

**CITY OF ST. HELENS PLANNING DEPARTMENT
STAFF REPORT
HHR.1.24**

DATE: May 6, 2024
TO: Planning Commission acting as the **Historic Landmarks Commission**
FROM: Jennifer Dimsho, AICP, Associate Planner

APPLICANT: John Doctor, Inc.
OWNER: Soto Michaelo G Revocable Trust

ZONING: Riverfront District (RD), Plaza Subdistrict
LOCATION: 260 S. 2nd Street; 4N1W-3BA-4800
PROPOSAL: Alteration of a designated landmark including windows, siding, front porch, and rear porch/deck

SITE INFORMATION

Site Description: The 1984 St. Helens Downtown Historic District nomination classifies this as a “Primary Significant” structure which means that the house was built prior to the fire of 1904. Although the nomination states the structure was built in 1885, the Columbia County Museum Association’s research from 2019 did not find any evidence that references a structure on the property prior to 1906. Historic photos of the building are included in the historic photo attachment.

The nomination from 1984 states that the style of the construction is an “Italianate Cottage” that had undergone moderate alterations as described:

The main body of the house has a truncated hip roof with a hipped roof rear addition. The eaves are boxed. The house has been covered over with fire retardant shingles, but the window and door trim are intact. The windows are one over one double-hung wood sash. A one story attached porch extends across the front of the house and has a hipped roof. It is supported by four posts across the front and pilasters at the wall edge which are ornamented with cut work brackets. In addition to the siding, only the porch rail, handrail and stairs appear to have been altered.

Background: The City’s Riverfront District zoning does not allow detached single-family dwellings unless listed as a locally designated landmark. Some years ago, the sanitary sewer lateral failed and water was shut off to the property. This persisted for years, and the property lost its legal non-conforming status, no longer able to be used as a dwelling. In 2019, a previous owner initiated the listing as a designated landmark to repair the sewer and re-establish its use as a dwelling. It was officially added to the locally designated landmarks list in 2020 with Ordinance No. 3250. A permit to repair the sewer has still not been submitted. It has also not been reestablished as a dwelling, but as a designated landmark, this is an option once the building is occupiable with a functional sewer.

In February 2024, unpermitted exterior and interior work was observed by the City’s Building Official, and a Stop Work Order was posted on site. The Planning Department mailed the owner a letter that a Historic Resource Review application was needed. The contractor responded quickly in March 2024 with an application, though the application was missing information. In April 2024, additional information was provided. A description of the work that has been *completed, partially completed, and is proposed* is described below.

On the east elevation (front):

- Front decking has been replaced with 1” thick pressure treated decking and painted gray.
- Decorative front deck railing has been replaced.

On the north elevation (side):

- “Inoperable aluminum slider” has been replaced with a vinyl slider with a grid pattern.
- Trim around window was removed and siding work has not been completed.
- A Mechanical unit was replaced (heat pump).
- False shutters were partially reinstalled.

On the west elevation (rear):

- 40” x 40” vinyl window with grid pattern has been installed where a hole had been cut previously for an air conditioning unit.
- 8” T1-11 4x8 panel siding has been installed where siding had been previously removed.
- A hole where there was a window but had been patched with plywood was sided.
- Decking was replaced with similar decking as the front.
- Four rotted posts were replaced using 4x4 pressure treated posts and the sagging roof was re-leveled. Applicant included a drawing of the proposed wrapping for posts.

On the south elevation (side):

- Applicant proposes replacement of an “inoperable existing single-hung window which “does not match the design of any other windows in the house” with a new 18”x36” single-hung vinyl window.
- Applicant proposes to install new vinyl 30”x10” shower slider window where there is no window currently.

PUBLIC HEARING & NOTICE

Hearing dates are as follows:

May 14, 2024, before the Planning Commission

Notice of this proposal was sent to surrounding property owners within 300 feet of the subject property on April 19, 2024, via first class mail. Notice was sent to agencies by mail or e-mail on the same date. Notice was published in the The Chronicle on May 1, 2024.

AGENCY REFERRALS & COMMENTS

As of the date of this staff report, no relevant agency comments have been received.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.36.040(3) Criteria for Alteration

In order to approve an application for the alteration of a designated landmark or historic resource of statewide significance, the commission must find that the proposal meets the following standards:

- (a) The purpose of the historic overlay district as set forth in [SHMC 17.36.005](#).
- (b) The provisions of the comprehensive plan.
- (c) A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- (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.
- (e) A property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- (f) Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
- (g) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (h) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- (i) Chemical and physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
- (j) Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
- (k) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible in appearance with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- (l) New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion: **(a)** The purpose of this Chapter is noted under Section 17.36.005. As it relates to this proposal, the purpose of this chapter is to accomplish the *protection, enhancement, and perpetuation of improvements that represent or reflect elements of the city's cultural, social, economic, political, and architectural history.*

Finding: The Commission can find that this review complies with the purpose of the historic district overlay as described in SHMC 17.36.005.

(b) The Comprehensive Plan includes a policy to “subject proposed remodeling of the City’s historic resources to design review to encourage preservation of the structure’s historical assets.” This is the review of an alteration to a City historic resource.

Finding: The Commission can find that this review process accomplishes the Comprehensive plan policy.

(c) This application does not change the use of the property.

Finding: The Commission can find that the historic use of the property is not changing.

(d) This criterion requires that the historic character of the property be preserved. No distinctive alterations to materials that characterize the property are to be removed or altered. Two existing aluminum windows have been replaced with vinyl windows. **If the Commission feels the alteration from aluminum to vinyl is inappropriate, a finding about how the window material characterizes the property is needed. If the Commission feels this alteration is appropriate, a condition about how the window material does not characterize the property in this case is needed.**

One new vinyl was added to an existing hole where an A/C unit was, and the applicant is proposing one new vinyl window in the shower. **The Commission could find that the alteration of the property with new windows does not characterize the property in this case because they are proposed in areas with less visibility and are smaller in size. Alternatively, if the Commission feels these alterations are inappropriate, the Commission must make a finding about how these new window openings change the historic character of the property and that the openings should be returned or remain as siding.**

Finding: Depending on the discussion above, **the Commission can find that the historic character of the property is preserved, provided that the alterations related to the windows do not characterize the property. Or the Commission can find that the historic character of the property is preserved, provided conditions that vinyl is not an appropriate replacement and any new openings be returned or remain as siding.**

(e) There are false shutters on the north elevation, some of which have been removed for the windows that were replaced. **The Commission could view these shutters as creating a false sense of historical appearance and not appropriate.**

On the rear deck, the applicant is proposing a wrapping which includes column accents previously removed before purchase. **Does the Commission have any concerns with re-installation of the column accents, or any other concerns related to the proposed column wrapping?**

Finding: **The Commission could find that the applicant is not proposing any changes that would create a false sense of historical development, with optional conditions that the false shutters on the north elevation be removed and a condition related to the rear deck column wrapping if needed.**

(f) This criterion requires that changes to a property that have acquired their own shall be retained and preserved. Staff does not feel there are any such features related to this proposal.

Finding: The Commission can find that there are no features which have acquired their own shall be retained and preserved.

(g) This criterion requires that any distinctive materials, finishes, and construction techniques which characterize a property are preserved. Staff feels the only particularly distinctive construction technique which characterizes the property is the decorative deck railing on the east (front) façade. It is also one of the most visible and distinctive features from S. 1st Street and from the alley walking up from downtown on S. 1st Street. There are photos which indicate the need for replacement due to rot, and likely unable to be preserved. The applicant describes their method for replacement using like-for-like materials. **Does the Commission agree this was done effectively?**

Finding: Depending on the discussion, the Commission can find that there are no changes to any distinctive materials, finishes, and construction techniques that characterize the property that were removed.

(h) This criterion requires that deteriorated historic features shall be repaired rather than replaced. The applicant indicates that the aluminum slider on the north elevation and the single hung window on the south elevation are inoperable. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible (including environmental considerations), materials.

The applicant is proposing vinyl window replacements and vinyl windows for the new openings. Depending on how the Commission views criterion (d) above regarding the window material change, this will impact the findings in this criterion as well.

Regarding the specific design of the windows, on the north side, there was an aluminum slider which was replaced with a vinyl slider with grids. A similar gridded vinyl window was selected for the north (rear) façade. All other elevations appear to have single-hung aluminum windows, although the 1984 nomination states these windows were originally double hung wood windows. Staff feels matching the rest of the single-hung windows on both façades would be the most consistent, **but the Commission should discuss this.** Note that for the existing single-hung aluminum window on the south elevation, the applicant is proposing a vinyl single-hung. **Staff is asking why single-hung windows were not selected for the other two vinyl windows installed?**

Findings: First, the Commission must find that the severity of the deterioration requires replacement in all cases. Second, if the Commission agrees with the material replacement to vinyl, the Commission must find that this material is an appropriate substitute given longevity and environmental considerations. If the Commission does not agree with the material substitute, the Commission should make a finding to determine what is the appropriate substitute material and why.

Lastly, the Commission can find either: 1) The change in design to gridded windows is appropriate because it is not a distinctive feature of the home OR 2) The applicant shall replace the two vinyl windows which were already installed with single-hung to maintain consistency with the remaining windows on the home.

(i) Finding: Although none are proposed, this is a recommended condition of approval.

(j) Finding: As there is no excavation proposed as part of this project, this is not relevant to this proposal.

(k) Finding: This criterion requires that the new work shall be compatible in appearance with the historic materials, features, size, scale, and proportion. **Staff is recommending two conditions to help satisfy this condition. The Commission can consider a condition that trim on all windows that have been replaced, added, or are proposed to be added shall match the unaltered trim on the other elevations. The Commission can consider a condition that where the siding has been removed on the north elevation, it must be replaced with like-for-like siding to match the surrounding siding. Does the Commission agree that the siding on the west (rear) elevation is compatible in appearance with the rest of the siding, or should it also be covered or replaced with siding which matches the existing?**

Finding: The Commission can find that modifications will be compatible in appearance with historic materials, features, size, scale, and proportion, given compliance with conditions regarding window trim and siding.

