose the existing light fixture. This light fixture is currently mounted on the annex building (pictured right). It is unclear where this light fixture is proposed to be relocated as it is identified in the same location on both the existing and proposed site plan. **The Commission could consider a condition of approval to ensure the light is relocated on the courthouse annex building (not the historic courthouse building) since it is unclear where it will be installed.**



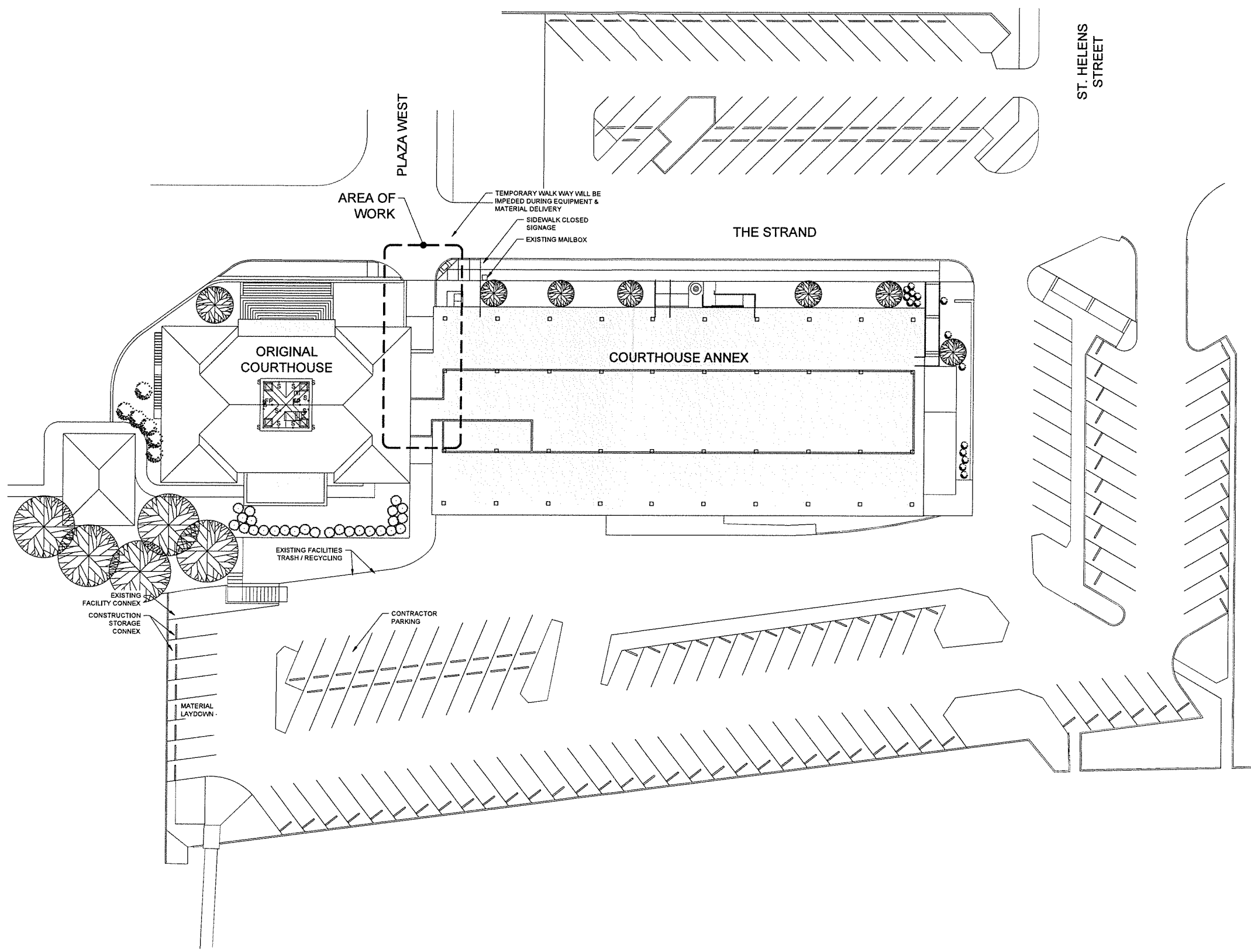
**Material & Building Colors:** During rehabilitation of buildings, the Guidelines support replacement of materials with similar material types to maintain the original appearance of the structure. With the new elevator shaft, there is a significant portion of the elevation's siding which will be renovated. The applicant notes that the wood siding is to match existing siding in style, texture, and color. Staff feels this complies. **Does the Commission agree?**

**Roof:** The Guidelines require minimizing the visual impact of mechanical systems and equipment by locating these as far away from the façade as possible. It appears that there are no mechanical components for the elevator which are visible on the roof. The Site Development Review (minor) review will require screening of any mechanical units that would be visible, even if they are not shown on preliminary plans.

**Windows:** The new elevator vestibule includes a floor-to-ceiling aluminum window system on the south elevation, likely for safety reasons. The Guidelines support maximizing window-to-wall ratio of ground-floor facades in new construction and/or additions. Staff feels a floor-to-ceiling aluminum window system for on the south face of the vestibule complies. **Does the Commission agree?**



