



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as Historic Landmarks Commission (HLC)
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: Historic Resource Review HRR.1.22 (251 St. Helens Street – John Gumm School)
Plan Revisions
DATE: February 6, 2024

Historic Resource Review (HRR.1.22) was approved conditionally by the HLC in December 2022 for renovations to a locally designated landmark at 251 St. Helens Street (John Gumm School). At that time the scope of work approved included:

- 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
- 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

During construction, the applicant (Emerick Architects) on behalf of the property owner (Columbia County) discovered poor soil at the rear of the building, which required remediation. Remediation of the poor soil required removal the rear façade staircase. The staircase was salvaged for storage during soil remediation. The approved HRR.1.22 plans showed repurposing and reinstalling the existing stair with new guard rails and handrails.

They would like to request that the rear staircase be permanently removed from the project because it no longer serves an egress or functional purpose. Removal of the staircase also reduces construction costs and helps with security of the County's administration building. The approved HRR.1.22 plans included removal and replacement of the non-original door with the landing remaining, and the roof over the landing replaced. This would all still occur, with the only change to close the opening to the former stair from the existing landing with a new guardrail to match the approved guardrail from HRR.1.22. All other aspects of the project remain the same.

They have provided a revision package which includes before/after photos and revised elevations with the changes indicated. There were five conditions of approval for HRR.1.22 noted below:

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.

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. The color of the guard rails, handrailing, pickets/tube posts, mechanical louvers, and non-historic wall pack mount lighting shall be painted to match the existing building.

There are two relevant criteria for alteration of historic resources in this case:

SHMC 17.36.040(3) Criteria for Alteration

(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.

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

Staff Comments

In reviewing the approved conditions 1 and 2, staff feels that this alteration of the originally approved HRR plans is not substantial enough to warrant a full new HRR application. **Does the Commission agree that this plan revision does not trigger a new HRR review per HRR.1.22 Conditions 2 and 3?**

Removal of the rear staircase seems consistent with the criteria for alteration of historic resources because it is not a distinctive architectural feature that characterizes the property. In fact, removal of the stairs will allow more of the restored basement-level windows, which staff feels are a more of a character-defining feature to the building, to be visible from the exterior ground level. The applicant is also replacing the non-original door and restoring the landing with a new roof and replacing the deteriorated decking, which are arguably more character-defining features to the building than the staircase itself. **Does the Commission agree that this proposal meets the criteria for alteration SHMC 17.36.040(3) (d) & (e)?**

EMERICK ARCHITECTS

HISTORIC RESOURCE REVIEW: REVISION REQUEST
JOHN GUMM BUILDING #2141

St. Helens Planning Department
Attn: Jenny Dimsho, AICP | Associate Planner
265 Strand Street, St. Helens, OR 97051
jdimsho@sthelensoregon.gov

RE: Historic Resource Review, HRR.1.22 (dated 12.15.22)

January 15, 2024

Dear Jenny,

This memo requests a revision to the proposed alterations to the John Gumm Building, located at 251 St. Helens Street, which were previously reviewed and approved by the St. Helens Planning Department and Historic Landmark Commission through Historic Resource Review 1.22.

During construction, unexpectedly poor soils were discovered at the rear of the building. Remediation of this issue required removal of the exterior stair at the back of the building. As there are no longer egress or functional uses for this stair, the project team proposes to permanently remove this element from the building to avoid the building security issues and cost associated with its reconstruction. The stair is not a character-defining feature of the building and its removal is in conformance with SHMC 17.36.040 Criteria for Alteration. Removal of the stair will also improve views to and from the basement windows on the rear façade.


To illustrate this proposed change, proposed revisions to the permitted construction documents are attached to this memo. Proposed changes are "clouded" for clarity.

Also included are photos of the stair prior to the start of construction and a current photo of the condition during construction. In the current construction photos, the project team plans to reinstall the roof per the original design, and to close the opening to the former stair from the landing with a new guardrail (continuing the previously approved approach), as noted in the permitted construction documents.

As the John Gumm Building is a contributing building to the St. Helens Downtown Historic District, this revision will also be coordinated with the State Historic Preservation Office.

Thank you for your review and consideration of this request.

Thank you,



Brendan Hart, RA

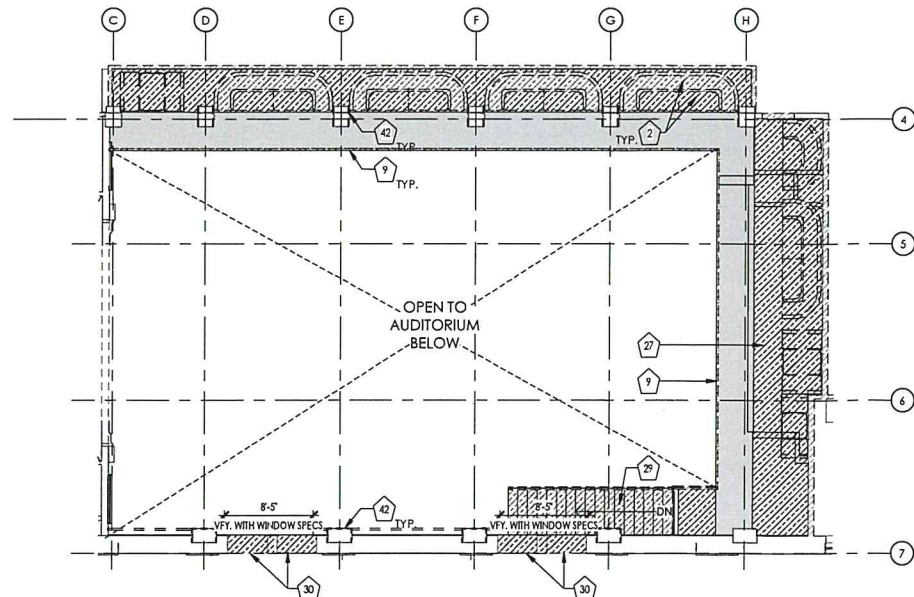
CONSTRUCTION PHOTOS:



2A. View from SW during construction showing full facade



1B. View from SW during construction showing close-up of porch



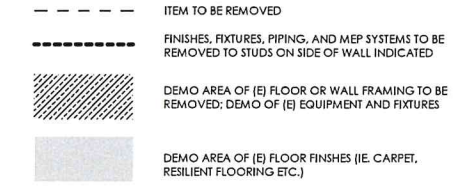
2 EXISTING FLOOR PLAN - MEZZANINE
1/8" = 1'-0"