(l) There are no new additions or related new construction proposed with this project.

Finding: The Commission can find that this criterion is met because there are no new additions or new construction proposed with this project.

SHMC 17.36.040(4)

(4) Prior to alteration, current photographs and/or drawings of all elevations shall be provided to the city for its public records. Photographs and drawings shall be archival quality; proof of such shall be provided with the photographs and/or drawings.

Finding: Current digital photos (and hardcopies of the application package) have been included in the record for this HRR.

CONCLUSION & RECOMMENDATION

Please note that the requirements of other City of St. Helens departments (e.g., Building, Engineering, and Administration) and other agencies (local, state and/or federal) may apply to this proposal. This **local land use approval** decision does not exempt and is not a substitute for those requirements.

Based upon the facts and findings herein, staff recommends approval with of this **Historic Resource Review** with the following conditions:

1. No damaging physical or chemical treatments are to be used as part of this project.
2. Siding that has been removed on the north elevation shall be replaced with like-for-like siding to match the surrounding siding.

3. All trim on windows that have been replaced, added, or are proposed to be added shall match the unaltered trim on the east (front) elevation.
4. << Does the Commission want to include a condition about the shutters or the column wrapping on the rear deck? >>
5. << Does the Commission want to include a condition related to the siding on the west (rear) elevation? >>
6. << Does the Commission want to include a condition about the window design or material? For example, the Commission could require that the two vinyl windows which were already installed be replaced with single-hung design to maintain consistency with the remaining windows on the home. The Commission could also require that the two replaced windows and all proposed windows be a different material than vinyl. >>

Attachments: *2019 (File CP.2.19) Historic Photos Attachment (4 pages)*
Applicant's materials (31 pages)

CP.2.19 - Historic Photos Attachment



1851 - This is the original location of the Henry Knighton House seen on the left. The fence is shown is built along what is today S. 1st Street. The large barn shown on the right appears to be the location of the subject dwelling today. Photo courtesy CCMA.



1912-1915 - The 2nd location of the Henry Knighton House shown in the foreground. The subject dwelling can be seen in red. CCMA believes the location of the barn being deconstructed may be in circled in blue. Photo courtesy CCMA.

CP.2.19 - Historic Photos Attachment

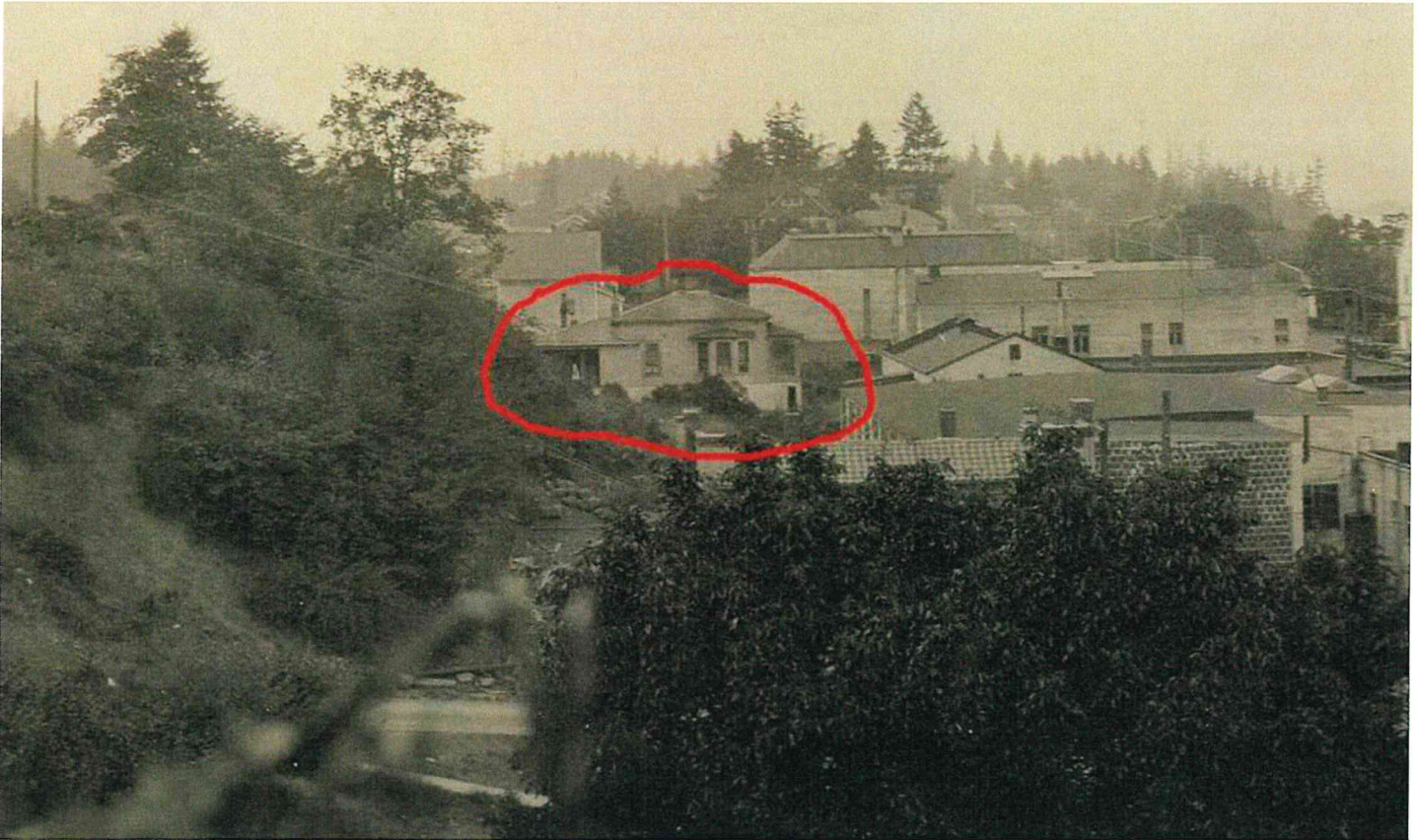


1909 - This appears to be the oldest photo of the structure. Photo courtesy CCMA.

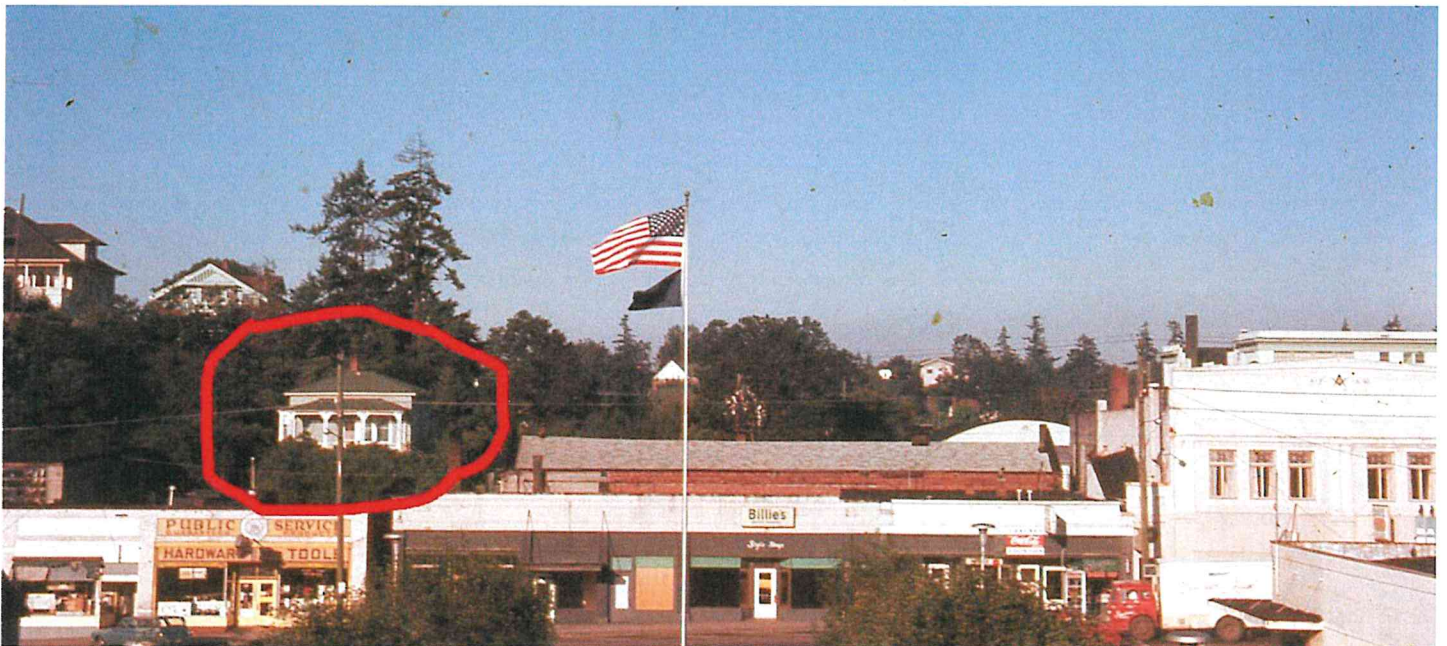


1920 - Columbia County Courthouse Plaza in the foreground. Photo courtesy CCMA.