NOT FOR  
CONSTRUCTION



ST. HELENS STREET

PLAZA WEST

THE STRAND

ORIGINAL COURTHOUSE

COURTHOUSE ANNEX

AREA OF WORK

TEMPORARY WALK WAY WILL BE IMPEDED DURING EQUIPMENT & MATERIAL DELIVERY

SIDEWALK CLOSED SIGNAGE

EXISTING MAILBOX

EXISTING FACILITIES TRASH / RECYCLING

EXISTING FACILITY CONNEX

CONSTRUCTION STORAGE CONNEX

MATERIAL LAYDOWN

CONTRACTOR PARKING

1 OVERALL SITE PLAN  
 A100 SCALE: 1" = 20'-0"

COLUMBIA COUNTY  
 DESIGN-BUILD IMPROVEMENTS  
 COLUMBIA COUNTY COURTHOUSE

230 STRAND ST. ST. HELENS OR 97051

PROJECT INFORMATION  
 PROJECT #: 23-009  
 DATE: 13-OCT-2023  
 DRAWN BY: CG  
 CHECK BY: NDC

OVERALL  
 SITE PLAN

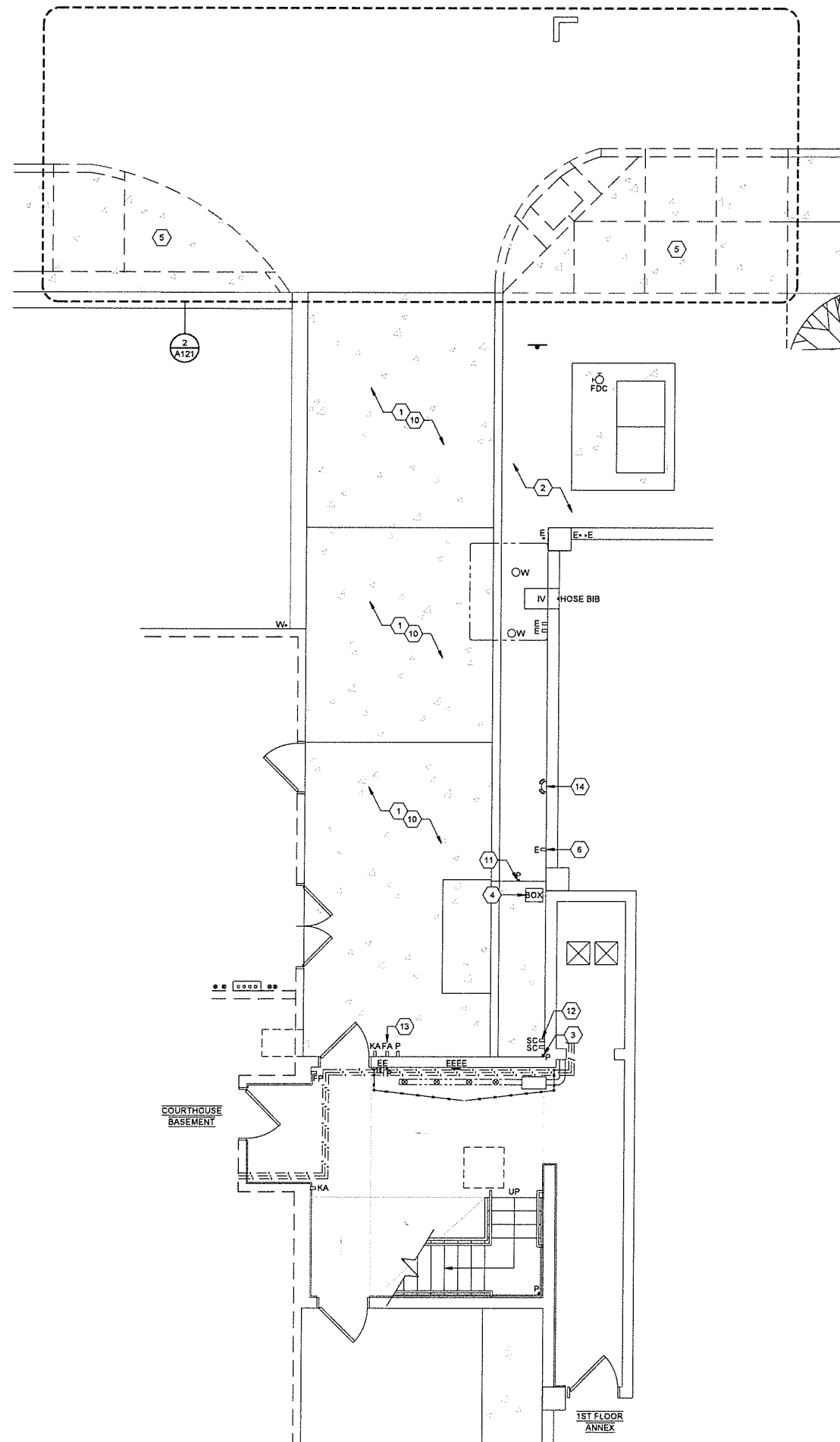
ISSUED FOR: PERMIT

A  
 100

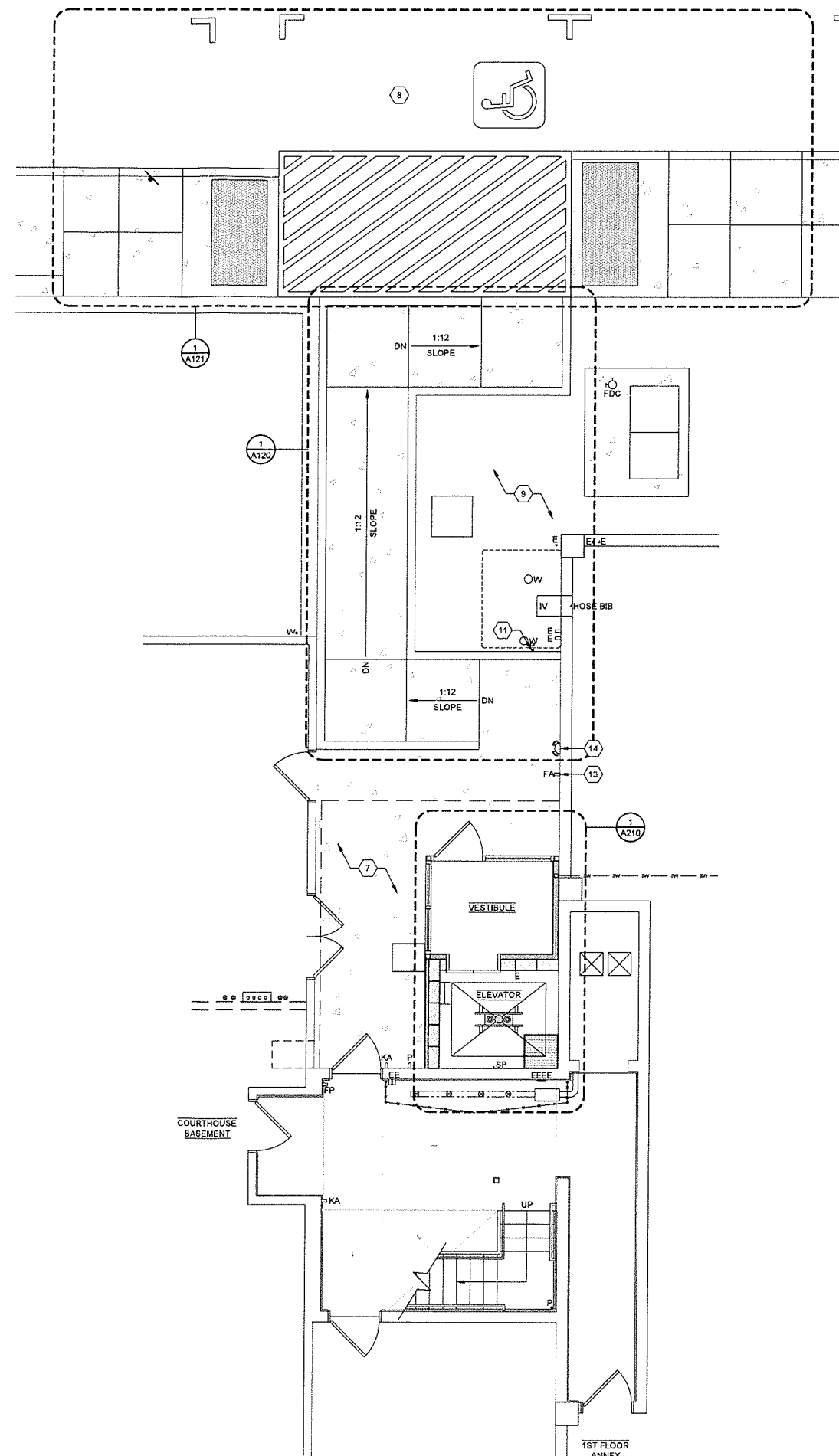
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 DESIGN-BUILD IMPROVEMENTS  
 COLUMBIA COUNTY COURTHOUSE**

