



PLANNING COMMISSION

Tuesday, August 08, 2023 at 6:00 PM
HYBRID: Council Chambers & Zoom (details below)

AGENDA

6:00 P.M. CALL TO ORDER & FLAG SALUTE

TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

CONSENT AGENDA

- [A.](#) Planning Commission Minutes Dated July 11, 2023

DISCUSSION ITEMS

- [B.](#) CLG Historic Preservation Grant Selection
- [C.](#) Architectural Review at 71 Cowlitz Street (The Klondike Tavern)
- D. Discussion of properties at the corner of Pittsburg Road & US30

PLANNING DIRECTOR DECISIONS (previously e-mailed to the Commission)

- E. Temporary Sign Permit at 2100 Block of Columbia Blvd - Columbia County Fairgrounds

PLANNING DEPARTMENT ACTIVITY REPORT

- [F.](#) Planning Department Activity Report - July

PROACTIVE ITEMS

- G. Architectural Standards

FOR YOUR INFORMATION ITEMS

ADJOURNMENT

NEXT REGULAR MEETING: September 12, 2023

VIRTUAL MEETING DETAILS

Join:

<https://us06web.zoom.us/j/83309355206?pwd=VU1GNnhESHhRUkhmMkhSbGpvT1dMQT09>

Meeting ID: 833 0935 5206

Passcode: 181255

Dial by your location: +1 253 215 8782 US (Tacoma)

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to City Hall at 503-397-6272.

Be a part of the vision and get involved...volunteer for a City Board or Commission! For more information or for an application, go to www.sthelensoregon.gov or call 503-366-8217.



PLANNING COMMISSION

Tuesday, July 11, 2023, at 6:00 PM

DRAFT MINUTES

- Members Present:** Chair Dan Cary
 Vice Chair Jennifer Pugsley
 Commissioner Charles Castner
 Commissioner Ginny Carlson
 Commissioner Russ Hubbard
 Commissioner Russ Low
- Members Absent:** None
- Staff Present:** City Planner Jacob Graichen
 Associate Planner Jenny Dimsho
 Community Development Admin Assistant Christina Sullivan
 Councilor Mark Gundersen
- Others:** Brady Preheim
 Tina Curry
 Steve Toschi
 Andrew Niemi
 Brett Kahr

Vice Chair Dan Cary called the meeting to order.

CALL TO ORDER & FLAG SALUTE

TOPICS FROM THE FLOOR (Not on Public Hearing Agenda): Limited to five minutes per topic

Toschi, Steve. Toschi was called to speak. He thanked the Commission for continuing to move forward as a Proactive Planning Commission. He said the planning and future of the City should come from citizens that are volunteering their time and them working together to make our city more prosperous. He also discussed the state guidelines for Architectural Standards and said he thought having these in place would encourage the production of housing. He said he thought there was an abundance of affordable housing here and he hoped they would move forward with a higher standard to encourage more design and historic preservation.

Preheim, Brady. Preheim was called to speak. He said he would like to see the Commission take on the plaza area as one of their proactive items to help preserve the area. He said it sees a lot of tourists and thinks improving it to make it more sustainable would be beneficial to everyone. He said he would also like to see the Commission set some standards or guidelines to prevent people taking up residences in business storefronts.

CONSENT AGENDA

- A. **Planning Commission Minutes Dated June 13, 2023**

Motion: Upon Commissioner Pugsley's motion and Commissioner Low's second, the Planning Commission unanimously approved the Draft Minutes dated June 13, 2023 [AYES: Commissioner Carlson, Commissioner Castner, Commissioner Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

CHAIR/VICE CHAIR SELECTION

Commissioner Ginny Carlson nominated Vice Chair Cary to move into the Chair position and Commissioner Jennifer Pugsley to Vice Chair position.

Both Vice Chair Cary and Commissioner Pugsley accepted the nominations.

Motion: Upon Commissioner Carlson's motion and Commissioner Hubbard's second, the Planning Commission unanimously approved Vice Chair Cary to be the Chair and Commissioner Pugsley to be the Vice Chair. [AYES: Commissioner Carlson, Commissioner Castner, Commissioner Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

PUBLIC HEARING AGENDA (times are earliest start time)

B. 6:05 p.m. Conditional Use Permit at 1955 Old Portland Road – Seaford, LLP

Chair Dan Cary opened the Public Hearing at 6:11 p.m. There were no ex-parte contacts, conflicts of interests, or bias in this matter.