CP.2.19 - Historic Photos Attachment

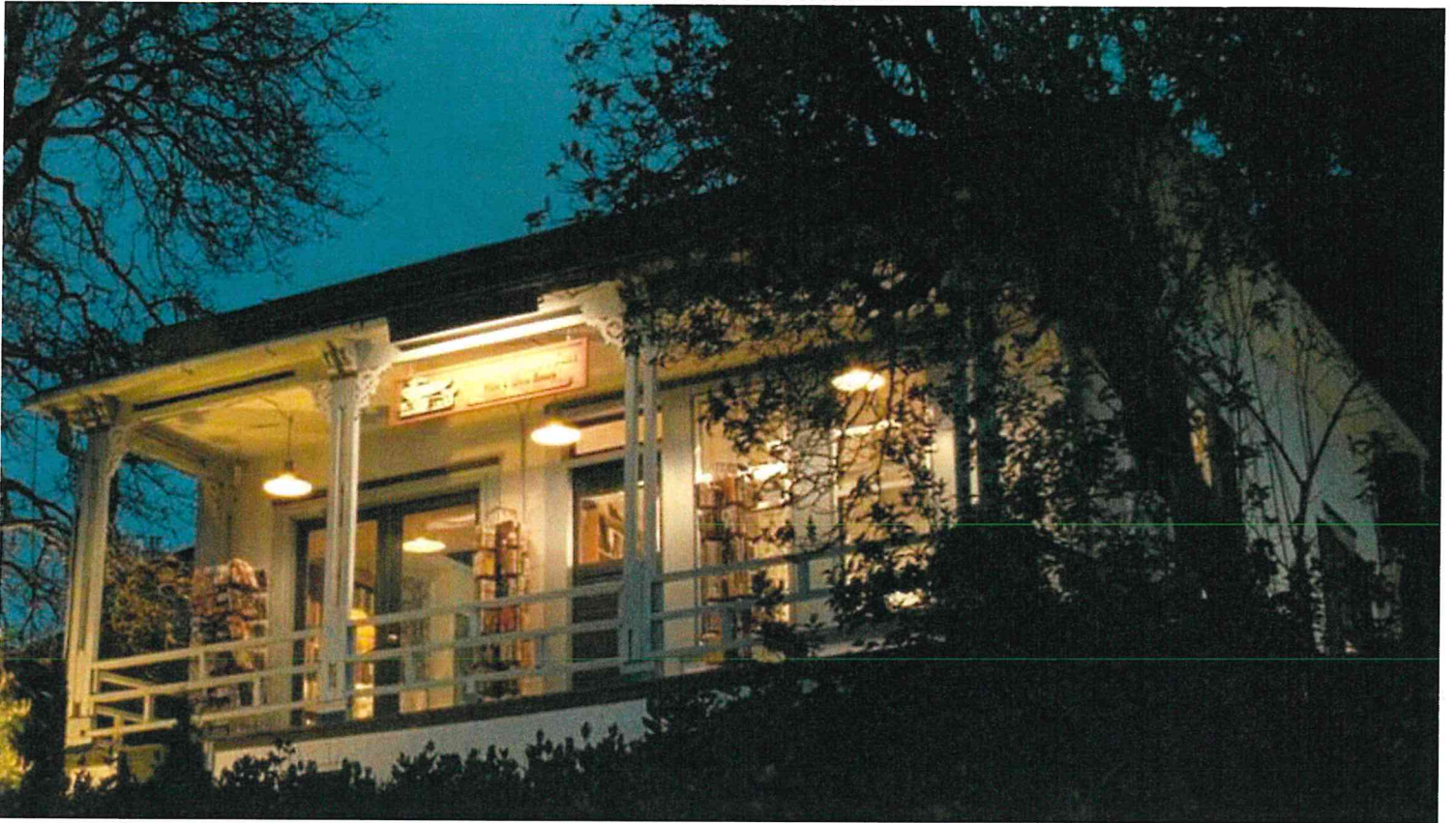


1929 - This photo was part of a cropped section of a large panorama of the St. Helens skyline. Photo courtesy of CCMA.



1967 - Photo courtesy CCMA.

CP.2.19 - Historic Photos Attachment



2008 - The home was used as the filming location for the first Twilight movie of the series. The interior and exterior of the building was used as the location of the Thunderbird and Whale Bookstore where the main character, Bella buys a book about Quileute legends.

4/11/2024

Jennifer Dimsho
Assoc. Planner
City of St Helens

I am writing to submit, as requested in your March 5th email, the additional information to complete the application. Answering in order of 1-4

1. I have read SHMC 17.36.040. With exception of doing some repairs without approval, which in all honesty, neither the home owner nor I had any idea this house was Historically protected. That being said I will be, moving forward following the criteria spelled out to the letter.

2. Attached you will find pictures and drawings numbered 1-17. I will write descriptions using these numbers following.

1 Shows front elevation from the listing just prior to Mr Soto's purchase. You can see the rotted and failing railing. Also in the listing there was a warning of the dangerous front and rear porches and advised not to go on the front porch.

2-6 shows the damaged railings being replaced. We custom milled kiln dried material to be the exact length and dimension of the original railings and rebuilt the railing EXACTLY matching the original in design as well. We replaced the decking with T and G 1" thick pressure treated material to be painted gray like that which was removed.

7-14 shows the rear porch. When Mr Soto purchased the property this West wall was covered with black plastic. Upon removing the plastic it was found that the siding on this wall had been previously removed, a window in the upper right had been removed and the hole patched with plywood, To the left of the door a air conditioner had been cut through and installed in this wall and just below and to the left of the AC a door sized hole had been patched in. To the left of the door we installed a 4040 XO vinyl window with ½" flat grids in a 4x4 pattern. The siding removed appeared to be 2 layers, the first being shiplap the second being the shingled siding still present on the remainder of the house. The framing of this back wall is not typical as it has no framing studs in it. You can see in the pictures the wall looked like board and batten but that is actually the framing of the wall. It appeared to me this framing provides little sheer so I installed 8" T1-11 4x8 panels over this. We can still install a different siding over the top of the T1-11 if needed. There was no railing present at the time of purchase. The decking was replaced same as the front using matching T and G pressure treated 1" materials to be painted gray to match the previous decking. We replaced the rotted posts and leveled the sagging roof cover using 4x4 pressure treated posts with the intention of wrapping them like the attached drawing number 17.

Both front and rear porches, railings, posts were replaced right away and they posed a serious hazard in their previous condition.

14-16 are the before and after replacing the kitchen window which was an inoperable Aluminum XO slider with a vinyl XO slider with ½" grids in a 4x4 pattern.

17 is a drawing of the proposed rear porch columns wrap.

18 is a picture of the South elevation where we are proposing to add 1 3010 XL vinyl window above the shower and removing the SH window, which is inoperable and does not match in design any other windows in the house and replacing it with a 1826 SH vinyl window as shown in drawing number 19

3. There are shutters on the 3 windows of the North elevation. The shutters removed when replacing the window on the North elevation have been retained onsite.

4. Upon notice that my application is deemed complete I will hand deliver, to the City, 7 complete copies of my application within 2 business days.

We propose on the exterior of the newly install windows to build a trim detail to match that of the original SH windows in the original portion, front portion, of the house to provide some continuity.

The windows in the front portion of the house we completely rebuild including replacing the sash cords and using the original sash weights.

Thank you,

John Doctor
GCL Construction
503-706-8873



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①



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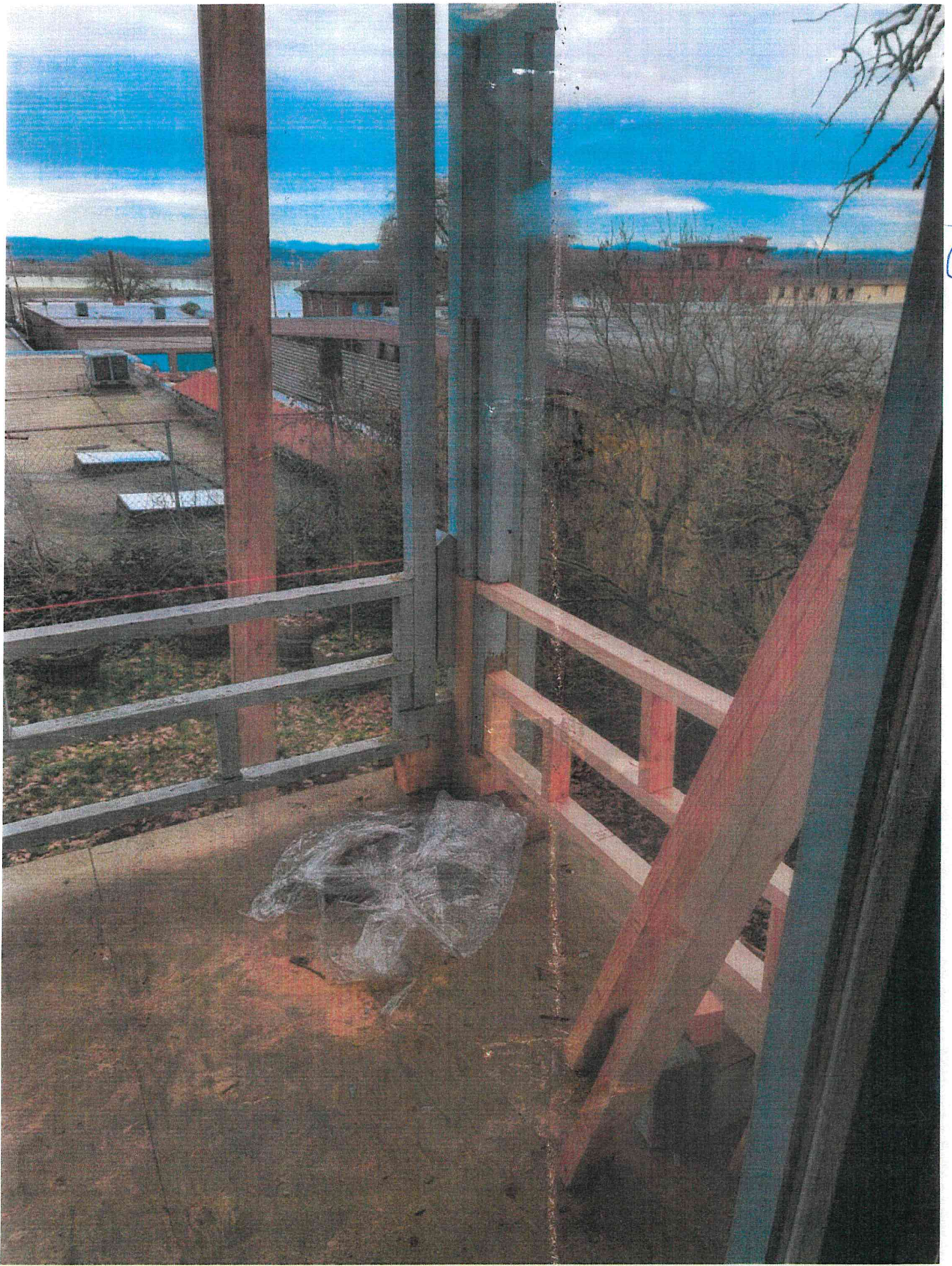
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3