DEMOLITION GENERAL NOTES

- A. PERFORM DEMOLITION AS REQUIRED FOR COMPLETION OF PROJECT. WHETHER NOTED ON THIS OR OTHER PLANS. REFER TO STRUCTURAL, CIVIL & M.E.P. DRAWINGS FOR ADDTL DEMO SCOPE.
- B. PRIOR TO PERFORMING DEMO, COORDINATE STRUCTURAL DEMOLITION w/ PROJECT ENGINEER AND COORDINATE TEMPORARY SUPPORT REQUIREMENTS.
- C. DEMO DIMENSIONS INDICATED ON PLANS REFER TO MINIMUM SCOPE. GC TO EXERCISE DISCRETION IN AMOUNT OF DEMO REQUIRED FOR COORDINATION OF DETAILS.
- D. THE PROCEDURES TO BE USED FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK. CAREFUL REMOVAL AND DISPOSITION OF MATERIALS. PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED AND COORDINATE WITH OTHER WORK IN PROGRESS.
- E. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
- F. FIELD VERIFY EXISTING CONDITIONS PRIOR TO DEMOLITION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR IF ACTUAL CONDITIONS DIFFER FROM THOSE INDICATED IN THE DRAWINGS. NO ADDITIONAL COSTS WILL BE ACCEPTED FOR EXPOSED CONDITIONS THAT HAVE NOT BEEN FIELD VERIFIED PRIOR TO BIDDING.
- G. SALVAGE & STOCKPILE ANY & ALL REUSABLE ITEMS CALLED OUT TO BE DEMOLISHED. COORDINATE SELECTION OF REUSABLE ITEMS W/ OWNER.
- H. NON-SALVAGEABLE MATERIALS CALLED OUT TO BE DEMOLISHED OR REMOVED ARE TO BE PROPERLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- I. THE EXISTING BUILDING IS REPORTED TO HAVE HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK. COORDINATE WITH CITY AND STATE REQUIREMENTS FOR REQUIRED ABATEMENT.
- J. SCOPE OF WORK INCLUDES COORDINATION WITH UTILITIES, AS REQUIRED.

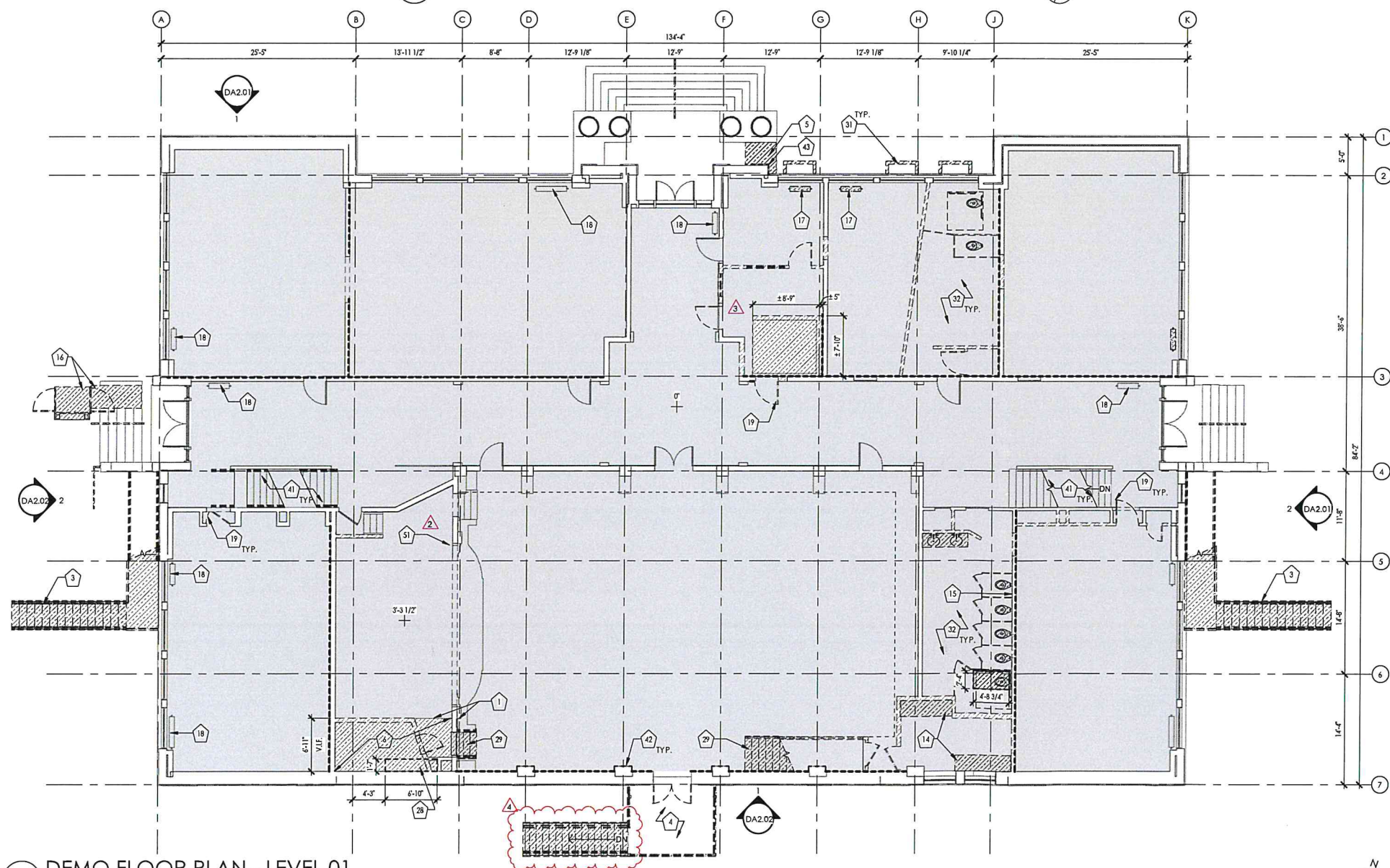
- K. RETAIN AS MUCH ORIGINAL EXTERIOR MATERIAL AND DETAIL AS POSSIBLE. IT IS EXPECTED THAT SOME MATERIALS MAY NEED TO BE REPLACED DUE TO DAMAGE OR ROT. CONTRACTOR TO VERIFY EXISTING CONDITION OF EXTERIOR MATERIALS AND COORDINATE EXTENT OF ANY REMOVAL WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION.
- L. WHERE SELECTIVE DEMOLITION OCCURS AT FINISHED AREAS, PATCH AND REPAIR EXISTING WORK TO MATCH EXISTING ADJACENT CONDITIONS.
- M. PRESERVE (E) RADON SYSTEM AS POSSIBLE. COORDINATE DEMO AND RECONSTRUCTION OF SYSTEM AS NECESSARY IN COORDINATION WITH OWNER AND ARCHITECT.
- N. (E) STRUCTURE TO BE PREPPED FOR NEW FINISHES AS PROPOSED.
- O. DEMO (E) FINISHES AS REQ. FOR NEW SYSTEMS. COORD. DEMO W/ ARCH. & OWNER
- P. DEMO (E) ALL UNUSED M.E.P. LINES IN BASMENT, INCLUDING ALL STEAM LINES THAT SERVED ORIGINAL RADIATOR SYSTEM. COORD. EXTENT OF DEMO W/ ARCH. & M.E.P. CONSULTANTS
- Q. GC TO STORE AND PROTECT ALL DOORS THAT ARE FOUND ON-SITE OR SHOWN AS REMOVED ON DEMO PLANS FOR POTENTIAL REUSE.
- R. COORD. DEMO OF (E) EXPOSED SPRINKLER LINES W/ ARCH.

