



# 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) Re-roof and roof hatch installation  
**DATE:** October 3, 2022

We received a building permit (Building Permit No. 749-22-000519) to re-roof the Klondike Tavern and install a new roof hatch on September 30, 2022. This is considered an exterior alteration. 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:

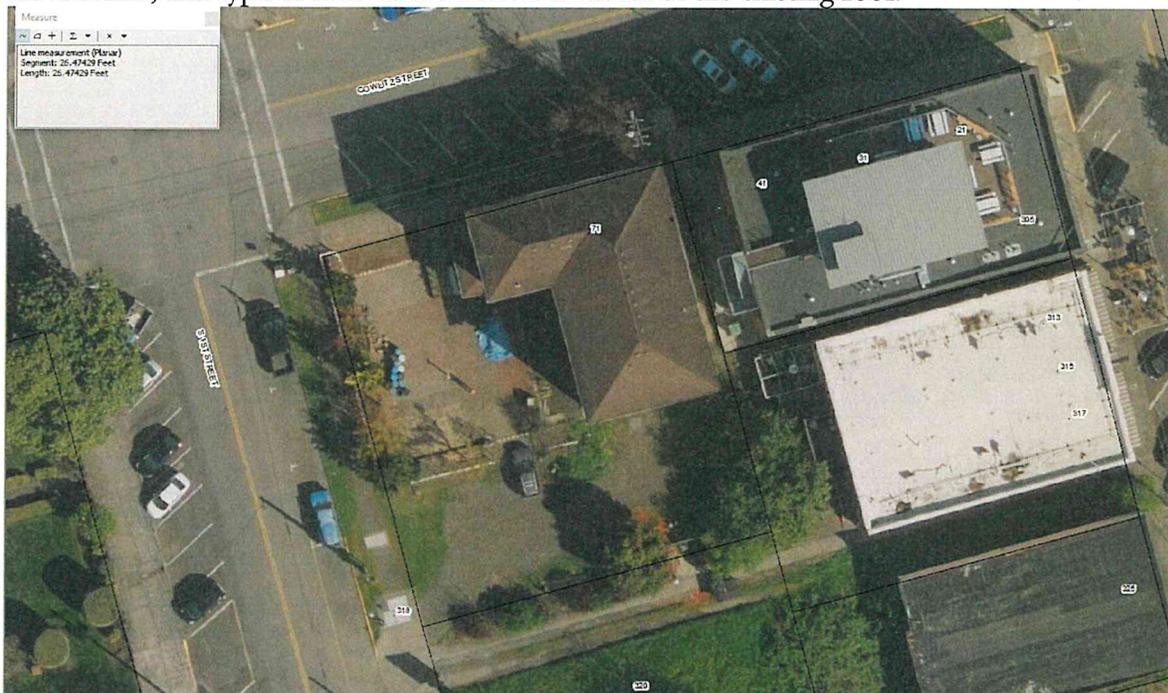
<https://www.sthelensoregon.gov/planning/page/riverfront-district-architectural-design-guidelines>

Given time constraints, staff has had little time to look through the Guidelines for relevancy. Under roofing, the guidelines state:

**When installing new roofing, it is advisable to remove previous roof layers. There should be no more than three layers of roofing material to prevent structural damage.**

