



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: 343 S. 1st Street
DATE: February 16, 2023

Dave Lauridsen (Crooked Creek Brewery) submitted a Site Development Review (Minor) and a building permit (Permit No. 749-23-000063-STR) to do several interior and exterior modifications to 343 S. 1st Street, the current location of Dockside restaurant.

Background & Permitting History

In 1985, a Site Design Review (SDR) was approved to add 830 sq. ft. to the existing 1,260 sq. ft. building, bringing the total sq. ft. of the first floor up to 2,090 sq. ft. At that time, there was also an existing dwelling on the 2nd floor. The subject property is made up of two 5,800 sq. ft. lots. The structure is built on top of the shared property line between the two lots. The SDRm approval will require a restrictive covenant to bind the two lots so that they cannot be sold separately. **Note** this property is *outside* of the nationally registered St. Helens Downtown Historic District established in 1984 but *inside* the Riverfront District.

Application Description

The SDRm includes a new rear detached 192 sq. ft. building for cooler and kitchen storage and exterior modifications including removal of an existing awning, and installation of new windows, a new entry door and awning replacement, a new overhead door, new siding, new exterior lighting, relocation of an exterior furnace, and a new staircase and entry door to the existing 2nd story dwelling unit.

Per SHMC 17.132.172 (7), permanent exterior architectural changes to buildings (including new construction) must 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 website:

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

The following is a description of the exterior modifications in order that they appear in the Guidelines. Anything in **red** requires an answer from the Commission or a confirmation that the Commission agrees with staff.

Awnings/Canopies

The applicant is proposing removal of a 46-foot-long awning which spans most of the front façade. They are also proposing replacement of the main entry awning because it is in poor condition. Lastly, they are proposing a new awning over the new entry to the existing 2nd floor dwelling. The Guidelines encourage the use of awnings because they promote a more friendly pedestrian environment in the elements (sun and rain). The applicant believes the large awning was installed during the 1985 expansion. The

applicant states the reason for removal is to bring more light into the dining area by installing larger windows. They also propose outdoor sidewalk dining. **Does the Commission feel that the awning changes are consistent with the Guidelines?**



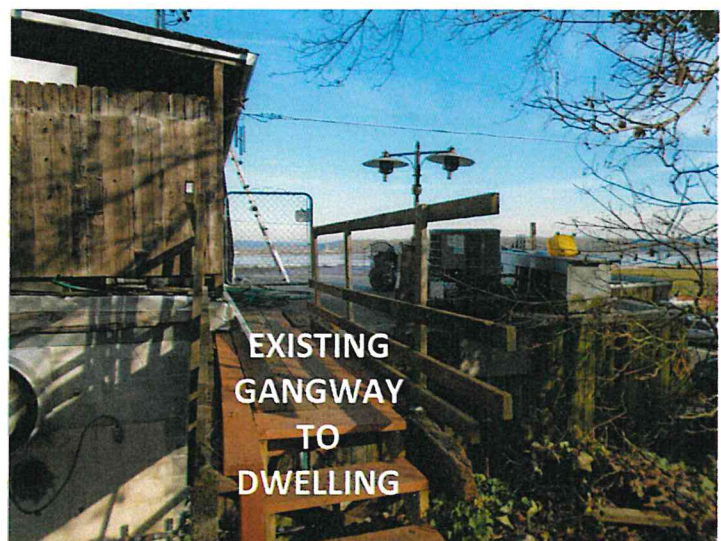
Building Façade/Entry

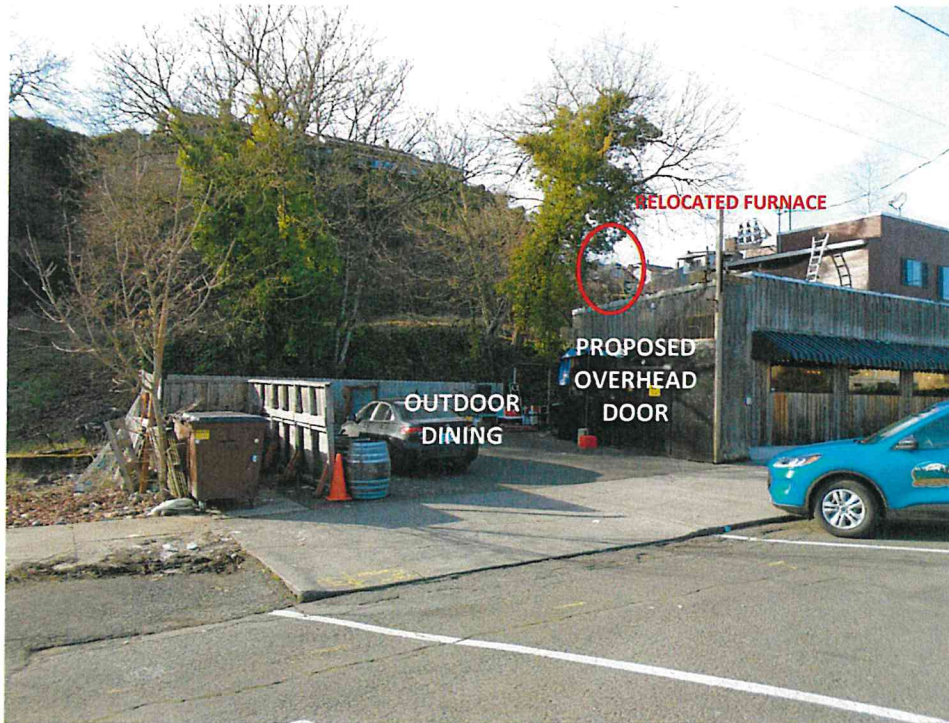
The Guidelines promote the preservation or restoration of the original building façade. The applicant is proposing to replace the existing wood siding with a similar wood, vertical shiplap siding material which will be painted a dark neutral color instead of stained. Based on the 1985 SDR, it appears the existing siding was installed as part of the 1985 remodel. The applicant states that the lack of maintenance and flashing has caused areas to rot so badly that it is beyond repair. **Staff feels that replacement of a similar siding is consistent because restoration of the existing siding is not possible.**

The Guidelines state that new entry doors should incorporate a large window and a solid kickplate. The applicant states the door will be replaced with a single lite wood and glass door with a kick-plate that is consistent with other entry doors. **This new door does not show a kickplate. Staff recommends a condition to ensure the new door includes one.**

There is a new north-facing entry proposed to the 2nd floor dwelling which will require a new staircase along the north façade. The applicant is proposing a 6' high privacy fence with a gate at this entry. The existing entry to the dwelling crosses a gangway and onto the roof (pictured right) which can be removed with the new side entry and staircase proposed.

The applicant is also proposing a new overhead door on the south-facing wall out into an outdoor dining area. This overhead door is non-traditional design for a new door/entry. The applicant states this is in effort to bring in more natural light into the dining area and better enhance the connection between the indoor/outdoor dining areas. A photo of this area is included below. **Does the Commission feel comfortable with a new non-traditional entry at the south facade?**





Building Lighting

The applicant is proposing compliant gooseneck lighting on the front, east, and west facades of the building. **Staff feels this complies with the Guidelines.**

Signage

Existing signage is to remain in place. Any new sign will require a sign permit and architectural review. Replacement of the content in the existing sign cabinet can be done without a permit and architectural review.

