



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jacob Graichen, AICP, City Planner
RE: 201 S. 1st Street
DATE: September 29, 2025

Back in June a building permit was submitted (permit no. 749-24-000206-STR) for alterations to a commercial suite at the SW corner of the S. 1st Street / St. Helens Street intersection to prepare the site for a proposed eating and drinking establishment—Dawn/Dusk Dining and Spirits.

A “new” door is proposed, along with other exterior alterations (mostly restoration work). Review of these was deferred. That renovation has progressed such that the owner/applicant is requesting Architectural Review to continue the permitting effort.

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 on the City’s website:

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

As a corner lot there are two facades: S 1st Street and St. Helens Street.

The **S. 1st Street façade**, which currently has a man door, is restoration work. For example, transom windows are proposed to be restored where previously altered (e.g., for an AC unit) along with tile repair as needed.

This is supported by the architectural guidelines, which talks about preserving original appearance and not to cover, remove or alter windows (including transom windows). These alterations from years ago are being remedied now.

Also, plans suggest a future sign. A sign permit will be necessary. If and when such is proposed, architectural review will be applicable at that time.



The **St. Helens Street façade**, which had a man door at some point previously, includes restoration work for the windows and a “new” door. Applicant notes re-use of the actual original door, which was removed, with the door void in the wall boarded up for decades.

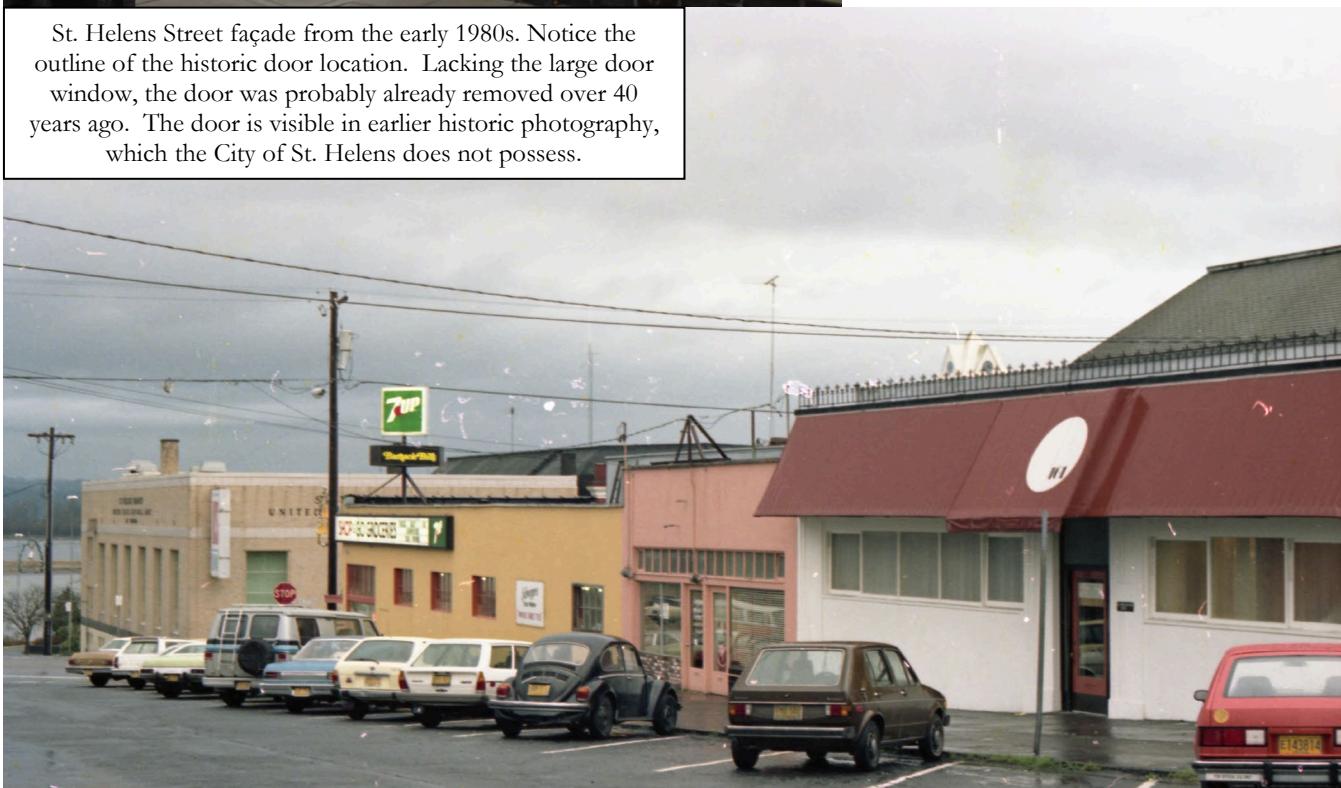
As with the S. 1st Street elevation, window restoration is logical along the St. Helens Street façade.