4

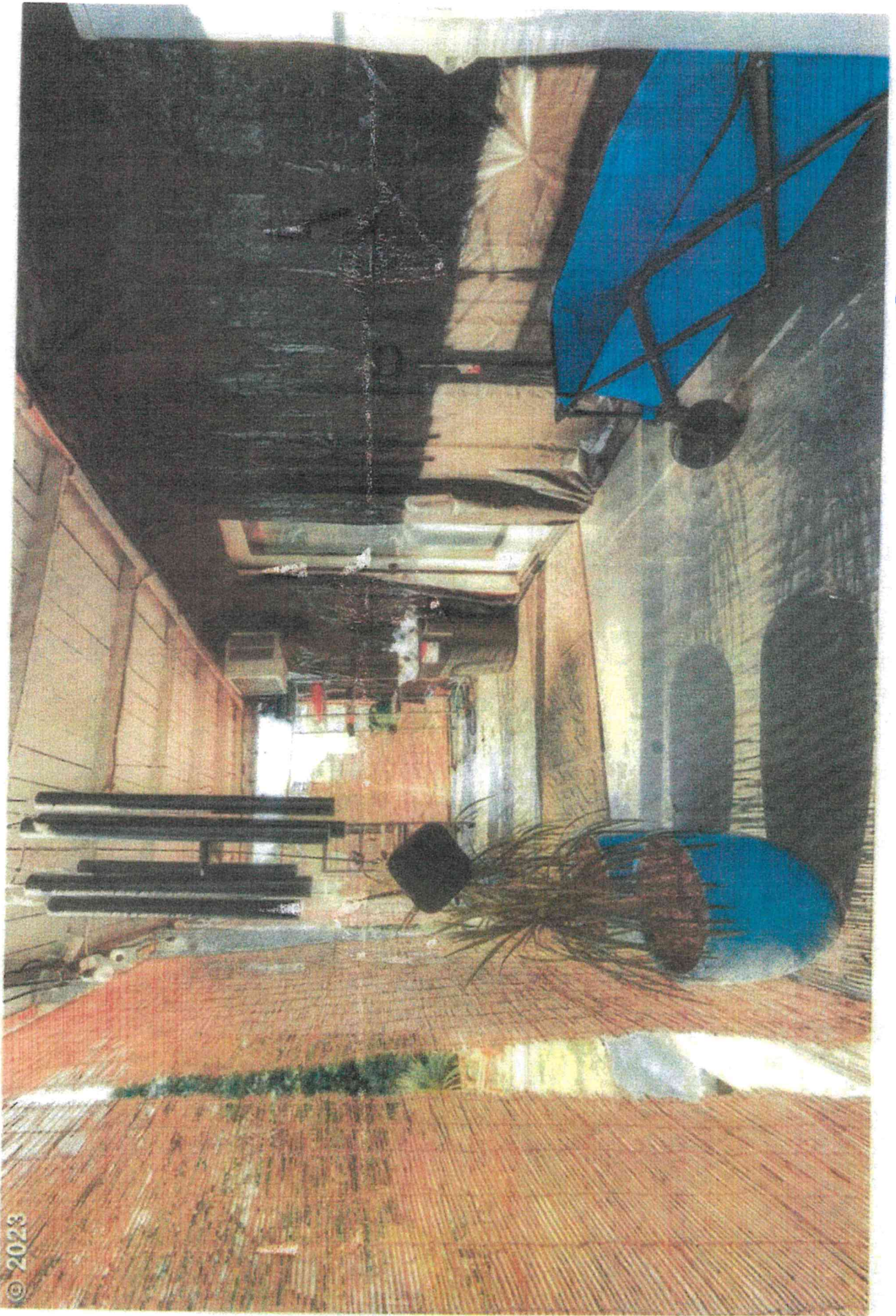


5



6

Reno or West Elvaston



⑦

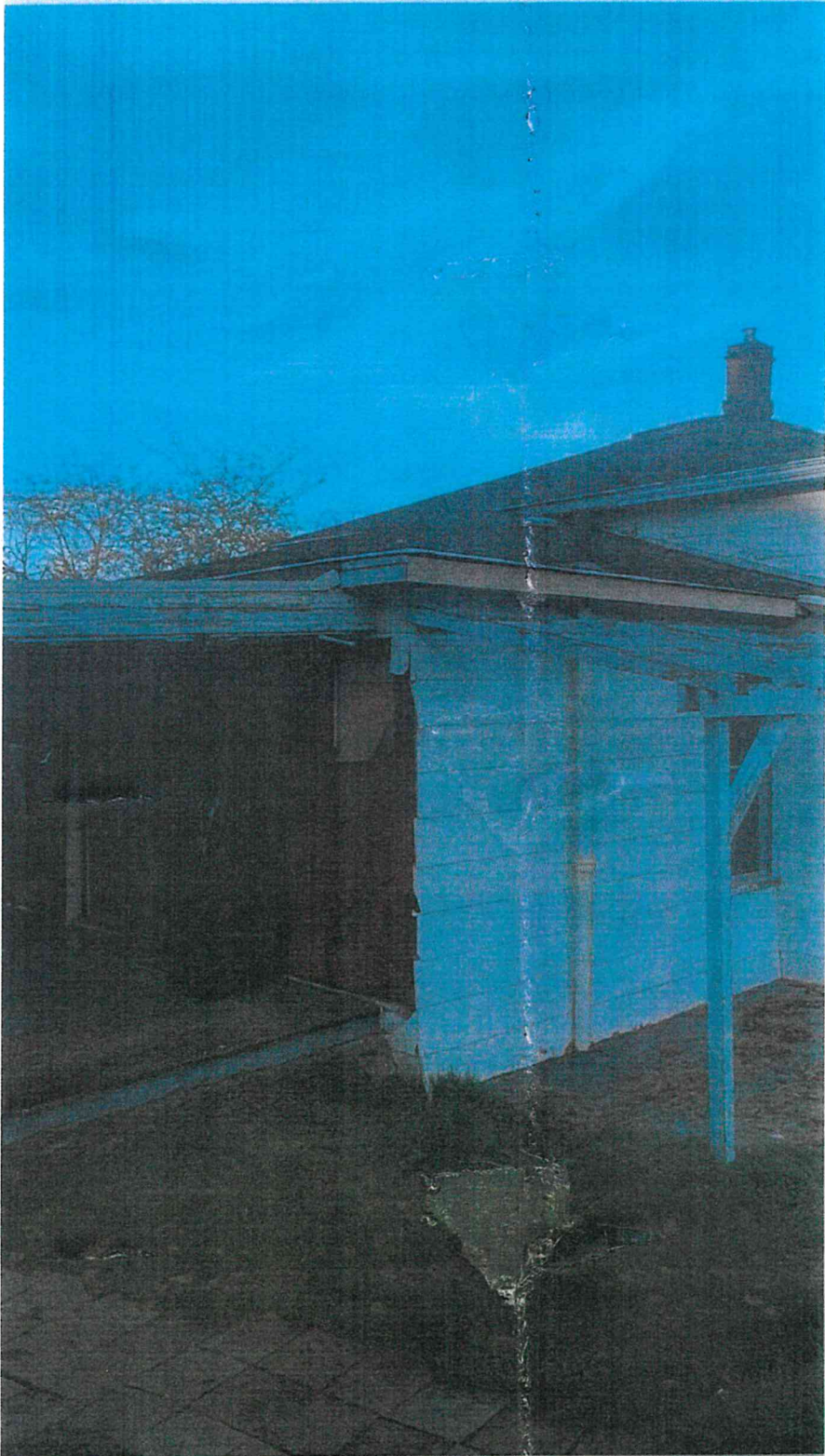
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◀ Photos