Maintenance

The applicant states an assessment of the structure prior to purchase resulted in a large list of deferred maintenance and needed repairs. This includes a complete rebuilding of the rear exterior wall with a new foundation and stem wall below because of water damage and poor storm drainage. Storm drainage will be installed to prevent future issues. It also includes roof replacement of the 2nd dwelling from shingles to a flat roof system and patching and silver coating of the 1st floor roof. Both roof systems are not visible from the street below. **Staff feels these repairs will prevent further deterioration of the building and comply with the Guidelines.**

Material & Building Colors

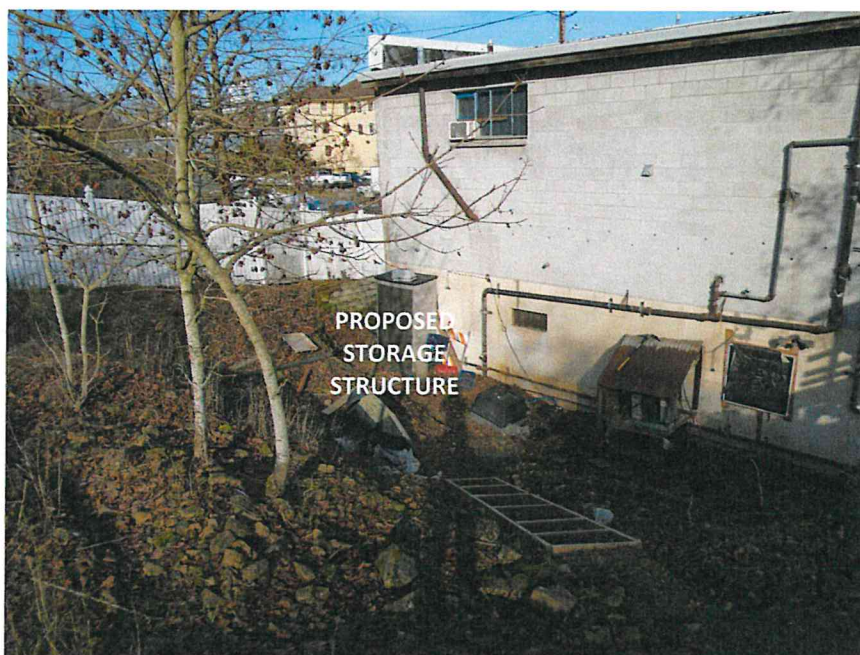
The Guidelines state that when wood siding is used, it should be painted using a palette of earth tones or muted colors. The Guidelines further state that paint color is the owner's decision, but painting a structure to be a good neighbor is encouraged. **Staff feels the applicant's proposal for a dark neutral color complies with the Guidelines.**

Roof

The applicant is relocating an existing furnace to the southwest corner roof. Even though it is located in a location that is as far from S. 1st Street as possible, it will still be visible from the street below (pictured on previous page). **Staff is recommending screening for this mechanical unit.**

Setback, Orientation, & Bulk

The new 192 sq. ft. structure in the rear of the building has no impact on the orientation of the building and building entrance towards the street. Due to its single-story height, it has no visual impact from S. 1st Street. However, there are residential units located on the top of the bluff who will be able to view the new structure from above. Photo below is taken looking down to the proposed location of the new structure. It appears there are walls to enclose the dry storage structure, but it is unclear if there is siding proposed. **Staff feels the Commission should ask for clarification on how dry storage area will be sided, if at all. A condition regarding siding may be warranted.**



Windows

The applicant is proposing to replace all the existing 4' high windows along the front façade so that they are a maximum of 6' in height. The window width will remain at 8' wide. The Guidelines encourage maximizing the window-to-wall ratio of the ground-floor by increasing the visual connection between the sidewalk and the interior of the restaurant. Staff feels replacement with taller windows does this.

The Guidelines state to maintain original window-to-building ratio found historically and to retain original windows. As the applicant notes, the existing windows at 8' wide x 4' tall, are not consistent with other storefront and ground-floor windows in the district. The Guidelines also state that the use of opaque windows is inappropriate. The existing windows are semi-opaque which means only *some* light is let through. The proposed new windows are non-opaque, picture-style windows, which complies.

The window frames will be a commercial-style aluminum or a fiberglass style frame. **Although the applicant is changing the size of the windows and replacing original windows (which the Guidelines**

discourages), the Commission must decide if the proposed 1st floor window replacements comply with the Guidelines for other reasons described above.

The applicant is also replacing the 2nd floor residential windows with a similar look and style of the ground floor windows, although the dimensions will be the same as what is existing. The Guidelines encourage upper-story windows to have a vertical emphasis, or to be twice as tall vertically as they are wide to represent a more traditional design. They should also be placed symmetrically. There are also existing shutters on the 2nd floor windows, which the applicant does not address whether these are to be removed or to stay. Does the Commission want to make any recommendations regarding the upper story windows to better comply with the Guidelines?

Attachments

- Applicant Narrative (3 pages)
- Building Plans (10 pages)

Responses to Olde Town Design Guidelines Related to Remodel / Rehab of 343 S 1st St

Applicant Name: Dave Lauridsen
Property Owners: Dave & Cristine Lauridsen
Mailing Address: 34252 Bennett Rd, Warren 97053
Phone: 503.369.7388 Email: davejlauridsen@gmail.com
Assessors Map: 9724 Tax lot: 4N1W 3BD 600
Site Address: 343 S 1st St

Project Overview:

We are planning to rehab the War Era 'Dockside' building at 343 S 1st that suffers from many years of deferred maintenance. Our goal is to stop deterioration that is currently happening while maintaining the integrity of the building's current design and giving it a fresh, inviting look guided by the architectural design standards for the Riverfront District.

The building appears to have been originally built in 1947 as a multi-use concrete masonry unit structure with a restaurant / bar on the ground floor and an apartment on the second floor. Records show a stick built addition was added in the 1980's. While the building itself is not architecturally significant as other buildings in the area may be considered, we recognize its legacy in our community as a long-standing establishment that everyone seems to be familiar with and most have patronized at one time or another. We'd like to carry it's legacy into the next growth stage of downtown St Helens.

It's worth noting that the building is also uniquely situated as the southernmost building on 1st St. and will serve as a gateway between the 'historic' and 'new' downtown areas as the Riverfront District is redeveloped over the next several years. We feel this further warrants a refresh to the building that will help encourage a vibrant downtown in both the historic and new corridors.

1. Awnings & Canopies

We will maintain a partial awning along the street side of the building. The building currently has two awnings on the façade, one over the entry area that appears to be original, and an aluminum canopy over the windows that was likely added during an addition to the building in the 80's.

We intend to remove the aluminum awning over the windows to help brighten the interior space and create a cleaner look to the facade. We will install architecturally appropriate lighting in place of this awning which will invite more pedestrian interaction. See additional notes related to lighting.

An entry awning of the same width as the existing awning will replace the current awning that shows signs of sagging and decay. This awning will span the width of the entry area.

The building has an apartment on the 2nd floor with awkward access that requires the tenant to walk across part of the roof. We plan to relocate the apartment entry to the north side of the building, not street facing, and incorporate a small awning over the entry door to protect from the elements.

Responses to Olde Town Design Guidelines Related to Remodel / Rehab of 343 S 1st St

2. Building Façade / Entry

The building façade is in need of being refreshed due to lack of maintenance that has resulted in severe deterioration of siding materials and leaks around multiple windows.

The wood siding will be replaced with a like, wood, vertical shiplap siding material that will be painted a dark neutral instead of stained.

The ground floor windows currently installed are narrow, tinted, commercial style aluminum windows that leak and are inconsistent with other buildings in the Riverfront District. We would like to replace and alter the height of the windows to create more consistency with other buildings in the area, which will also enhance the sense of place, and will create a more inviting environment that encourages commercial and social activities as outlined in the design guidelines. The current window height of 4' will be increased to a maximum of 6', maintaining the current topline of the windows. New windows will be more energy efficient, constructed from either a like aluminum frame or fiberglass / wood material.

Aluminum windows at the upstairs apartment will be replaced with same size windows as currently installed and will match the window style installed at the ground floor.

The current entry door will be replaced with a single lite wood and glass door with a kick-plate that is consistent with other older entry doors in the area.

As mentioned in section 1, we plan to relocate the apartment access to the north side of the building, making use of a currently unused walkway at the North side of the property. Relocating the entry will have minimal effect to the façade, with a privacy gate built flush to the northeast corner of the building.

3. Lighting

Exterior lighting on the building will be enhanced to create a more inviting storefront. We will use downward emitting, gooseneck style lighting that complements lighting on other buildings in the district. Exterior lighting will be added to the façade as well as to the east side of the building and at the apartment entry on the west side of the building.

4. Signage

We intend to replace the current signage as a future project. A design for replacement signage has not been completed at this time and will be addressed in a future application. Existing signage will remain in place for now.

5. Maintenance

As part of a recent transfer of ownership, a comprehensive building inspection was completed which compiled a list of needed repairs. Much of the proposed work is needed to address these repairs and other deferred maintenance that will correct issues to prevent further deterioration of the building. Once repairs to the

Responses to Olde Town Design Guidelines

Related to Remodel / Rehab of 343 S 1st St

building's current condition have been completed we will implement an ongoing maintenance program to help preserve the building and enhance the visual appearance of the Riverfront District on our block.

6. Material & Building Colors

A building inspection has determined that most of the siding is in poor condition and needs to be replaced. Lack of maintenance and lack of flashing at many needed areas has led to rot and damage that is beyond repair. As mentioned above in section 2, siding will be replaced with a like, wood, vertical shiplap siding material. The current siding is stained; we will paint the new siding a yet to be determined color in a darker shade in the neutral to velvet blue color palette as defined in the design guidelines. Concrete masonry 'CMU' blocks on the north side of the building, west side of the building and second floor have previously been painted and will be repainted to match the wood siding.