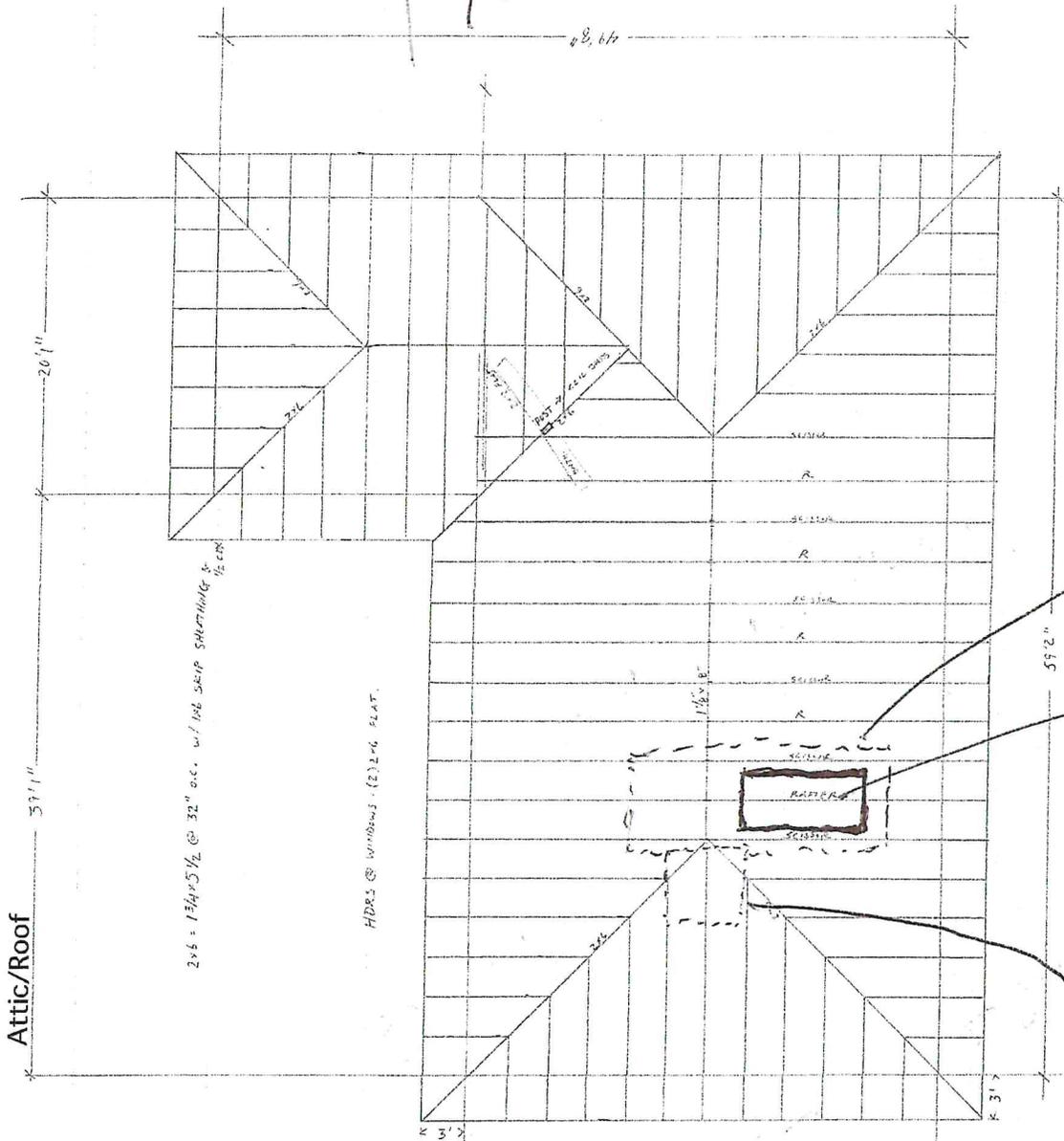
This is a recommended condition of approval.

We are open to any other feedback or additional recommended conditions to place on approval. Building Permit application materials have been attached related to the roof shingle materials, roof hatch location, and type of roof hatch. Here is an aerial of the existing roof.





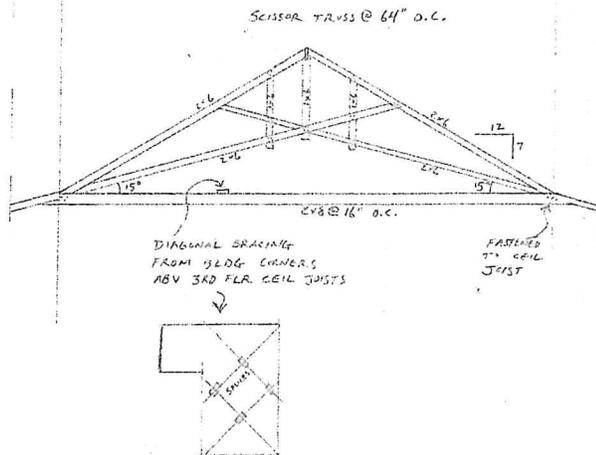
ROOF



Planned interior 3/4 plywood floor on attic joists

30" x 54" Roof Hatch painted black.

existing interior Attic access panel



Attic/Roof

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CITY OF ST. HELENS



# RHA ALUMINUM SHIP STAIR ACCESS ROOF HATCH

**Application**

- Acudor Ship Stair Roof Hatches are designed to provide convenient, economical access to the roof of a building for maintenance.

