



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: March 5, 2024

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 Planning Commission reviewed and approved previous work for this property, which is summarized below. No building permits have been submitted for this work.

- **SDRm.2.23 (April 2023)** - 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, 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
- **Revised SDRm.2.23 (July 2023)** - Revisions to SDRm.2.23 included replacing the ADA lift with a sloped ramp/walkway for a *future* elevator shaft, a new wooden basement window, relocation of the full-light basement door, and winter/rain folding accordion windows on the porch addition

In February 2024, the applicant requested to include an elevator and other site improvements, including a new driveway and a 2-space parking lot and trash enclosure. These changes are substantial enough to require a new Site Development Review (SDR). The SDR application has not been submitted, but due to funding, the applicant requested that the PC review for architectural guidelines compliance to keep the review process moving quickly.

There are many exterior modifications with the proposal, but most have already been reviewed by the PC (see above). The purpose of this memo is to focus on work related to *new* project components. *New* project components include an elevator, an elevator tower “bridge” to connect to each level, 3 new windows on the west elevation, 2 new windows on the south elevation, removal of 4 windows on the south elevation because of the elevator tower “bridges,” and a new metal awning over a previously approved lower-level entry. Staff thoughts are included below organized in the order that they appear in the Guidelines. Questions for the Commission to discuss are in **red**.

Awnings & Canopies

The Guidelines encourage the use of awnings for shade in the summer and protection during rain. Awnings should be rectangular (not arched), and metal is preferred. The new awning over the basement door to the new elevator complies.

Building Façade/Entry

The applicant addresses the history of the original building façade/entry in their narrative. The original St. Helens hotel was removed in 1951. This is when the west elevation of the “annex,” or what is today the Klondike Tavern, became the location of the main entry stair and the west façade was exposed to the street.

This section encourages projects to keep historic façades, original windows, doors, and entryways intact. The entry which was established in 1951 is not proposed to change. The west façade has the most substantial changes especially around the new elevator shaft which connects to the floors with new elevator “bridges” which contain new windows and require the removal of four original windows. **Does the Commission feel the improvements related to accessibility justify the substantial changes to the west elevation/façade and the removal of original windows? Perhaps a discussion about alternative elevator locations with the applicant will help the Commission decide the answer to this question. Are there other elevator locations which do not require removal of windows?**

The Guidelines encourage projects to keep the building alignment at the front property line oriented towards the street. Adding an elevator on the west elevation will mean that guests who arrive for the 2nd and 3rd floors will likely enter not from the existing stair entry closest to the street, but they will enter at the entry which provides them closer access to the elevator. However, given the history of the west elevation and that the main entry stair was added in 1951 and will remain, staff does not feel there is an alternative solution which meets this requirement better than the proposal does.

Alterations should not be made to look “older” or “more historic” than it is. This applies to the new elevator. Staff feels the proposal is easily distinguished from the original, but the Commission can discuss this further if desired.

Material & Building Colors

The elevator tower is proposed to have matching *horizontal* shiplap siding to match the existing horizontal siding. The tower “bridge” element will have *vertical* siding to match the siding which is below the 1st level. During rehabilitation of buildings, the Guidelines encourage that materials used should be replaced with similar material types to maintain the original appearance of the structure. **One question staff had was about the fiber-cement panels proposed at the top of the elevator shaft. Fiber cement panels can take many different appearances, so is there more detail about what the panels would look like and the purpose they serve?**

The previous porch addition roof did not include detail. This proposal notes a “standing seam metal roof: bronze.” The guidelines discourage the use of bright, unfinished metal. This seems to comply, but a metal roof does not match the existing Klondike Tavern roof. **Is the Commission comfortable with this material difference?** There is also a lack of detail on the elevator shaft roof. **What is the applicant’s material choice for the steep elevator roof? Should a roof material which more closely aligns with the main building be proposed?**

Windows

The Guidelines do not want to create a false sense of historical appearance by selecting windows which may simply “appear to have an antiquated style or design.” The three new windows proposed on the west elevation and the one new “metal framed solarium window” appear fairly contemporary. **Does the Commission agree with the three new wood framed fixed glass window and the metal-framed solarium window, as opposed to trying to match the double hung windows on the rest of the façade?** There is

one new double-hung window proposed on the south elevation which matches the rest.

The Guidelines also discuss keeping original windows and not covering or obscuring historical windows, particularly on upper levels. It says where structural rehabilitation requires covering of windows, window cuts should be filled with complementing building materials. **Does the Commission feel that the modifications to the west and south elevations related to removal of the original windows, and the obscuring of original windows, is justified given the applicant's need for accessibility improvements to rehabilitate the 2nd and 3rd floors? Have alternative locations which do not require these modifications been ruled out?**

Attachments

Site Plan (1 Page)

Proposed Elevations (4 Pages)

Applicant's Narrative (4 Pages)

Elevations : Existing Conditions/Demolition Plan (1 Page)

First Floor Plan (1 Page)

Second & Third Floor Plan (1 Page)