No historical or architectural details are present on the building needing to be restored or maintained.

7. Roof

Mechanical equipment and utility connections are currently present on the building and have been installed towards the rear of the roof, in accordance with the design guidelines. Mechanical equipment is located away from the façade and is not visible from the street. Utility connections are on the side of the building and will not be altered.

A rooftop deck was previously installed but has deteriorated and been removed. There are no plans to replace the rooftop deck.

8. Setback, Orientation & Bulk

No changes to be made.

9. Windows

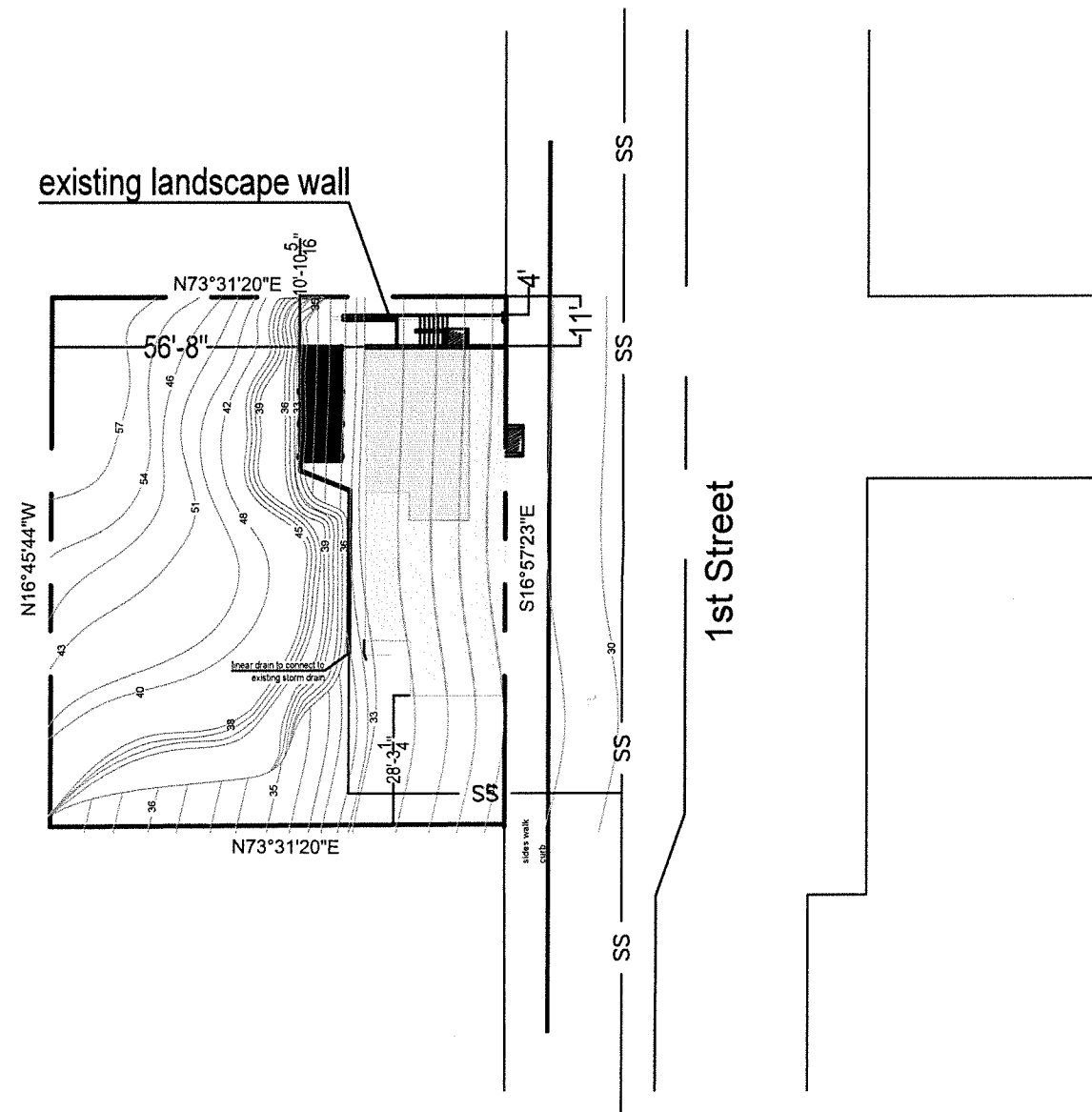
As mentioned in section 2, the current window design on the ground floor is out of sync with other buildings in the Riverfront District with tinted/ semi-opaque, narrow windows set high above the sidewalk that provide a poor visual connection between the sidewalk and commercial space and provide poor natural light to the space. We plan to replace the windows with taller, non-opaque windows that improves the interaction between sidewalk and building, maximizes the window-to-wall ratio, and complements the window style of other buildings in the Riverfront District. Currently installed windows are aluminum, tinted, commercial picture style windows at 8' wide by 4' tall. Replacement windows will still be 8' wide, but increased to a maximum of 6' tall, maintaining the topline and lowering the sill. Replacement windows will be a picture-style window with clear glass and a commercial style aluminum or fiberglass style frame.

Windows at the 2nd floor will also be replaced. No changes will be made to the dimensions of the windows and replacement windows will be the same look and style of the ground floor replacement windows.

We also plan to install a rollup / garage style door at the south end of the building to further bring in natural light and improve the connection between the indoors and outdoors.



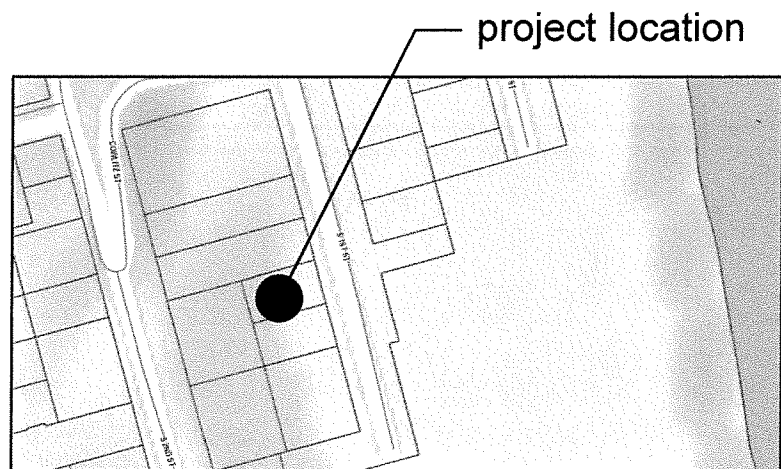
existing site plan



proposed site plan



scale: 1" = 40' 0"
lot size: 11,600 sf.

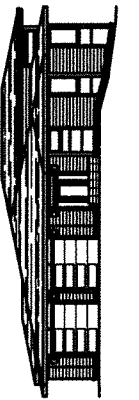


vicinity map

existing restaurant area: 2,130 sf.
existing apartment: 804 sf.
porch/patio: 475 sf.

total: 3,409 sf.

Restaurant roof line	12'-8"
Apartment roof line	22'-8"



NS Designs

(541) 390-4211 saarinen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION

343 S 1st St.

Columbia, county
St. Helens, Oregon



NS Designs

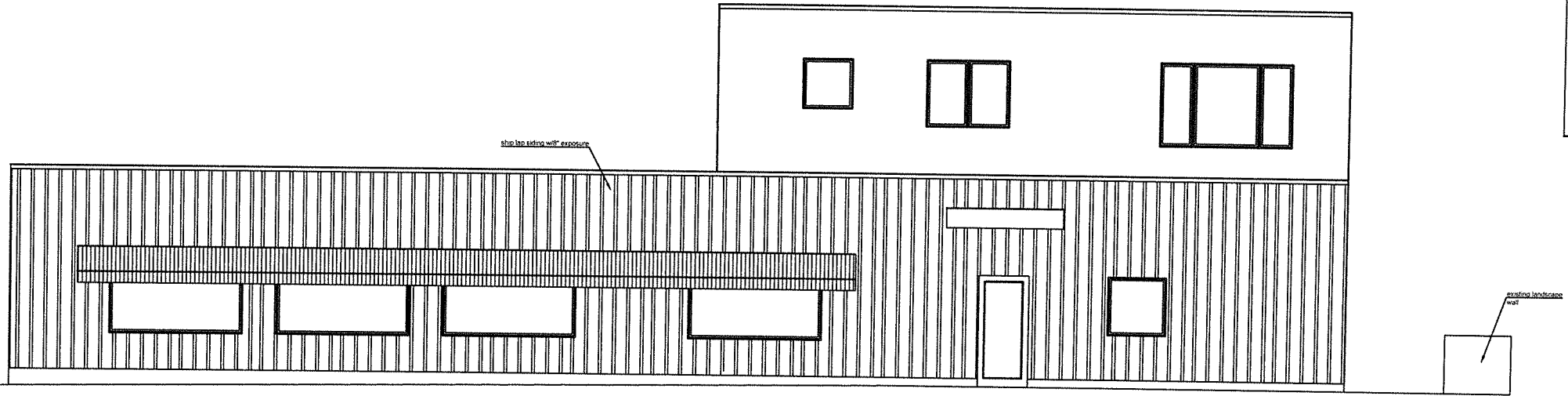
(541) 390-4211
email: saarinen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION

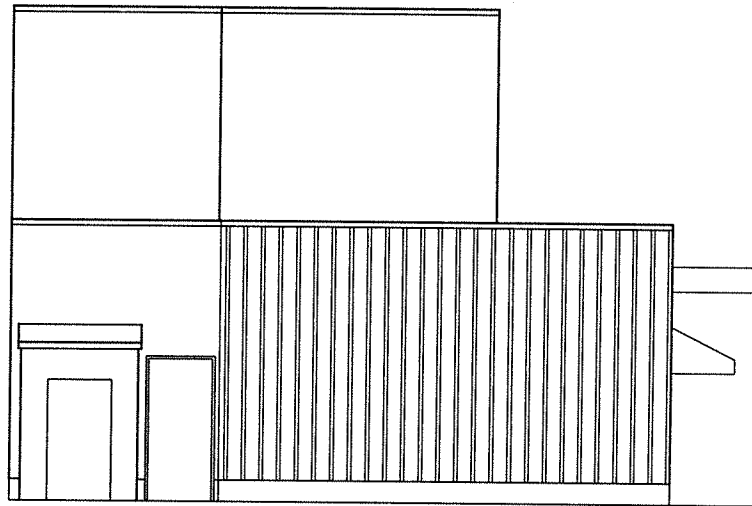
343 S 1st St.

Columbia, county
St. Helens, Oregon



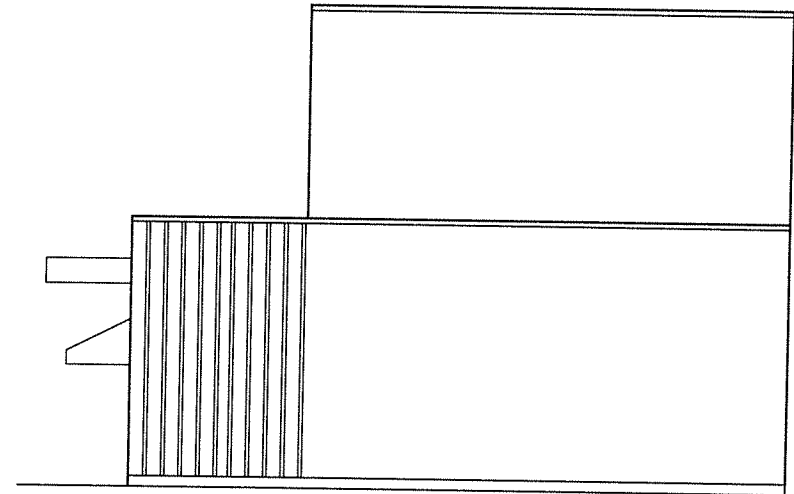
existing front (east) elevation

1/4"=1'0"



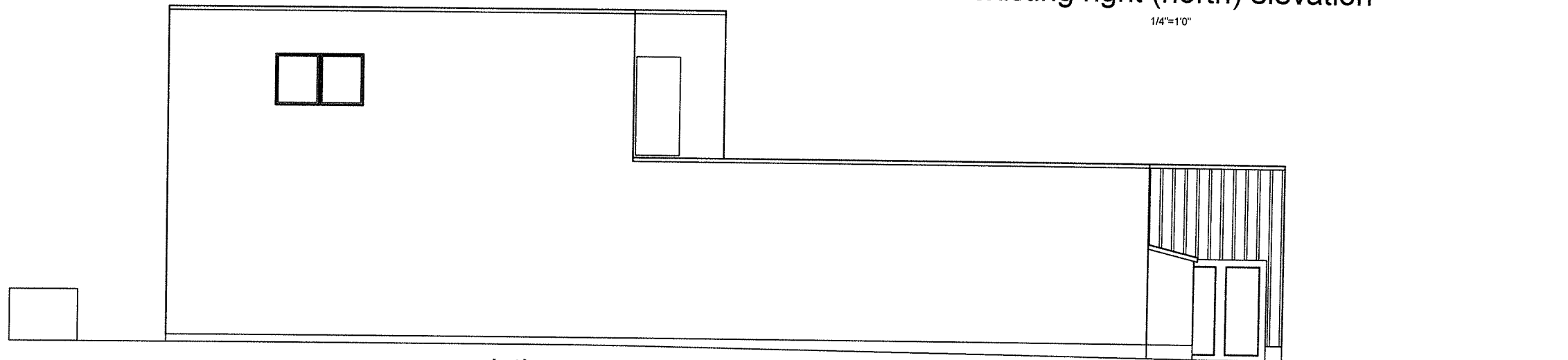
existing left (south) elevation

1/4"=1'0"



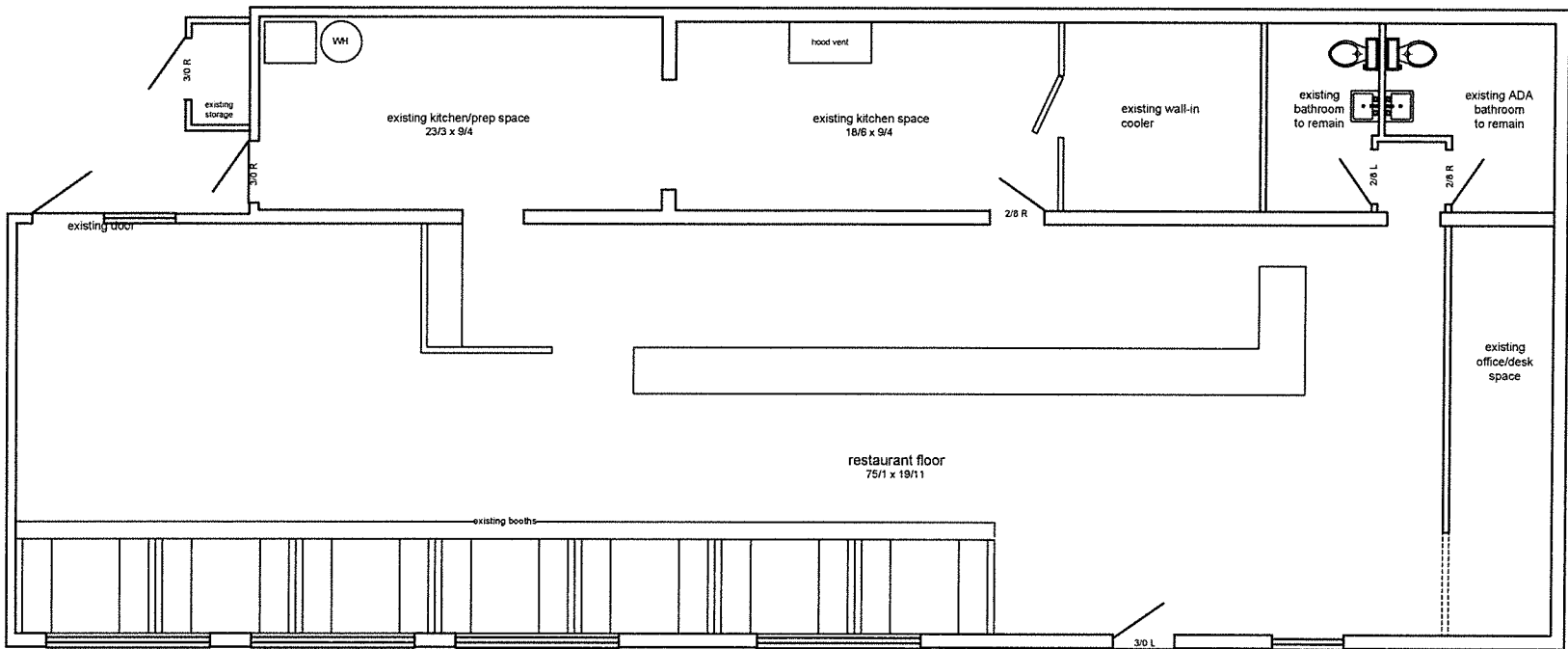
existing right (north) elevation

1/4"=1'0"