DEMOLITION LEGEND



KEYNOTES - DEMO

- 1 ALIGN
- 2 DEMO (E) BUILT-IN FURNITURE
- 3 DEMO (E) FIRE ESCAPES, WALL BRACKETS, AND CONCRETE PAD. REPAIR (E) WALL FINISH AS REQ'D
- 4 DEMO (E) ROOFING & DETERIORATED DECKING. PREPARE FOR REPLACEMENT, CLEAN (E) STRUCTURE & PREP FOR STRUCTURAL IMPROVEMENTS, S.S.D.
- 5 DEMO (E) WALL IN PREPARATION FOR (N) RAMP. PROTECT ADJACENT WALLS AND COLUMNS
- 6 DEMO PORTION OF (E) PLATFORM/STAGE. PREP FLOOR AND FRAMING FOR NEW PLATFORM LIFT AS REQUIRED
- 7 DEMO (E) RAMP, FRAMING, AND HANDRAIL. AS REQ FOR NEW LAYOUT.
- 8 DEMO (E) MECHANICAL EQUIPMENT AND DUCTWORK; CLEAN AND PREPARE (E) FLOOR AND WALLS FOR NEW FINISH
- 9 DEMO (E) RAILING
- 10 PROTECT (E) COLUMN DURING DEMO TYP. U.N.O.
- 11 PARTIAL DEMO OF RAMP TO INSTALL (N) SLOPED AREA
- 12 PROTECT (E) FOOTINGS DURING DEMO
- 13 DEMO (E) CASEWORK
- 14 DEMO (E) KITCHEN EQUIPMENT AND CASEWORK
- 15 PROVIDE TEMPORARY SHORING AT BEARING WALL. AS REQ. PREP FOR NEW STRUCTURE
- 16 DEMO (E) WHEELCHAIR LIFT, REPAIR CONCRETE STAIRS AND WALL AS REQ'D
- 17 REMOVE AND SALVAGE (E) RADIATOR FOR HISTORIC PRESERVATION
- 18 (E) RADIATOR TO REMAIN, GC TO PROTECT DURING DEMO AND CONSTRUCTION
- 19 SALVAGE (E) DOOR FRAME AND DOOR FOR REUSE
- 20 DEMO (E) ROOF ACCESS LADDER AND HATCH
- 21 DEMO PORTION OF EXISTING PLANTER BED IN PREPARATION FOR NEW RAMP. SEE PLANS
- 22 DEMO FLOOR SLAB AS REQUIRED FOR NEW WASTE LINE CONNECTION TO (E), REF PLUMB
- 23 DEMO WINDOW, PREPARE FOR NEW OPENING OR PATCH AND REPAIR WALL. AS REQUIRED
- 24 REMOVE (E) MESH FROM WINDOWS; PRESERVE (E) WINDOW AND PREP FOR RESTORATION, TYP @ ALL LOCATIONS WHERE MESH OCCURS.
- 25 REMOVE WINDOW INFILL PANEL
- 26 REMOVE BUILDING LETTERING, PATCH AND REPAIR PLASTER AS NECESSARY. FINISH TO MATCH ADJACENT. SEE FINISH SCHEDULE
- 27 DEMO PORTIONS OF (E) MEZZANINE FLOOR WHERE INDICATED.
- 28 DEMO EXTENT OF FIRST FLOOR BELOW STAGE AS SHOWN
- 29 DEMO (E) STAIR. P&R FLOOR AS REQ. FOR NEW LAYOUT.
- 30 DEMO PORTION OF WALL IN PREPARATION FOR NEW WINDOW. SEE ELEVATIONS FOR DIMENSIONS. PROVIDE SHORING, AS REQUIRED.
- 31 DEMO (E) WINDOW WELL AND BASEMENT WINDOW. SEE STRUCTURAL FOR REQUIRED INRLL
- 32 REMOVE PLUMBING FIXTURES; CAP OFF. SPD FOR EXTENT OF DEMO.
- 34 ASSUMED EXTENT HIGH BASEMENT LEVEL SLAB-ON-GRADE
- 35 ASSUMED EXTENT LOW BASEMENT LEVEL SLAB-ON-GRADE
- 36 ASSUMED EXTENT OF CRAWLSPACE. V.F.
- 37 REMOVE ALL (E) FRAMING OVER EXPOSED EARTH AND EXCAVATE/PREP GRADE AS REQUIRED FOR NEW CONSTRUCTION
- 37 DEMO EXTERIOR FNISH AS REQ. FOR STRUCTURAL REPAIR
- 38 REMOVE ALL (E) FRAMING OVER EXPOSED EARTH AND EXCAVATE/PREP GRADE AS REQUIRED FOR NEW CONSTRUCTION
- 38 DEMO OF (E) BUILT-IN CASEWORK. PATCH & REPAIR (E) FINISHES TO MATCH (E) ADJACENT.
- 39 COORDINATE DEMO OF FRAMING w/ NEW WORK ON A8.06
- 40 DEMO (E) ASPHALT, AS REQ AND SCD. TYP.
- 41 REMOVE (E) HANDRAILS AND (E) STAIR FINISH FOR INSTALL OF (N) BLOCKING AND HANDRL. TYP. (E) STAIRS TO REMAIN.
- 42 PARTIAL DEMO OF FNISH, WHERE REQ. P&R TO MATCH (E) ADJACENT.
- 43 GRIND BACK CONCRETE AS REQ. TO PREP FOR CONTINUATION OF (E) ADJACENT FINISHES
- 44 DEMO (E) PLASTER FINISH TO SUBSTRATE. COORDINATE SUBSEQUENT DEMO (INCLUDING POTENTIAL REMOVAL OF GLASS BLOCK INFILL) WITH ARCHITECT AS REQUIRED; PREP (E) OPENING FOR NEW WORK, COORD. OPENING DEMO W/ STRUCT.
- 45 DEMO (E) RAIN LEADER, CONDUCTOR BOX, AND DRAIN CONNECTION
- 46 REMOVE (E) LIGHT FIXTURE
- 47 REMOVE (E) FAN HOOD IN THIS LOCATION
- 48 REMOVE ROTTEN DECKING @ LANDING AS REQ.
- 49 REMOVE (E) POWER & TELECOM LINES & SUPPORT, COORD. W/ UTILITIES
- 50 DEMO MEZZANINE PROJECTION INTO SECOND FLOOR CORRIDOR AS REQ'D FOR NEW WORK
- 51 DEMO (E) DRAPERY; PRESERVE (E) TRACK AND HARDWARE



