



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: July 27, 2023

In late April 2023, a Minor Site Development Review (SDRm.2.23) was approved to construct a new 682 sq. ft. covered porch addition, a corresponding basement addition, a new ADA lift at the main entry, and other exterior modifications including 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. This went before the Planning Commission in April. Since then, the Klondike has furthered their structural plans for their building permit applications which have resulted in changes.

The substantial changes include:

- Replacement of the ADA lift with an ADA-accessible sloped ramp/walkway
- New retaining walls and concrete planters with stone caps to accommodate accessible ramp.
- New retaining walls include flush mount pathway lighting on both sides.
- A new wooden basement window, and relocation of the full-light basement door.
- New winter/rain folding accordion windows on the porch addition.
- New articulation on the porch banisters (discussed previously, but not on plans).
- New half-light door on the south elevation to the new porch (just open previously).
- New gooseneck exterior lighting above new basement door (discussed, but not previously on plans).

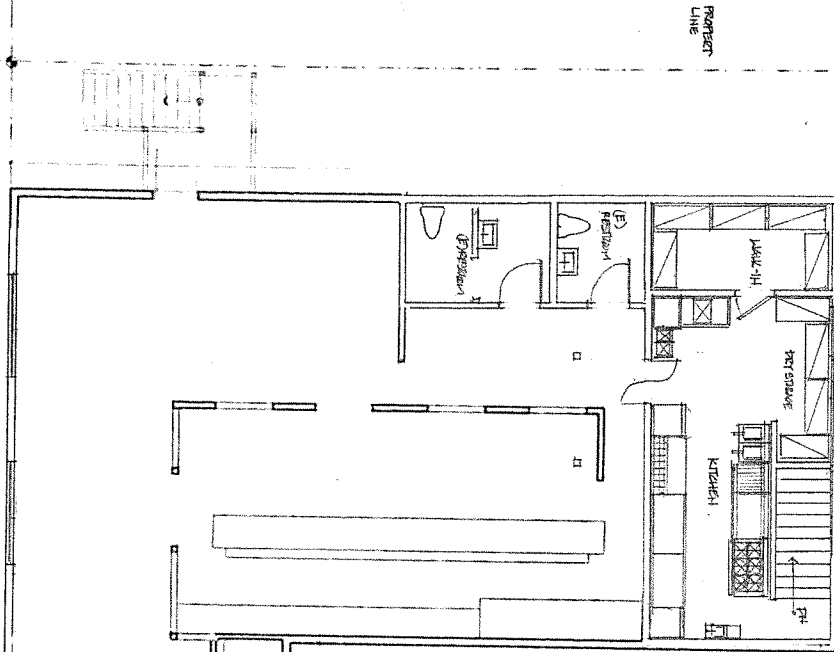
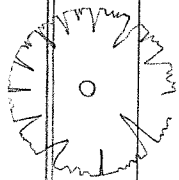
Per SHMC 17.32.070(7), permanent exterior architectural changes to buildings (that are not officially recognized historic resources) shall comply with the ***Riverfront District Architectural Guidelines***. The Historic Landmarks Commission shall make a recommendation to the approval authority as to 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>

Please be prepared to weigh in on whether these revisions to the design still comply with the guidelines, or if there are any recommended conditions of approval that should be added to the approval.

All other discussions about roofing, siding, etc. from the previous decision still apply to this proposal, even if they are not explicitly discussed during this revision discussion.

Plans of the original approval from April and the proposed changes are attached.



