



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: 230 Strand Street (Courthouse Annex)
DATE: July 27, 2022

The City received a request from Emerick Architects, on behalf of Columbia County, for a few minor exterior alterations to the Courthouse Annex building located at 230 Strand Street. The exterior alterations include:

1. Replacement of the existing entry door with an automated sliding door system to improve access
2. Replacement of an existing floor-to-ceiling window which is currently covered with a security grate with a new exterior door to provide access to the mail receiving room
3. Installation of a ground-mounted mail/parcel box for USPS deliveries outside of the new proposed mail receiving entry.

All improvements are on the east side (Columbia River side) of the building. These items are part of a larger interior remodel of the Courthouse Annex building.

Per SHMC 17.32.070(7), permanent exterior architectural changes to buildings (that are not official 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 website on the City's website:

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

Generally, the east side of the Courthouse Annex is much less visible and sensitive than the original courthouse where there is greater visual sensitivity. The annex is not compatible with the bulk of the buildings in the Riverfront District and considered a non-contributing structure to the historic district. That said, the few relevant sections of the guidelines to consider include **building façade/entry, material & building colors, and windows**.

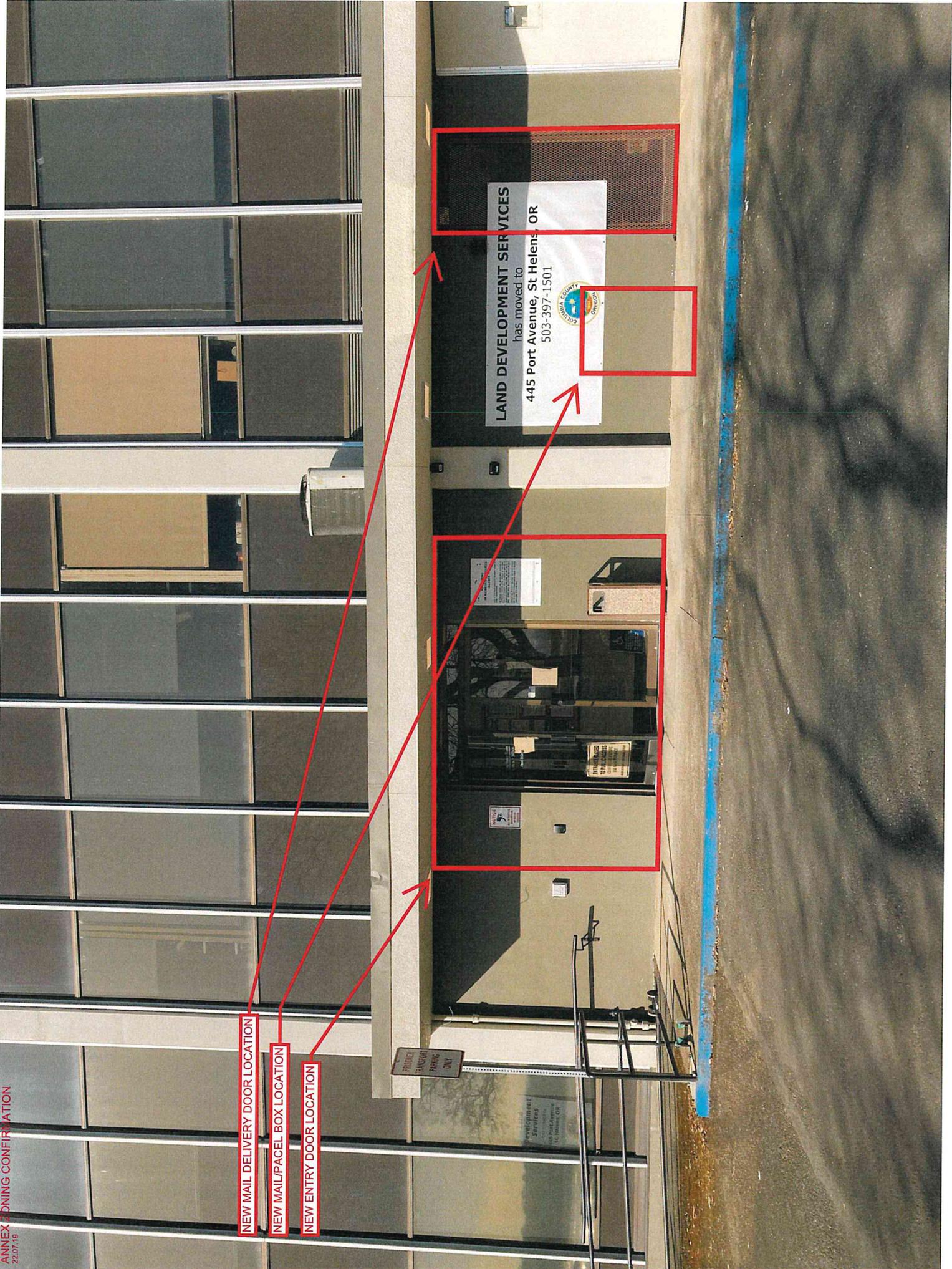
Although the main entry door will be replaced because of its poor condition, the original entry (location, layout, and appearance) will remain the same. Access will also improve because of its automation.