Design Narrative for Elevator and Porch Addition to 71 Cowlitz

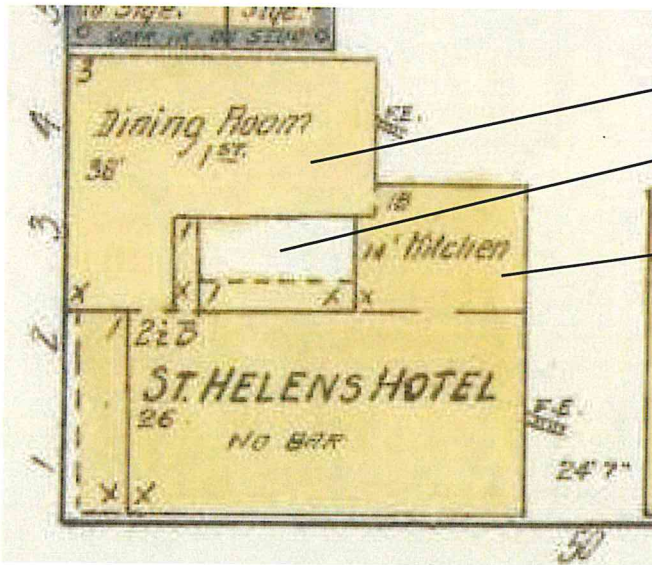


ST. HELENS HOTEL

This popular hostelry is conducted by Jacob George and wife, old residents of St. Helens. When they took charge of the hotel the main building was what is now known as "the old part," that is the portion, as the picture shows, which has the porch. With the building of the mill, many more transients wanted accommodations, so the "new addition" was built. The St. Helens hotel is the largest hotel in the county. It has 70 rooms, a very large dining room, parlors, and a spacious and comfortable lobby. Steam heat, electric lights, hot and cold water add to the convenience and comfort of the guests. A good hotel is an absolute necessity in a live town, and the St. Helens hotel fills all requirements in this line.

The original Saint Helens Hotel was the gabled "Opera House," which was moved from the main town square to the corner of First and Cowlitz - and expanded later with the existing Annex structure, which added 24 hotel rooms on the second and third floors, a whole-floor dining room, and a reception/office room which incorporated the open banister stair to the second floor.

The "Opera House" was built in the late seventies and featured a steeper roof line and front porch, 45 hotel rooms and a lobby. It served as the main entrance and corner feature to the complex, and together with a separate kitchen building, it created an interior courtyard between itself and the Annex.



Remaining Saint Helens Hotel Annex

Former interior courtyard

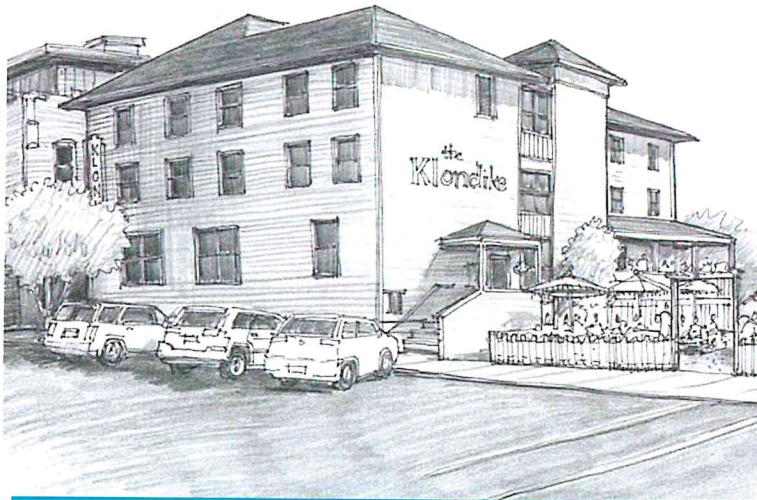
Preceding auxiliary structure (a kitchen with basement)



After the original Hotel Facade was deconstructed in 1951, a small entry stair addition was added to the Annex to enter into the original office/lobby, a section of original street facade along Cowlitz remains, and the interior courtyard elements became exposed to the street across what is today the brick dining patio.

Former interior courtyard

Original street facade



Our initial design concept to add the required ADA accessible elevator tower was to tuck the tower within the former interior courtyard facade along with a porch addition that would solve a functional deficiency of the existing structure, which is that the entire restaurant is "closed off" to the adjacent patio, making it very difficult to use.

Our idea was to make this addition both distinguishable from the original structure as well as integrated aesthetically to "make sense" visually; to add architectural interest as a separate addition; and to reference the original architectural elements of both the original hotel porch as well as other structures in the historic downtown.

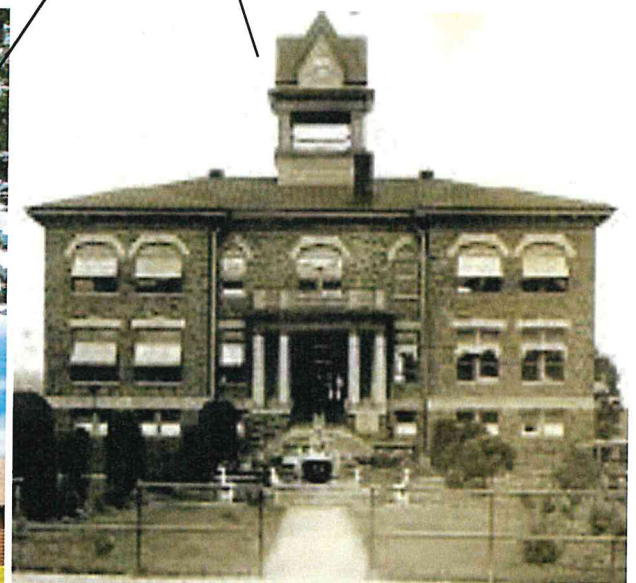
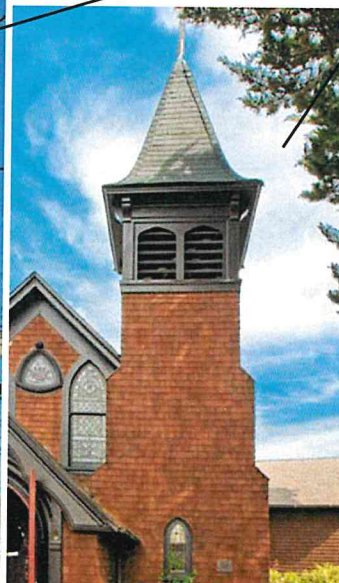


