



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: 71 Cowlitz Street (The Klondike Tavern) Architectural Review
DATE: April 4, 2023

We received a Minor Site Development Review (SDRm.2.23) to construct a new 682 sq. ft. covered porch addition, a corresponding basement addition, a new ADA lift at the main entry, and other exterior modifications including a new basement entry door/stairs, a new exterior double door to the proposed porch addition, a new door into the restaurant near the ADA lift, and structural improvements to the foundation to help prevent the building from settling.

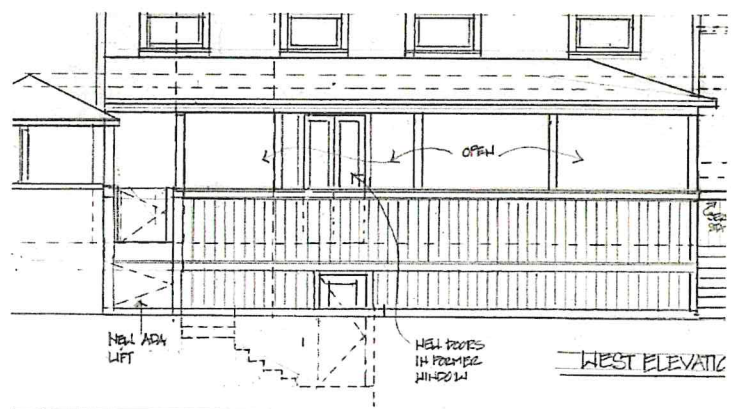
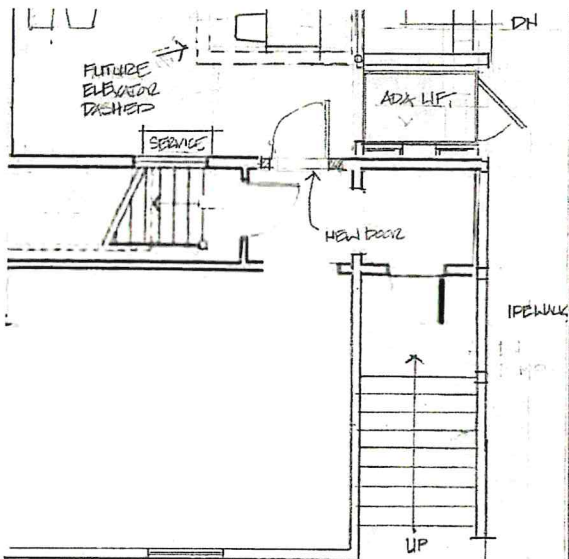
Per SHMC 17.32.070(7), permanent exterior architectural changes to buildings (that are not officially recognized historic resources) shall comply with the ***Riverfront District Architectural Guidelines***. The Historic Landmarks Commission shall make a recommendation to the approval authority as to 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's website:

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

The following is a description of the exterior modifications in the order that they appear in the Guidelines. Questions and recommended conditions of approval are in **red**.

Building Facade/Entry

The existing building entry and stairs will remain the same with the new porch and the addition of the ADA lift. A person using the lift will be able to enter through a new door just past the existing lobby/vestibule. There is also a new door proposed into the lower basement level and a new double door from the new porch into the restaurant. This double door will be placed in a historic window opening that had been previously covered. The applicant is proposing $\frac{3}{4}$ light wood doors with kickplates for all three (3) new doors. Transom windows above the two first-floor doors are also proposed.



Building Lighting

Applicant notes in their narrative that the new basement door entry will feature a goose-neck style light to match the existing fixtures along the Cowlitz Street side of the building. **This is not shown in the plans, and revised plans submitted with the building permit should include this.**

Maintenance

The applicant is also proposing structural improvements to the existing foundation which will help stop settlement of the building foundation. This work will trigger excavation along the exterior perimeter of the building, including under the new proposed porch. This area under the proposed porch would become added floor area for additional basement storage. This work to the building's foundation is consistent with the Guidelines because it stabilizes the building, ensuring preservation of the building.

Material & Building Colors

The applicant is proposing vertical wood shiplap siding for the porch addition with 1x6" trim which will be painted to match the existing colors of the building. The existing building has matching vertical skirt siding as shown below.



The Guidelines discourage the use of bright, unfinished metals. The ADA lift will be made of metal. Its location is tucked between the main entry and the proposed porch, so it will not be as visible as the existing entry stairway. **The applicant indicates in the narrative they will paint the exterior facing gate of the lift the same color as the siding, but it is not shown in the plans. Revised plans submitted with the building permit shall include this.**

The applicant proposes to match the new posts for the porch addition with the interior structural posts that are currently inside of the building.