City Planner Jacob Graichen shared the staff report dated June 30, 2023. He shared the history of the property. He said it was a vacant site until the early 1990s and then it was turned into a wrecking yard. He said the property was zoned Heavy Industrial. He said the applicant would like to use the property for storage as a business venture which is why it requires the Conditional Use Permit. He said sewer was available to the site, but the water line was far away.

He said requiring frontage improvements was inappropriate from a proportionality standpoint, but that there were some street trees already on the site that the applicant planned to leave in place. He also mentioned that in the Heavy Industrial zone, there is not a minimum percentage area for landscaping, therefore any landscaping requirements would be based on performance needs. He said with this application landscaping could be used for screening.

He said for surfacing, typically open storage yards use gravel. He mentioned the Commission should consider that the area outside the fence for accessing the property is already paved, but there could be a potential for more paving on some of the smaller areas where the proposed conex buildings would be located.

He mentioned there was one building on the property with a permit, but the other structures there were not permitted. According to the applicant, those buildings were dilapidated and would require a demolition permit to have them removed.

There was a discussion about the applicant using more greenery in their screening and providing landscaping along the front of the property due to the visibility of the site on Old Portland Road.

In Favor

No one spoke in favor of the application.

Neutral

No one spoke in neutral of the application.

In Opposition

No one spoke in opposition to the application.

End of Oral Testimony

There were no requests to continue the hearing or leave the record open.

Close of Public Hearing & Record

Deliberations

There was a small discussion on the landscaping and improving the road frontage. The Commission would like to see some more green shrubs or trees added to the Old Portland Road frontage.

There was a discussion about paving. The Commission agreed that gravel was appropriate.

Motion: Upon Commissioner Low's motion and Vice Chair Pugsley's second, the Planning Commission unanimously approved the Conditional Use Permit with conditions of adding trees or vertical shrubs to the frontage area (with a recommendation of Cascara Trees) and not requiring any pavement. [AYES: Commissioner Carlson, Commissioner Castner, Vice Chair Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

Motion: Upon Commissioner Carlson's motion and Vice Chair Pugsley's second, the Planning Commission unanimously approved the Chair to sign the Findings. [AYES: Commissioner Carlson, Commissioner Castner, Vice Chair Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

DISCUSSION ITEMS

- C. Architectural Review for Gateway at intersection of S. 1st Street & St. Helens Street (City of St. Helens)

Associate Planner Jenny Dimsho presented the memo for the Gateway Project. She shared the Stakeholder Committee met 3 times to refine a gateway feature for the intersection. She talked about the wayfinding signage, landscaping planters with seat walls, and more details to give this intersection the feel of an actual gateway to the riverfront downtown.

She said the committee did not look at color for the arch itself or the text, and so she hoped the Planning Commission could give some feedback on those features.

There was a discussion on the idea of the structure staying low maintenance for upkeep of it in the future.

Vice Chair Pugsley asked about the stainless-steel "rope" and was curious why they did not consider a color that was more in line with the color of the pilings. Andrew Niemi said it was meant to be a standout feature. They talked about using galvanized steel instead. Dimsho said there were a lot of galvanized handrailings used in the district and could go along with the theme. Commissioner Low agreed that galvanized material would be better, as over time it would weather and look more appropriate.

There was also a small discussion about the pilings and how to keep the birds from landing on them and pooping. They discussed if the coloring of the sign would cause more bird poop to be visible. They also discussed ideas for keeping birds off the top of the pilings by leaving them hollow or putting jagged edges on the rim.

There was a discussion on what colors would be more appropriate for the arch and text. The commission liked the gold leaf lettering, but preferred a darker background, such as dark navy blue or black.

The Commission agreed they liked the feature and thought it was going to be a great addition to the Riverfront Downtown area.

Commissioner Russ Hubbard asked if this would go out for bid. He said he felt it should be a separate item to fabricate and install as it would require a specialized professional to make it. Dimsho, said she

was not sure if it would go out to bid. She said they would coordinate with the City's Public Works to make sure it was done correctly.

Motion: Upon Commissioner Castner's motion and Commissioner Hubbard's second, the Planning Commission unanimously agreed that this design meets the Architectural Standards and recommended for approval as discussed. [AYES: Commissioner Carlson, Commissioner Castner, Vice Chair Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

PLANNING DIRECTOR DECISIONS (previously e-mailed to the Commission)

- D. Site Design Review (Minor) at 795 S Columbia River Hwy – Kendall Construction, Inc.
- E. Sensitive Lands Permit at 2760 Columbia Blvd – Columbia County
- F. Accessory Structure at 330 Tualatin Street – John Soares

There was no discussion on the Planning Director Decisions.