Materials should be replaced with similar material types to maintain the original appearance of the structure. The proposed door finishes and bronze USPS parcel box are specified to closely match existing building materials and color.

Although an existing original window will be replaced with a door, it is not a major contributor to the character of the building given its current condition is covered by a metal mesh security screen,

its less visible east side location, and its relation to the other windows on the building. The size of the existing window is also generally the same size as the door which will replace it.

It is staff's opinion that this proposal is consistent with the guidelines where applicable, but we are open to any other feedback or recommended conditions that we may place on the anticipated building permit submittal. Application materials which include a photo of the proposed work area, a site plan, a building plan, building elevations, specifications, and the applicant's narrative addressing the guidelines are attached.



NEW MAIL DELIVERY DOOR LOCATION

NEW MAIL/PACEL BOX LOCATION

NEW ENTRY DOOR LOCATION

PROVIDE PLANKING
PARKING ONLY

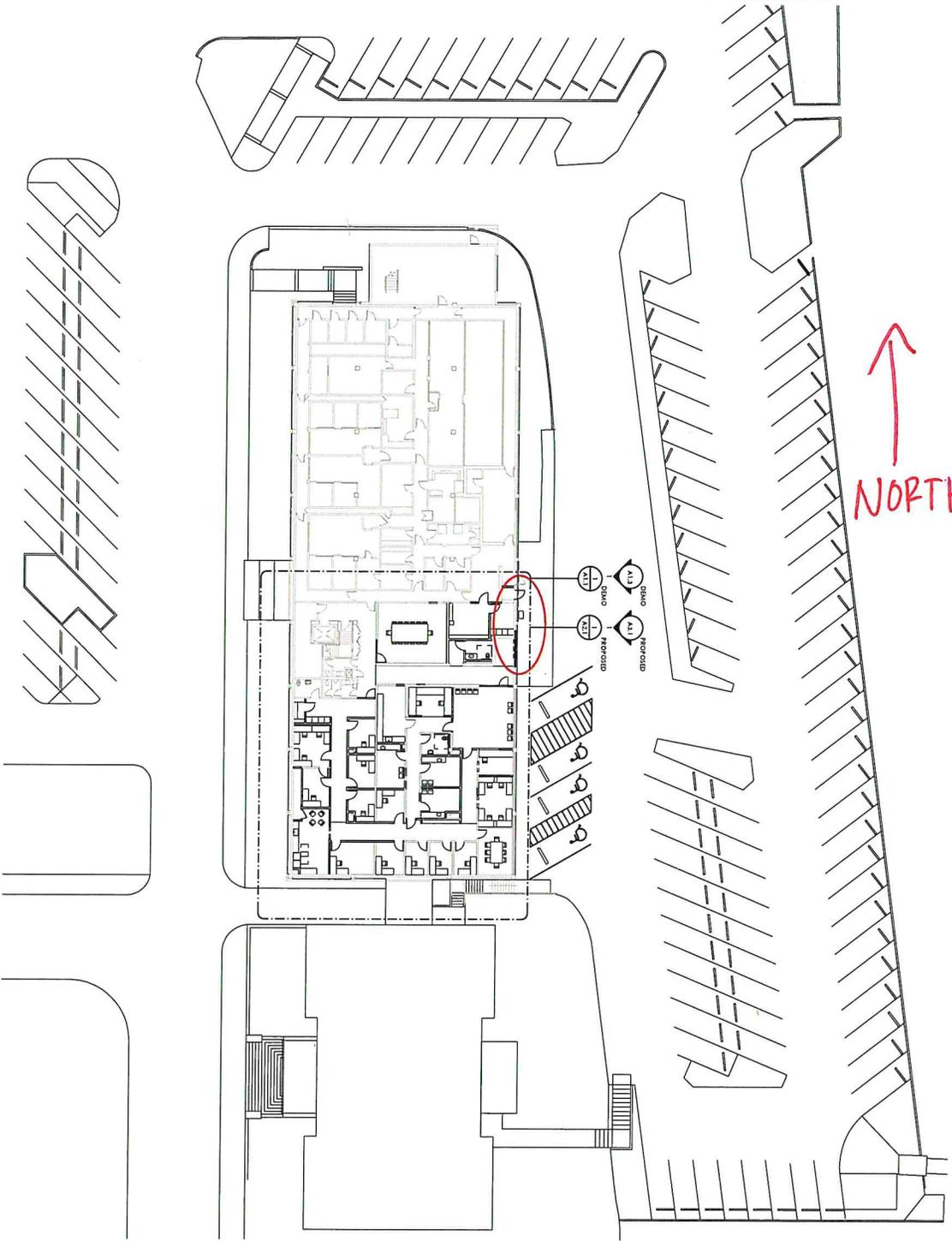
LAND DEVELOPMENT SERVICES
has moved to
445 Port Avenue, St Helens, OR
503-397-1501