1 DEMO FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

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REV. #	DATE	DESCRIPTION
1	04.14.23	REV 01
2	06.23.23	REV 03
3	10.26.23	ASI 07
4	1.16.24	ASI 10

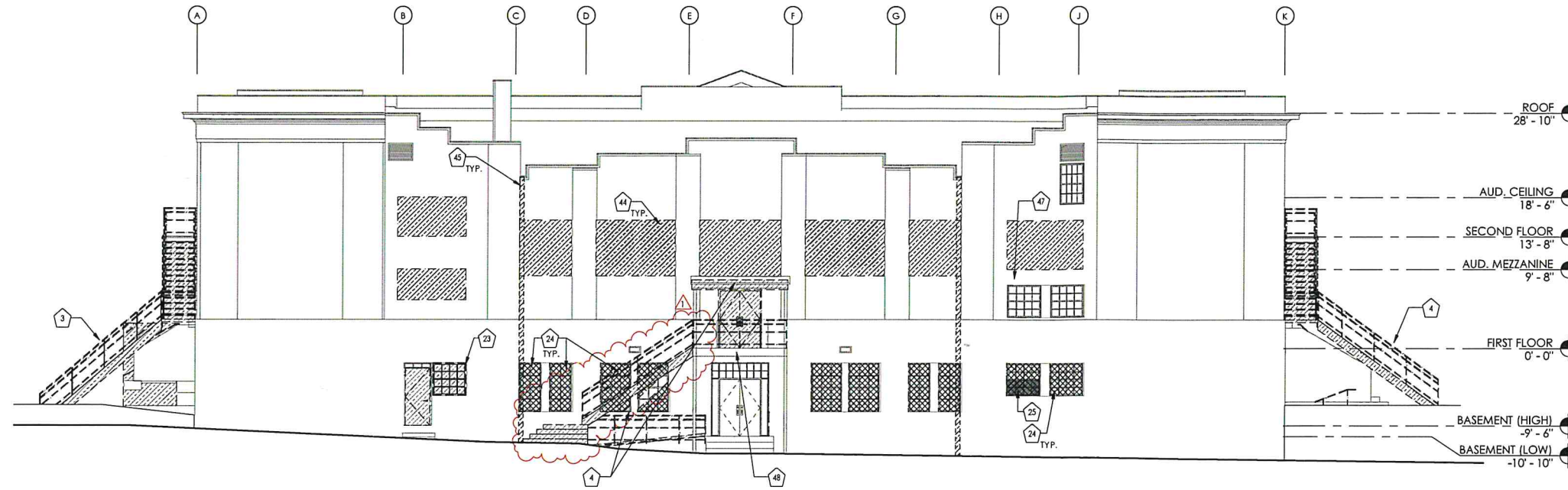
HISTORIC RESOURCE REVIEW: REVISION REQUEST

**JOHN GUMM BUILDING
CIVIC OFFICES**
251 St. Helens Street
St. Helens, Oregon 97051

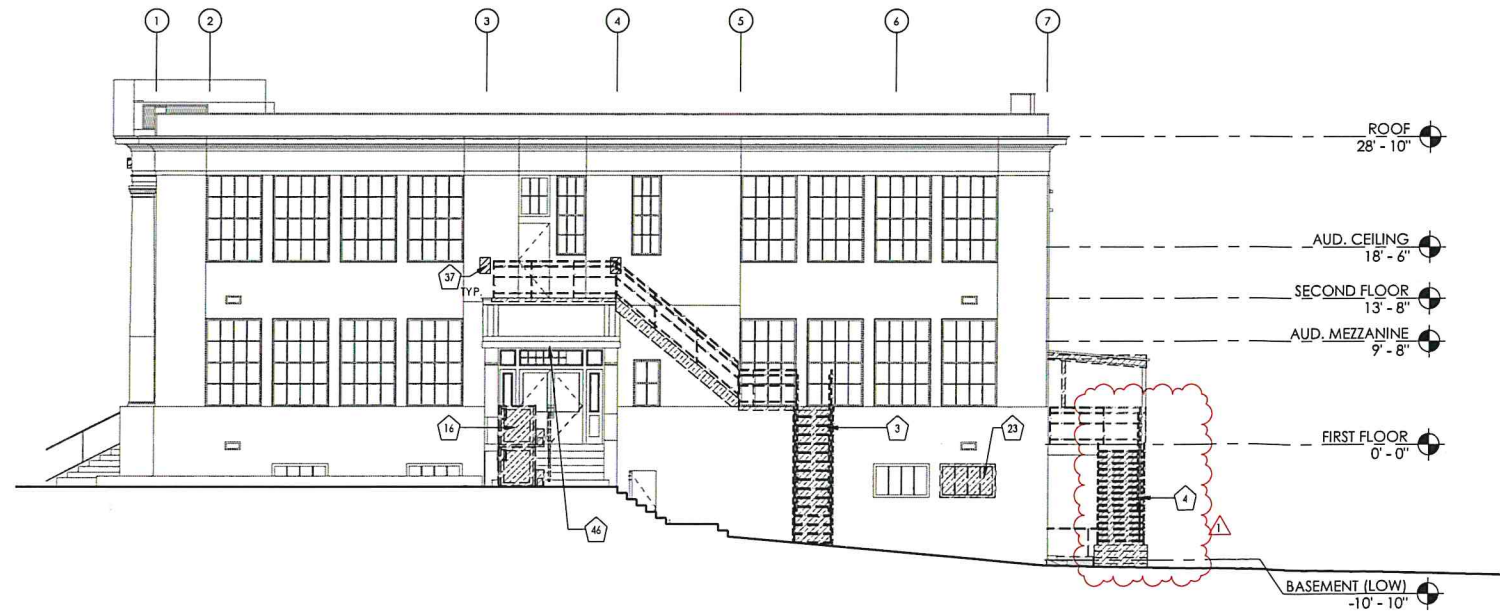
DEMO PLAN - LEVEL 01
& MEZZANINE

PROJECT NO: 2141
DRWN BY: XX [CHK'D BY: XX]
DATE: 03.22.2023

DA1.11



1 DEMO ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



2 DEMO ELEVATION - WEST
SCALE: 1/8" = 1'-0"


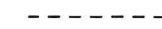

KEYNOTES - DEMO

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- 51 REMOVE (E) POWER & TELECOM LINES & SUPPORT, COORD. W/ UTILITIES
- 52 DEMO MEZZANINE PROJECTION INTO SECOND FLOOR CORRIDOR AS REQ'D FOR NEW WORK
- 53 DEMO (E) DRAPERY; PRESERVE (E) TRACK AND HARDWARE