Setback, Orientation, and Bulk

The Guidelines encourage duplication of the existing or traditional roof shapes and materials on new construction to make new structures more visually compatible. For the new covered porch, the applicant shows a roofline/slope very similar to the existing roofline and entry roof. The shingles are also proposed to match the existing roof. This complies.

Windows

There are no new windows proposed with this project. However, the applicant is proposing to install a new door in a historically covered window opening, a photo of which was provided in the plan set.

Historic Review Narrative for Covered Porch Addition at 71 Cowlitz Street

Riverfront
District's
Architectural
Design
Guidelines

We are applying our Mainstreet Grant funds towards the addition of a covered porch to the interior courtyard-facing side of the restaurant and basement levels of the "Klondike Building" (the Historic Saint Helens Hotel Annex). This work is being done within the historic guidelines of the Secretary of the Interior both for state and federal tax benefits, and here we are discussing how the design and materials of the addition specifically also conform with the Saint Helens Historic Guidelines for downtown. The courtyard extends the seating capacity of the first floor restaurant and it connects the kitchen and bar directly to the existing brick patio, which overall improves the amenities, operations and economic potential of the restaurant space.

DESIGN: The design of the porch features a matching-grade shed roof and turned posts inspired by the original porch of the Saint Helens Hotel (see photo insert on design documents).

SIDING: The porch will have vertical wood shiplap and trim matching the existing historic vertical wood shiplap and 1x6" trim of the current building - this vertical siding surrounds the entire building below the horizontal main shiplap siding.

COLOR: The siding and trim of the addition will be painted to match the current historically compatible colors of the building.

POSTS: The porch posts will be custom turned posts matching an existing historic style of some extant historic structural posts inside of the building (see photo insert on design documents).

ROOFING: The roof shingles will be the same matching charcoal colored composite shingles of the main building that were just approved by the historic committee in the fall of 2022.

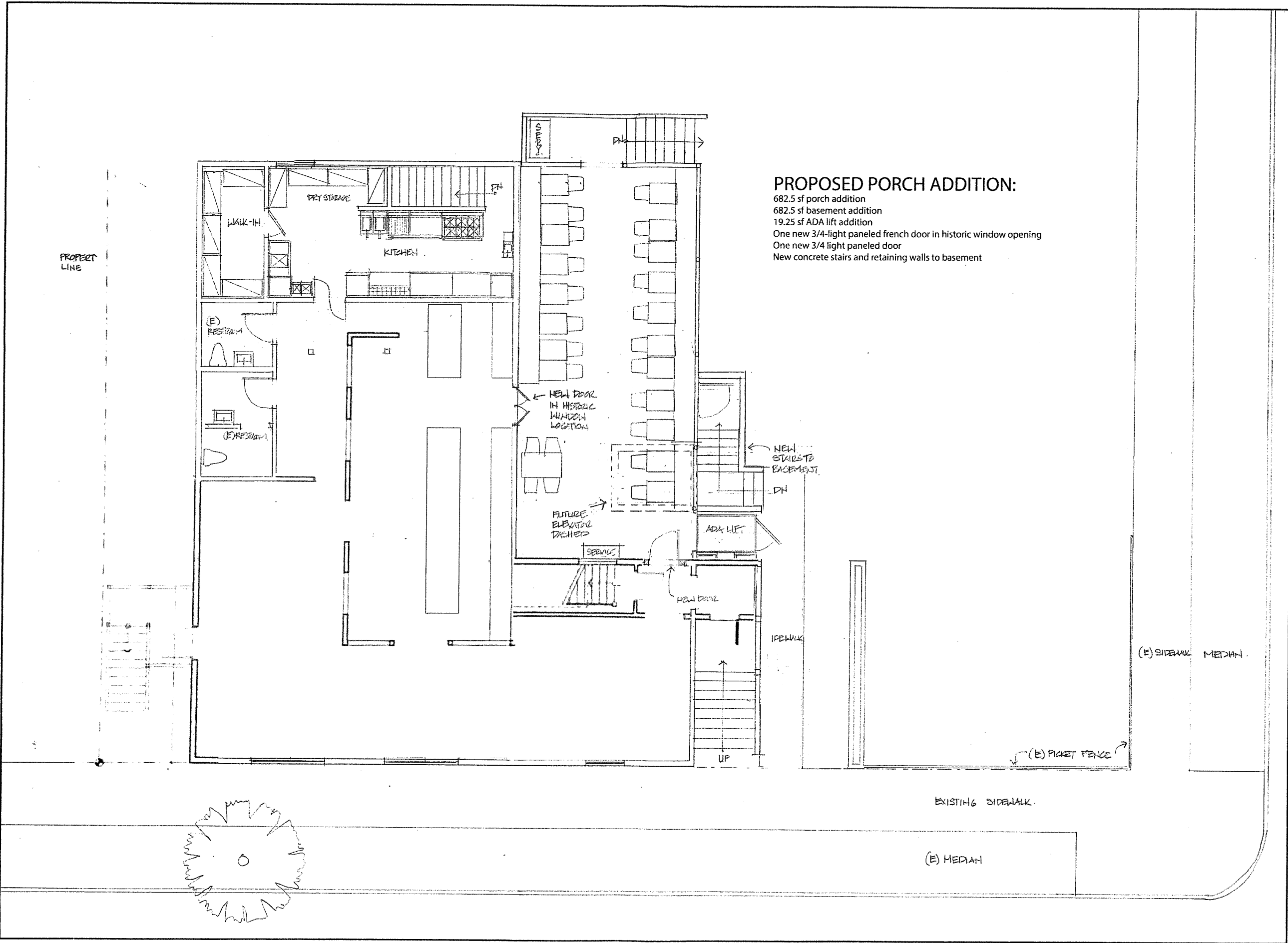
DOORS: We will be using solid wood, ¾ light historic "panel" toe-kick doors, which are specifically referenced as appropriate in the city historic guidelines (see photo insert on the design documents). For the doors on the first level, each will feature 6'8" doors with transom windows up to the 8' header height. The new basement window will be tall enough for a standard 6'8" door.