230 STRAND ST. ST. HELENS OR 97051



1 ENLARGED SITE PLAN - DEMO  
 A110 SCALE: 1/4" = 1'-0"



2 ENLARGED SITE PLAN - NEW  
 A110 SCALE: 1/4" = 1'-0"

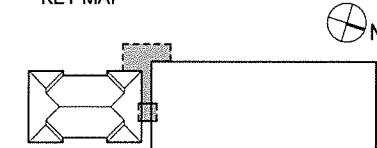
**KEY NOTES**

- 1 REMOVE EXISTING CONCRETE PAVING AND SUB-BASE. PROTECT UNDERGROUND UTILITIES, IRRIGATION SYSTEM, OIL TANK & ALL OTHER KNOWN OR UNKNOWN ELEMENTS.
- 2 REMOVE EXISTING DECORATIVE ROCK.
- 3 REMOVE VENT PIPE.
- 4 REMOVE ABANDONED IN-GROUND VALVE BOX.
- 5 REMOVE EXISTING CONCRETE SIDEWALK & ASPHALT PAVING. REFER TO ENLARGE PLANS FOR MORE INFORMATION.
- 6 VERIFY EXTERIOR CONDUIT & JUNCTION BOX. REMOVE IF ABANDONED.
- 7 NEW CONCRETE PAVING, PER ASSEMBLY DETAIL. NEW ADA RAMP & RAILING. REFER TO ENLARGED PLANS FOR MORE INFORMATION.
- 8 NEW ADA PARKING. REFER TO ENLARGED PLANS FOR INFORMATION.
- 9 NEW DECORATIVE ROCK. IF EXISTING ROCK IS REUSED, CLEAN ROCK PRIOR TO RE-USE.
- 10 EXCAVATE AS NEEDED FOR NEW ADA RAMP, ELEVATOR PIT, & FOUNDATIONS. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
- 11 RELOCATE OIL TANK VENT PIPE.
- 12 RELOCATE SECURITY CAMERAS. PER OWNER'S DIRECTION.
- 13 RELOCATE FIRE ALARM.
- 14 RELOCATE WALL MOUNTED LIGHTS.

**GENERAL NOTES**

1. CONTRACTOR IS TO BE FAMILIAR WITH AND FIELD VERIFY SCOPE OF WORK (SHOWN & UNSHOWN) PRIOR TO THE COMMENCEMENT OF DEMOLITION. REPORT ANY DISCREPANCIES TO ARCHITECT.
2. CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING ELECTRICAL, GAS, OR ANY OTHER 'LIVE' UTILITY SERVICES PRIOR TO COMMENCEMENT OF DEMOLITION.
3. NOTIFY ARCHITECT OF UNFORSEEN ROT, DE-LAMINATION, OR OTHER DEFECTS IN STRUCTURAL MEMBER THAT REMAIN AFTER DEMOLITION.
4. CONTRACTOR IS RESPONSIBLE FOR WASTE REMOVAL AND MATERIAL RECYCLING, AS DIRECTED BY THE OWNER. SITE IS TO BE CLEARED OF WASTE DEBRIS DAILY.
5. PROCEDURES FOR DEMOLITION SHALL BE CONDUCTED IN A MANNER SAFE FOR PROJECT PERSONNEL AND THE PUBLIC AT-LARGE. PROTECT OR CLOSE ALL BUILDING ENTRANCES AND PUBLIC WALKWAYS ADJACENT TO PROJECT SITE. COORDINATE WITH OWNER PRIOR TO IMPLEMENTING SAFETY MEASURES.
6. CONTRACTOR SHALL BE RESPONSIBLE REPAIRING DAMAGE TO OWNER'S PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING CITY UTILITIES / INFRASTRUCTURE.
7. COORDINATE AND COMPLY WITH OWNER AND AHJ RESTRICTIONS INVOLVING PERMITS, WORKING HOURS, NOISE, ODORS, MATERIAL STAGING, AND PARKING.
8. EXISTING BUILDING MAY CONTAIN HAZARDOUS MATERIALS, IF DISCOVERED, COORDINATE SCOPE OF REMOVAL WITH OWNER AND FOLLOW ALL CITY, STATE, AND FEDERAL REGULATIONS.

**KEY MAP**








PROJECT INFORMATION  
 PROJECT # 23-009  
 DATE 13-OCT-2023  
 DRAWN BY: CG  
 CHECK BY: NDC

ISSUED FOR: PERMIT  
 SHEET #  
**A 110**

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REVISIONS

**LEGEND**

-  SECURITY CAMERA
-  FLOOD LIGHT
-  ELECTRICAL EQUIPMENT ON WALL
-  FIRE ALARM
-  SECURITY LOCK

**KEY NOTES**

- 1 RE-ROUTE EXISTING ELECTRICAL CONDUIT.
- 2 REMOVE PART OF PARAPET STRUCTURE & FINISHES FOR NEW ELEVATOR SHAFT.
- 3 REMOVE EXISTING WOOD SIDING & FURRING TO CONCRETE WALL FOR NEW ELEVATOR SHAFT & VESTIBULE.
- 4 REMOVE ALL EXISTING WOOD SIDING & FURRING ON THIS ELEVATION.
- 5 RELOCATE SECURITY CAMERAS.
- 6 RELOCATE WALL MOUNTED LIGHTING FIXTURE.
- 7 RELOCATE FIRE ALARM.
- 8 RELOCATE VENT PIPE.
- 9 REMOVE VENT PIPE.