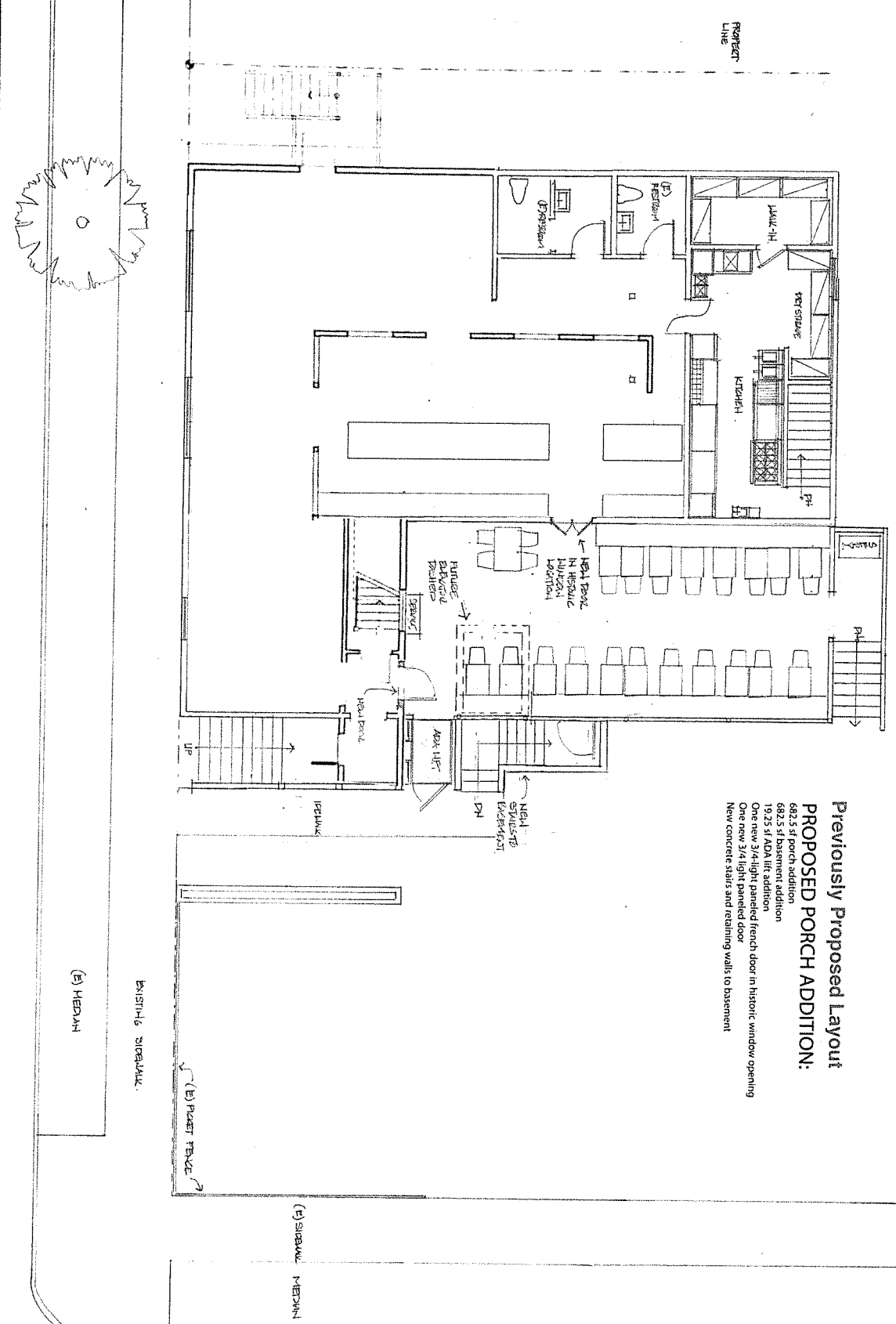
AS-IS FIRST FLOOR LAYOUT

(B) MECHANICAL

EXISTING STAIRWELL

(B) MECHANICAL

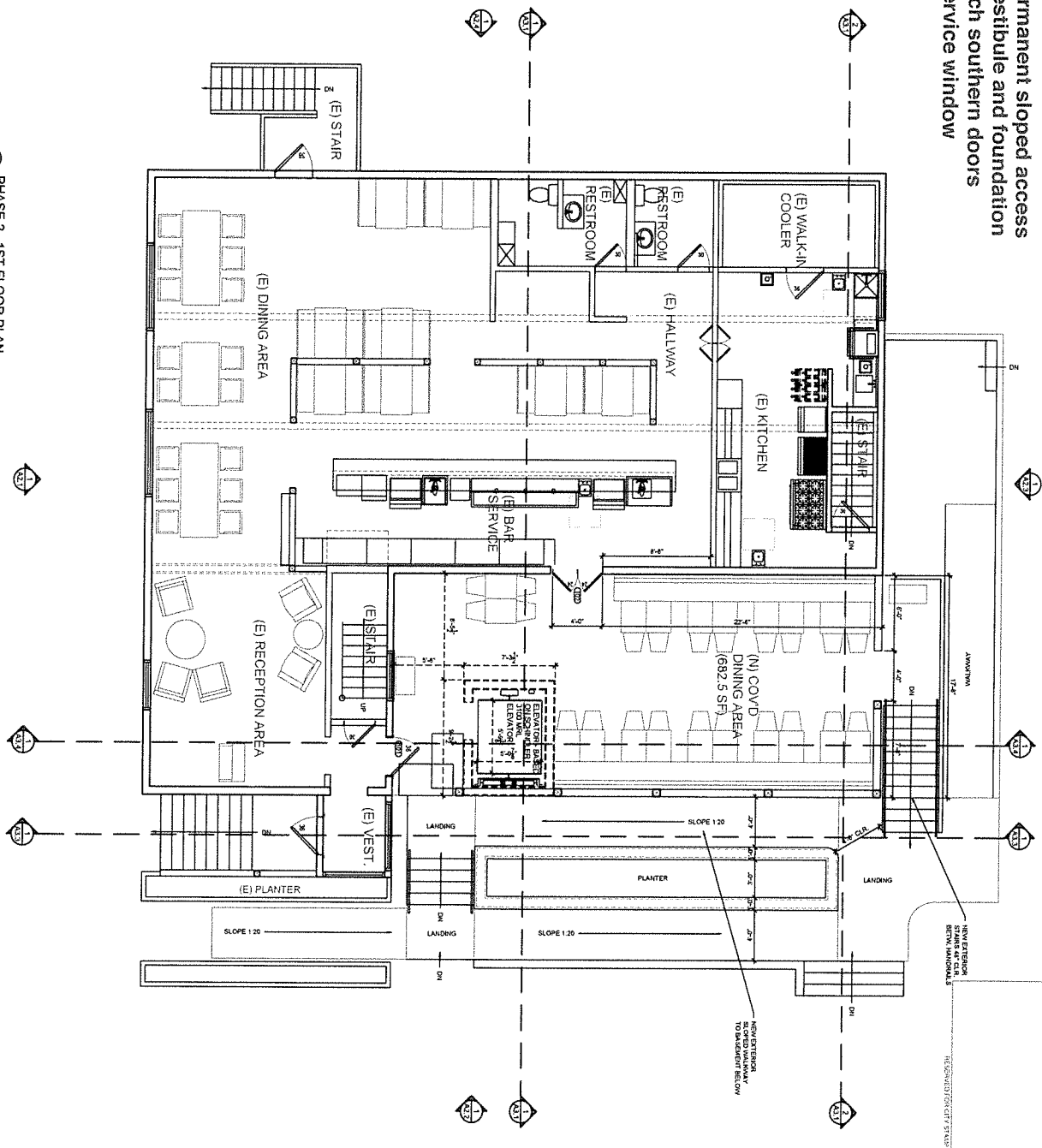
(B) MECHANICAL



**Previously Proposed Layout
PROPOSED PORCH ADDITION:**

- 682.5 sf porch addition
- 682.5 sf basement addition
- 19.25 sf ADA lift addition
- One new 3/4-light paneled french door in historic window opening
- One new 3/4 light paneled door
- New concrete stairs and retaining walls to basement

- Currently Proposed Layout:
- Replacing ADA lift with permanent sloped access
 - Building future elevator vestibule and foundation
 - Adding basement and porch southern doors
 - Adding small basement service window