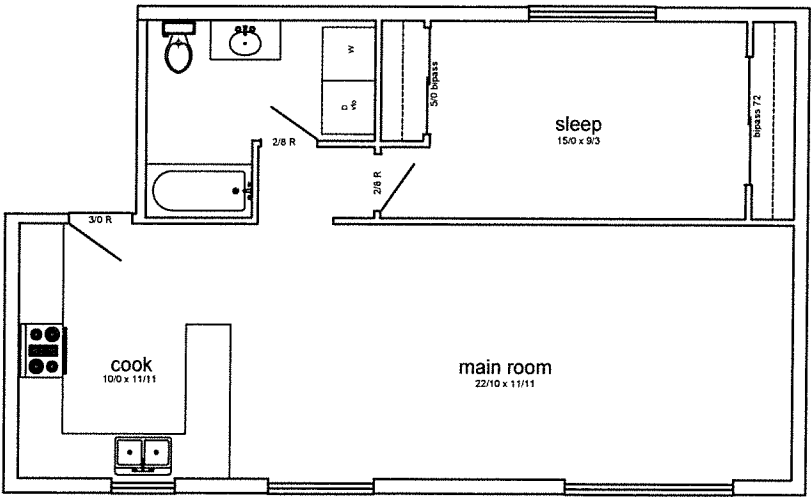
existing rear (west) elevation

1/4"=1'0"



existing sidewalk

existing
floor/layout plan
1/4" = 1'0"



existing
floor/layout plan
1/4" = 1'0"

E.2
of
2

Project # CCRestaurant

Custom home Design

date: 01/25/2023



NS Designs

(541) 390-4211
email: saarinen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION
343 S 1st St.

Columbia, county
St. Helens, Oregon

Project # CCRestaurant

Custom home Design

date: 01/25/2023



NS Designs

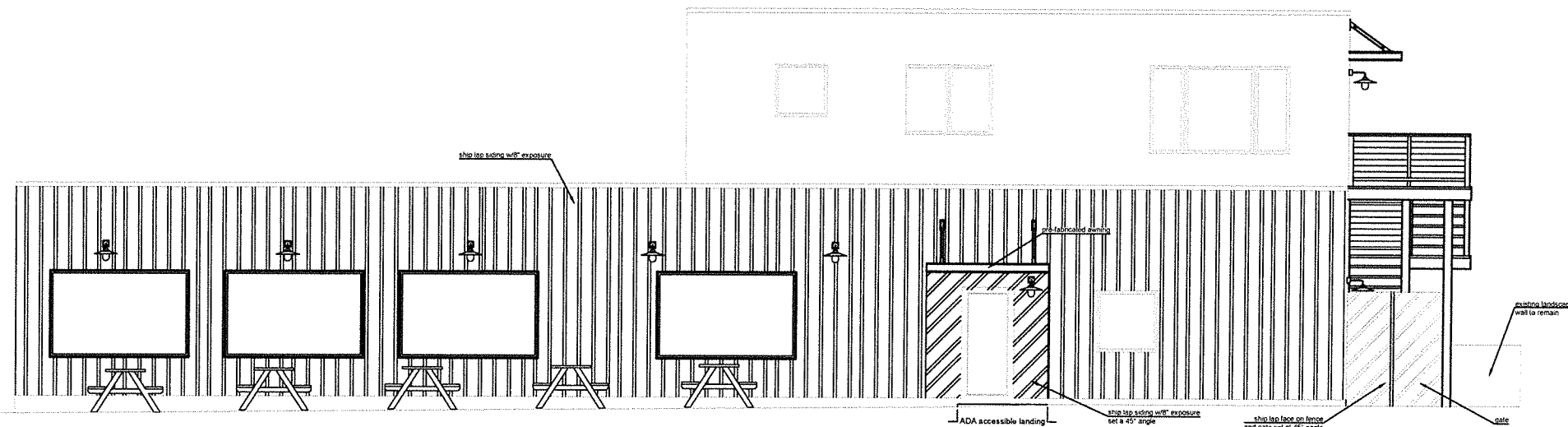
(541) 390-4211
email: saarnen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION

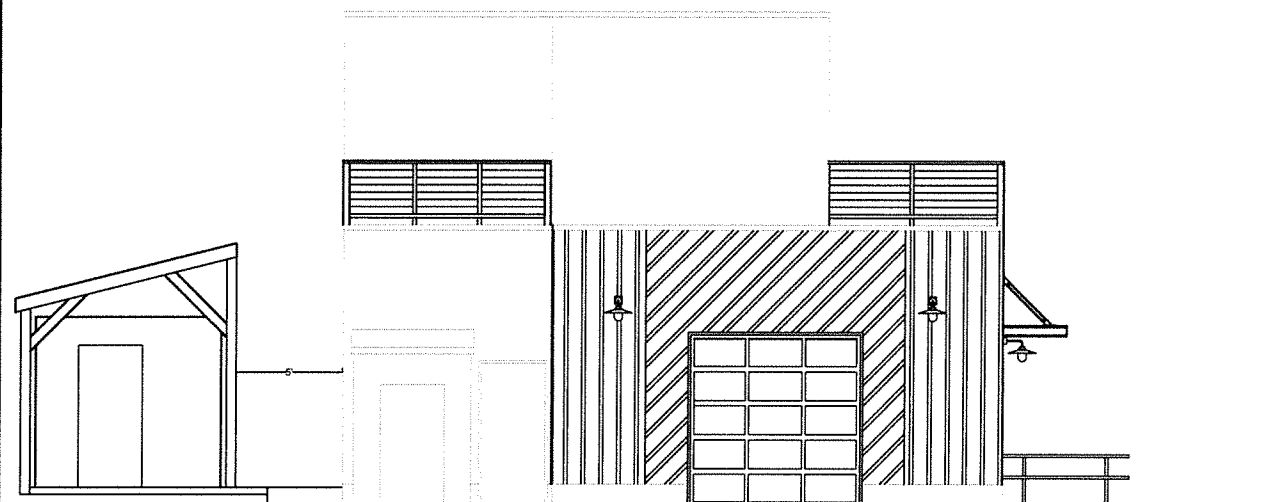
343 S 1st St.

Columbia, county
St. Helens, Oregon



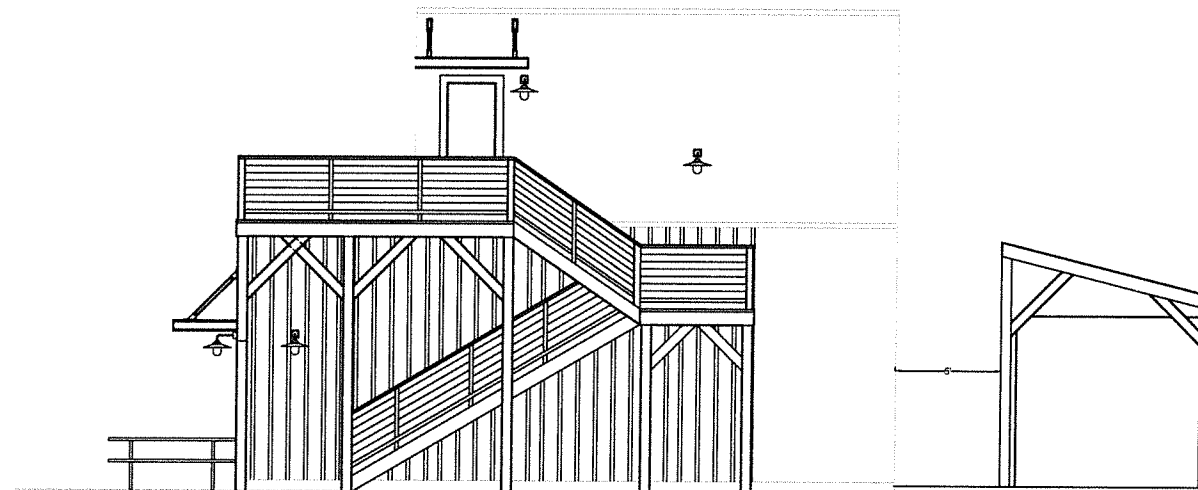
front (east) elevation

1/4"=1'0"