**GENERAL NOTES**

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2. CONTRACTOR IS RESPONSIBLE FOR DISCONNECTING ELECTRICAL, GAS, OR ANY OTHER 'LIVE' UTILITY SERVICES PRIOR TO COMMENCEMENT OF DEMOLITION.
3. NOTIFY ARCHITECT OF UNFORSEEN ROT, DE-LAMINATION, OR OTHER DEFECTS IN STRUCTURAL MEMBER THAT REMAIN AFTER DEMOLITION.
4. CONTRACTOR IS RESPONSIBLE FOR WASTE REMOVAL AND MATERIAL RECYCLING, AS DIRECTED BY THE OWNER. SITE IS TO BE CLEARED OF WASTE DEBRIS DAILY.
5. PROCEDURES FOR DEMOLITION SHALL BE CONDUCTED IN A MANNER SAFE FOR PROJECT PERSONNEL AND THE PUBLIC AT-LARGE. PROTECT OR CLOSE ALL BUILDING ENTRANCES AND PUBLIC WALKWAYS ADJACENT TO PROJECT SITE, COORDINATE WITH OWNER PRIOR TO IMPLEMENTING SAFETY MEASURES.
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PROJECT INFORMATION

PROJECT # : 23-008  
DATE : 13-OCT-2023  
DRAWN BY : CG  
CHECK BY : NDC

SHEET TITLE

EXISTING  
EXTERIOR  
ELEVATIONS

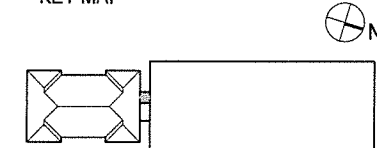
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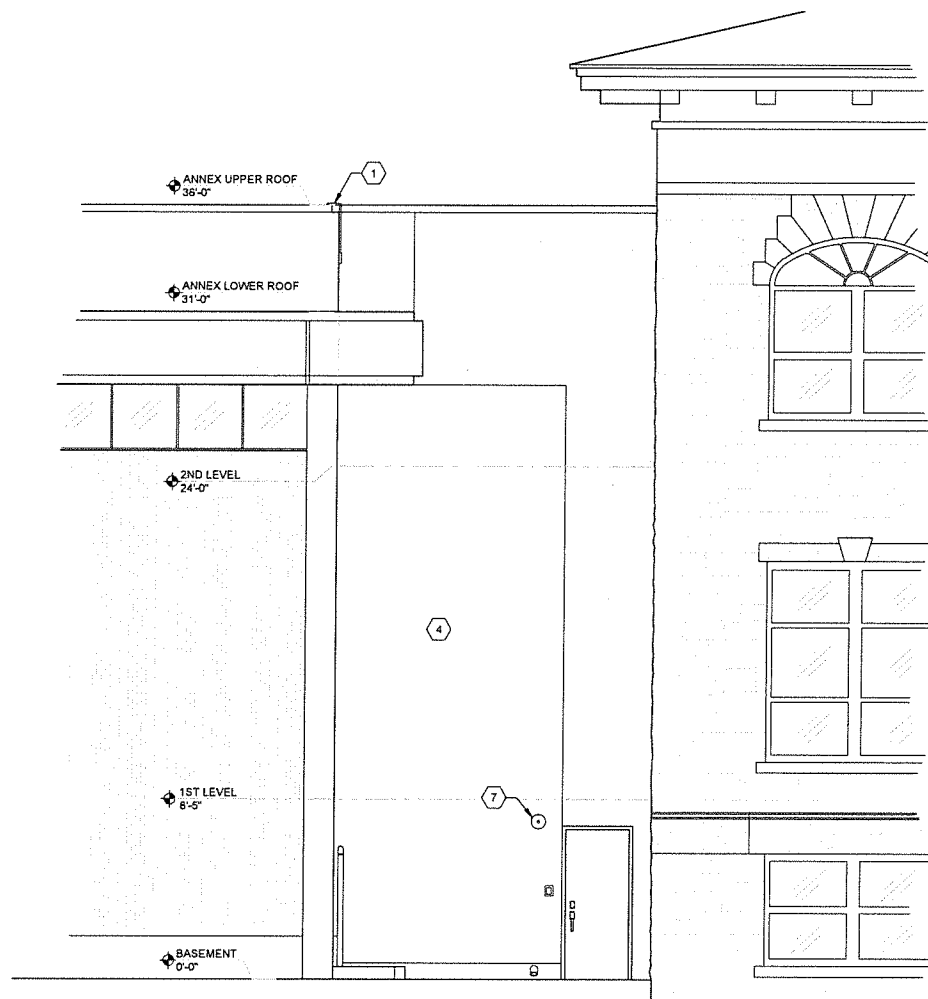
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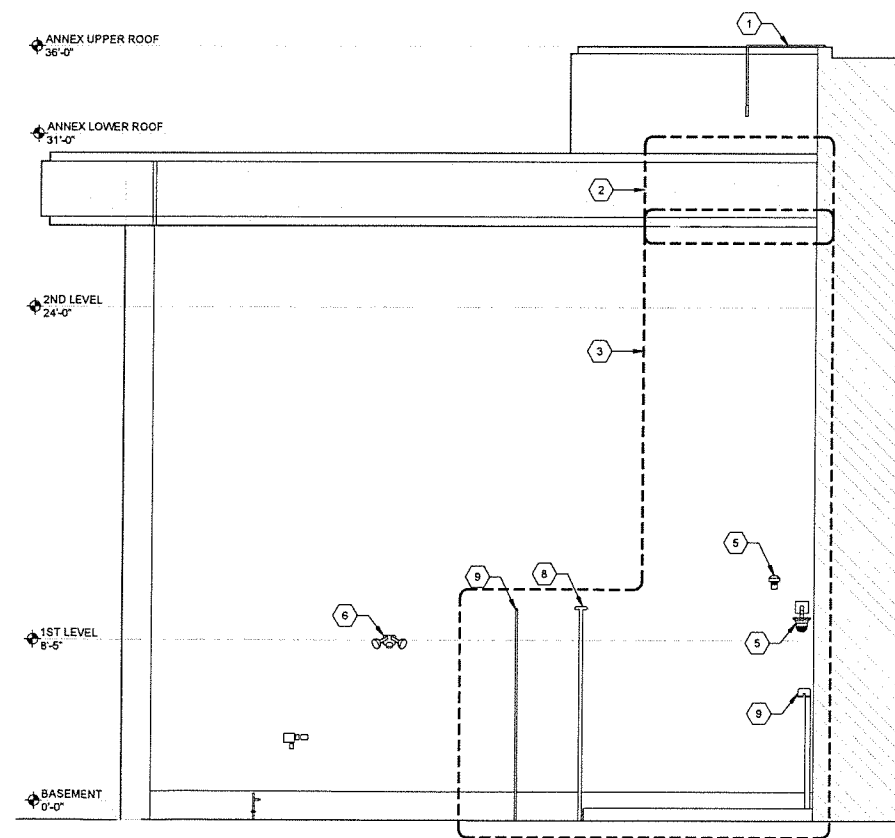
**KEY MAP**