01 PHASE 2, 1ST FLOOR PLAN
SCALE: 1/4"=1'-0"

OWNERS REVIEW ONLY NOT FOR CONSTRUCTION

A1.8

1ST FLOOR PLAN

PHASE 2

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

DATE: -
PROJECT: 2006
DRAWN: -
CHECKED: -

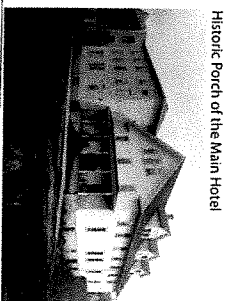
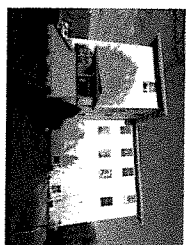
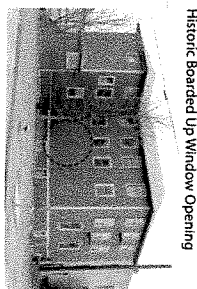
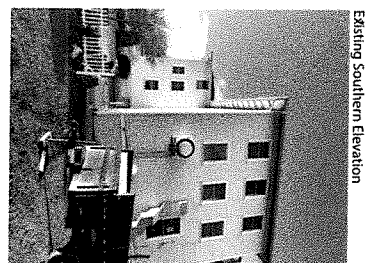
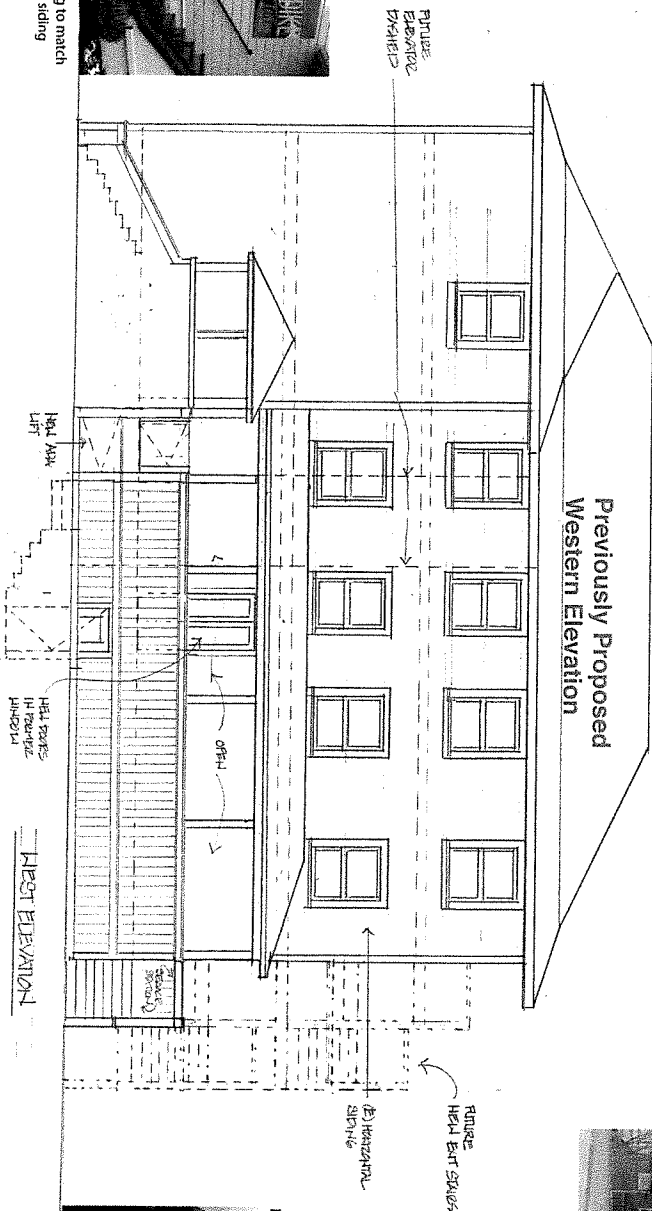
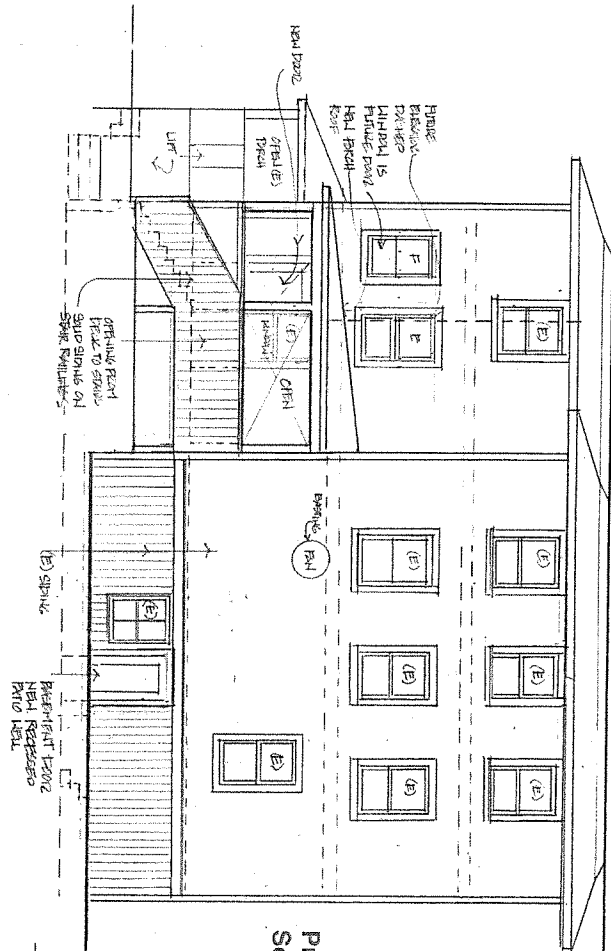
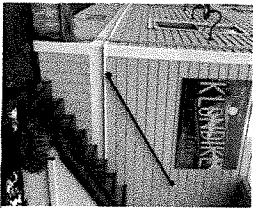
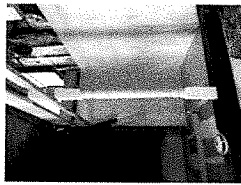
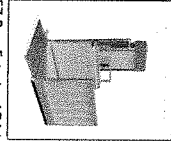
ISSUED SETS:			
DATE	DESCRIPTION	REV	DATE
6-22-22	DC SET (40% COMPLETE)		
6-24-23	75% REVIEW SET		