**Features RHA**

- Weather tight construction
- Convenient one-hand operation
- 12" high insulated curb
- Supports 40lbs./sq. ft. live load

**Optional Features RHA**

- Painted and Anodized finishes (RHA)
- Polycarbonate domes for daylighting
- Louvered Curbs
- Curb Mounted Units
- Curb pitch corrected for sloped roof
- Higher curb heights for "green roof" applications



**RHA Specifications:**

**Cover:** Double-skin construction ("in box type design") with 1" cellulose insulation and a continuous EPDM foam weather/draft seal gasket that is attached to the inside of cover to provide a flush, tight fit. Designed to support a live load of 40lbs./sq. ft., the cover is 10 gauge aluminum with a 20 gauge aluminum inside liner.

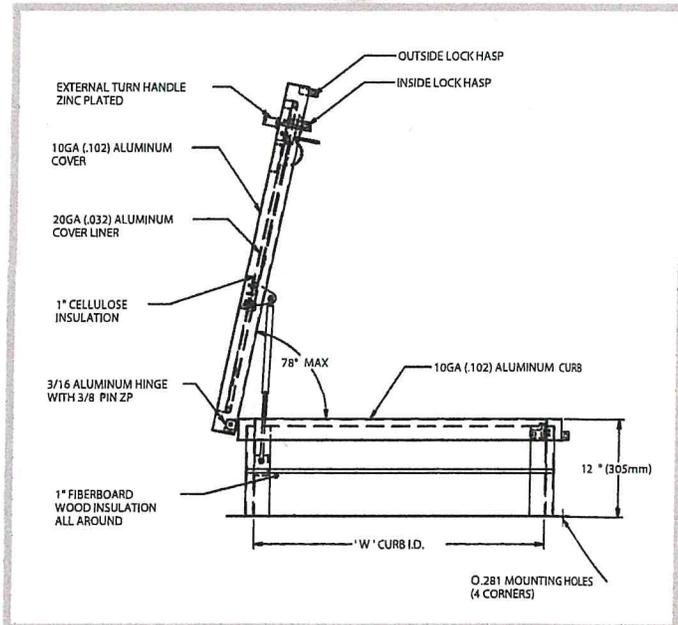
**Curb:** 10 gauge aluminum with 1" thick fiberboard roof insulation at curb exterior. Curb is 12" high, with 3.375" wide bottom flange and pre-drilled mounting holes.

**Hinge:** Heavy duty Aluminum pintle hinges with 3/8" pin

**Opening:** Gas spring operators allow cover to open and close with ease. Inside pull handle allows for easy control when closing cover.

**Door Latch:** Self latching, zinc plated outside T handle with stainless steel inside lock and lever assembly. Unit also has inside and outside padlock provisions.

**Finish:** Mill finish.



**RHA STANDARD SIZES** (other sizes available)

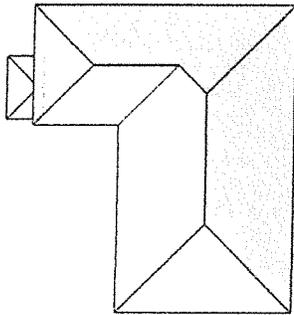
Model	Curb ID L&W inches (mm)	Weight per Hatch lbs. (kg.)
A3862	30 x 54 (762 x 1372)	135 (61.4)

For detailed specifications see submittal sheet

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In this 3D model, facets appear as semi-transparent to reveal overhangs.