ENTRANCE
TO PUBLIC ACCESS
TO THE BUILDING

Development
Services
445 Port Avenue
St Helens, OR

ANNEX ZONING CONFIRMATION
22.07.19



- SITE PLAN GENERAL NOTES**
- NOTES ARE INCLUDED ON OTHER DRAWINGS (E.G. EXIST) AND LANDSCAPE EXAMINATION (S. SHEETS).
 - FIELD VERIFY EXISTING CONDITIONS.
 - SCOPE OF WORK INCLUDES COORDINATION WITH SUSTAINABLE CERTIFICATION PROGRAMS; SEE SPECIFICATION FOR SCOPE.
 - SCOPE OF WORK INCLUDES COORDINATION WITH UTILITIES. AS NOTED.
 - FIELD VERIFY EXISTING CONDITIONS AND COORDINATE WITH CITY OF PORTLAND INQUIRY SERVICES (787.3373).
 - SEE GEOTECHNICAL REPORT INFORMATION ON SHEET 00A.1.
 - O.C. TO COORDINATE ALL CONSTRUCTION STAGING AREAS WITH OWNER.

- SITE PLAN LEGEND**
- OUTLINE OF BUILDING
 - FROM ABOVE (IE CONCRETE OVERHEAD UTILITY)
 - PROPERTY LINE

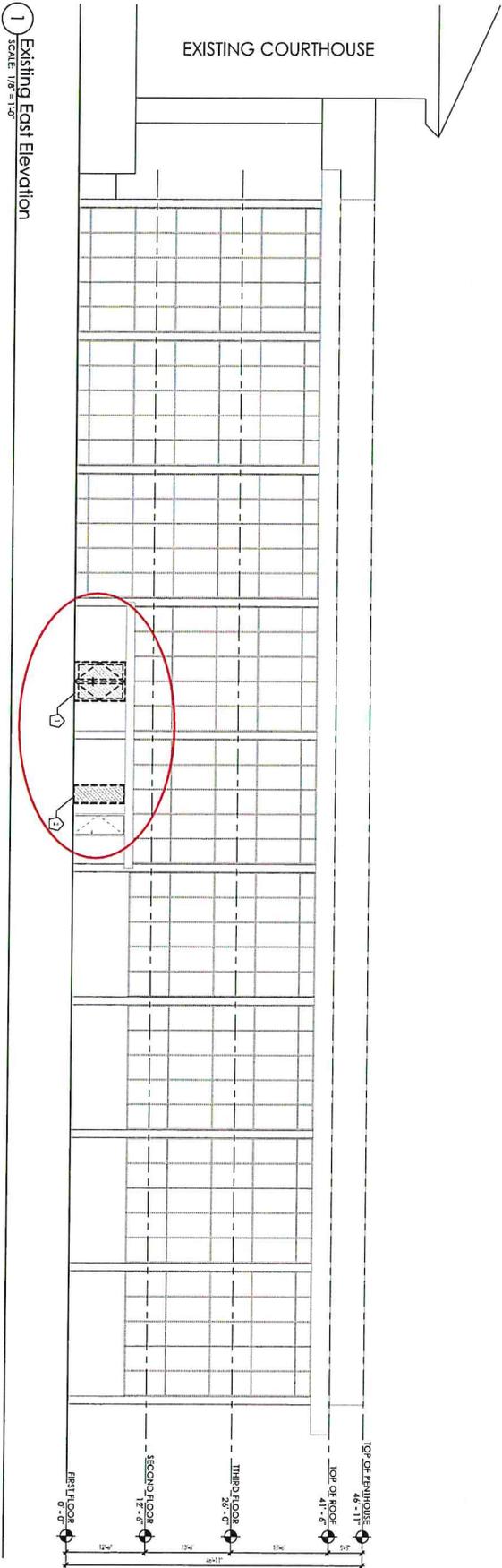
- KEYNOTES - SITE PLAN**
- ①
 - ②
 - ③

1 SITE PLAN
SCALE 1/8"=1'-0"

SCHEMATIC PRICING SET

| | | | | | | |
|---|--------------------------------------|--|--|--|------------------------------------|---|
| <p>EMERICK ARCHITECTS</p> <p>321 S. WEST 4TH AVE. SUITE 200 PORTLAND, OR 97204 P. 503.235.9400 W. EMERICK-ARCHITECTS.COM</p> | <p>CONSULTANT LOOQ SPACE</p> | <p>REVIEW SET NOT FOR CONSTRUCTION</p> | <p>REV. # DATE DESCRIPTION</p> <hr/> <hr/> <hr/> | <p>CC COURTHOUSE ANNEX RENOVATION</p> <p>230 STRAND STREET ST. HELENS, OR 97051</p> | <p>SITE PLAN</p> <hr/> <hr/> <hr/> | <p>PROJECTING 2411 DRAWING ARCHITECTS INC. DATE 22.07.19</p> <p>A0.1</p> |
|---|--------------------------------------|--|--|--|------------------------------------|---|