One challenge we then faced is that the elevator tower requires significantly more height above the top floor than we thought - to incorporate required mechanical and safety space.

Higher elevation required of tower addition.

We felt like our original design looked a bit odd, like at once trying to blend while also sticking out.

We looked at examples of building-adjacent towers from the era of construction of the original and annex Hotel Buildings, including the town's featured courthouse bell tower. These towers typically were very prominent and featured steeper roofing than the main structure.



Elements from the “Olde Town Design Guidelines” we are referencing:

The Historic Saint Helens Hotel Annex is somewhat different than the typical “Commercial Vernacular” buildings - it is a remnant addition of an original building facade that predated in style many of the existing street facades and structures (p. 3). We preserve the street facade of the building, but the structure is atypical in that it has the patio space where the original building once stood. The elevator tower has no specific historic precedent but is required by code to re-activate the non-occupancy upper levels. So design interpretations must be made.

The building has featured traditional canopies, and we are proposing one tucked next to the elevator tower for rain cover over the lower vestibule entry. This style canopy is specifically referred to as an approved style in the guidelines (pp, 4-5).

We are preserving the existing building street facade and entry (pp. 7), and we are proposing a distinguished building addition on the former-interior-courtyard side of the building. Our addition “reinforces the character-defining features found in Olde Towne and adds to the sense of place. New construction should not detract, but further enhance the historic structures in the district by incorporating façade elements found there” (p. 8).

We are using doors, kickplates and windows “similar in shape, size and material to those found in Olde Town” (p. 8), we are adding a lower ADA entryway stepped back within the property that “is easily identified” (p. 8).

We are incorporating path and entry lighting features that “have simple designs that do not draw attention away from the façade, or should draw on period lighting style to complement façade details” (p. 10).

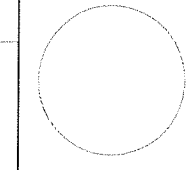
We are using traditional, matching siding and trim materials to those existing on the current building (p. 16).

We are maintaining the existing flush street facade and working with the existing, historic setback of the current building (p. 19).

We are working within the required and aesthetic “height, bulk and scale” of the surrounding structures (p. 20).

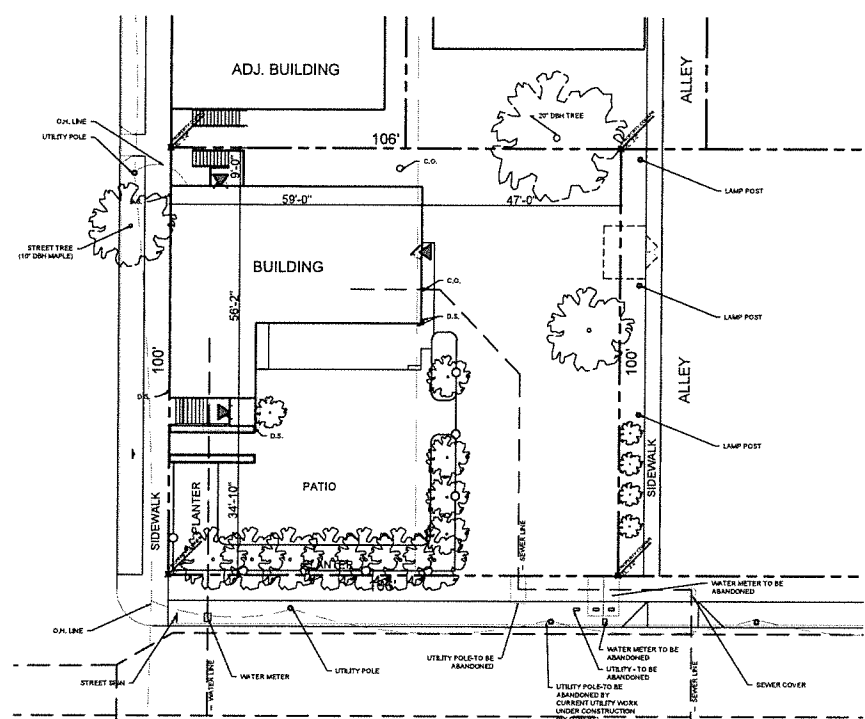
Our design of the addition “conveys a traditional design with large and tall windows” (p. 21), adding upper windows that “convey a vertical emphasis” (p. 22).

Some of the windows on the historic interior courtyard facade will be either replaced by doorways or removed in order to add the elevator tower and bridging. We are tucking the elevator and bridge into the interior corner away from the street and intersection to minimize the visual impact of these window changes.