DEMOLITION GENERAL NOTES

- A. PERFORM DEMOLITION AS REQUIRED FOR COMPLETION OF PROJECT, WHETHER NOTED ON THIS OR OTHER PLANS.
- B. DEMOLITION NOTES ARE INCLUDED ON CIVIL DRAWINGS, (C. SERIES) AND LANDSCAPE DRAWINGS (L. SERIES).
- C. THE PROCEDURES TO BE USED FOR DEMOLITION SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY WHICH IS TO REMAIN UNDISTURBED AND COORDINATE WITH OTHER WORK IN PROGRESS.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO PROPERTY AND NEIGHBORING PROPERTIES AS A RESULT OF THIS WORK, INCLUDING DAMAGE TO CITY UTILITIES/INFRASTRUCTURE.
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- F. SALVAGE & STOCKPILE ANY & ALL REUSABLE ITEMS CALLED OUT TO BE DEMOLISHED. COORDINATE SELECTION OF REUSABLE ITEMS W/ OWNER.
- G. NON-SALVAGEABLE MATERIALS CALLED OUT TO BE DEMOLISHED OR REMOVED ARE TO BE PROPERLY DISPOSED OF OFF-SITE, UNLESS NOTED OTHERWISE.
- H. SCOPE OF WORK INCLUDES COORDINATION WITH SUSTAINABLE CERTIFICATION PROGRAM; SEE SPECIFICATIONS FOR DEMOLITION AND CONSTRUCTION WASTE REMOVAL.
- I. THE EXISTING BUILDING IS REPORTED TO HAVE HAZARDOUS MATERIALS. COORDINATE WITH OWNER FOR SCOPE OF WORK, COORDINATE WITH CITY AND STATE REQUIREMENTS FOR REQUIRED ABATEMENT.
- J. SCOPE OF WORK INCLUDES COORDINATION WITH UTILITIES, AS REQUIRED.
- K. SCOPE OF WORK INCLUDES COORDINATION AND COMPLYING WITH CITY OF PORTLAND, INCLUDING (AND NOT LIMITED TO) PERMITS, WORKING HOURS AND NOISE ORDINANCES
- L. SEE GEOTECHNICAL REPORT; INFORMATION ON SHEET G0.1.
- M. RETAIN AS MUCH ORIGINAL EXTERIOR MATERIAL AND DETAIL AS POSSIBLE.
- N. WHERE SELECTIVE DEMOLITION OCCURS, PATCH AND REPAIR EXISTING WORK TO MATCH EXISTING ADJACENT CONDITIONS.
- O. REMOVE ALL UNUSED EXTERIOR LIGHT FIXTURES, MEP & UTILITY CONNECTIONS, HOODS, AND OTHER EQUIPMENT AT BUILDING EXTERIOR

DEMOLITION LEGEND

-  ITEM TO REMAIN
-  ITEM TO BE REMOVED
-  WALL TO BE REMOVED

EMERICK ARCHITECTS
321.502.2359/400 W. EMERICK ARCHITECTS.COM
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PORTLAND, OR 97204

REV. #:	DATE:	DESCRIPTION:
1	1.16.24	AS110

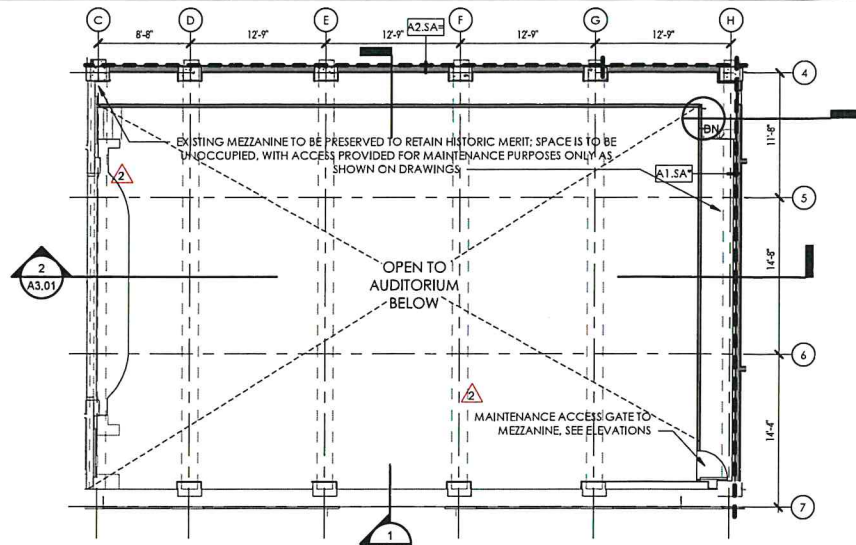
HISTORIC RESOURCE REVIEW: REVISION REQUEST

JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

DEMO ELEVATIONS

PROJECT NO: 2141
DRWN BY: XX CHKD BY: XX
DATE: 03.22.2023

DA2.02



2 FLOOR PLAN - MEZZANINE
SCALE: 1/8" = 1'-0"

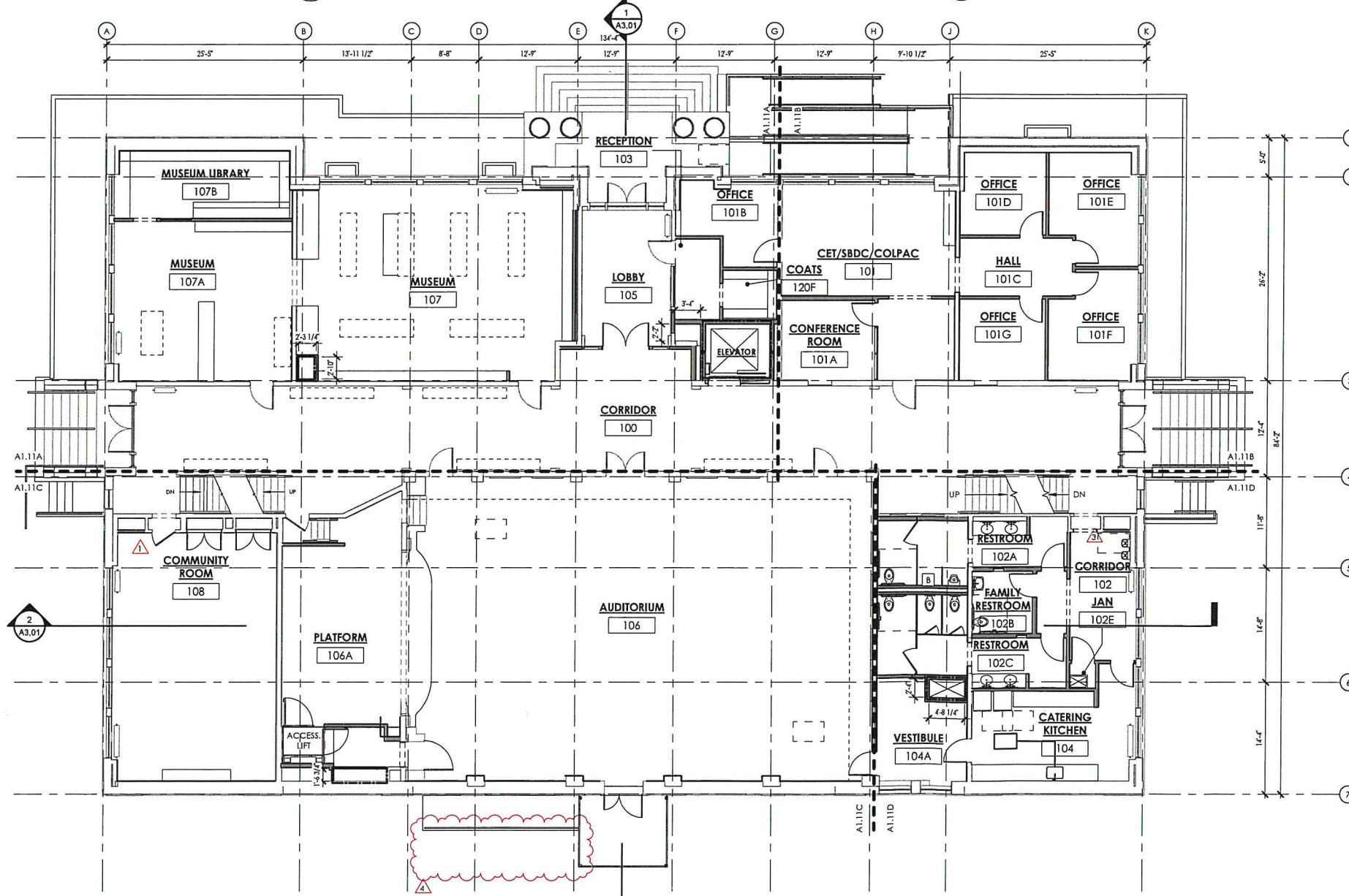
FLOOR PLAN GENERAL NOTES

- A. DIMENSIONS ARE TO FACE FINISH OF (E) WALLS & CENTERLINE OF FRAMING OF NEW WALLS. U.N.O. SEE WALL ASSEMBLIES FOR FINISH FACES OF WALL TYPES. TYP.
- B. UNLESS NOTED OTHERWISE, WHEN DOORS AND WINDOWS ARE SHOWN NEXT TO A WALL AND NOT DIMENSIONED, ALLOW CLEARANCE FOR CASE TRIM PLUS 1" CLEAR SPACE.
- C. TRAVEL SURFACES SHALL BE STABLE AND FIRM AND SLIP RESISTANT. FLOOR SURFACES SHALL COMPLY WITH ANSI A117.1 SECTIONS 301 TO 303.
- D. (E) RADON SYSTEM TO REMAIN. RECONFIGURE AS NEC. TO ACCOMMODATE NEW WORK. CONTRACTOR TO FIELD VERIFY AND PROVIDE ALLOWANCE FOR ADJUSTMENTS TO RADON SYSTEM.
- E. REFER TO STRUCTURAL & A8.00 WALL TYPES FOR PLYWOOD SHEAR DIAPHRAGM LOCATIONS
- F. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION AS INDICATED BY PLAN AREAS AND MATCH LINES SHOWN ON OVERALL FLOOR PLANS.
- G. SEE REFLECTED CEILING PLANS, INTERIOR ELEVATIONS AND FINISH FLOOR PLANS FOR ADDITIONAL INFORMATION REGARDING INTERIOR SCOPE.
- H. AT ALL EXTERIOR WALLS WITH EXISTING SUPPLEMENTAL METAL STUD FRAMING, PROVIDE NEW R-20 BATT INSULATION WITHIN STUD CAVITY WITH VAPOR BARRIER
- I. AT CORE/SHELL AREAS OF BASEMENT, OMIT GWB FINISHES AT NEW WALLS TO ALLOW FOR FUTURE MEP ROUTING
- J. FURNITURE IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED IN PROJECT SCOPE
- K. PROVIDE ALLOWANCE FOR SECURITY CAMERAS AT ALL EXTERIOR DOORS, PRIMARY CIRCULATION, PUBLIC SPACES, AND SUITE RECEPTION AREAS
- L. AT (E) WALLS TO REMAIN, PROTECT (E) FINISHES TO GREATEST EXTENT POSSIBLE. REPAIR (E) LATH & PLASTER FINISHES AND TRIM AS NECESSARY. MATCH ADJ. FINISHES. TYP. AND PREP FOR NEW PAINT.
- M. RESTORE (E) WOOD WINDOW GLASS, FRAMES, SASHES, AND SILL; REPAIR, WEATHER SEAL, AND INSTALL INSULATING INTERIOR PANE TO IMPROVE THERMAL PERFORMANCE. PROVIDE WINDOW RESTRICTOR TO LIMIT OPERATION TO 4" OPENING. TYP. ALL
- N. REFER TO ACCESSIBILITY SHEET FOR TYPICAL RESTROOM STALL CONFIGURATION AND TOILET ACCESSORY REQUIREMENTS

SHEET LEGEND

- OBJECT ABOVE
- PLAN MATCHLINE
- (E) TO REMAIN
- NEW WALLS
- (E) COLUMNS TO REMAIN
- NEW COLUMNS
- NEW FLOOR CONSTRUCTION. REF A8.00 FOR ASSEMBLY TYPES AND A1.20 FOR MORE INFORMATION ON BASEMENT CONDITIONS
- ▨ LIMITED SCOPE AREA: CORE AND SHELL PREPARATION ONLY. EXPOSED FRAMING @ WALLS & CEILINGS. (E) FLOORS. REF. MEP DRAWINGS FOR CORE & SHELL SCOPE
- (E) --- (N) 1 HOUR FIRE PARTITION
- (E) --- (N) 2 HOUR FIRE BARRIER
- (E) --- (N) SMOKE BARRIER
- (E) (N) EQUIPMENT, SEE SCHEDULE
- (E) (N) PLUMBING FIXTURE, SEE SCHEDULE