## PREPARED FOR

Contact: Ramon Arias Garcia  
 Company: Ra construction  
 Address: 32459 Tide Creek Rd  
 Deer Island, OR 97054-9529  
 Phone: 503-397-3787

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## MEASUREMENTS

Total Roof Area =3,380 sq ft  
 Total Roof Facets =9  
 Predominant Pitch =7/12  
 Number of Stories <=1  
 Total Ridges/Hips =200 ft  
 Total Valleys =20 ft  
 Total Rakes =0 ft  
 Total Eaves =269 ft  
 Total Penetrations =23  
 Total Penetrations Perimeter = 94 ft  
 Total Penetrations Area = 26 sq ft

Measurements provided by [www.eagleview.com](http://www.eagleview.com)



Certified Accurate

[www.eagleview.com/Guarantee.aspx](http://www.eagleview.com/Guarantee.aspx)

## IMAGES

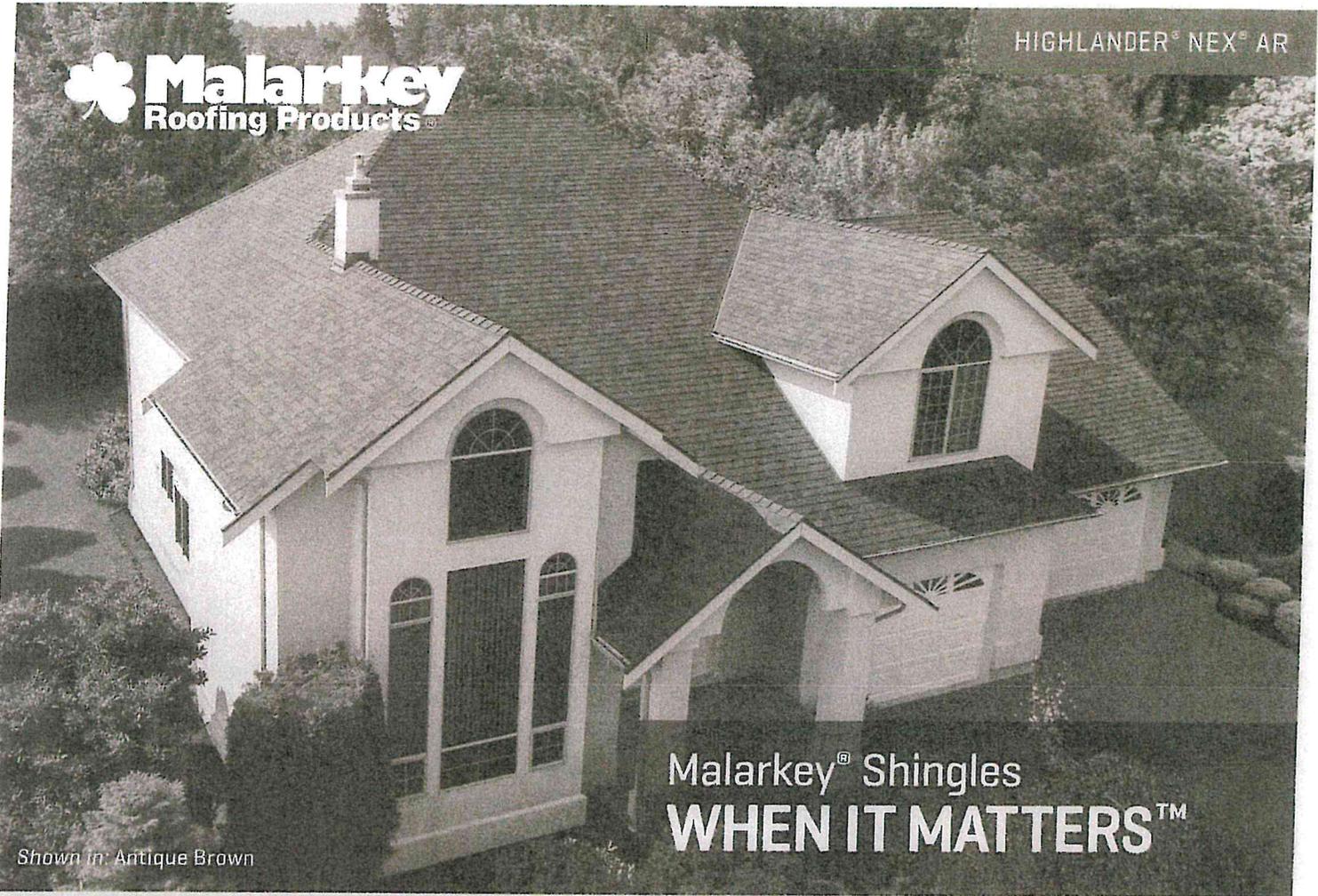
The following aerial images show different angles of this structure for your reference.