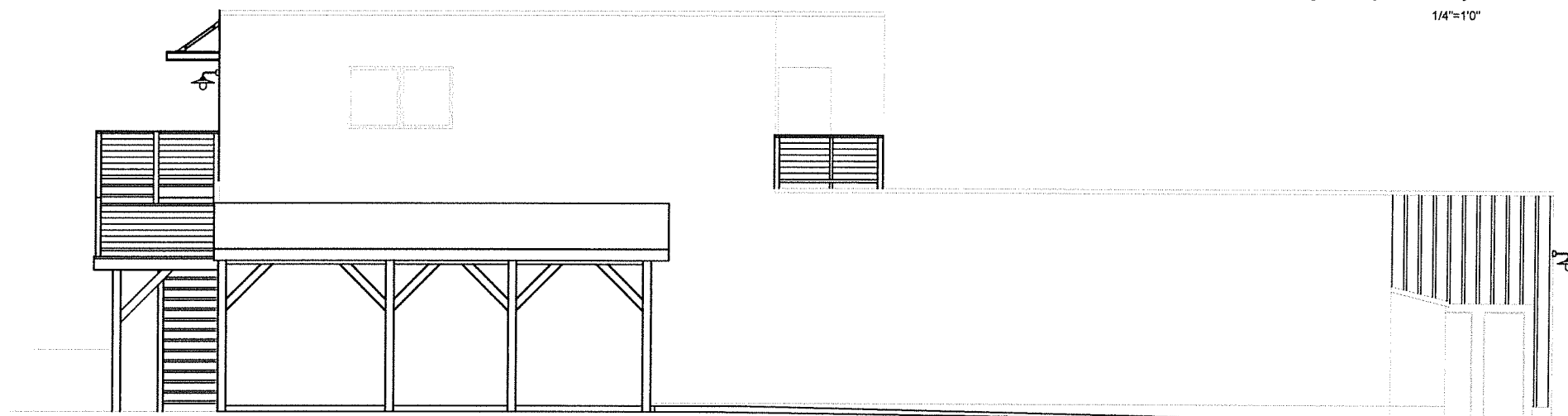
left (south) elevation

1/4"=1'0"



right (north) elevation

1/4"=1'0"



rear (west) elevation

1/4"=1'0"



NS Designs

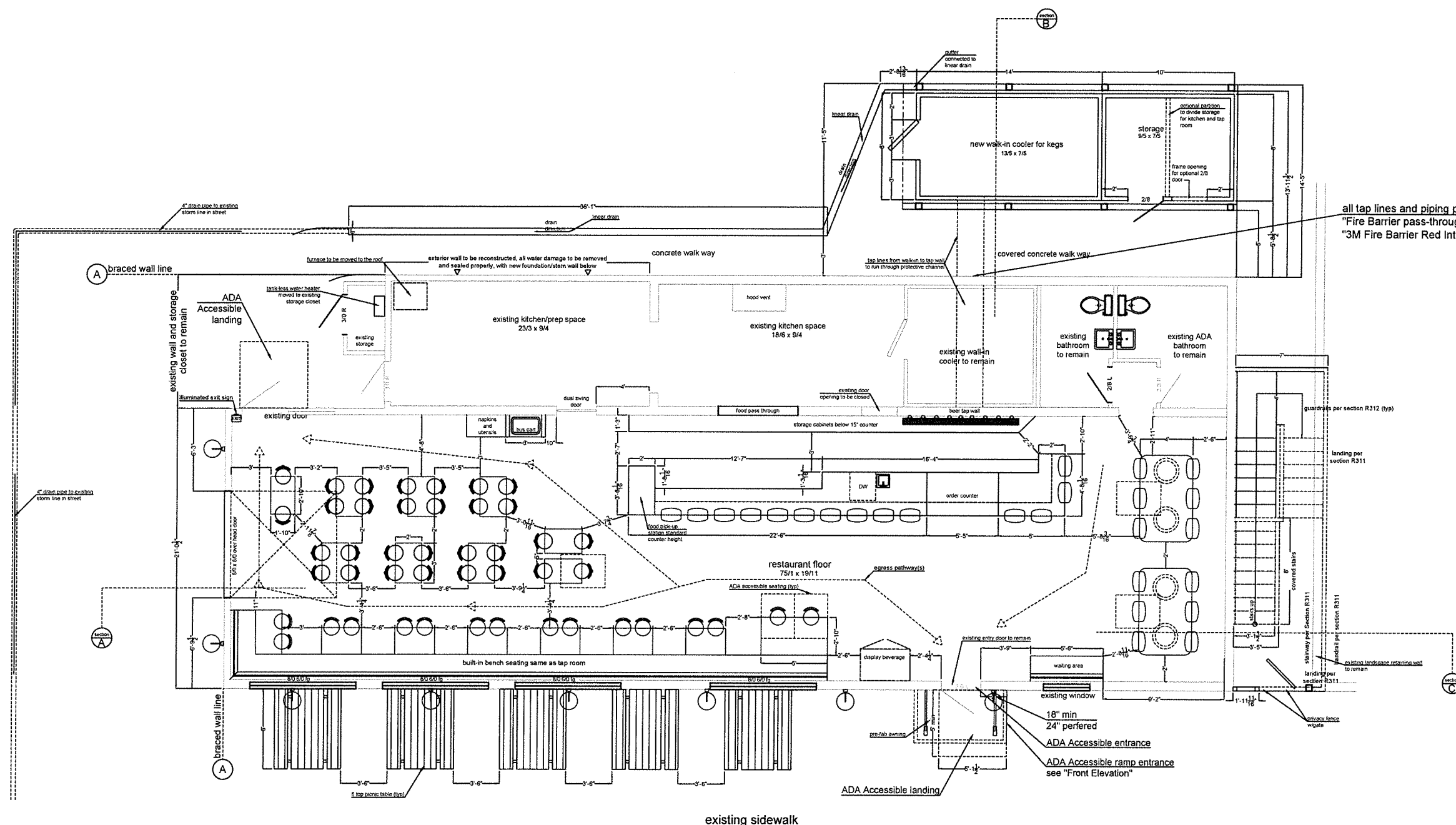
(541) 390-4211
email: saarinen.nic@gmail.com
33787 NE Kem Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION

343 S 1st St.

Columbia, county
St. Helens, Oregon



floor/layout plan

1/4" = 1'0"

1,620 sf. restaurant
510 sf. kitchen space
475 sf. porches/patios
2,605 st. total

continuous sheathing method
entire house sheathed in 7/16" o.s.b.

exterior sheathing/lateral shear wall fastening

all exterior wall line continuously sheathed with 7/16" o.s.b. w/ 6d 6" o.c. boundary, 12" o.c. otherwise noted on plan	7/16" o.s.b. w/ 6d 6" o.c. boundary, 12" o.c. otherwise noted on plan
sheath all walls with 7/16" o.s.b. w/ 6d 6" o.c. boundary, 12" o.c. field unless otherwise noted on plan	7/16" o.s.b. w/ 6d 6" o.c. boundary, 12" o.c. field unless otherwise noted on plan
use 1/2" dia. anchor bolts at 6'0" o.c. unless noted otherwise on plan	1/2" dia. anchor bolts at 6'0" o.c. unless noted otherwise on plan

drywall at interior shear wall shall be applied vertical or all joints shall be blocked