📶 34

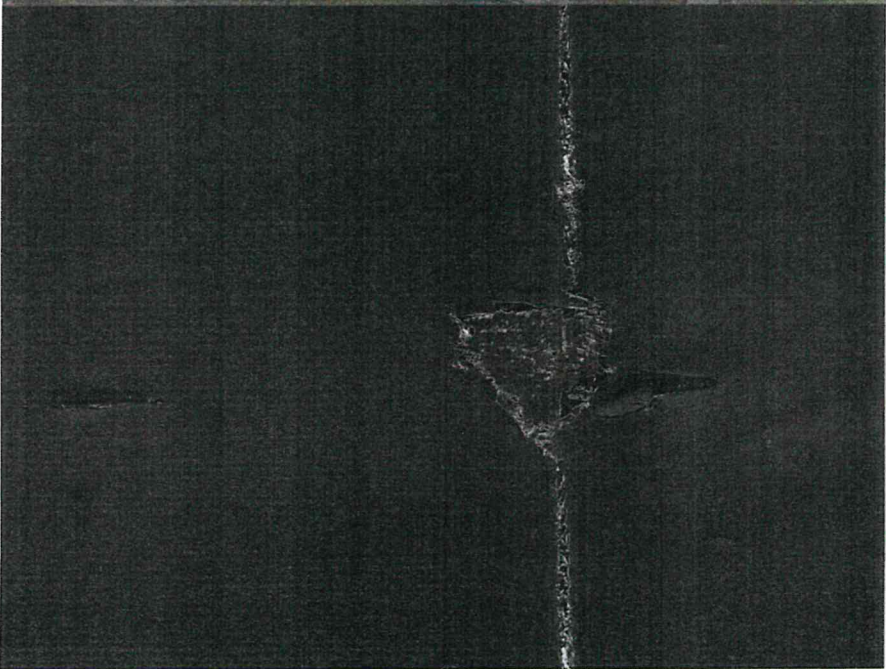
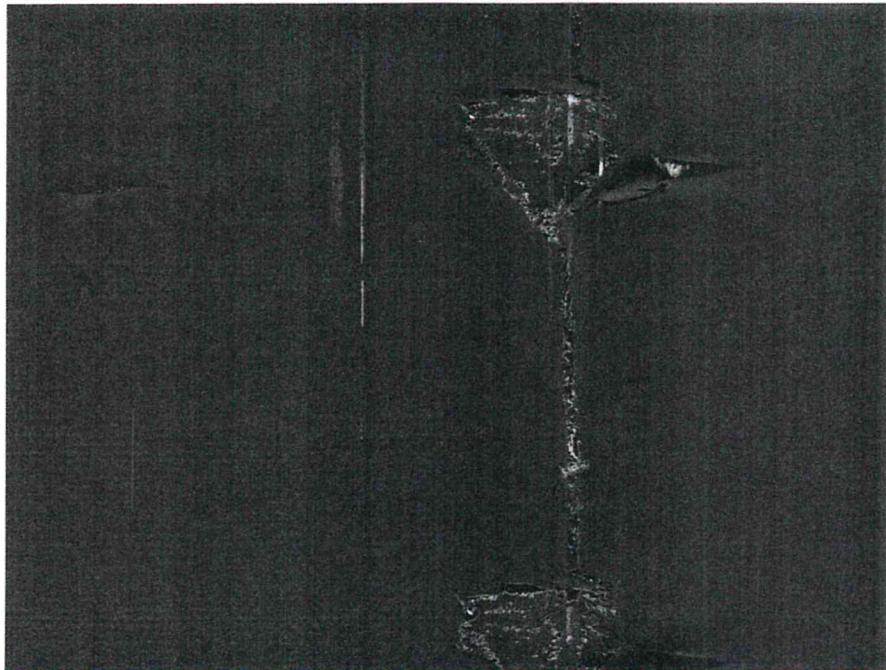
Photo ▾

Done



8





9

9:25

Signal strength icon, Wi-Fi icon, 35%

Photo

Done



102





Crop

11



12



13



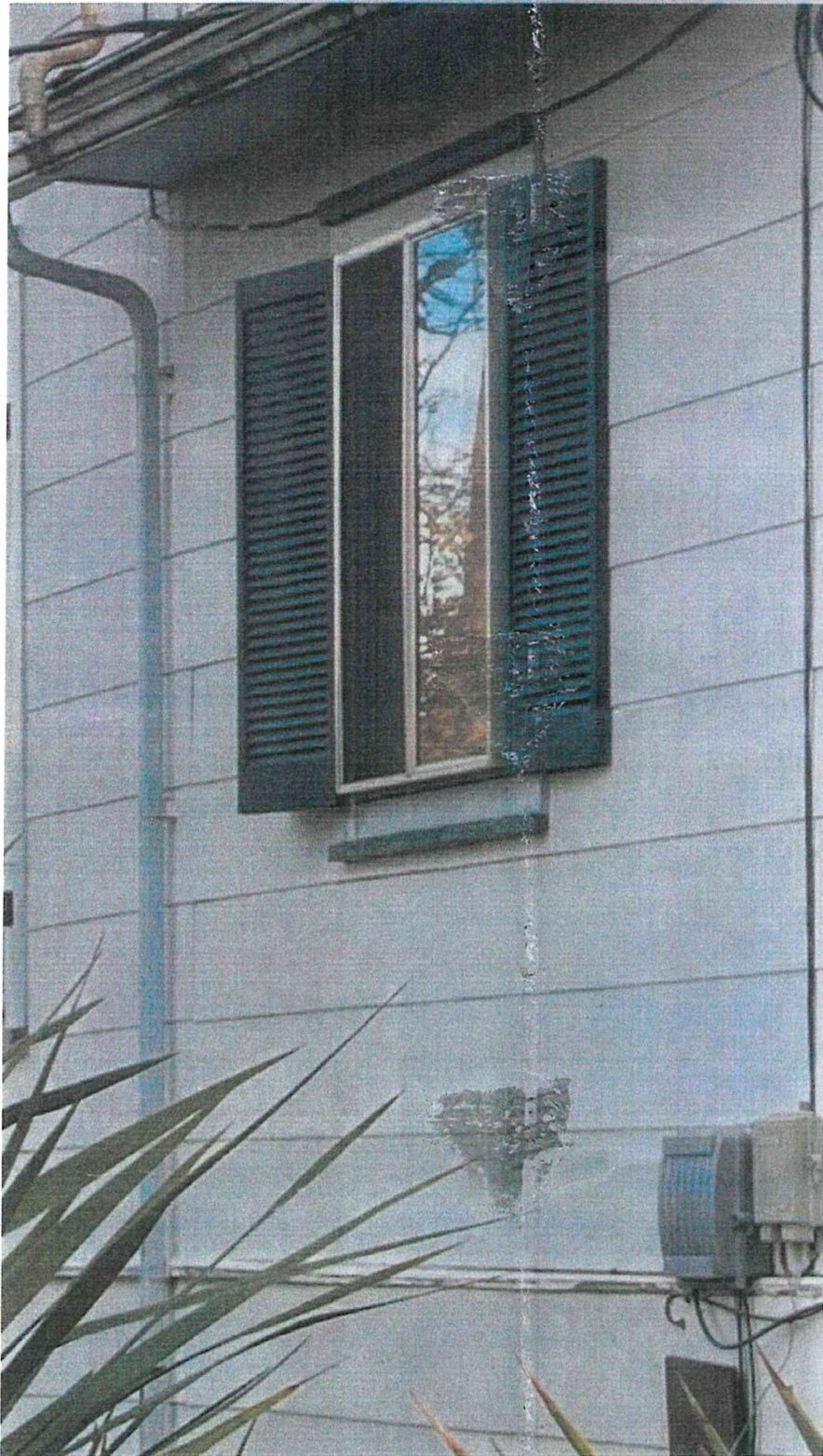
14

9:29

Signal strength, Wi-Fi, and battery (34%) icons.