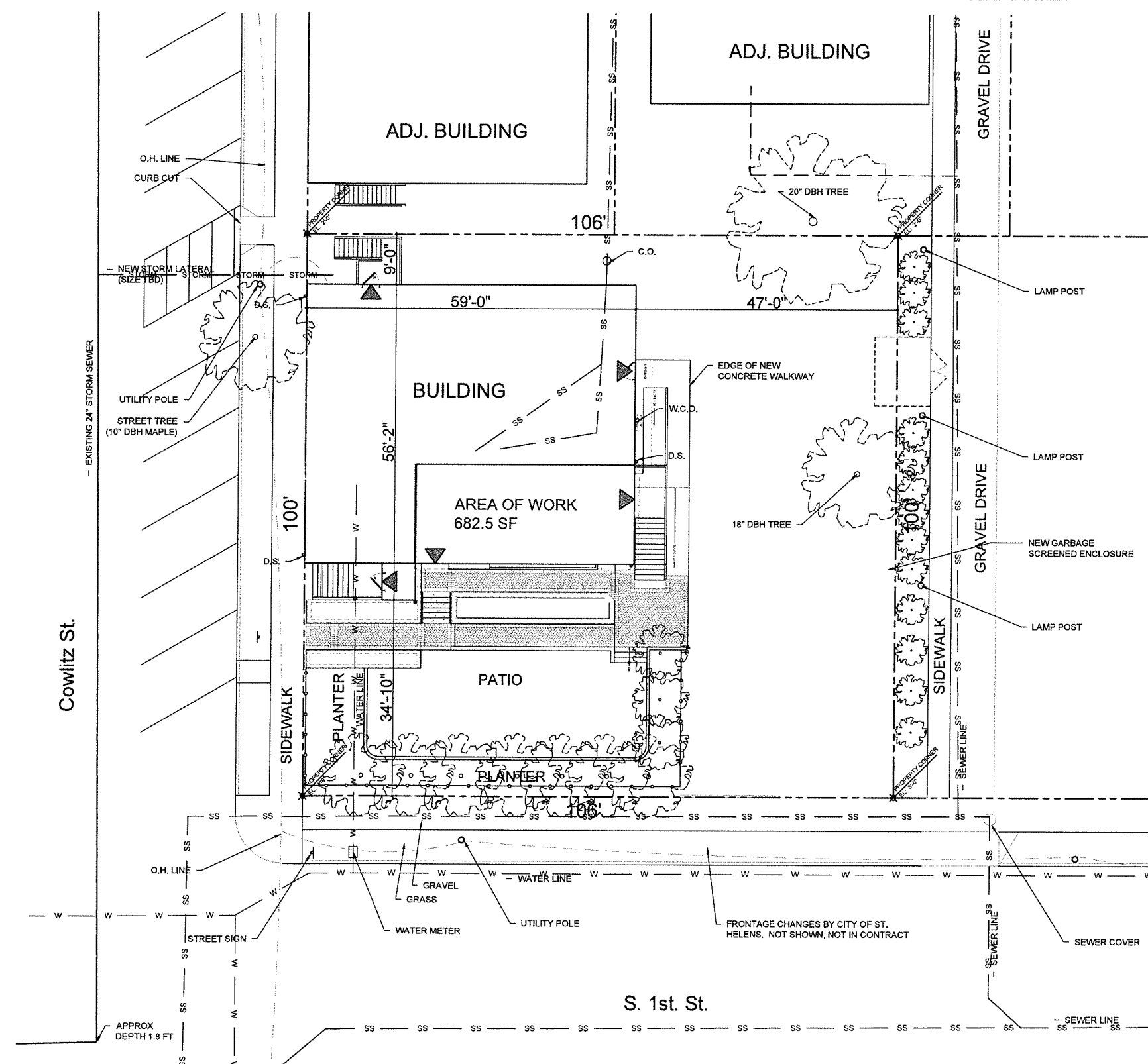


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ISSUED SETS:		DESCRIPTION	REV	DATE	DESCRIPTION
DATE	1-23-24	LAND USE REVIEW			



01 EXISTING SITE PLAN
 SCALE: 1"=20'



01 PROPOSED SITE PLAN
 SCALE: 1"=10'

THE KLONDIKE TAVERN

71 COWLITZ ST.
 ST HELENS, OR 97051

DATE: 1/23/24
 PROJ #: 2306
 DRAWN: JHM/SZO
 CHECKED: JHM

ARCHITECTURAL
 SITE PLAN
 3
 4

G1.4

MATERIAL SCHEDULE

- (S-1) EXISTING HORIZONTAL LAP SIDING TO REMAIN
- (S-2) EXISTING VERTICAL SIDING TO REMAIN
- (S-3) NEW VERTICAL SIDING TO MATCH EXISTING
- (S-4) NEW HORIZONTAL LAP SIDING TO MATCH EXISTING
- (ST-1) EXISTING STUCCO TO REMAIN
- (M-1) NEW STANDING SEAM METAL ROOF BRONZE
- (M-2) NEW GUTTER MATCH EXISTING
- (P-1) PAINT YELLOW - MATCH EXISTING
- (P-2) PAINT WHITE - MATCH EXISTING TRIM
- (C-1) UNFINISHED CONCRETE
- (C-2) TINTED CONCRETE, COLOR TO BE DETERMINED

ELEVATION KEYNOTES:

- 01 LEDGER
- 02 LINE OF SLOPED WALKWAY ALONG FACE OF BUILDING
- 03 SLOPED WALKWAY @ FACE OF PLANTER
- 04 PLANTER (SEE DETAILS FOR FINISH INFORMATION)
- 05 CLEAR DIMENSION FROM NOSE TO BOTTOM OF WINDOW WHEN OPEN
- 06 4" EDGE PROTECTION CURB
- 07 TURNED PILASTER
- 08 4" ALUMINUM "K" GUTTER
- 09 3"x4" ALUMINUM DOWNSPOUT
- 10 CAST IRON DOWNSPOUT BOOT, FACTORY PRIMED & PAINTED TO MATCH DOWN SPOUTS. CONNECT TO STORM LATERAL
- 11 NEW BANDBOARD TRIM, PROFILE TO MATCH EXISTING
- 12 WIDOWS WALK RAIL (BY OWNER)

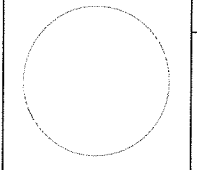
ELEVATION GENERAL NOTES:

A. PATCH AND REPAIR EXISTING SIDING AS NECESSARY WHERE IMPACTED BY NEW CONSTRUCTION.

B. NEW PAINT TO BE COLOR MATCHED TO CORRESPONDING EXISTING PAINT COLORS. NEW HORIZONTAL SIDING TO MATCH EXISTING HORIZONTAL SIDING. NEW VERTICAL SIDING TO MATCH EXISTING VERTICAL SIDING. NEW TRIM TO MATCH EXISTING TRIM. NEW GUTTERS & DOWNSPOUTS TO MATCH EXISTING GUTTERS & DOWNSPOUTS.

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01 REAR ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"

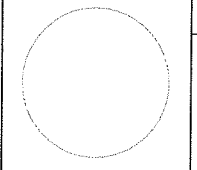
THE KLONDIKE TAVERN

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ELEVATIONS
 3
 4

A2.2



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ELEVATIONS
 3
 4

A2.3

MATERIAL SCHEDULE

- (S-1) EXISTING HORIZONTAL LAP SIDING TO REMAIN
- (S-2) EXISTING VERTICAL SIDING TO REMAIN
- (S-3) NEW VERTICAL SIDING TO MATCH EXISTING
- (S-4) NEW HORIZONTAL LAP SIDING TO MATCH EXISTING
- (ST-1) EXISTING STUCCO TO REMAIN
- (M-1) NEW STANDING SEAM METAL ROOF BRONZE
- (M-2) NEW GUTTER MATCH EXISTING
- (P-1) PAINT YELLOW - MATCH EXISTING
- (P-2) PAINT WHITE - MATCH EXISTING TRIM
- (C-1) UNFINISHED CONCRETE
- (C-2) TINTED CONCRETE, COLOR TO BE DETERMINED

ELEVATION KEYNOTES:

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- 12 WINDOWS WALK RAIL (BY OWNER)

ELEVATION GENERAL NOTES:

A. PATCH AND REPAIR EXISTING SIDING AS NECESSARY WHERE IMPACTED BY NEW CONSTRUCTION.

B. NEW PAINT TO BE COLOR MATCHED TO CORRESPONDING EXISTING PAINT COLORS. NEW HORIZONTAL SIDING TO MATCH EXISTING HORIZONTAL SIDING, NEW VERTICAL SIDING TO MATCH EXISTING VERTICAL SIDING, NEW TRIM TO MATCH EXISTING TRIM. NEW GUTTERS & DOWNSPOUTS TO MATCH EXISTING GUTTERS & DOWNSPOUTS.

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01 ALLEY SIDE ELEVATION (EAST) - SHOWN FOR REFERENCE ONLY, NO WORK THIS ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE

- (S-1) EXISTING HORIZONTAL LAP SIDING TO REMAIN
- (S-2) EXISTING VERTICAL SIDING TO REMAIN
- (S-3) NEW VERTICAL SIDING TO MATCH EXISTING
- (S-4) NEW HORIZONTAL LAP SIDING TO MATCH EXISTING
- (ST) EXISTING STUCCO TO REMAIN
- (M-1) NEW STANDING SEAM METAL ROOF: BRONZE
- (M-2) NEW GUTTER: MATCH EXISTING
- (P-1) PAINT: YELLOW - MATCH EXISTING
- (P-2) PAINT: WHITE - MATCH EXISTING TRIM
- (C-1) UNFINISHED CONCRETE
- (C-2) TINTED CONCRETE, COLOR TO BE DETERMINED

ELEVATION KEYNOTES:

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- 03 SLOPED WALKWAY @ FACE OF PLANTER
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- 12 WINDOWS WALK RAIL (BY OWNER)

ELEVATION GENERAL NOTES:

A. PATCH AND REPAIR EXISTING SIDING AS NECESSARY WHERE IMPACTED BY NEW CONSTRUCTION.

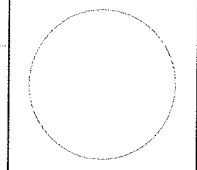
B. NEW PAINT TO BE COLOR MATCHED TO CORRESPONDING EXISTING PAINT COLORS. NEW HORIZONTAL SIDING TO MATCH EXISTING HORIZONTAL SIDING, NEW VERTICAL SIDING TO MATCH EXISTING VERTICAL SIDING. NEW TRIM TO MATCH EXISTING TRIM. NEW GUTTERS & DOWNSPOUTS TO MATCH EXISTING GUTTERS & DOWNSPOUTS.