EXISTING
ELEVATION



1 Existing East Elevation
SCALE: 1/8" = 1'-0"

KEYNOTES - DEMO ELEVATIONS

- 1 DEMO DOOR AND FRAME PERMIT OPENING FOR NEW WORK
- 2 DEMO WINDOW AND CHARACTER OPENING FOR NEW WORK

DEMOLITION LEGEND

| | |
|---|--|
|  | AREA OF EX WALL OR OPENING TO BE REMOVED |
|  | ITEM TO BE REMOVED |
|  | ITEM TO REMAIN |

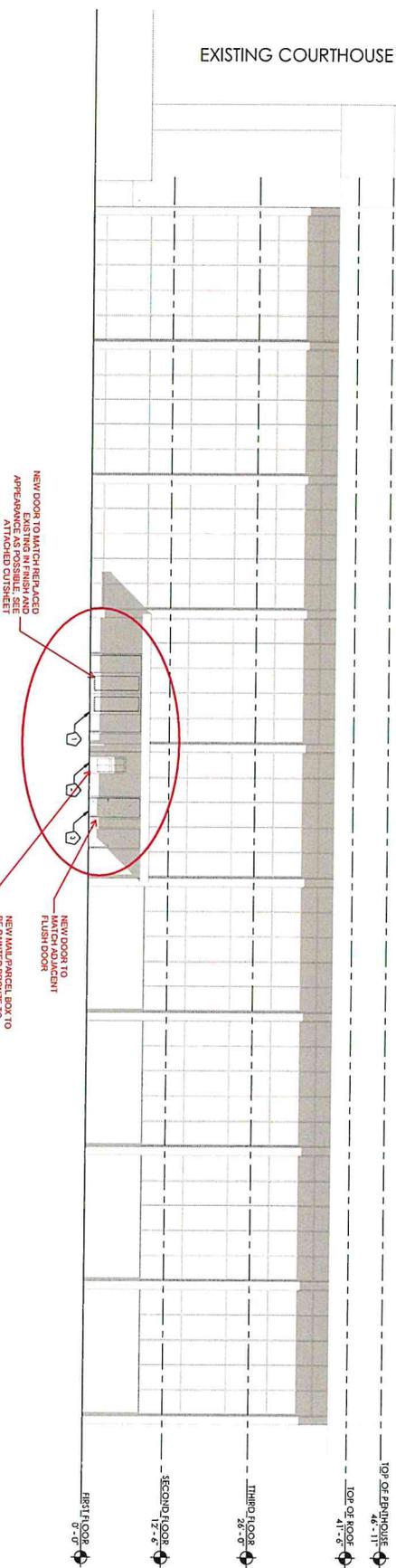
- DEMOLITION GENERAL NOTES**
- A. BEFORE DEMOLITION IS REQUIRED FOR COMPLETION OF PROJECT, WRITING NOTED ON THIS OR OTHER PLANS.
 - B. THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION FROM THE CITY OF PORTLAND. THE PROPOSER SHALL PROVIDE FOR MATERIAL PROTECTION OF PROPERTY BELONGING TO ADJACENT OWNERS AND COORDINATE WITH OTHER WORK IN PROGRESS.
 - C. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO EXISTING STRUCTURE AND SURROUNDING AREAS. THIS SHALL INCLUDE DEMOLITION OF EXISTING MATERIALS AND REPAIRS TO EXISTING MATERIALS INCLUDING DAMAGE TO CITY UTILITIES AND INFRASTRUCTURE. THE PROPOSER SHALL VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. ANY CONDITIONS DIFFER FROM THOSE INDICATED IN THE DEMOLITION AND REPAIR PLAN SHALL BE ACCEPTED FOR EXISTING CONDITIONS AND THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.
 - D. THE EXISTING BUILDING IS REFERRED TO HAVE HAZARDOUS MATERIALS AND THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.
 - E. REPAIR AS MUCH ORIGINAL EXTERIOR MATERIAL AND DETAIL AS POSSIBLE.
 - F. WHERE SELECTIVE DEMOLITION OCCURS, PARTICLES MAY BE EXPOSED TO THE AIR AND THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.
 - G. THE EXISTING BUILDING IS REFERRED TO HAVE HAZARDOUS MATERIALS AND THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.
 - H. REPAIR AS MUCH ORIGINAL EXTERIOR MATERIAL AND DETAIL AS POSSIBLE.
 - I. WHERE SELECTIVE DEMOLITION OCCURS, PARTICLES MAY BE EXPOSED TO THE AIR AND THE PROPOSER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND.