Photo

Done

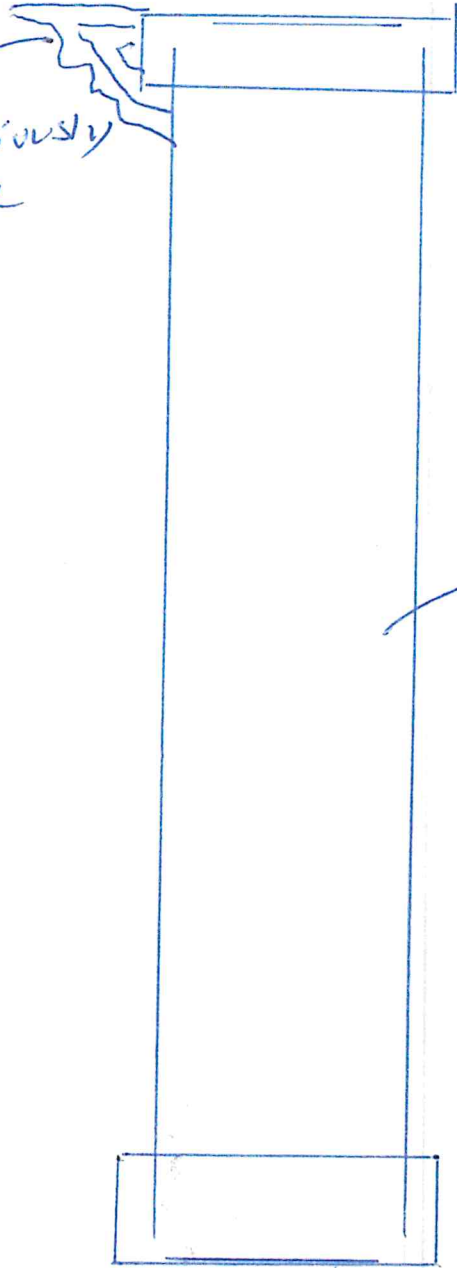


15

16

Proposed Rear Porch Post Wraps
West Elevation

"Ginger Bread"
Column Accents
which were previously
removed before
purchase



- 1x4 Cypress Painted
Column Cap

$\frac{3}{8}$ " x 4"
Hardi Board Post Wrap
Painted

- 1x6 Cypress Painted
Base Wrap

17

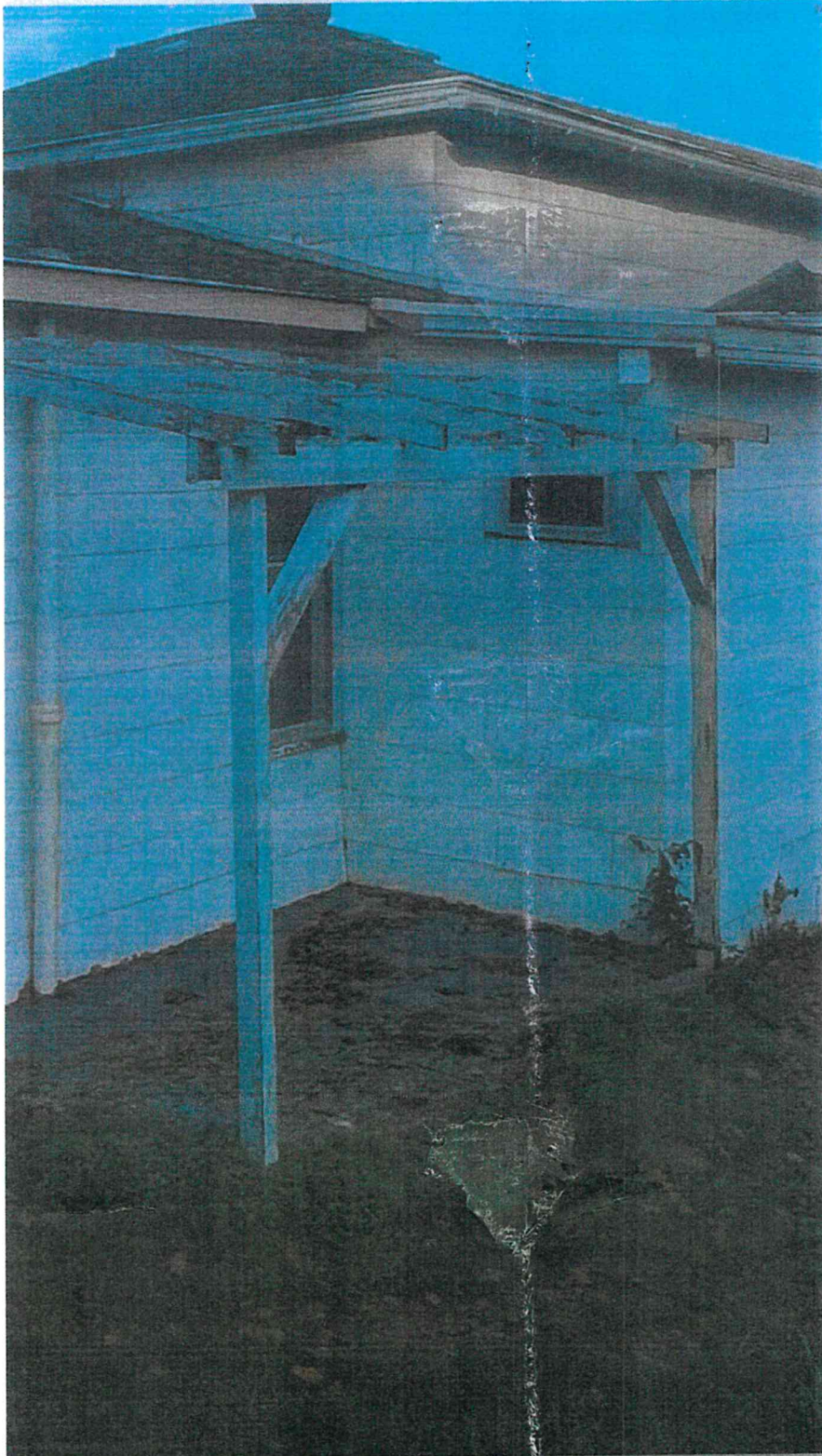
9:28

◀ Photos

📶 34

Photo ▼

Done

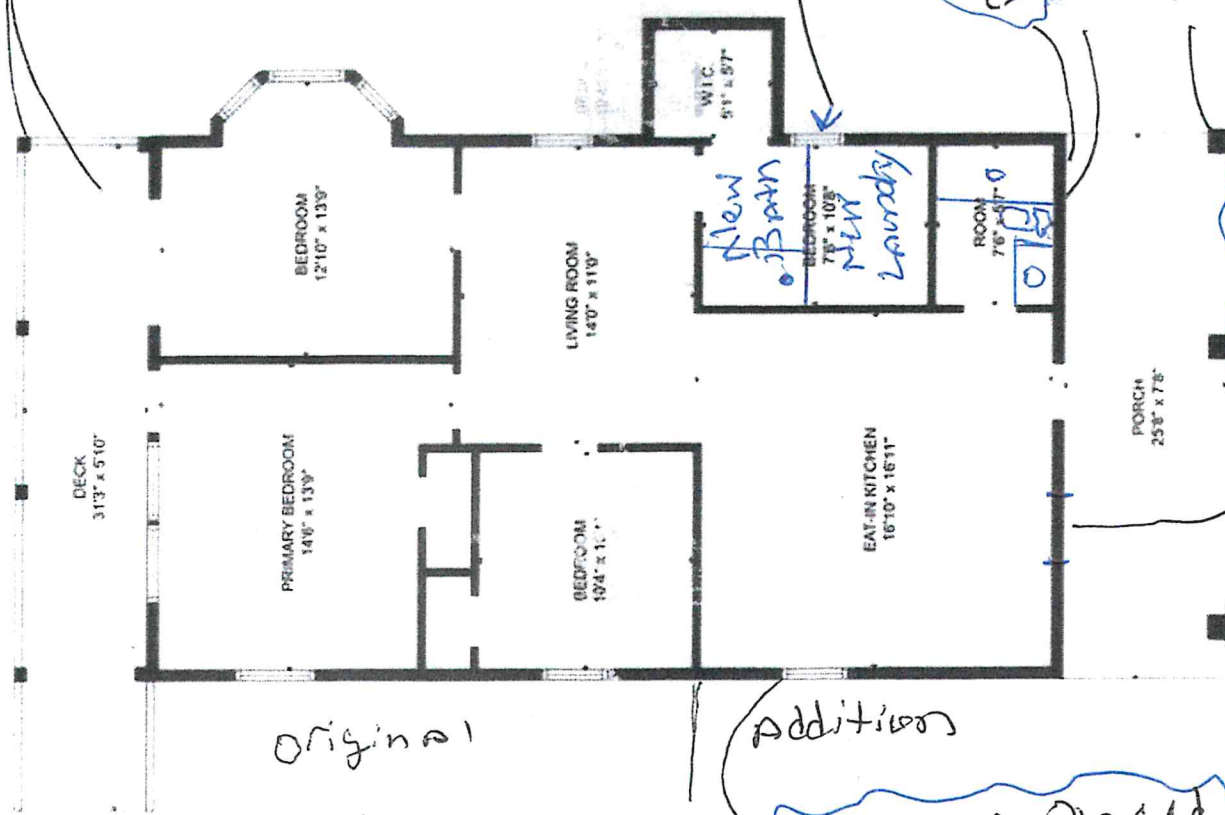


18



REPLACE / REPAIR RAILINGS, DECKING

197



Original
260 S rd St.
St Helens

addition
Window Replaced
4040 x0 w/grids



GROSS INTERNAL AREA
 FLOOR 1: 1085 sq. ft.
 EXCLUDED AREAS: DECK: 183 sq. ft. PORCH: 197 sq. ft.
 TOTAL: 1085 sq. ft.