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01 FRONT ELEVATION (NORTH)
SCALE: 1/4"=1'-0"

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DRAWN: JHM/SZO
CHECKED: JHM

ELEVATIONS

3
4

A2.4

PLAN GENERAL NOTES 1ST FLOOR:

A. DOORS NOT LISTED IN DOOR SCHEDULE ARE EXISTING, TO REMAIN. NO CHANGE IN EXISTING HARDWARE.

B. NO WORK IN EXISTING OCCUPIED SPACES.

C. NEW ELEVATOR. BASIS OF DESIGN IS SCHINDLER 3300 MACHINE ROOM LESS TRACTION ELEVATOR. A SEPARATE CONTROL ROOM OR MACHINE ROOM IS NOT REQUIRED FOR THIS ELEVATOR. INSPECTION AND TEST PANEL IS MOUNTED IN THE JAMB OF THE ELEVATOR DOOR. GC TO PROVIDE SWITCH ADJACENT TO INSPECTION AND TEST PANEL ENCLOSURE TO CONTROL THE LIGHTING IN FRONT OF THE PANEL PER MANUF SPEC.

PLAN KEYNOTES FIRST FLOOR:

01 NEW ELEVATOR. SCHINDLER 3300 MRL TRACTION ELEVATOR

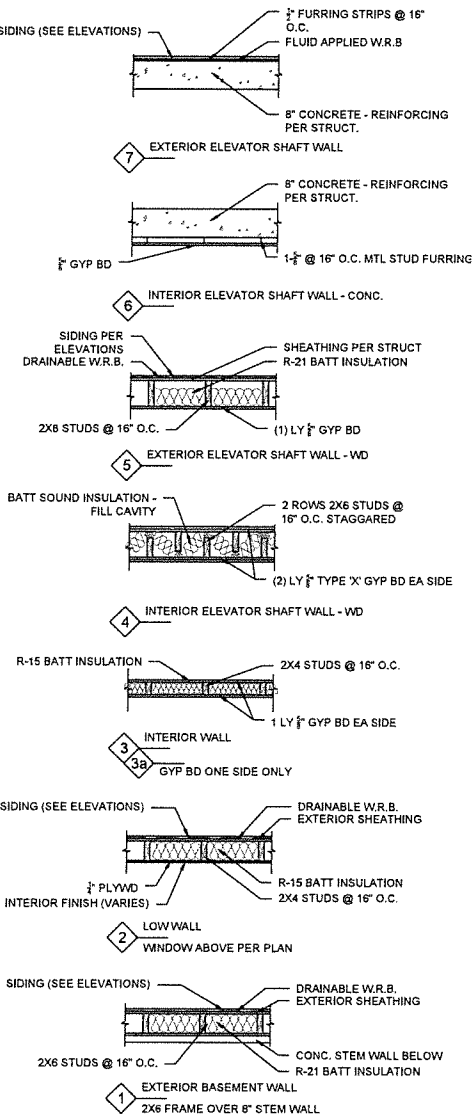
02 BUILT IN BENCH

03 BI-SWING FRENCH DOOR. FIELD LOCATE DOOR IN HISTORIC WINDOW OPENING, VERIFY LOCATION IN FIELD

04 INSTALL SMOKE CURTAIN AT ELEVATOR DOOR (FIRST FLOOR ONLY). CURTAIN TO BE M200 BY SMOKE GAURD. IF DIFFERENT SYSTEM IS PROPOSED, SUBMIT ICG REPORT TO AHJ FOR APPROVAL AND SPECIFICATIONS AND DETAILS TO ARCHITECT TO CONFIRM SYSTEM IS COMPATIBLE WITH DESIGN.