SCHEMATIC PRICING SET

| | | | | |
|--------------------|-------------------------------|--|--|---|
| <p>A1.3</p> | <p>DEMO ELEVATIONS</p> | <p>CC COURTHOUSE ANNEX RENOVATION</p> <p>230 STRAND STREET ST. HELENS, OR 97051</p> | <p>REVIEW SET NOT FOR CONSTRUCTION</p> | <p>EMERICK ARCHITECTS</p> <p>321 SOUTHWEST FOURTH AVE SUITE 200 PORTLAND, OR 97204 P. 503.235.9400 W. EMERICKARCHITECTS.COM</p> |
|--------------------|-------------------------------|--|--|---|

**PROPOSED
ELEVATION**

1 Proposed East Elevation
SCALE 1/8" = 1'-0"



ELEVATION NOTES
1. WINDOW DOOR AND DOOR FINISHES TO BE IDENTICAL TO EXISTING
2. WINDOW AND DOOR FINISHES TO BE IDENTICAL TO EXISTING
3. WINDOW AND DOOR FINISHES TO BE IDENTICAL TO EXISTING

- KEYNOTES - ELEVATION**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IBC AND 2015 IRC
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IBC AND 2015 IRC
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 IBC AND 2015 IRC

SCHEMATIC PRICING SET

| NO. | DESCRIPTION | QUANTITY | UNIT PRICE | TOTAL PRICE |
|-----|-------------|----------|------------|-------------|
| 1 | ELEVATIONS | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

**CC COURTHOUSE
ANNEX RENOVATION**
230 STRAND STREET
ST. HELENS, OR 97051

REVIEW SET
NOT FOR
CONSTRUCTION

CONSULTANT
LOGO
SPACE

EMERICK ARCHITECTS
321 SOUTHVEST FOURTH AVE SUITE 200
PORTLAND OR 97204
P 503.235.9400 W EMERICKARCHITECTS.COM

A3.1

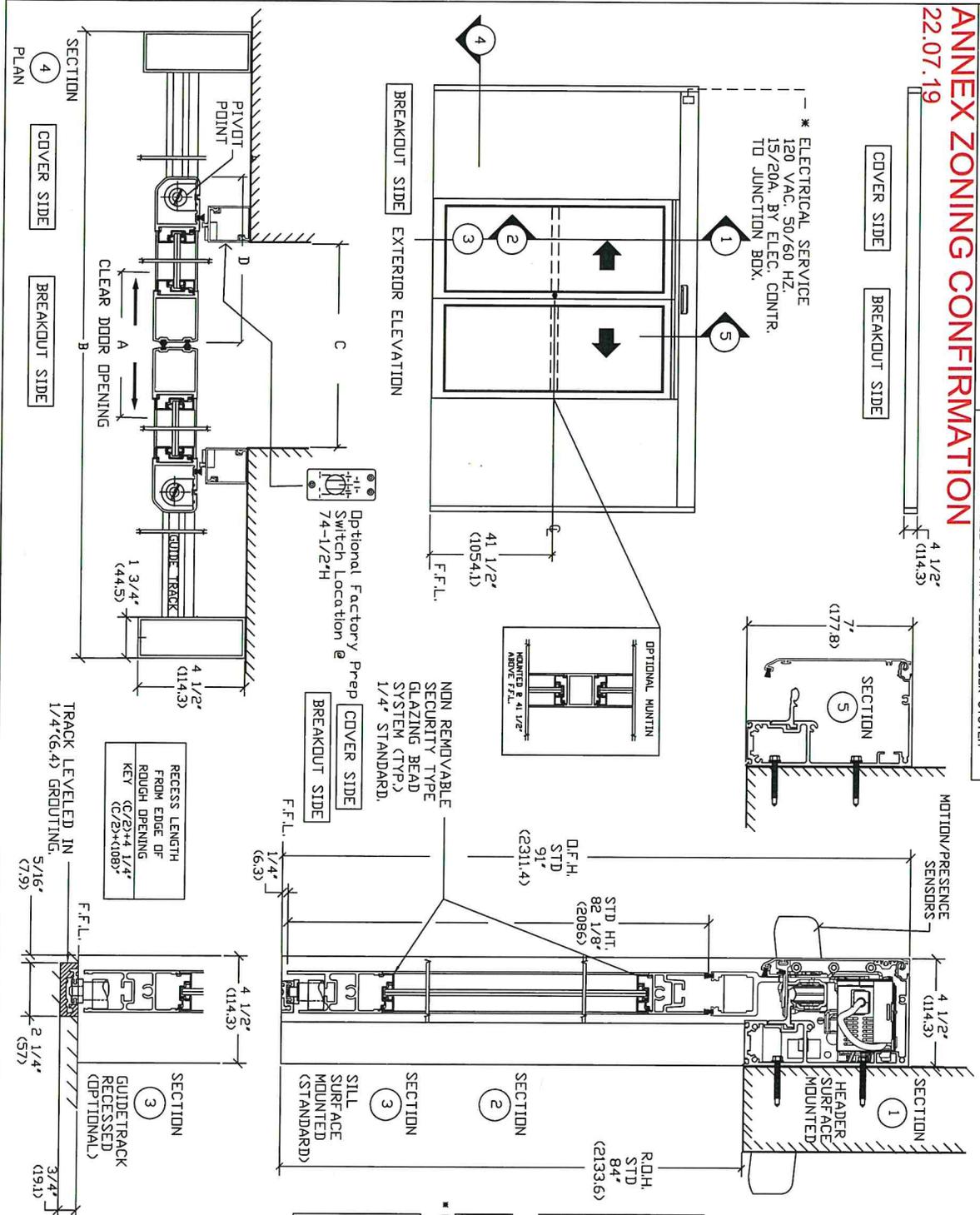
ASSA ABLOY

ASSA ABLOY Entrance Systems
1900 Airport Road
Harrisville, NC 28110
Phone: 1-866-237-2687
SpecDesk:na.assabloy.com