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SCALE: 1/4"=1'-0"

RECEIVED OF COA CITY STAFFS

A2.2.2

**EXTERIOR
ELEVATIONS**

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

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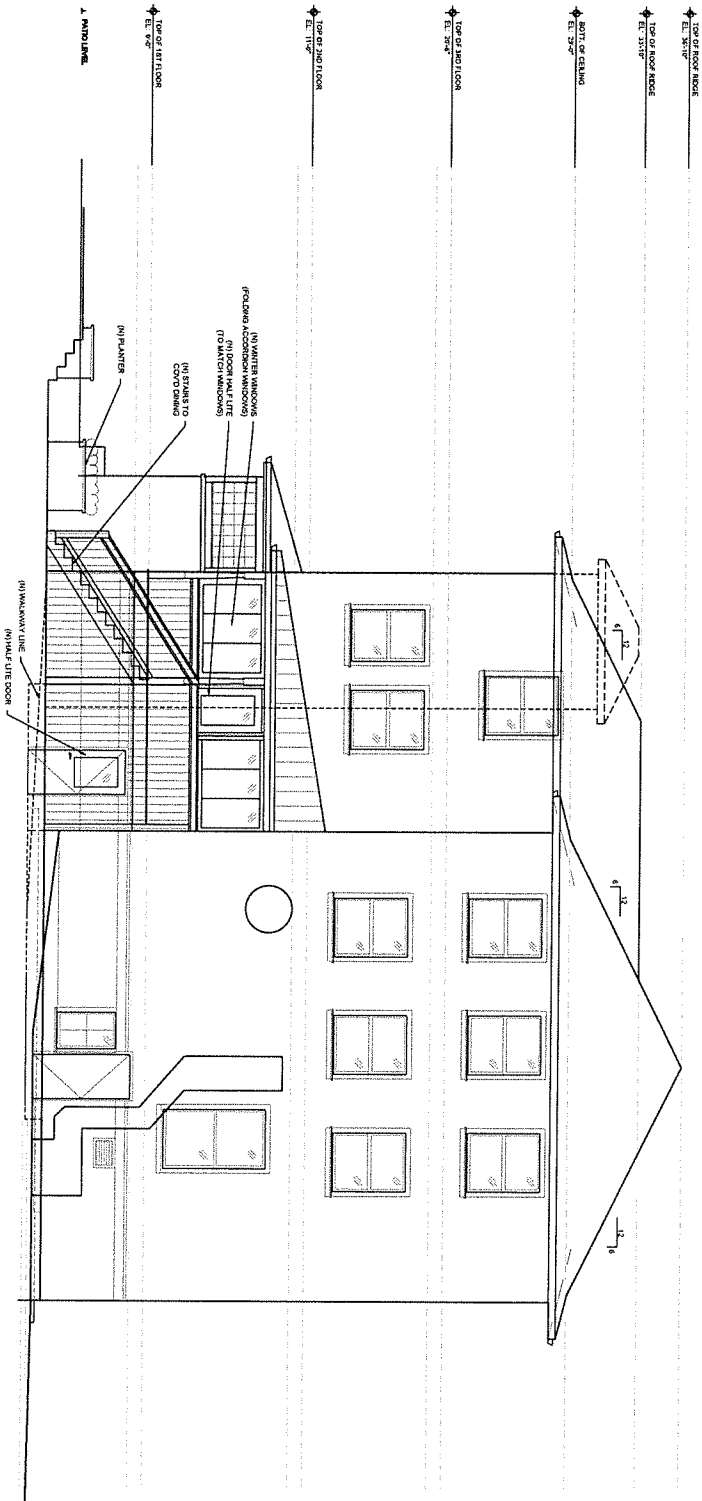
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Currently Proposed Western Elevation

- New permanent ADA slope down with retaining walls/planters
- New basement and porch southern access doors



⑦ SOUTH ELEVATION
SCALE: 1/4"=1'-0"

OWNERS REVIEW ONLY NOT FOR CONSTRUCTION

A2.3

EXTERIOR
ELEVATIONS

DATE: -
PROJECT: 2008
DRAWN: -
CHECKED: -

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

ISSUED SETS:			
DATE	DESCRIPTION	REV	DATE
6-22-23	DO SET (40% COMPLETE)		
6-29-23	75% REVIEW SET		

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REVISIONS FOR CITY STAMPS