Top View





HIGHLANDER® NEX® AR



Shown in: Antique Brown

# Malarkey® Shingles WHEN IT MATTERS™

## REDUCES AIR POLLUTION

3M™ Smog-Reducing Granules harness sunlight to photocatalytically convert smog (NO, NO<sub>2</sub>) into water-soluble ions (NO<sub>3</sub>), actively reducing smog air pollution.



EACH ROOF HAS THE SMOG-FIGHTING POTENTIAL OF 2 OR MORE TREES.<sup>1</sup>

## UPCYCLES MATERIALS

Recycled rubber and plastics are elevated into a higher-quality product, improving shingle strength and longevity.



EQUIVALENT TO 3 RUBBER TIRES AND 350 PLASTIC MILK JUGS FROM THE LANDFILL.<sup>2</sup>

# HIGHLANDER® NEX® AR

## Architectural Shingles NEX® MODIFIED ASPHALT TECHNOLOGY

Highlander® NEX® AR (algae-resistant) is an architectural shingle engineered with industry-leading, sustainable NEX® Polymer Modified Asphalt Technology (PMA), which combines high-grade asphalt [weathering] with advanced polymers [strength, flexibility] and upcycled materials [durability, sustainability] to **rubberize the shingle for exceptional all-weather performance, superior granule embedment, and longer product life.**