EXTERIOR LIGHTING: The basement doorway will feature a goose-neck style historically appropriate lighting fixture to match the existing goose-neck exterior lighting fixture on the building.

ADA LIFT: The exterior lift visually tucks "behind" the building's entry vestibule, and we will be painting the exterior facing gates the same color as the building siding.

BASEMENT STAIR AND RETAINING WALL: The stairs to the basement will be concrete, and the retaining walls which form the "rail" will be painted to match the existing stucco surface of the existing entry vestibule addition. The graspable hand-rail will be wood painted to match the existing trim and with historic metal bronze-colored rail holders.

FOUNDATION WORK AND EXCAVATION: We will be applying to building with engineering schematics for a portion of critical structural updates to the existing foundations to create footings which will stop any further settlement of the building's foundation and which will lend structural value compatible with future seismic retrofitting requirements. This stabilization work is a critical precursor to future seismic, structural and restoration work on the building, because the building is built on a combination of silt, fill and gravel that has shown continuing and consistent settlement since the original construction. This foundation work will require significant excavation along the exterior perimeter of the building, and we plan to use this excavation as an opportunity to excavate down under the footprint of the new porch to build a basement space at a consistent level with the existing basement - in other words, below the porch will be an addition to the current basement space. This space will be essential for future conversion - including storage, public bathrooms for the patio area, and the mechanical room for a future elevator for the hotel floors. At this time, however, we will limit the construction proposal just to the structural augmentation of the existing foundation to stabilize it, the new foundations and basement space under the porch, and any required utilities and drainage for future additions to the basement space (we are not proposing any finished basement functions beyond storage at this time).