Specific to the door, the guidelines strongly encourage restoring façade elements that have been covered or removed. For new construction, the guidelines note that doors should include large windows and a solid kickplate. Though not “new construction” per se, the door has a large window and kickplate consistent with the guidelines.

St. Helens Street façade Sept. 29, 2025.
Notice the outline of the historic door location given variation of wall materials



St. Helens Street façade from the early 1980s. Notice the outline of the historic door location. Lacking the large door window, the door was probably already removed over 40 years ago. The door is visible in earlier historic photography, which the City of St. Helens does not possess.



See applicant's narrative/plans for more details (attached).



ORIGINAL SIDE DOOR,
REMOVED +/- 2004,
RESTORE AND REINSTALL
IN ORIGINAL LOCATION



REMOVE HVAC UNIT, REPAIR WD
WINDOW FRAMES & GLAZE
WHERE REQUIRED

MISC TILE REPAIRS

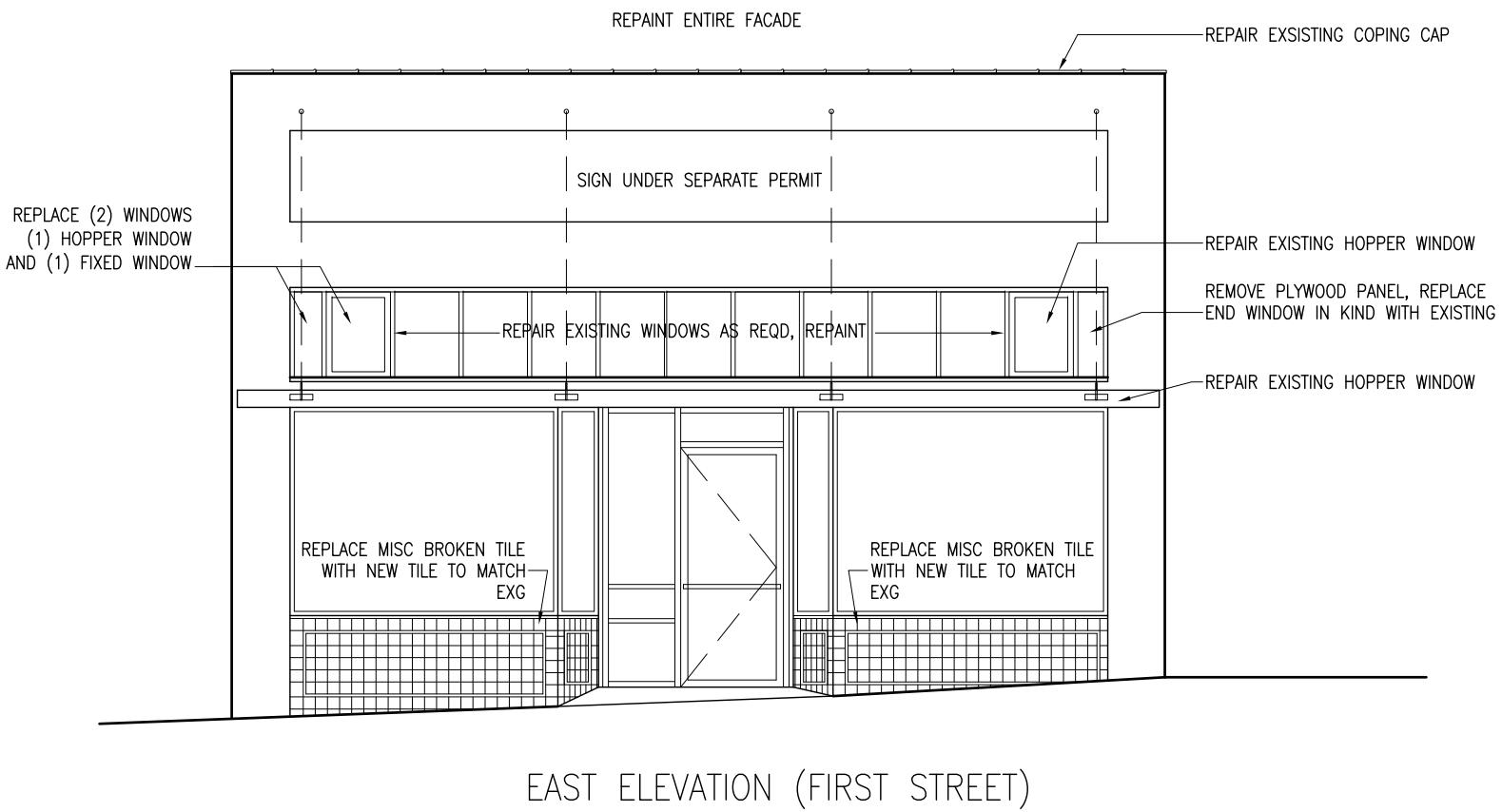


REPAINT ENTIRE FACADE

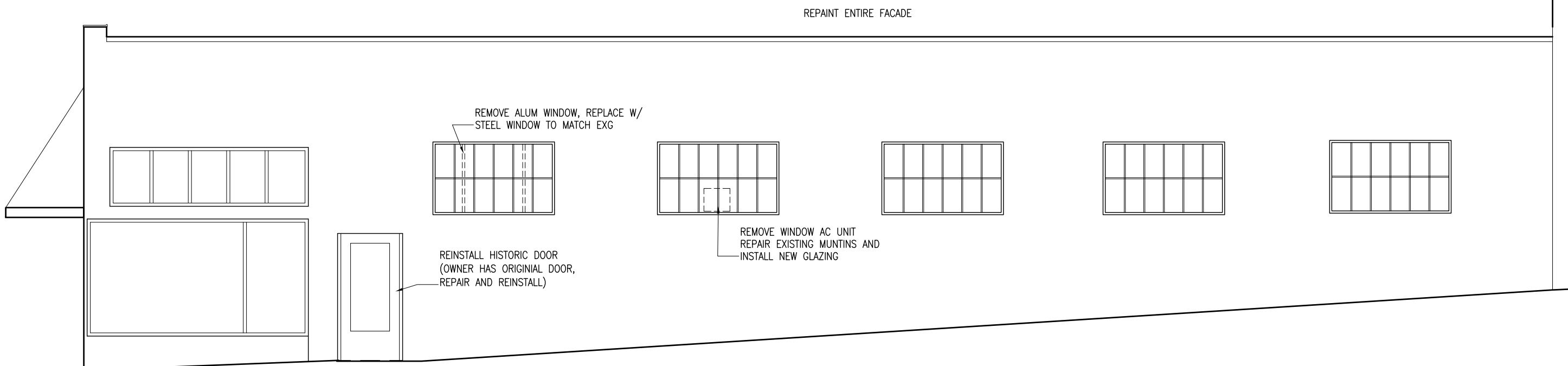
REPLACE ALUM WINDOW WITH
NEW HISTORIC STEEL WINDOW

REMOVE AC UNIT REPAIR STEEL
WINDOW AND GLAZING

REMOVE VENT,
REGLAZE AS REQUIRED



EAST ELEVATION (FIRST STREET)



NORTH ELEVATION (ST HELENS STREET)