LIMITED LIFETIME

10 YEAR

10 YEAR

110-130 MPH

SHINGLE WARRANTY\*

RIGHT START™ PERIOD

ALGAE WARRANTY

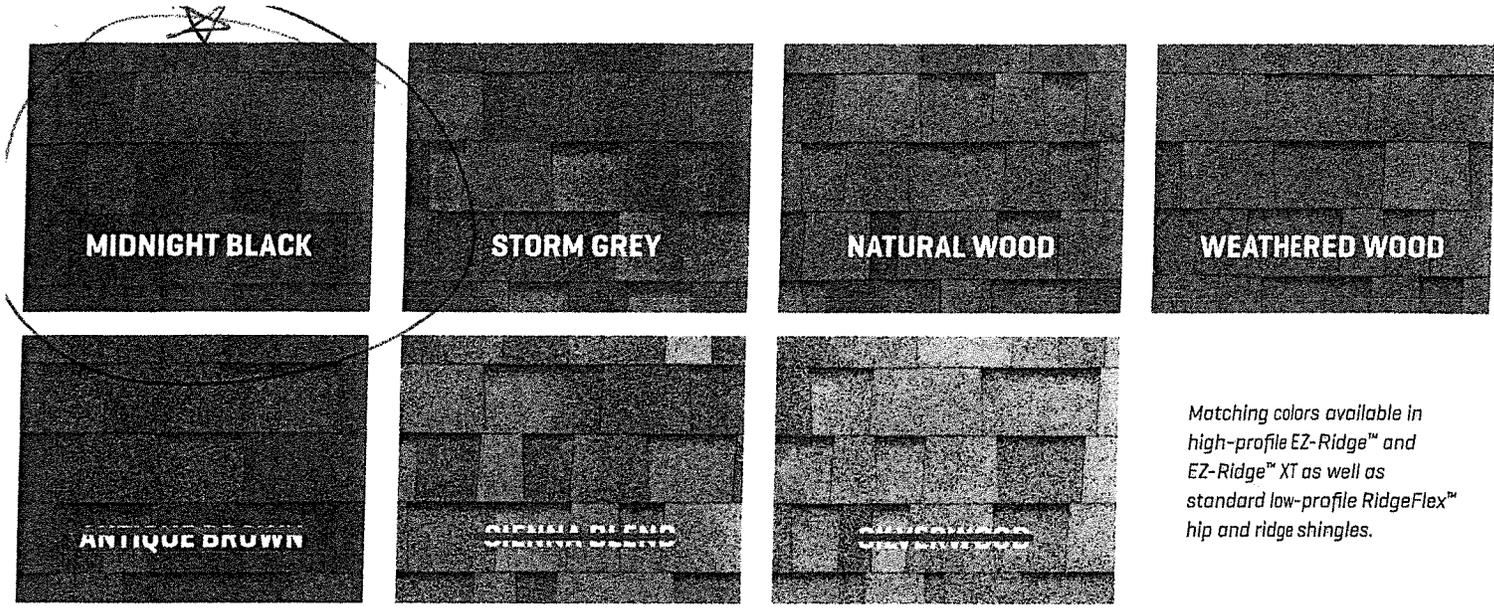
WIND WARRANTIES

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DATE 09 27 2022 09 27 2022



Matching colors available in high-profile EZ-Ridge™ and EZ-Ridge™ XT as well as standard low-profile RidgeFlex™ hip and ridge shingles.

## PERFORMANCE ENGINEERED

**All-Weather Performance** – NEX® Technology rubberizes shingles to better respond to varying and extreme weather.

**Resists Impact** – Synthetic rubber (SBS) polymers add pliability and resilience to resist tears and provide a high level of impact protection (hail, debris).

**Resists Wind & Rain** – Synthetic adhesive (SEBS), double rain seals, and The Zone™, our patented wider nailing area, seal down shingles and block out wind-driven rain. Wind warranties from 110-130 mph.

**Resists Algae** – Blend of algae-resistant, copper-containing granules help prevent unsightly black streaks. 10-year algae warranty.

**Resists Fire** – Shingles meet highest fire rating (Class A)

**'Your Choice' Warranty** – Select our transferable Limited Lifetime Shingle Warranty or one from a competitor – your choice.

## ENVIRONMENTALLY DESIGNED

**Reduces Smog** – 3M™ Smog-Reducing Granules harness sunlight to reduce smog air pollution.

**Upcycles Materials** – Recycled rubber and plastics are repurposed to enhance shingle durability.

**Lasts Longer** – Superior granule adhesion protects shingles from premature aging caused by solar rays.

**Cleaner Manufacturing** – NEX® Technology results in much lower emissions than the highly-pollutive oxidation process used to make traditional shingles.

**Less Waste** – Malarkey has earned GreenCircle Certification for Waste Diversion from Landfill at all its facilities.



<sup>1</sup> Assumes roof of 30 squares. Source: Lawrence Berkeley National Laboratory and 3M.  
<sup>2</sup> Assumes roof of 30 squares.

**Test Compliance** – ASTM D7158 Class H, ASTM D3462, ASTM D3161 Class F, ASTM D3018 Type 1, ASTM E108 Class A Fire Rating, ICC-ES AC438 and CSA A123.5.

**DISCLAIMER:** Photographs of shingles may not accurately represent their true color or the variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for desired color. Colors and specifications subject to change without notice. Shingle colors not available in all regions.

+ For complete Limited Lifetime Warranty and 'Your Choice' Warranty details, as well as information on our other warranties (such as Wind and Algae) and the Right Start™ 10-year non-prorated period against manufacturing defects, please reference Malarkey's Shingle and Accessory Warranty available at [www.malarkeyroofing.com/warranty-center](http://www.malarkeyroofing.com/warranty-center). This version supersedes all previous versions. Rev. 11/19

### WARRANTIES<sup>+</sup>

- Limited Lifetime Shingle Warranty
- Right Start™ Period (10 years)
- Limited Wind Warranty (110 mph)
- Enhanced Wind Warranty (130 mph)
- Algae Resistant Warranty (10 years)