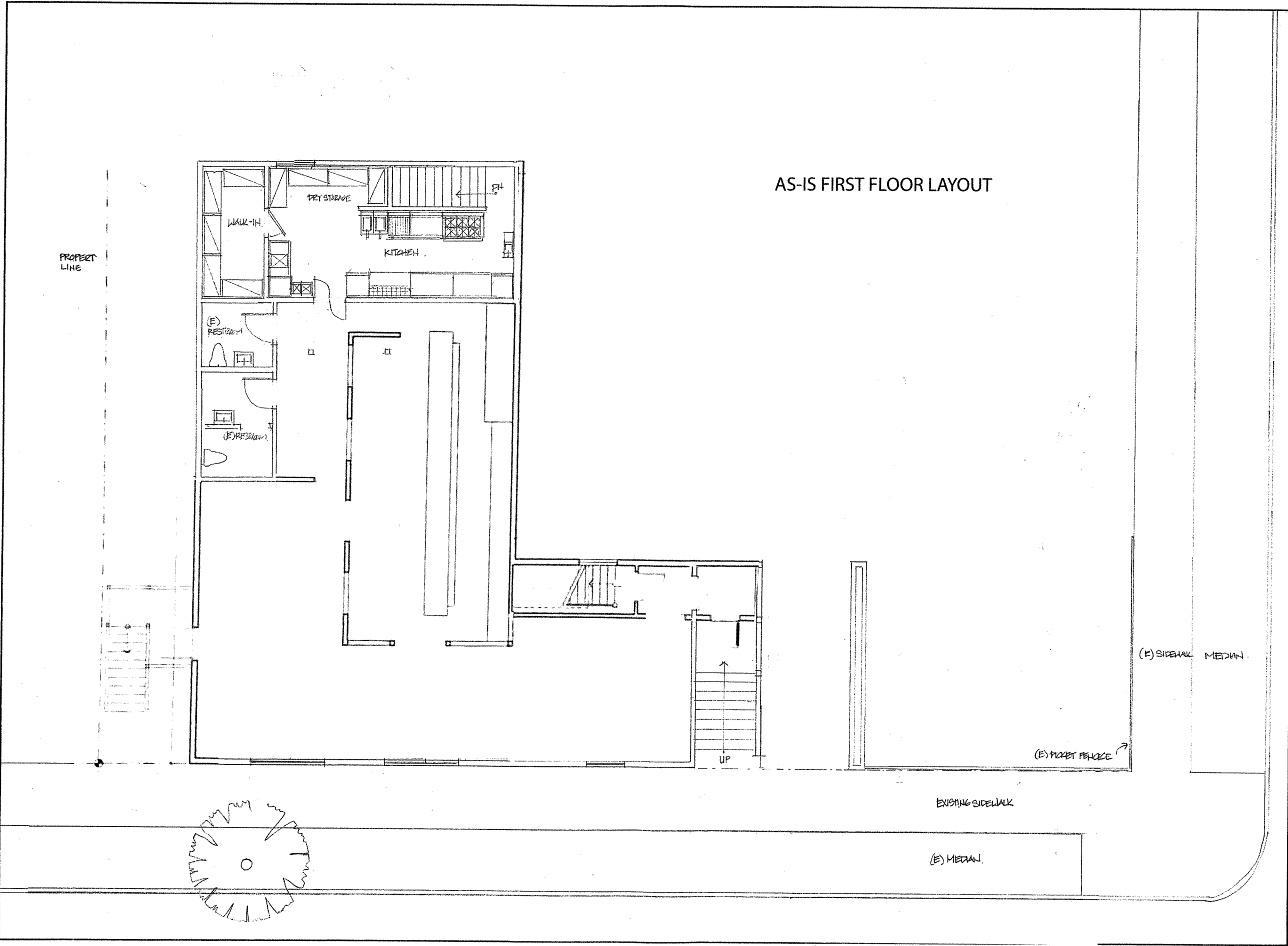
THE KLONDIKE HOTEL
ST HELENS, OREGON

Shopworks, LLC.
720 Seminary Street Napa, California 94558 707-258-1824

Revision
2/28/23

Sheet Number

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AS-IS FIRST FLOOR LAYOUT

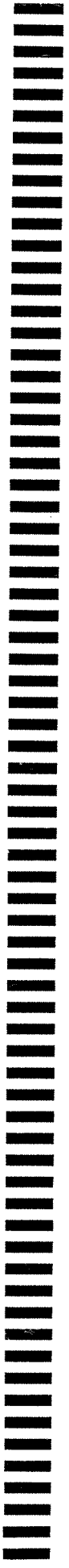
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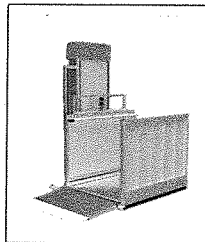
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3/4 light Wood "Toe Kick" panel
Doors and Transoms for
New Doorways