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


**1** EXISTING ELEVATOR - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**2** EXISTING ELEVATOR - SOUTH ELEVATION DEMO  
SCALE: 1/4" = 1'-0"

REVISIONS

**LEGEND**

	SECURITY CAMERA
	FLOOD LIGHT
	ELECTRICAL EQUIPMENT ON WALL
	FIRE ALARM
	SECURITY LOCK

- KEY NOTES**
- 1 WOOD SIDING TO MATCH EXISTING SIDING IN STYLE, TEXTURE, & COLOR.
  - 2 PRE-FINISHED SHEET METAL COPING CAP TO MATCH EXISTING.
  - 3 PRE-FINISHED SHEET METAL COLLECTION BOX & DOWNLEADER. COLOR TO COPING CAP.
  - 4 PRE-FINISHED SHEET METAL FASCIA. COLOR TO MATCH COPING CAP.
  - 5 ALUMINUM STOREFRONT SYSTEM.
  - 6 ACCESS LADDER.
  - 7 RELOCATED WALL MOUNTED LIGHTING FIXTURE.
  - 8 RELOCATED FIRE ALARM.
  - 9 RELOCATED VENT PIPE.

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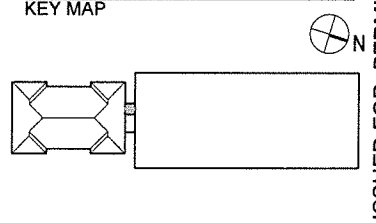
PROJECT INFORMATION

PROJECT #	23-009
DATE	13-OCT-2023
DRAWN BY	CG
CHECK BY	NDC

SHEET TITLE

**NEW EXTERIOR ELEVATIONS**

**KEY MAP**



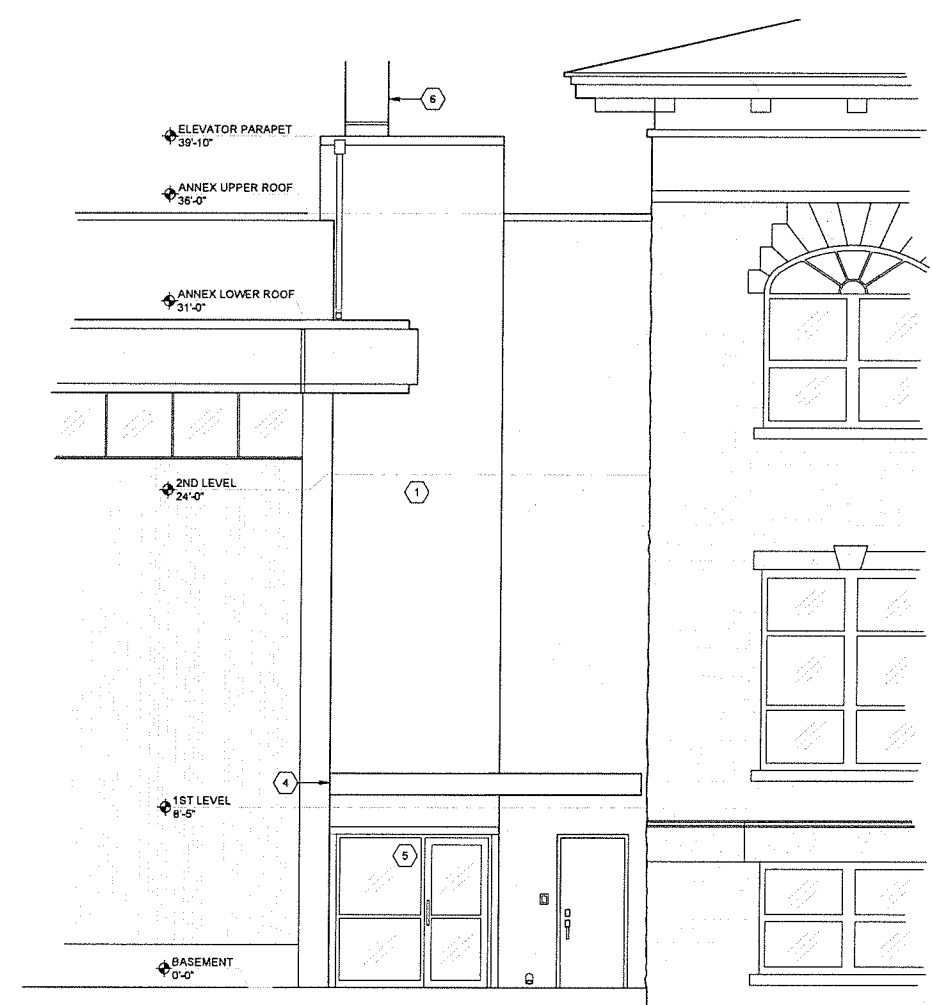
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SHEET #