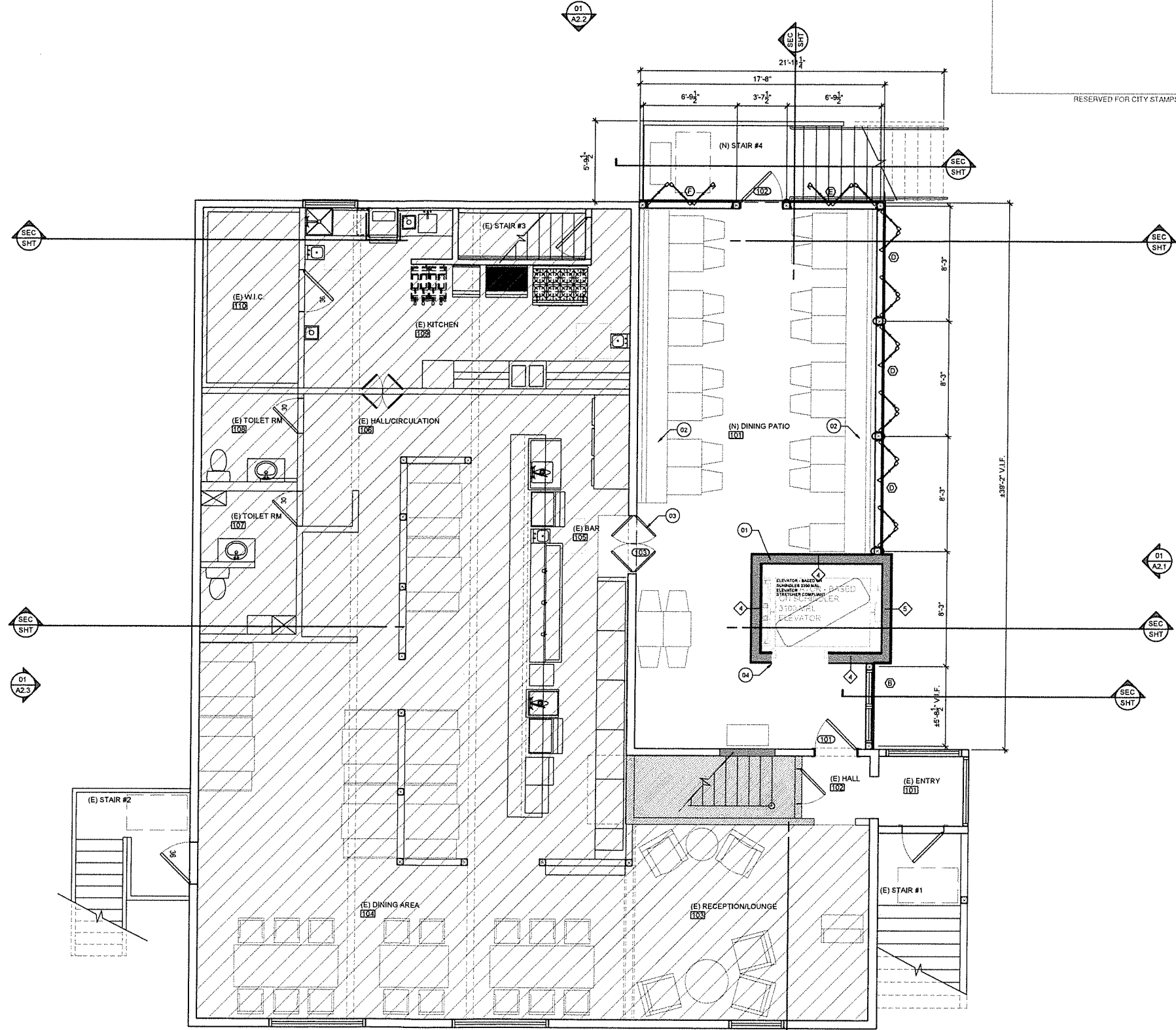
NO WORK IN DINING ROOM

NO WORK IN STAIRWELL



02 WALL TYPES
SCALE: 1/2"=1'-0"

01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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FIRST FLOOR PLAN
3
4

A1.2

PLAN GENERAL NOTES 2ND & 3RD FLOORS:

A. WORK IN 2ND AND 3RD FLOORS IS LIMITED TO INSTALLATION OF ELEVATOR & CONNECTION TO EXISTING BUILDING AS REQUIRED. NO FINISHES ARE TO BE INSTALLED IN THIS PHASE. THESE FLOORS ARE TO REMAIN UNOCCUPIED UNTIL PHASE 2, TO BE UNDER SEPARATE PERMIT.

B. FF-FF = FACE OF FINISH TO FACE OF FINISH

C. FF-FS = FACE OF FINISH TO FACE OF STUD

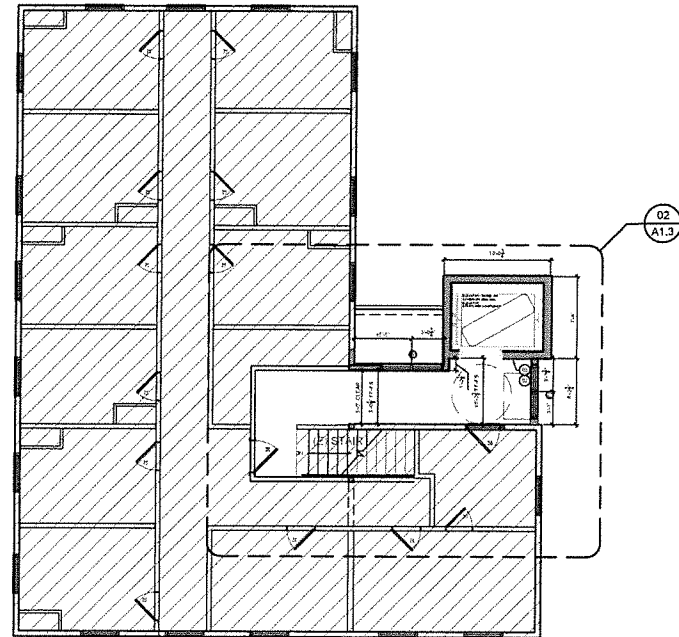
D. NO SMOKE CONTAINMENT IS REQUIRED FOR ELEVATOR DOORS ON FLOORS 2 & 3. FLOORS ARE UNOCCUPIED.