BESAM SL500
SURFACE APPLIED ACTIVE LEAVES ONLY
NARROW STYLE BI-PART SLIDING DOOR SYSTEM

ANNEX ZONING CONFIRMATION

22.07.19



NOTE: THE STANDARD PACKAGE CONSISTS OF:
THE AUTOMATIC OPERATOR & WEATHERSTRIP, FRAMES, DOORS WITH
VERTICAL WEATHERSTRIP, EMERGENCY BREAKAWAY
& 2-POINT LOCK, OPTIONAL POSITION SWITCHES (DIGITAL 3 OR 5) OR
KEY (S), OFF-EXIT ONLY-AUTO-REDUCED OPENING-HOLD OPEN OR OFF,
AUX, HOLD OPEN, MOTION/PRESENCE SENSORS, 6' JAMB,
STANDARD FINISH CLEAR-AA-MIC22441, CLASS 1, .018 MM,
DARK BRONZE-AA-MIC22444, CLASS 1, .018 MM
SPECIAL FINISHES ARE AVAILABLE.

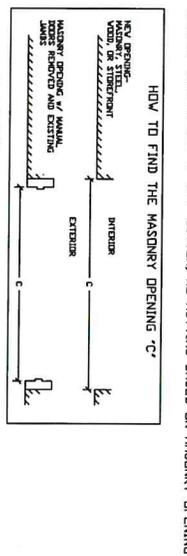
THIS PACKAGE WILL ACCEPT UP TO 1" (25.4) INSULATED GLASS.

NOTE DRAWING IS DIMENSIONED IN BOTH ENGLISH AND METRIC
REF. AS FOLLOWS: 1" (25.4) ALL METRIC SIZES ARE MILLIMETERS.
* FOR MAXIMUM CURRENT DRAW PER OPERATOR, SEE PRODUCT
SPECIFICATION, INSTALLATION INSTRUCTIONS, OR THE UL
LABEL ON THE EQUIPMENT.
REFER TO RELEVANT LOCAL, STATE, NATIONAL, OR AIAA) BUILDING
CODES FOR MIN. DOOR HEIGHT & MIN/MAX WIDTH ALLOWABLE
FOR EGRESS REQUIREMENT IN CONJUNCTION WITH TABLE BELOW.

| MASONRY OPENING WIDTH | ACTIVE LEAF WIDTH D | DOOR OPENING WIDTH A | OVERALL FRAME HEIGHT | ROUGH OPENING HEIGHT | OVERALL FRAME WIDTH B |
|-----------------------------|---------------------------|-------------------------------|----------------------------|----------------------------|--------------------------------|
| 43 7/8" (1114.5) | 24 3/8" (618.1) | 36 1/4" (920.8) | 91" (2311.4) | 84" (2134) | 96" (2438.4) |
| 72" (1828.8) | 38 5/8" (981.1) | 50 3/8" (1282.7) | 91" (2311.4) | 84" (2134) | 103" (2616.2) |
| 84" (2133.6) | 44 5/8" (1133.5) | 56 3/4" (1439.5) | 91" (2311.4) | 84" (2134) | 103" (2616.2) |
| 96" (2438.4) | 50 5/8" (1285.5) | 62 3/4" (1593.3) | 91" (2311.4) | 84" (2134) | 103" (2616.2) |
| KEY (2222.68/22) | 50 5/8" (1285.5) | 62 3/4" (1593.3) | 91" (2311.4) | 84" (2134) | 103" (2616.2) |

DPV NOTE: CONSULT FACTORY FOR EXTENDED HEADERS.

| STD. GLASS SIZE KEY* | WIDTH | HEIGHT |
|----------------------------|---------|---------|
| (C/2)-2 1/4" | 41 1/2" | 82 1/8" |
| (C/2)-5 7/8" | 41 1/2" | 82 1/8" |
| (DFH)-15 7/8" | 41 1/2" | 82 1/8" |
| (DFH)-(4032) | 41 1/2" | 82 1/8" |



HOW TO FIND THE MASONRY OPENING 'C'