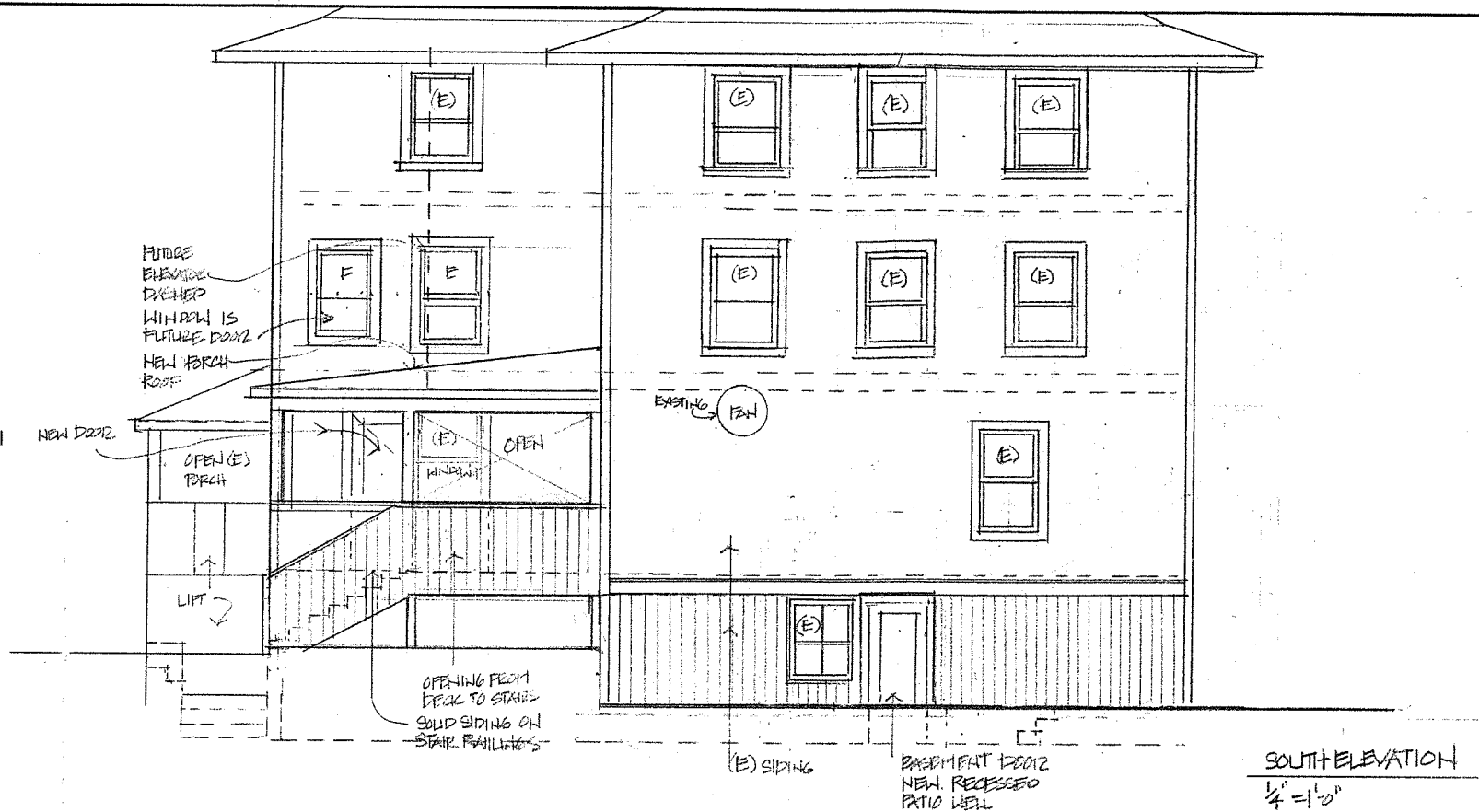
EZ-Pass Exterior ADA Lift
Tucked behind Entry Vestibule



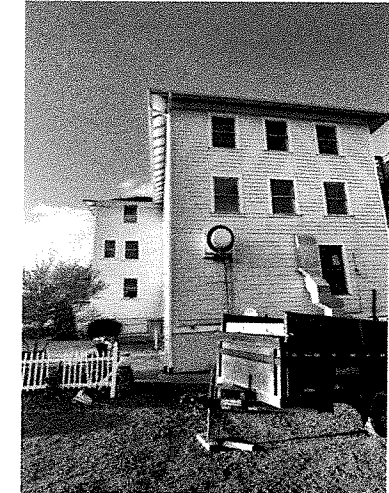
Existing interior structural
turned post that we will
match for porch
posts.



Porch and stair siding to match
Existing vertical skirt siding
And 1x6" trim.



Existing Southern Elevation



Historic Boarded Up Window Opening



Existing Western Elevation



Historic Porch of the Main Hotel