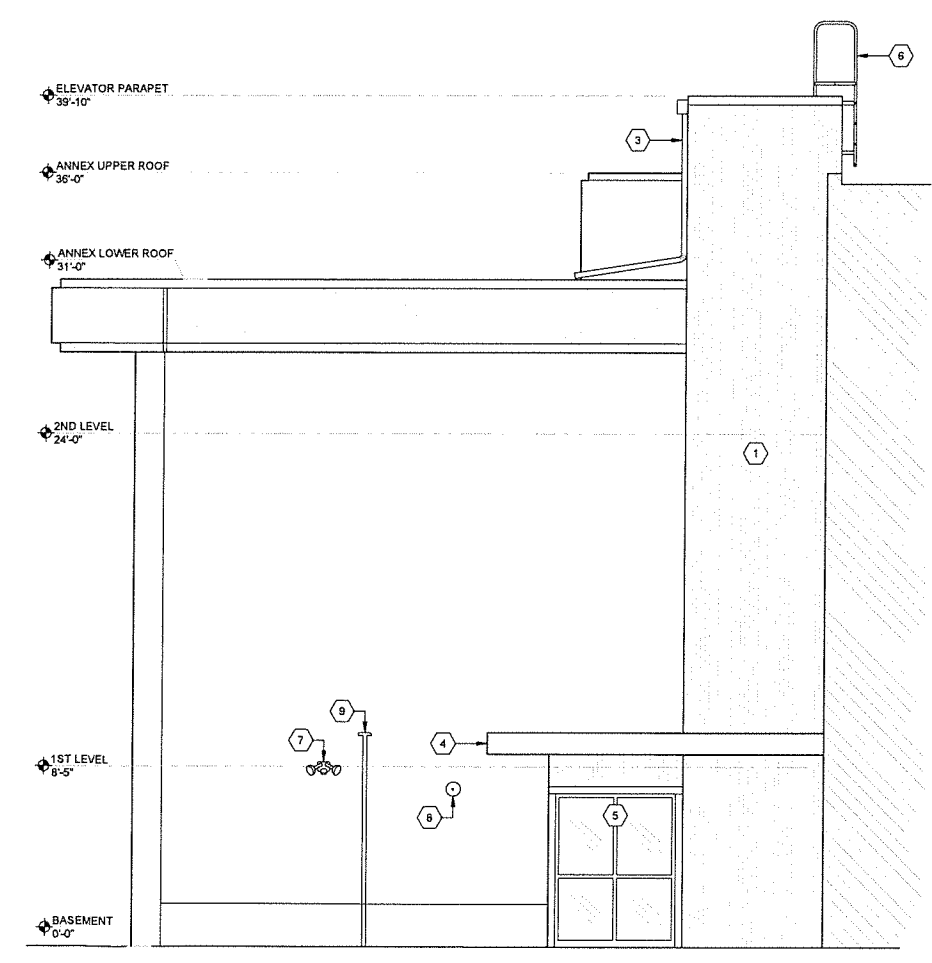
**A**

**310**

FULL SIZE PRINT: 24 x 36



1 NEW ELEVATOR - WEST ELEVATION  
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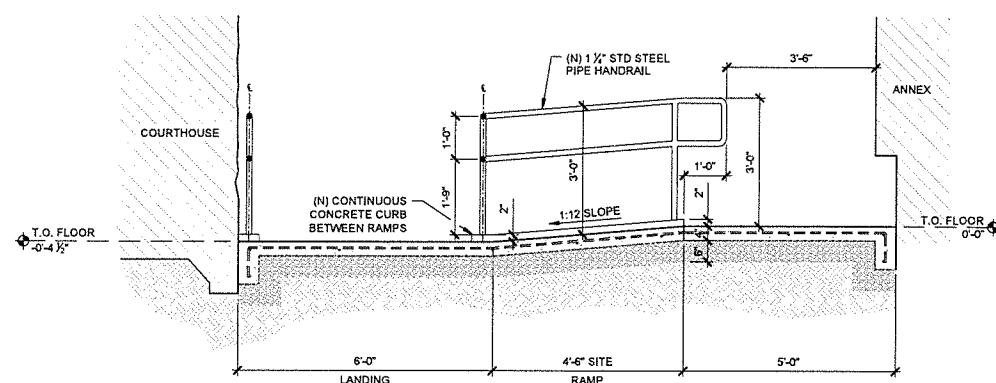