EXTERIOR

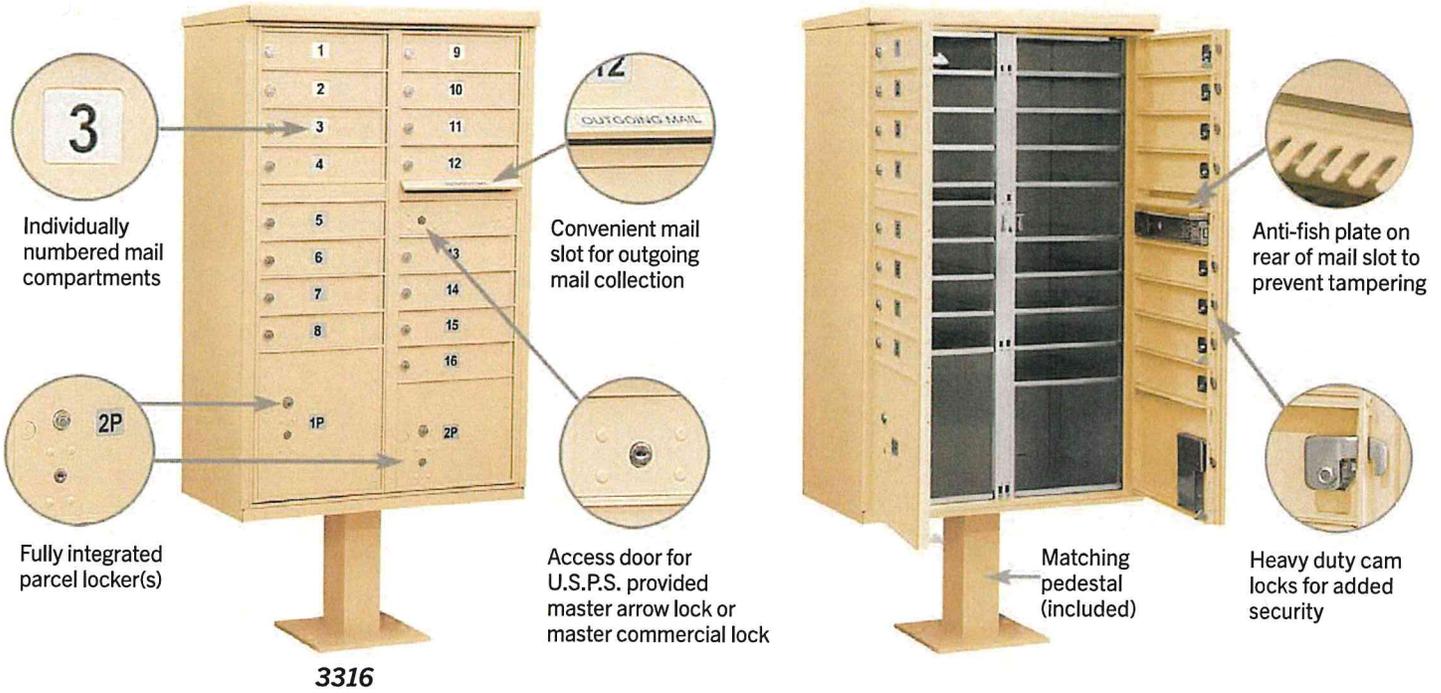
INTERIOR

VIEW FROM BREAKOUT SIDE

ASSA ABLOY

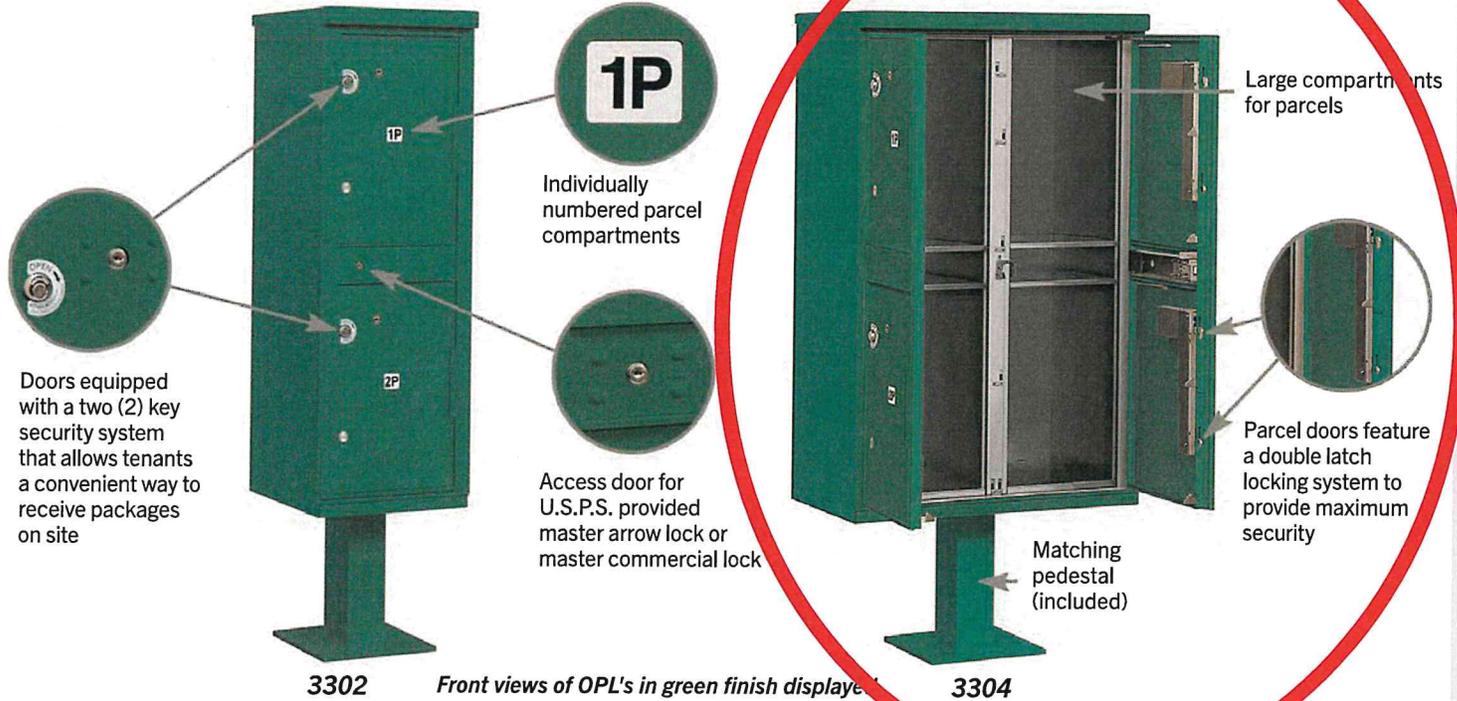
22.07.19

STANDARD FEATURES FOR CBU'S



Front views of #3316 in sandstone finish displayed

STANDARD FEATURES FOR OPL'S



Front views of OPL's in green finish displayed

AVAILABLE COLORS



See specifications & options on page 15

COMMERCIAL MAILBOXES

RESIDENTIAL MAILBOXES & POSTS

CELL PHONE LOCKERS

RIVERFRONT GUIDELINES NARRATIVE RESPONSE
COLUMBIA COUNTY COURTHOUSE ANNEX TI #2141

St. Helens Planning Department
Attn: Jenny Dimsho
Associate Planner/Community Development Project Manager
jdimsho@sthelensoregon.gov

RE: Courthouse Annex TI Renovation Exterior Scope

July 26, 2022

Dear Jenny,

Thank you for your guidance on the review process for the proposed renovation of the ground floor of the Courthouse annex for Columbia County. Per our discussion, We understand that the proposed exterior scope of this project is subject to review by the Historic Landmarks Commission for compliance with the Architectural Guidelines of the Riverfront District. To support this process, below is a brief narrative response to applicable criteria within these Guidelines.

Please feel free to reach out with any thoughts or questions. We look forward to continuing to work with St. Helens on this project

Thank you,



Brendan Hart, RA

1. Awnings & Canopies

No awnings or canopies proposed

2. Building Façade/Entry

2.2 General Guidance: "Maintain traditional façade elements on existing structures and encourage their use on new buildings"

2.3 Existing Buildings: "Preservation or restoration of original building facades and entryways is necessary to maintain the unique qualities and characteristics of Olde Towne, and to strengthen the integrity of the district"

Response: The proposed entry door replacement will closely match the existing condition while remediating a failing condition providing greater accessibility to public departments inside the building. The proposed new door will replace an existing idiosyncratic window, currently fitted with a metal mesh security screen, with an architecturally compatible new door. These alterations meet the intent of the Guidelines by preserving the original building's entry sequence, specifying materials and finishes similar to the existing, and improving means of access and use of the building.