New Windows
4040 x0 w/grids

Posts of Decking Replaced

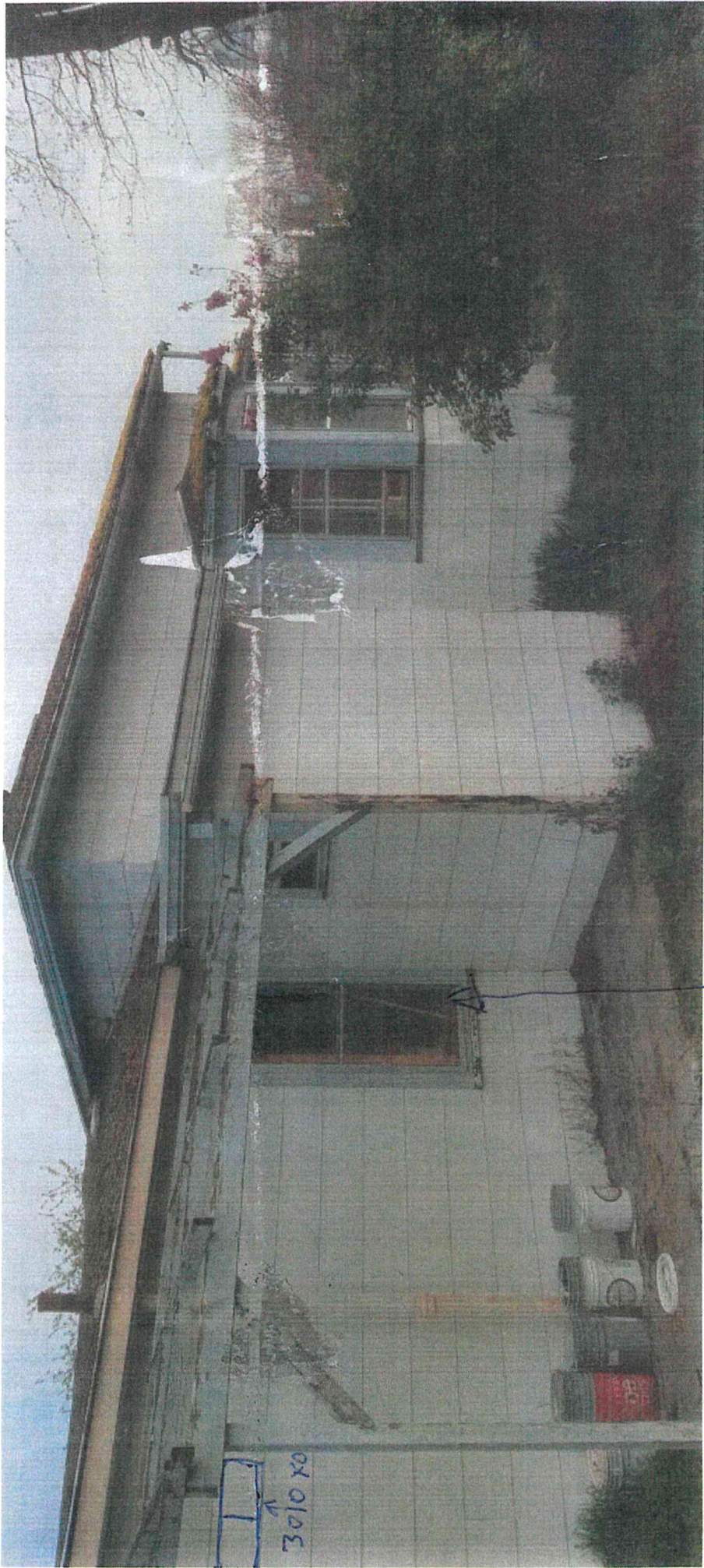
New Siding

New Windows
New Windows
New Windows

1826
1826

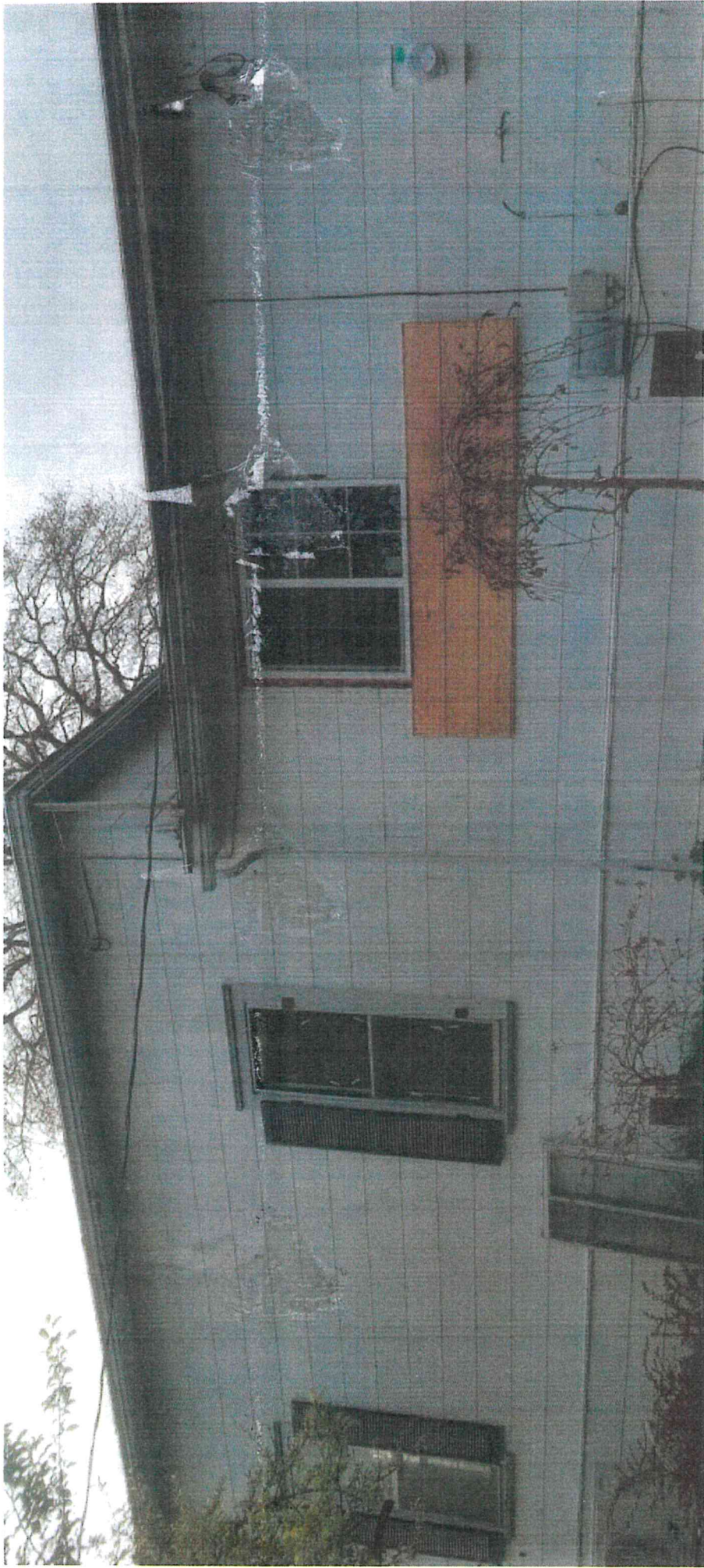
Replaced
New Windows

South Elevation
Propose New Vinyl Windows
3010 X 0 (Bath)
1826 SH (New Bath)