REV. #:	DATE:	DESCRIPTION:
1	04.14.23	REV 01
2	06.23.23	REV 03
3	10.24.23	ASI 07
4	1.16.24	ASI 10



1 FLOOR PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

HISTORIC RESOURCE REVIEW: REVISION REQUEST

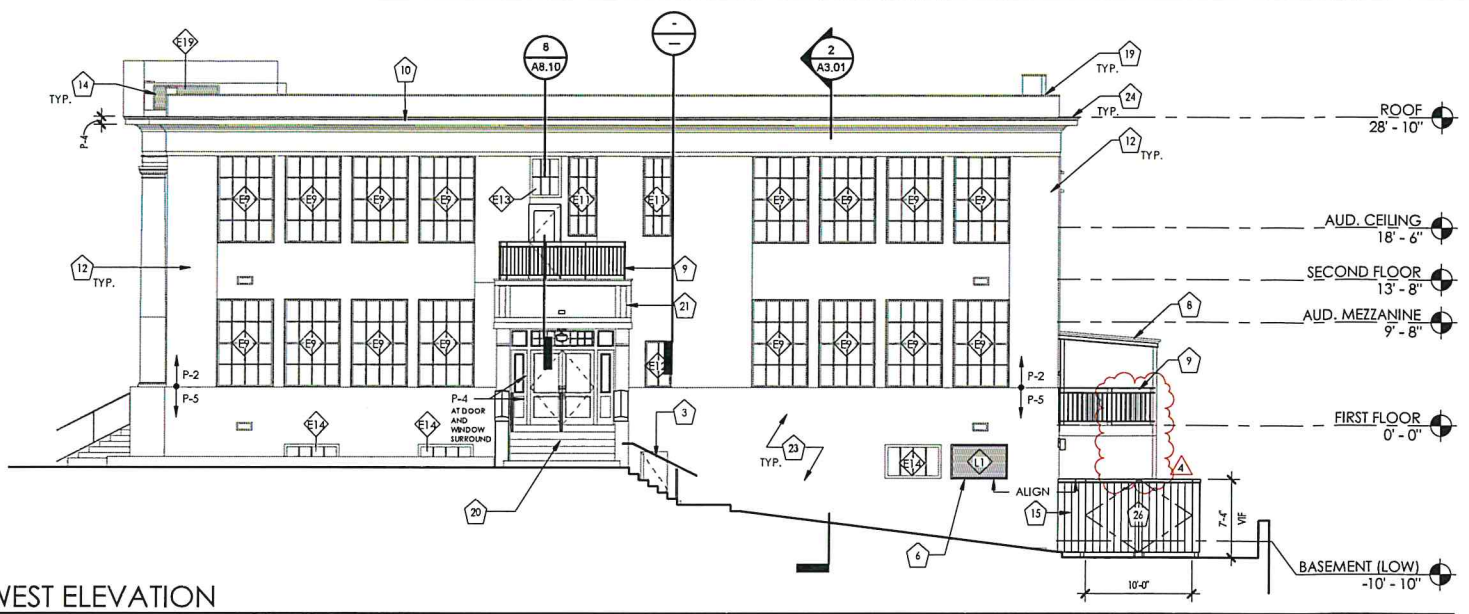
JOHN GUMM BUILDING
CIVIC OFFICES
251 St. Helens Street
St. Helens, Oregon 97051

FLOOR PLAN - LEVEL 01
& MEZZANINE

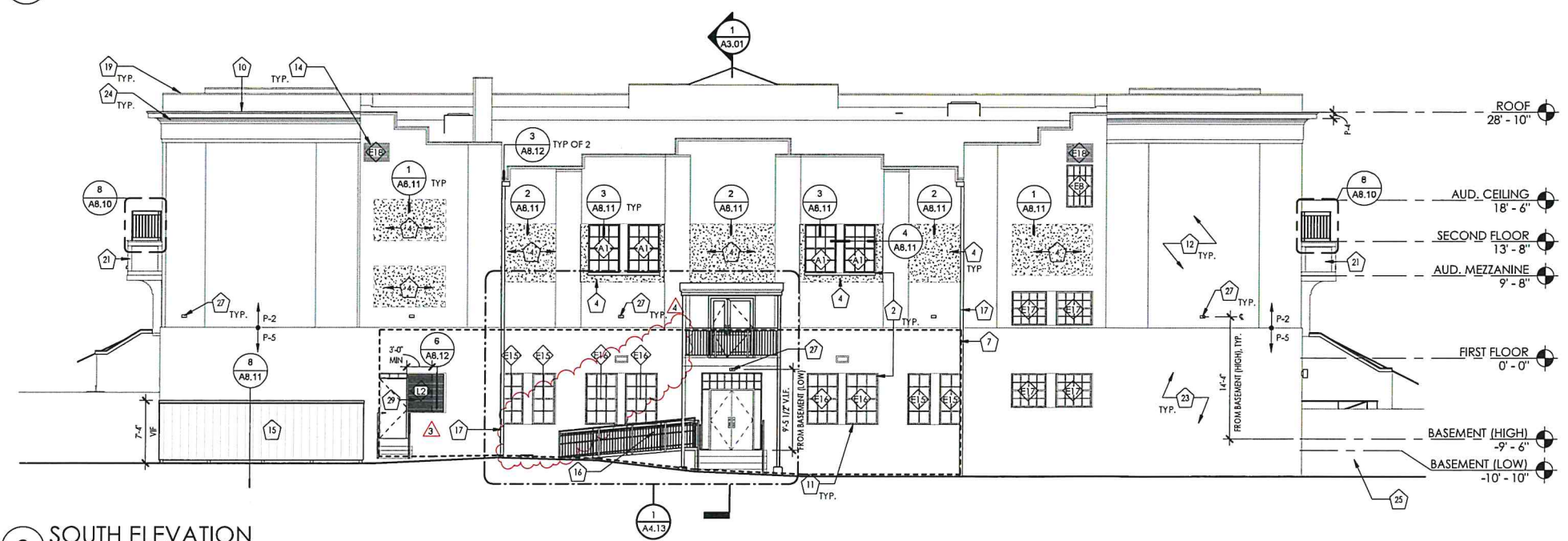
PROJECT NO: 2141
DRWN BY: XX | CHKD BY: XX
DATE: 03.22.2023

A1.11

EMERICK ARCHITECTS
321 SOUTHWEST FOURTH AVE SUITE 200
PORTLAND OR 97204
P 503.233.7400 W EMERICKARCHITECTS.COM



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

- A. WINDOW AND DOOR FINISH OPENING HEIGHTS SHOWN ON SCHEDULES
- B. RESTORE ALL EXISTING EXTERIOR WINDOWS & PROVIDE NEW INTERIOR THERMAL WINDOW PANE AND WINDOW RESTRICTOR TO LIMIT WINDOW OPERATION TO 4"
- C. PER THE HISTORIC RESOURCE REVIEW (HRR. 1.22) AND SITE DEVELOPMENT REVIEW (SDR.9.22), THE COLOR OF THE GUARD RAILS, HANDRAILING, PICKETS/TUBE POSTS, MECHANICAL LOUVERS, AND NON-HISTORIC WALL PACK MOUNT LIGHTING SHALL BE PAINTED TO MATCH THE EXISTING BUILDING.