2 NEW ELEVATOR - SOUTH ELEVATION  
 A310 SCALE: 1/4" = 1'-0"

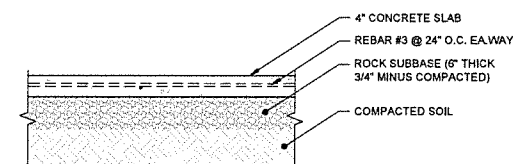
NOT FOR CONSTRUCTION

COLUMBIA COUNTY  
 DESIGN-BUILD IMPROVEMENTS  
 COLUMBIA COUNTY COURTHOUSE

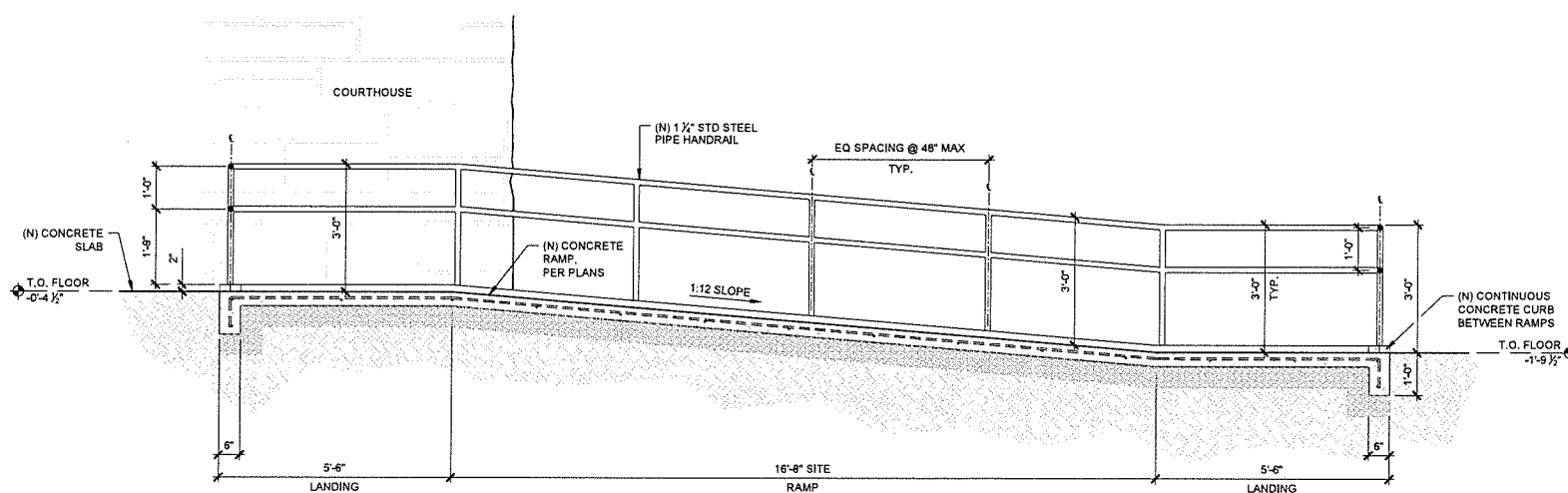
230 STRAND ST., ST. HELENS, OR 97051



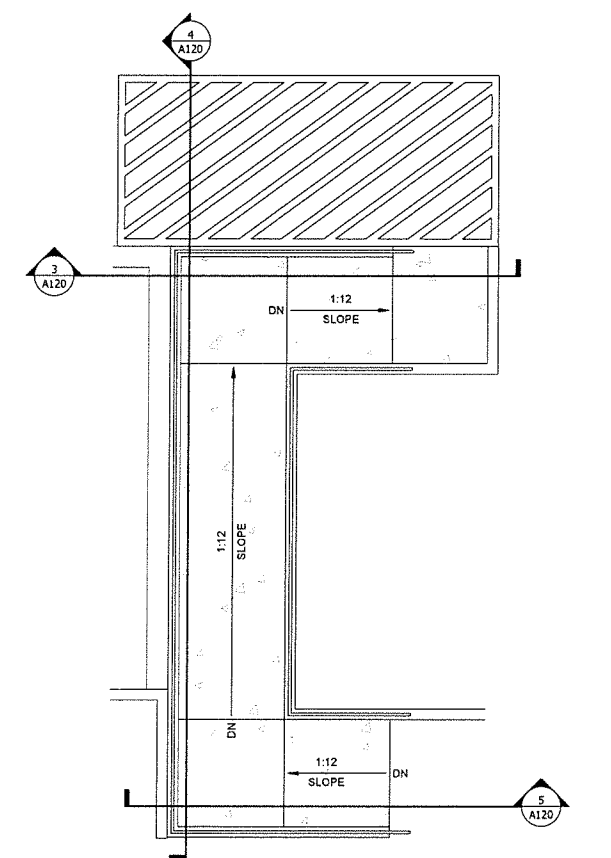
5 RAMP SECTION  
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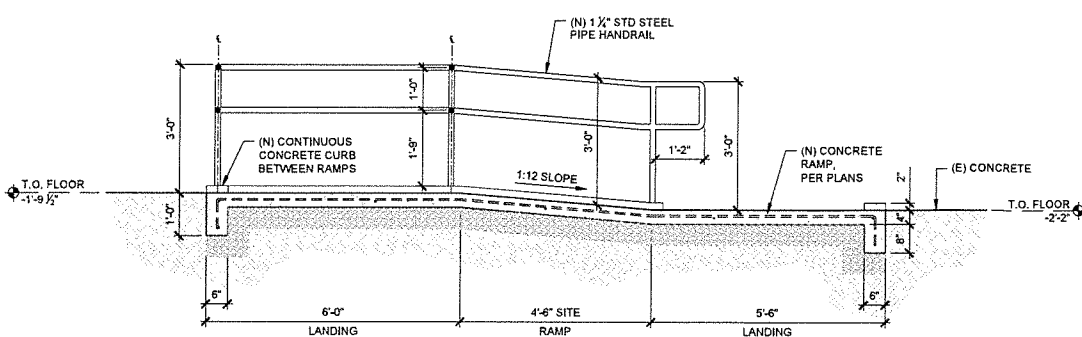
2 PAVING ASSEMBLY  
 SCALE: 3/4" = 1'-0"



4 RAMP SECTION  
 SCALE: 1/2" = 1'-0"

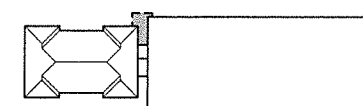


1 ENLARGED RAMP PLAN  
 SCALE: 1/4" = 1'-0"



3 RAMP SECTION  
 SCALE: 1/2" = 1'-0"

KEY MAP



PROJECT INFORMATION  
 PROJECT #: 23-008  
 DATE: 13-OCT-2023  
 DRAWN BY: CG  
 CHECK BY: NDC

SHEET TITLE

RAMP PLAN,  
 SECTION &  
 RAIL DETAILS

ISSUED FOR: PERMIT  
 SHEET #  
**A  
 120**

**COLUMBIA COUNTY  
 DESIGN-BUILD IMPROVEMENTS  
 COLUMBIA COUNTY COURTHOUSE**

230 STRAND ST., ST. HELENS, OR 97051

REVISIONS  
 1 SITE DEVELOPMENT  
 28 NOV 2023

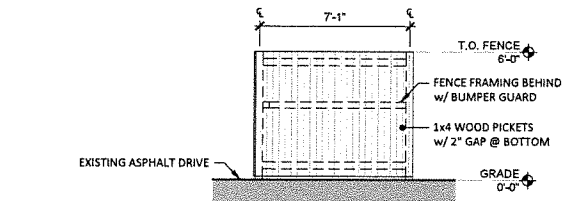
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 SHEET TITLE

**REFUSE /  
 RECYCLING  
 ENCLOSURE**

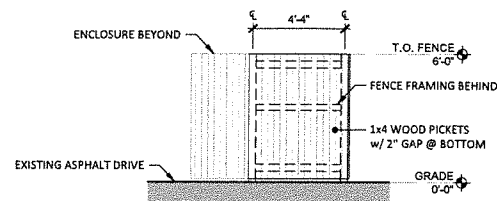
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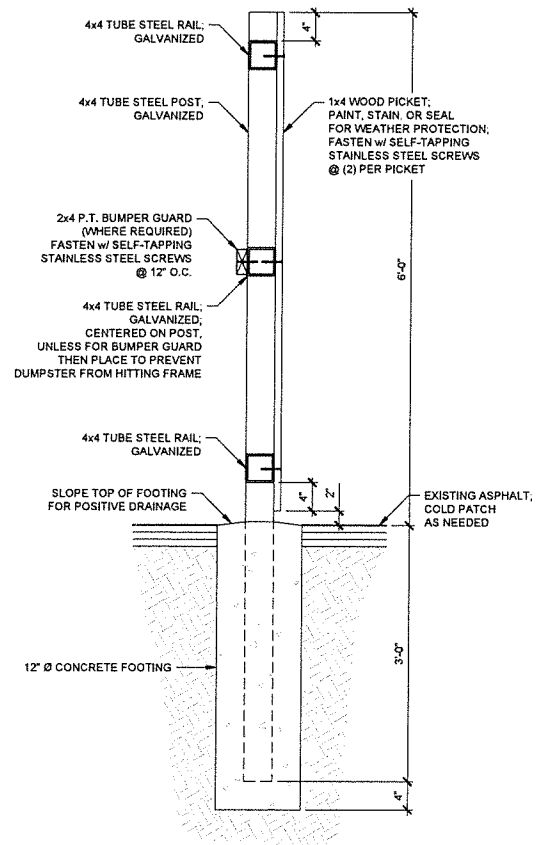
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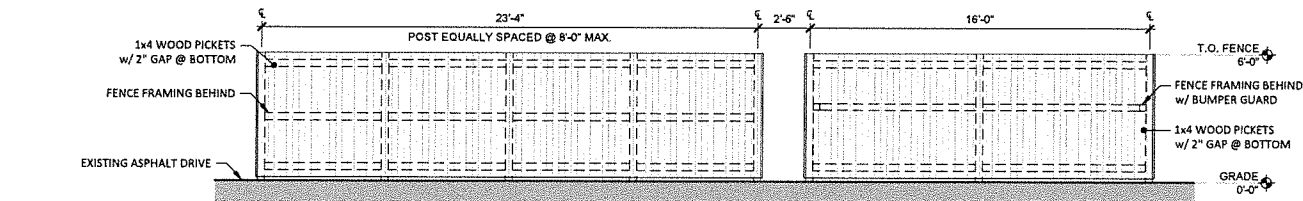
5  
 A140  
 EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