3. Building Lighting

No building lighting proposed

4. Building Signage

No building signage proposed

5. Maintenance

5.2 General Guidance: "Prior to beginning an alteration or addition project, evaluate what cleaning or alteration may be necessary to existing materials; ongoing maintenance of all exterior components should promote the visual appearance of the district."

Response: The existing entry doors proposed for replacement have been evaluated and found to not provide reliable security or thoughtful means of accessibility, and are considered in need of replacement. The proposed replacement is compatible with the existing condition.

6. Materials and Building Colors

6.2 General Guidance: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the historic district should be preserved

6.3 Existing Buildings: "During rehabilitation of buildings, replace materials with similar material types to maintain original appearance of the structure."

Response: The proposed doors and exterior mail/parcel box are specified to closely match existing materials, detailing, and colors. This meets the intent of the Guidelines to maintain visual continuity across the façade.

7. Roof

No roof alterations proposed

8. Setback, Orientation, and Bulk

No setback, orientation, or bulk alterations proposed

9. Windows

9.3 Existing Buildings: "Original windows are to be maintained; original windows which are covered should be uncovered"

Response: The window proposed to be replaced is a minor idiosyncratic condition that occurs in just one location and is not a major contributor to the building's character. This condition also occurs on the less public parking-lot (east) side of the building. The proposed replacement of this window with an architecturally compatible door, providing access isolated from other building functions and occupants, is a necessary alteration to improve the level of safety for mail delivery at the building. The proposed alteration meets the intent of the Guidelines by maintaining the existing wall/window ratio, and remaining compatible with the original composition and finishes of the building.