LEGEND

- ◇ NEW WINDOW, SEE SCHEDULE

KEYNOTES - ELEVATION

- 1 CONCRETE RAMP, REF PLANS FOR FURTHER DESCRIPTION
- 2 ALIGN WINDOWS WITH (E) BELOW
- 3 NEW PAINTED HANDRAILS
- 4 REPLACE/REPAIR EXISTING MASONRY WINDOW INFILL FINISH WITH PLASTER SYSTEM TO MATCH (E) ADJACENT CONDITIONS; FLASH AS REQ'D
- 5 NEW BUILDING SIGNAGE, SEE DETAIL
- 6 REPLACE (E) WINDOW WITH PAINTED METAL MECHANICAL LOUVER
- 7 PROVIDE ALLOWANCE FOR CEMENT PLASTER REPAIR WITHIN AREA INDICATED BY DASHED LINE
- 8 REPLACE (E) ROOF SHEATHING AS REQ'D, REF STRUC; PROVIDE NEW ROOFING PER DETAILS
- 9 PAINTED STEEL GUARDRAIL
- 10 RESTORE (E) WOOD ENTABLATURE, PEDIMENT, AND DETAILING AS REQUIRED
- 11 RESTORE (E) WOOD WINDOW GLASS, FRAMES, SASHES, AND SILL; REPAIR, WEATHER SEAL, AND INSTALL INSULATING INTERIOR PANE TO IMPROVE THERMAL PERFORMANCE (SLIP BY CHOSEN WINDOWS, OR SIM), PROVIDE WINDOW RESTRICTOR TO LIMIT OPERATION TO 4" OPENING. TYP. ALL
- 12 REF KEYNOTE 4 FOR AREAS CONFIRMED TO REQUIRE PLASTER REPAIR; ADDITIONAL REPAIR MAY BE REQUIRED AND IS TO BE REVIEWED BY OWNER, ARCHITECT, AND CONTRACTOR DURING CONSTRUCTION ON A CASE-BY-CASE BASIS.
- 13 PROVIDE KNOX BOX FOR UTILITY ENTRY
- 14 RESTORE (E) WOOD LOUVERS AND VENTS
- 15 (N) SCREENING ENCLOSURE, REFER TO CIVIL FOR DETAILS
- 16 PAINT (E) HANDRAIL
- 17 NEW DOWNSPOUTS AND CONDUCTOR BOX, REF. PLUMBING FOR CONNECTION
- 18 DOOR TO BE FITTED W/ (N) HARDWARE & ADJUSTED AS REQ. TO PROVIDE SMOOTH OPERATION
- 19 REPAIR AND REPAIR (E) COPING AND FLASHING AS REQ'D
- 20 REPAIR (E) STEEL HANDRAIL
- 21 RESTORE AND REPAIR (E) WOOD BALCONY, REPLACE DAMAGED WD. AS NEC.
- 22 REPAIR AND CLEAN (E) WINDOW WELLS AND WINDOW FRAMES
- 23 REF KEYNOTE 7 FOR AREAS OF EXISTING CONCRETE EXPECTED TO REQUIRE REFINISHING; ADDITIONAL REPAIR MAY BE REQUIRED AND IS TO BE REVIEWED BY OWNER, ARCHITECT, AND CONTRACTOR DURING CONSTRUCTION ON A CASE-BY-CASE BASIS.
- 24 RESTORE AND REPAIR (E) WOOD ENTABLATURE AND METAL FLASHING (E) WALL TO REMAIN
- 25 PROVIDE PULLS & PADLOCKS FOR TRASH ENCLOSURE GATES. @ DOUBLE DOOR ALSO PROVIDE SPRING ACTION CASTERS & CANE BOLT
- 27 EXTERIOR LIGHTING FIXTURE, SEE RCP AND ELECTRICAL DRAWINGS, TYP.
- 28 CONDUIT FOR PRIMARY ELECTRICAL SERVICE, PAINT TO MATCH ADJACENT SURFACE
- 29 INSTALL SHI MTL PANEL BEHIND LOUVER TO LIMIT FUNCTIONAL AREA; REF ARCH DETAIL AND MECH

REV. #:	DATE:	DESCRIPTION:
1	04.14.23	REV 01
2	05.03.23	ADDENDUM 01
3	10.26.23	ASI 07
4	1.16.24	ASI 10

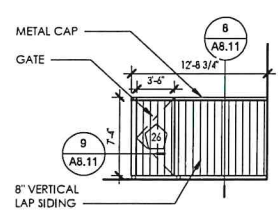
HISTORIC RESOURCE REVIEW: REVISION REQUEST

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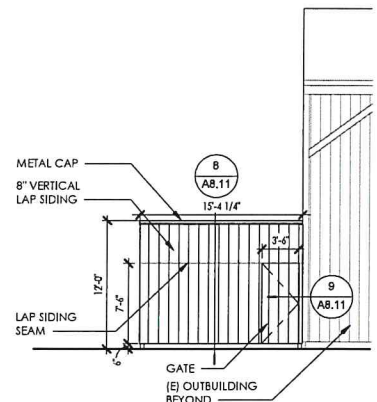
ELEVATIONS

PROJECT NO: 2141
DRWN BY: XX | CHKD BY: XX
DATE: 03.22.2023

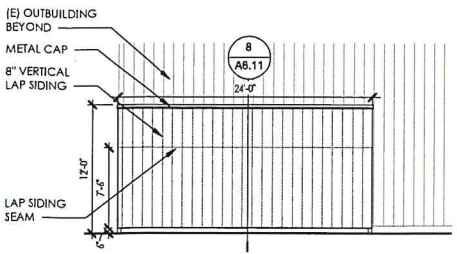
A2.02



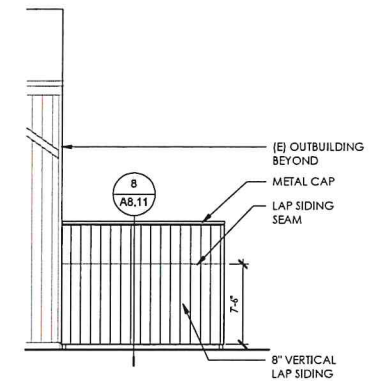
3 MECH./TRASH ENCLOSURE - EAST
SCALE: 1/8" = 1'-0"



4 GENERATOR ENCLOSURE - NORTH
1/8" = 1'-0"
REF. ALTERNATE 01



5 GENERATOR ENCLOSURE - EAST
SCALE: 1/8" = 1'-0"
REF. ALTERNATE 01



6 GENERATOR ENCLOSURE - SOUTH
1/8" = 1'-0"
REF. ALTERNATE 01