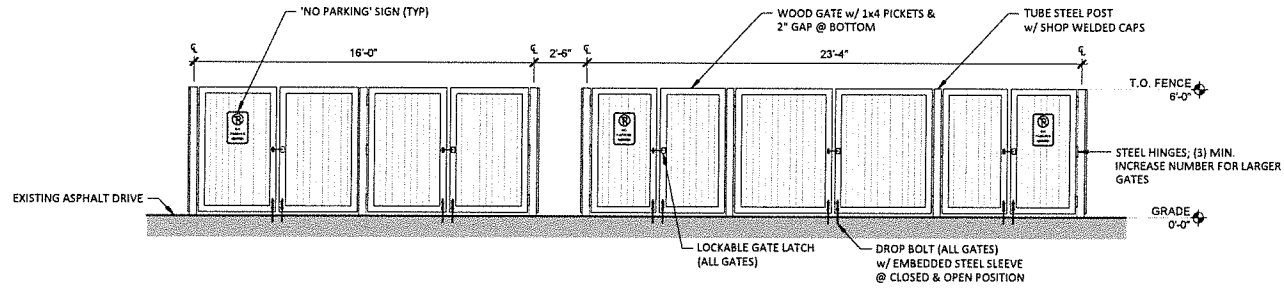
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 SCALE: 1/4" = 1'-0"



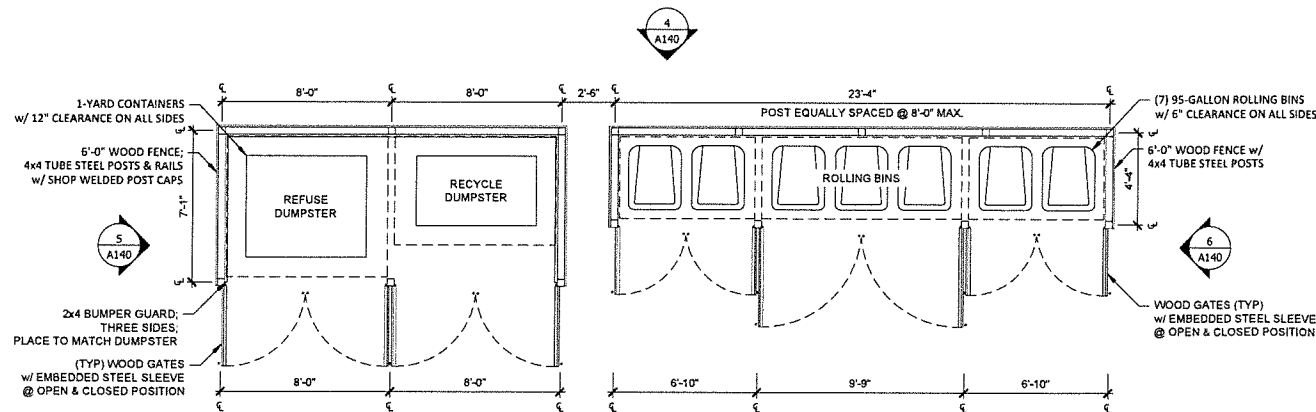
7  
 A140  
 TYPICAL POST SECTION  
 SCALE: 1" = 1'-0"



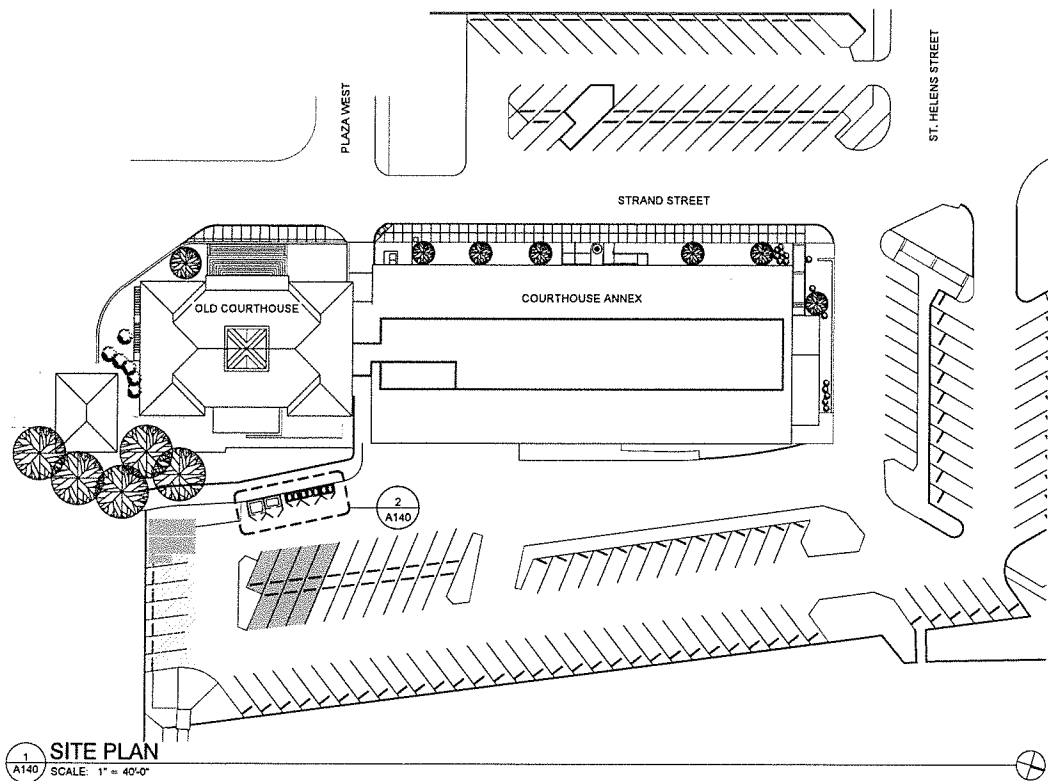
4  
 A140  
 EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



3  
 A140  
 EXTERIOR ELEVATION  
 SCALE: 1/4" = 1'-0"



2  
 A140  
 ENLARGED PLAN  
 SCALE: 1/4" = 1'-0"



1  
 A140  
 SITE PLAN  
 SCALE: 1" = 40'-0"