PLAN KEYNOTES 2ND & 3RD FLOORS:

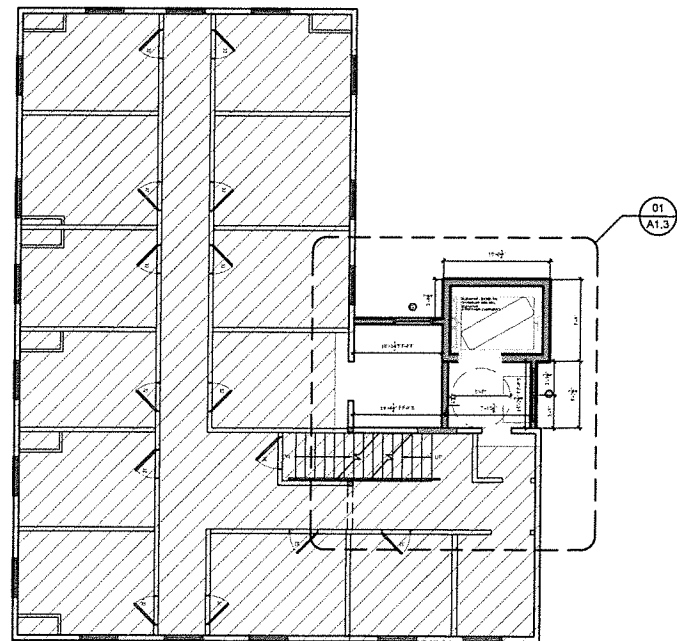
01 NEW ELEVATOR: BASIS OF DESIGN IS SCHINDLER 3300 MACHINE ROOM LESS ELEVATOR.

02 LOCKABLE 13 1/2" X 15 1/2" X 3 1/2" METAL CABINET WITH GROUP-1 KEY TO HOUSE REQUIRED ELECTRICAL SCHEMATICS AND MAINTENANCE HISTORY DOCUMENTS. COORDINATE FINAL LOCATION WITH OWNER AND ELEVATOR MANUF.

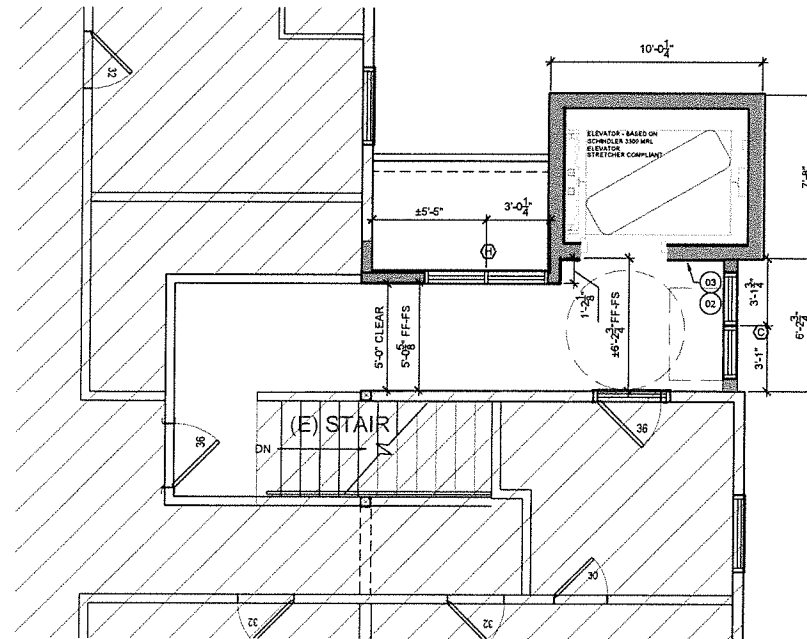
03 FUSED DISCONNECT SWITCH IN LOCKABLE PANEL WITH A GROUP 2 KEY. PER ELEVATOR MANUF SPEC. COORDINATE FINAL LOCATION WITH ELEVATOR MANUF & OWNER.



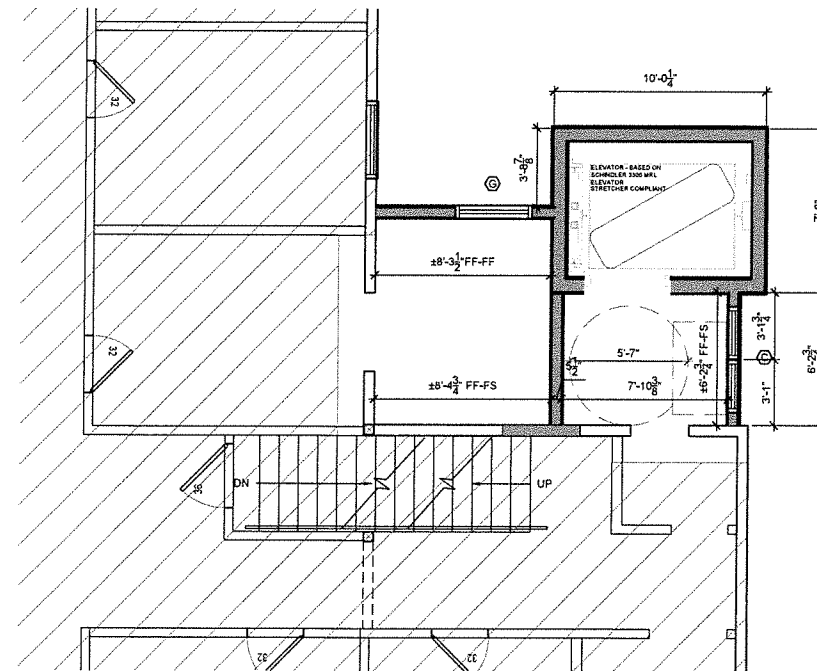
04 THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"



03 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"



02 PARTIAL THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



01 PARTIAL SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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ISSUED SETS:		REV	DATE	DESCRIPTION
DATE	DESCRIPTION			
1-23-24	LAND USE REVIEW			

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

DATE: 1/23/24
PROJ #: 2306
DRAWN: JHM/SZO
CHECKED: JHM

SECOND FLOOR PLAN
3
4

A1.3