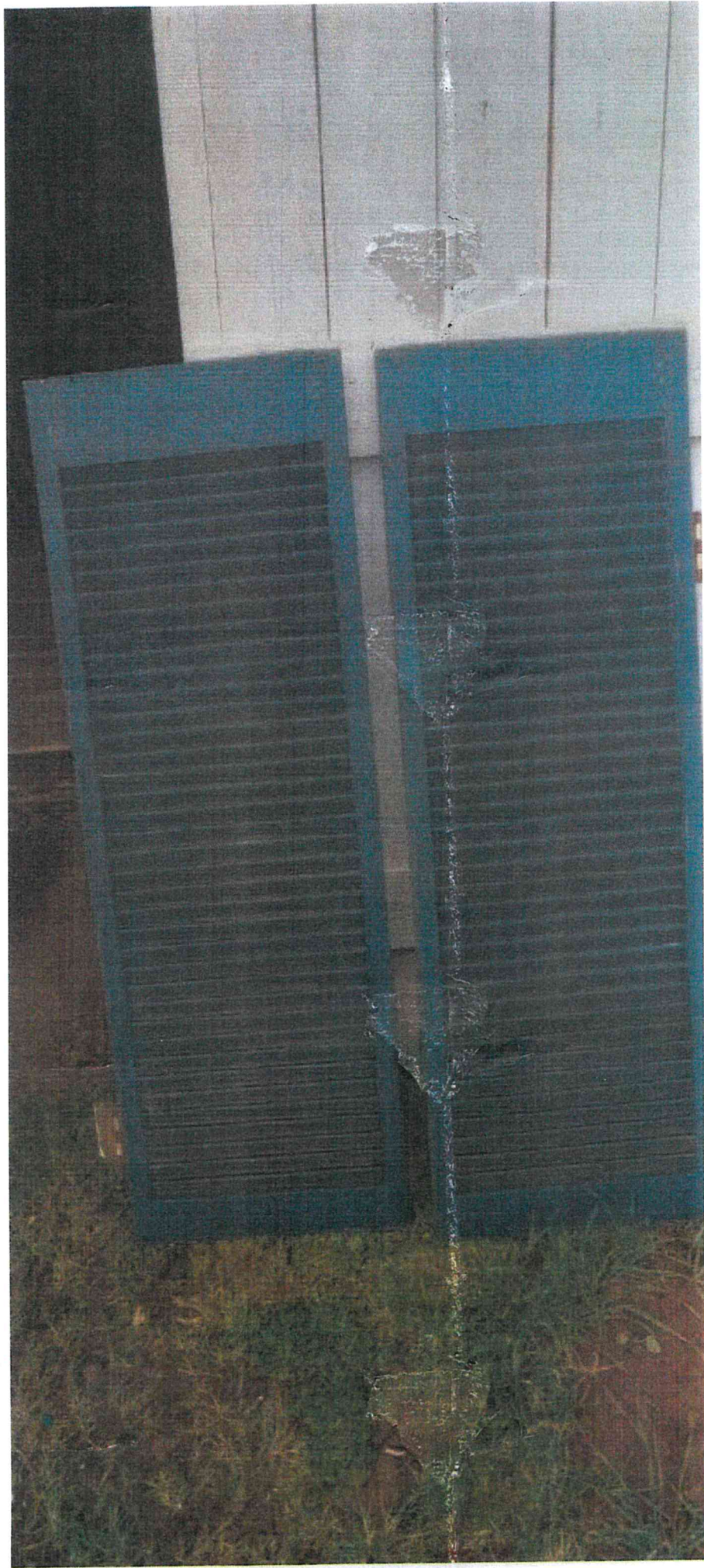
H/S 07281

North Elevation
Current Picture

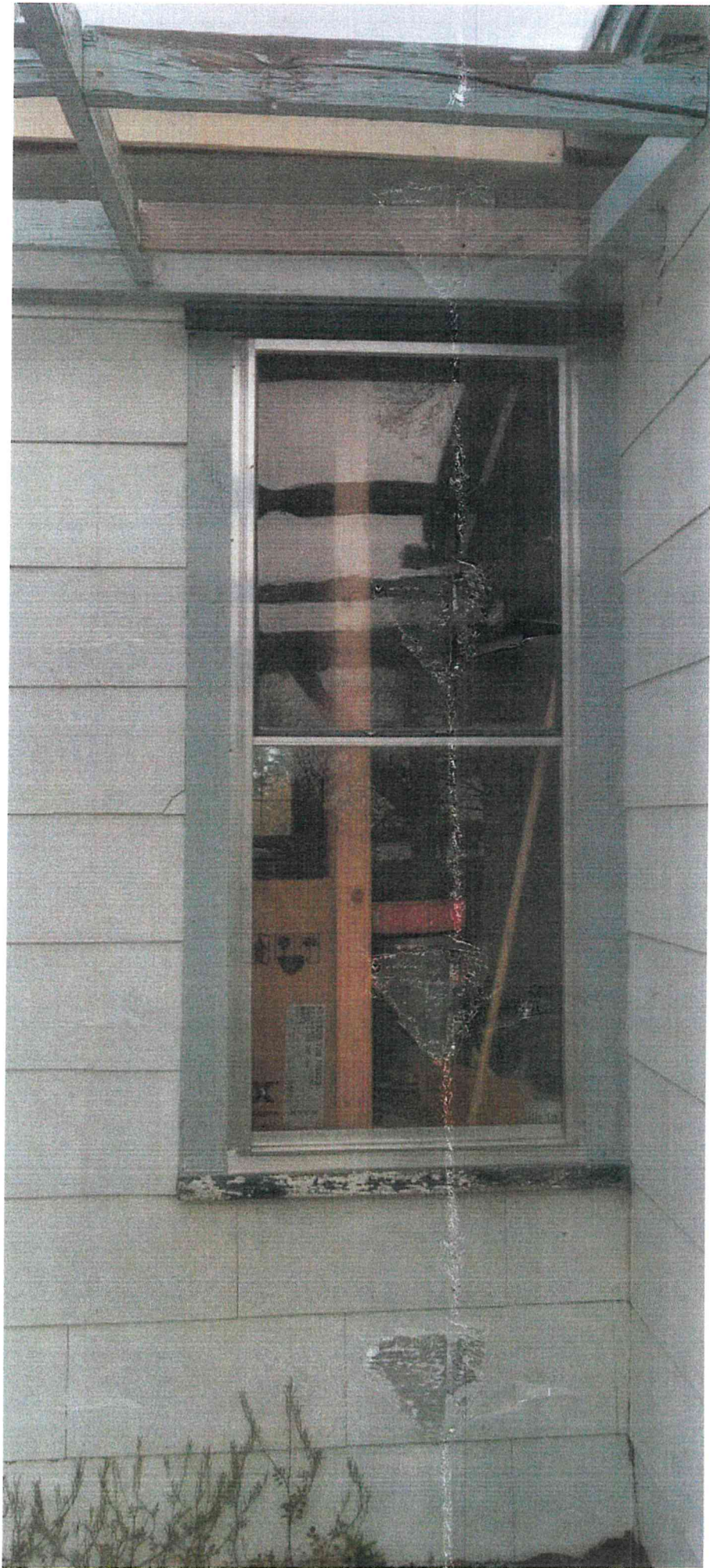





Aluminum Window Removed
From North Elevation



Removed Shutters
From North Elevation



South Elevation Window
Revesting To be Replaced
With A 1826 sht Vinyl 

GCL CONSTRUCTION

CCB#113563

7530 SW Iowa Hill Road Cornelius, OR 97113

John@GCLConstruction.com
Cell (503) 706-8873

2/28/2024

Owner Mike Soto

Address 260 S 2nd St
St Helens, OR 97501

According to title report the original portion of the house, the East portion, was built in 1885. At some point someone did an addition off the West side date unknown. Within, at my best guess, a deck and patio cover was built on the West side of the West Addition. At some point, probably part of the original construction, an entryway with porch was there. It was enclosed in the Addition previously spoken of. Under the siding which was used up until the early 1980's there are two different types of siding. The original portion having typical "clap board" siding and the addition having "board and batten".

When Mr Soto purchased the house at the end of 2023 the rear elevation was covered with Black 6 mil plastic. When the plastic was removed it was found the siding had already been removed. This wall also had a cut in AC unit installed in it, and area just under the AC there was/is a filled in area where it appears an exterior had once been and also there was a hole where it appears a window had once been.

The work that has been done on the exterior is, replace the newer but rotted rear porch post, replaced rear decking, replaced/rebuilt front railing using custom milled materials as to match the existing, 2-3/4" x 2-3/4", replaced front decking, replaced inoperable broken aluminum kitchen window and added a window to rear elevation approximately where filled in door hole was located, and put new siding on rear elevation where plastic had been. Trim is not completed.

What we would like to do beyond above mentioned is to replace window on South elevation with a smaller one. The existing is a one off not matching any windows presently in the house. We would also like to add a window in the bathroom where there was a hole in the wall and looked like a window had previously been there. We would also like to replace the gutters. To do this correctly, whats left of the existing crown, needs to be removed and replaced using square stock trim prior to installing new gutters.

Neither the realtor, the current owner or myself knew this was a historically protected home. I only found out 2/27/24 when I was in speaking with a building inspector and a City planner joined in. She let me know in a rather accusatory way. I personally pulled a Trio/title report on 12/4/23 and there is zero mention of this, only that it is a LEGAL SFR. There was also a report pulled at the time of purchase and another pulled going back as far as we could all being pulled in 2023 and in all of this... no mention.

FIRST AMERICAN TITLE

Property Research Report

SUBJECT PROPERTY

260 S 2Nd St
Saint Helens, OR 97051
9417

OWNER

Michaelo G Soto Revocable Trust / Soto Michaelo G

DATE PREPARED

12/4/2023



First American Title™

Customer Service Department 503.219.8746

cs.oregon@firstam.com

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Property Detail Report

260 S 2nd St, Saint Helens, OR 97051-2008

APN: 9417

Columbia County Data as of: 11/22/2023

Owner Information

Owner Name: Michaelo G Soto Revocable Trust / Soto Michaelo G
Vesting: Revocable Trust
Mailing Address: 360 NE 5th Ave, Hillsboro, OR 97124-3106
Recent Sale: \$203,000
Occupancy: Absentee Owner

Location Information

Legal Description: St Helens Block - 18 Lot - 5
APN: 9417
Munic / Twnshp: St Helens
Subdivision: St Helens
Neighborhood: St Helens
Elementary School: Lewis & Clark Elem...
Latitude: 45.86269
Alternate APN: 4N1W03BA04800
Township-Rng-Sec: 04N-01W-03
Tract #: St Helens School District 502
School District: St Helens Middle S...
Middle School: St Helens Middle S...
Longitude: -122.79867
County: Columbia, OR
Census Tract / Block: 970700 / 3002
Legal Lot / Block: 5 / 18
Legal Book / Page: St Helens High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 11/03/2023 / 11/07/2023
Buyer Name: Michaelo G Soto Revocable Trus / Soto Michaelo G
Price: \$203,000
Seller Name: Feather Ruby
Transfer Doc #: 2023.6159
Deed Type: General Warranty Deed

Last Market Sale

Sale / Rec Date: 11/03/2023 / 11/07/2023
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Feather Ruby
Lender:
Sale Price / Type: \$203,000 / Confirmed
Price / Sq. Ft.: \$170
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: General Warranty Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2023.6159
Title Company: Titor Title

Prior Sale Information

Sale / Rec Date: 07/08/2019 / 07/19/2019
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type: \$113,000 /
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2019.5701

Property Characteristics

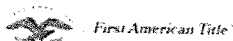
Gross Living Area: 1,196 Sq. Ft.
Living Area: 1,196 Sq. Ft.
Total Adj. Area:
Above Grade: 1,196 Sq. Ft.
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 7
Bedrooms: 3
Baths (F / H): 1 /
Pool:
Fireplace:
Cooling:
Heating: Forced Air
Exterior Wall:
Construction Type:
Year Built / Eff: 1885
Stories: 1
Parking Type: Garage
Garage #: 1
Garage Area: 200 Sq. Ft.
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: SFR
State Use: 101 - Improved...
County Use: 131 - One Story
Site Influence:
Flood Zone Code: X
Community Name: City Of St. Helens
Lot Area: 5,500 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 0.126
Flood Map #: 53015C0981G
Flood Panel #: 0981G
Zoning: SH:C-2
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 12/16/2015
Inside SFHA: False

Tax Information

Assessed Year: 2023
Tax Year: 2023
Tax Area: 02-91
Property Tax: \$1,344.12
Exemption:
Assessed Value: \$82,720
Land Value: \$46,090
Improvement Value: \$36,630
Improved %: 44.28%
Delinquent Year:
Market Total Value: \$238,580
Market Land Value: \$123,560
Market Imprv Value: \$115,020
Market Imprv %: 48.21%



Transaction History Basic

260 S 2nd St, Saint Helens, OR 97051-2008

APN: 9417

Columbia County Data as of: 11/22/2023

Current Owner: Michaelo G Soto Revocable Trus / Soto Michaelo G

Vesting: Revocable Trust

2023 - Present

Date	Type	Amount	Borrower(s)	Lender	Buyer	Seller
11/07/2023	Deed Transfer	\$203,000			Michaelo G Soto Revocable Trus / Soto Michaelo G	Feather Ruby
	Sale Date: 11/03/2023 Title: Ticor Title		Doc Type: Deed Transfer		Doc #: 2023.6159	
07/19/2019	Deed Transfer	\$113,000			Feather Ruby	Pizzo Timothy
	Sale Date: 07/08/2019 Title: None Available		Doc Type: Deed Transfer		Doc #: 2019.5701	
08/08/2005	Trust Deed/Mortgage	\$100,000	Pizzo Timothy M	Pizzo, Anthony		
	Loan Type: Conventional Rate Type: Fix		Doc Type: Trust Deed/Mortgage Rate: 546		Doc #: 2005.10521 Term:	

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

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RECORDING REQUESTED BY:



2534 Sykes Road, Ste C
St Helens, OR 97051

GRANTOR'S NAME:
Ruby Feather

GRANTEE'S NAME:
Michaelo G Soto Revocable Trust, dated April 30, 2021

AFTER RECORDING RETURN TO:
Order No.: 360423003577-SH
Michaelo G Soto, Trustee of the Michaelo G Soto Revocable
Trust, Dated April 30, 2021
360 NE 5th Ave
Hillsboro, OR 97124

SEND TAX STATEMENTS TO:
Michaelo G Soto Revocable Trust, dated April 30, 2021
360 NE 5th Ave
Hillsboro, OR 97124

APN/Parcel ID(s): 9417
Tax/Map ID(s): 4N1W03-BA-04800

260 S 2nd Street, Saint Helens, OR 97051-2008

COLUMBIA COUNTY, OREGON 2023-06159
DEED-D
Cnt=1 Pgs=1 GOLSONK 11/07/2023 01:04:01 PM
\$5.00 \$11.00 \$10.00 \$60.00 \$5.00 \$91.00
I, Debbie Klug, County Clerk for Columbia County, Oregon, certify that
the instrument identified herein was recorded in the Clerk records
Debbie Klug - County Clerk

TICOR 360423003577

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ruby Feather, Grantor, conveys and warrants to Michaelo G Soto, Trustee of the Michaelo G Soto Revocable Trust, Dated April 30, 2021, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Columbia, State of Oregon:

Lot 5, Block 18, CITY OF ST. HELENS, in the City of Saint Helens, County of Columbia and State of Oregon. EXCEPTING THEREFROM the Northerly rectangular 2 feet.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THREE THOUSAND AND NO/100 DOLLARS (\$203,000.00). (See ORS 93.030).

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/03/23

Ruby Feather

State of OR Columbia
County of _____

This instrument was acknowledged before me on 11/03/2023 by Ruby Feather.

Notary Public - State of Oregon
My Commission Expires: 01/10/24