Current layout:
88 seats inside
30 seats outside

Note: 5% of seating to be ADA accessible seating

Project # CCRestaurant

Custom home Design

date: 01/25/2023



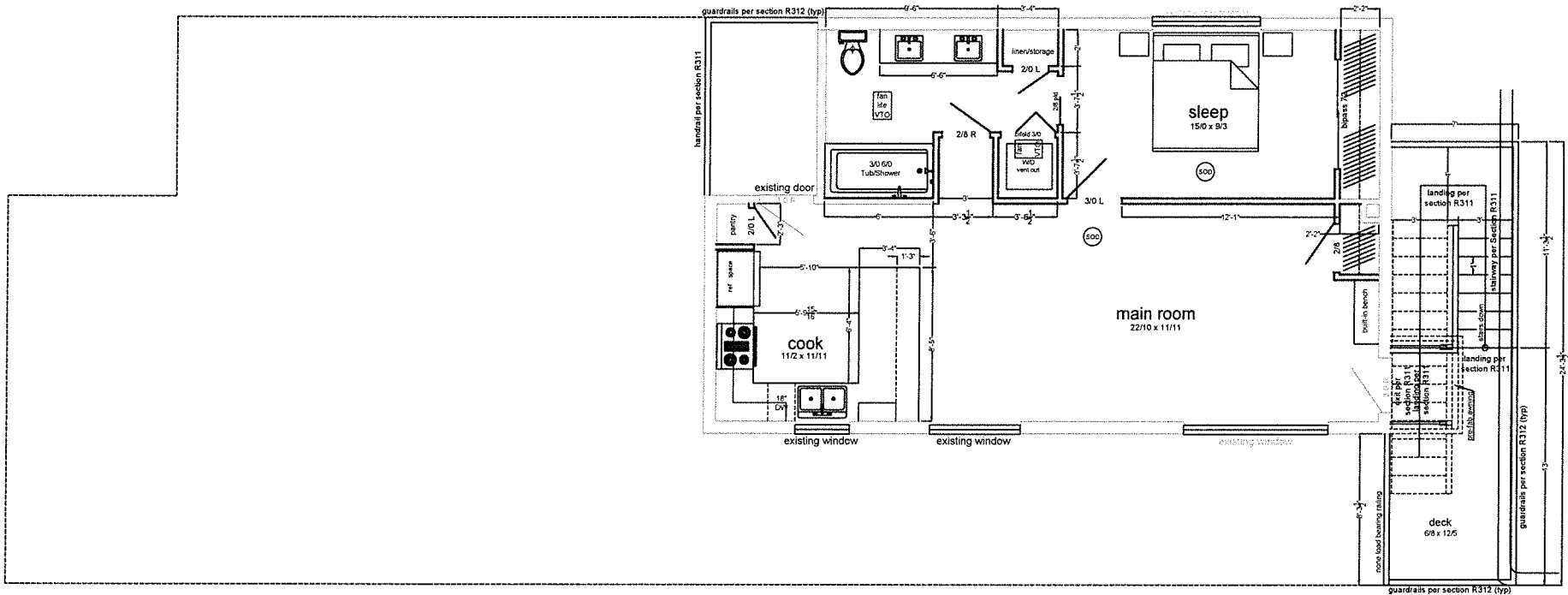
NS Designs

(541) 390-4211
email: saarnen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION
343 S 1st St.

Columbia, county
St. Helens, Oregon



804 sf. living
91 sf. porches/patios
895 st. total

apartment floor plan

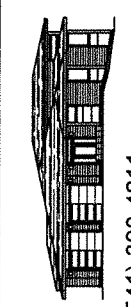
1/4" = 1'0"



Project # CCRestaurant

Custom home Design

date: 01/25/2023



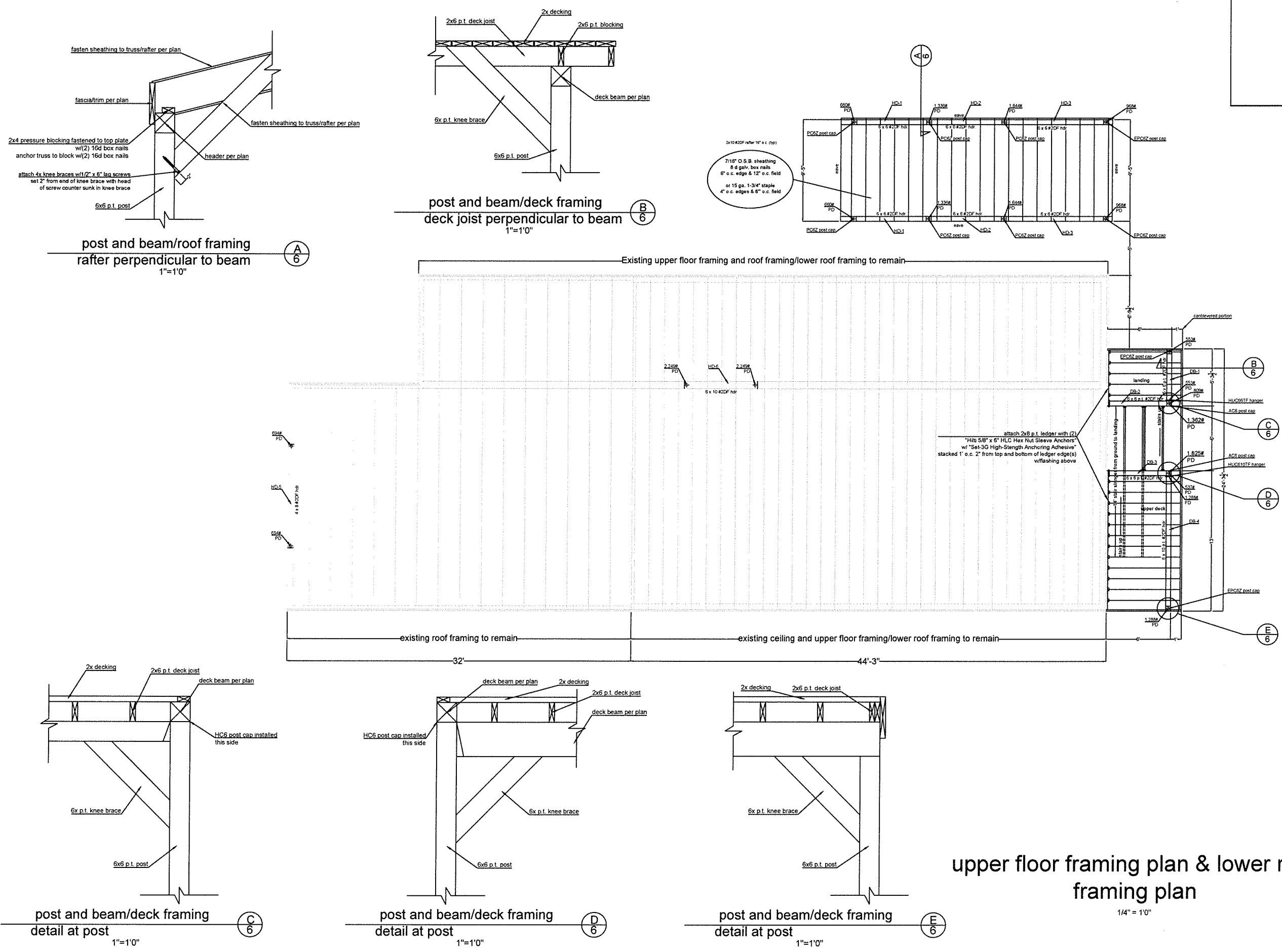
NS Designs

(541) 390-4211
email: saarinen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION
343 S 1st St.

Columbia, county
St. Helens, Oregon

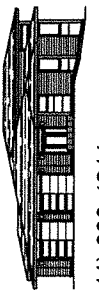


upper floor framing plan & lower roof framing plan
1/4" = 1'-0"

Project # CCRestaurant

Custom home Design

date: 01/25/2023

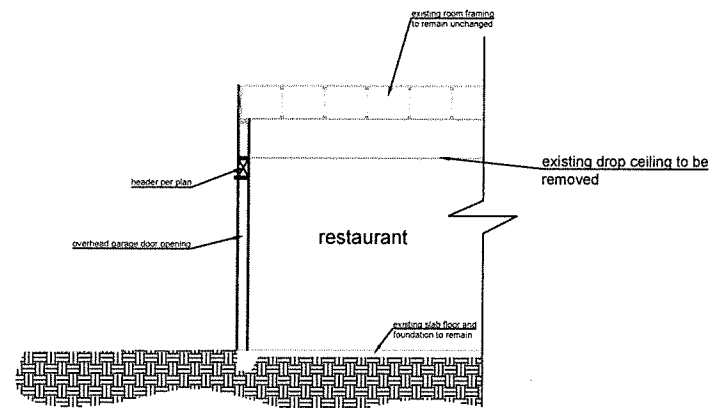


NS Designs
(541) 390-4211
email: saarinen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

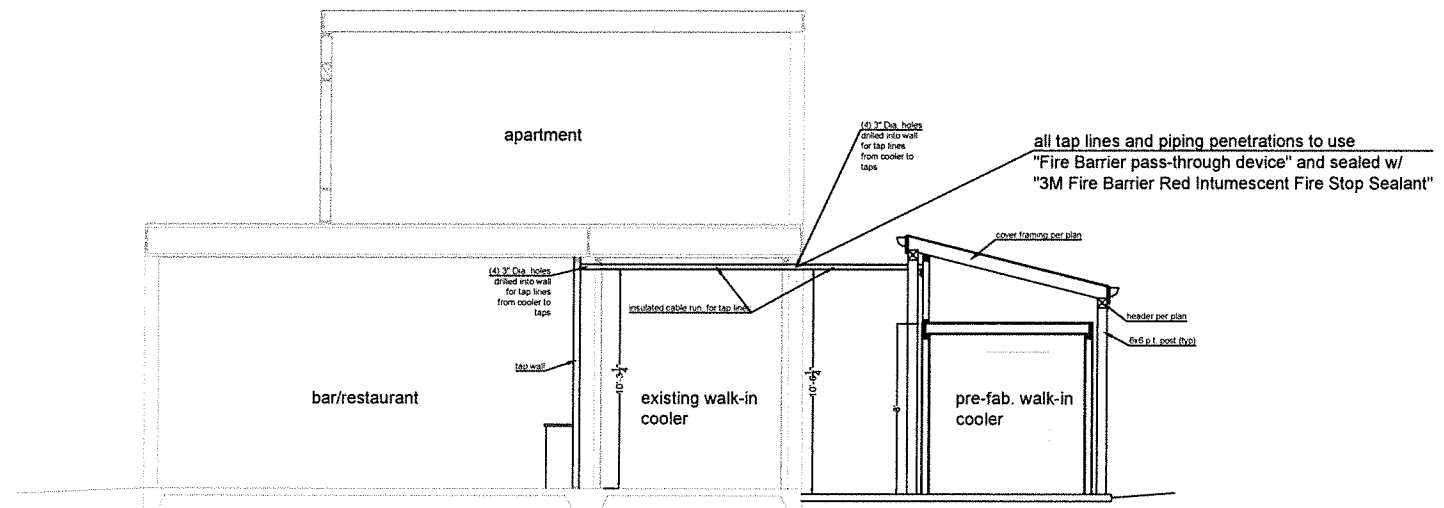
Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION
343 S 1st St.

Columbia, county
St. Helens, Oregon

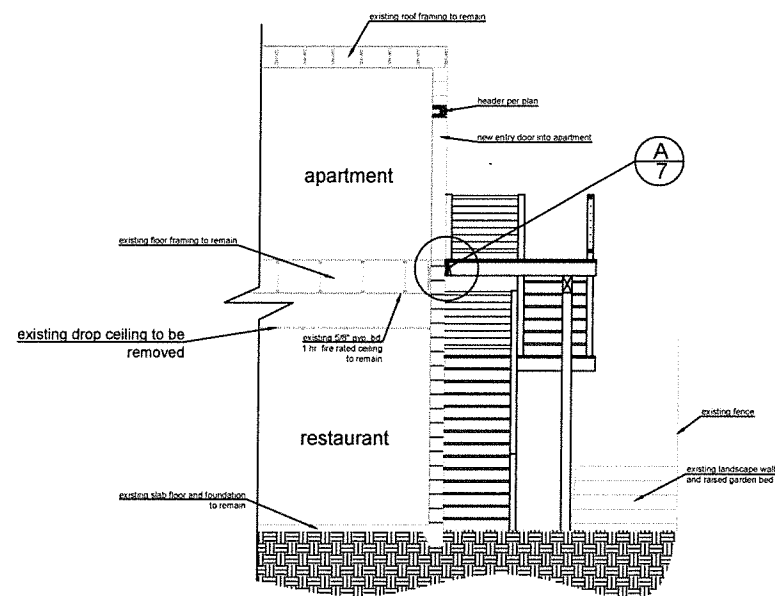


section "A"
1/4" x 1'0"

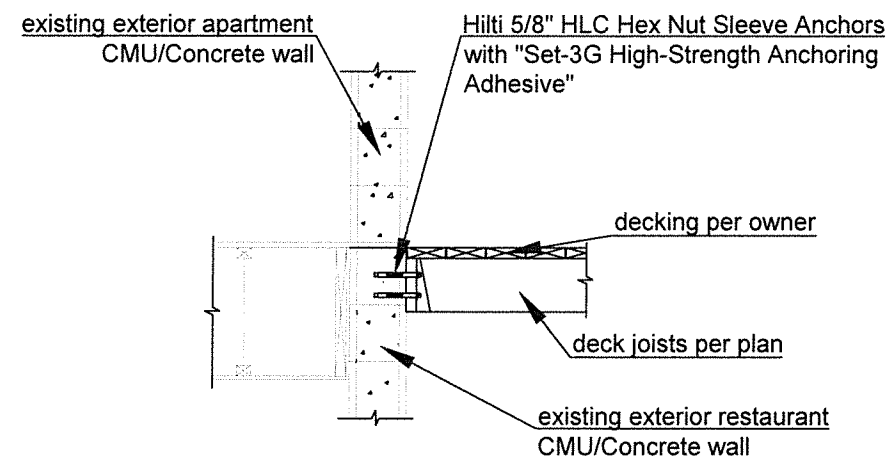


section "B"
1/4" x 1'0"

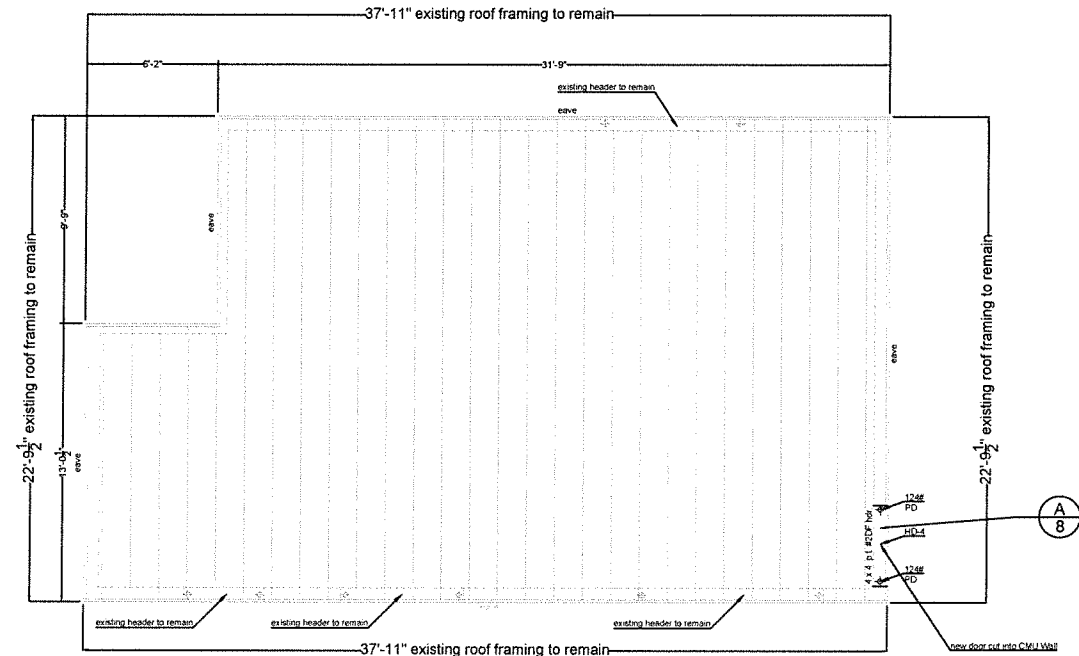
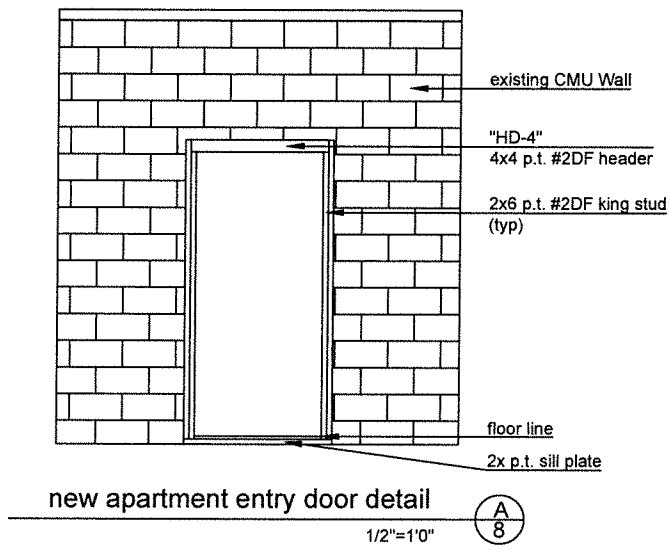
contractor to verify wall heights on site



section "C"
1/4" x 1'0"

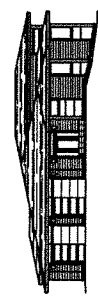


post and beam/deck framing
detail at post
1"=1'0"



existing upper roof framing plan

1/4" = 1'0"



NS Designs

(541) 390-4211
email: saarnen.nic@gmail.com
33787 NE Kern Ct. Scappoose OR, 97056

Restaurant for
Dave Lauridsen
343 S 1st St.
St. Helens OR, 97051

SITE LOCATION

343 S 1st St.

Columbia, county
St. Helens, Oregon