PLANNING DEPARTMENT ACTIVITY REPORT

- G. Planning Department Activity Report – June

Graichen shared that the HB 3115 effort was completed. He had worked with the Police on the notices that needed posted, but all the work was done. He also shared that they updated the map on where camping was not allowed.

He also discussed the environmental impacts and legal issues for building in the floodplain in the Puget Sound area and that there will be a new round of floodplain amendments coming up.

Dimsho also discussed that she was working with the Engineering Department on a new grant for the Transportation Systems Plan and the Engineering Department asked for a letter of support in moving forward with this project. She shared the letter she prepared for them to submit as a group.

Chair Cary asked if this meant we were going to be updating corridor plans that were already in place.? Graichen said they would be updated to meet the new requirements (but TSP's usually do not go into detail as TSP refinement plans, like the corridor plans) .

Motion: Upon Commissioner Carlson's motion and Commissioner Castner's second, the Planning Commission approved that Chair Cary sign the letter of support for the TGM Grant. [AYES: Commissioner Carlson, Commissioner Castner, Vice Chair Pugsley, Commissioner Low, Commissioner Hubbard; NAYS: None]

PROACTIVE ITEMS

- H. Architectural Standards

Vice Chair Pugsley shared she was able to dive into more research of different standards used in other communities. She was learning about human scale design and other terms she was not familiar with. She also said that she looked into the National Home Buyers association to get their feedback on it. She said that the sub-committee would be able to meet soon and be ready for a presentation to the City Council at the next joint meeting.

She mentioned she was struggling with how to create standards that would have longevity since there was not a lot of enforcement of the guidelines.

Commissioner Carlson also asked for feedback on enforcement for storefronts being used as residential. Graichen said the Mainstreet Alliance has talked about initiating discussion on with code changes that would be able to enforce this. Commissioner Hubbard did not agree that the government

should penalize an owner of a property on how they utilized their space, especially if they are maintaining the building correctly.

FOR YOUR INFORMATION ITEMS

Commissioner Carlson asked about the sidewalk project on Columbia Blvd between Gable and Sykes. She wanted to know when the project would be completed. Dimsho said they planned to have it done by November.

Vice Chair Pugsley asked if there were any applications for the CLG program. Dimsho said there were no applicants. She said there were some projects the City could take on if no one used it. Commissioner Carlson said she would like to see them look into improving the plaza area.

There was a small discussion on the plaza and other projects that could be considered.

ADJOURNMENT

There being no further business before the Planning Commission, the meeting was adjourned at 7:54 p.m.

Respectfully submitted,

Christina Sullivan

Community Development Administrative Assistant



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: Planning Commission acting as the Historic Landmarks Commission
FROM: Jennifer Dimsho, AICP, Associate Planner
RE: 2023-2024 CLG Historic Preservation Grant Selection
DATE: July 31, 2023

The City received \$17,000 to pass along to a single property owner to help restore a federally recognized historic building as identified in the St. Helens Downtown Historic District as listed on the National Register of Historic Places. The funding comes from a federal apportionment to Oregon through the National Parks Service as administered by the Oregon State Historic Preservation Office (SHPO). Here is a link to the City's Historic Preservation Rehabilitation Grant homepage with more details:

<https://www.sthelensoregon.gov/planning/page/historic-preservation-rehabilitation-grant>

Letters to eligible property owners went out in April 2023 with a deadline of July 24 to apply. The grant recipient must match the grant 1:1, so the total project must be at least \$34,000. Projects must be completed by August 15, 2024.

SHPO requires 3 bids for each project. All applicants expressed difficulty in getting 3 bids. I told them to apply even without 3 bids, and if their project is selected, we can work with SHPO on the requirement. This could mean allowing more time to get 2 bids, or maybe documenting the process of trying to get 2 more bids, depending on SHPO feedback.

We received four applications this cycle:

1. 135 S. 3rd Street (David Rosengard & Diana Weiner)
2. 170 Columbia Blvd. (Les Watters)
3. 244 Strand Street (Columbia County)
4. 71 Cowlitz Street (Michael Sagalowicz/The Klondike Tavern)

Scoring Instructions

1. **Score each application BEFORE the August 8 meeting.** If you have a question that prevents you from completely scoring an application, we will cover that first.
2. After covering any general questions, you will be asked to state which application you scored as **first place** and **second place**. If there is a clear frontrunner, we will not need too much discussion. If the decision is divided, we will need to discuss **why** you scored each application as first and second. Be prepared to articulate your reasons based on the scoring criteria.
3. We will also select a backup project in case the project work plan cannot/will not be approved by SHPO, or for some other reason.
4. At the end of the discussion, you will turn your scoresheets into me so that I can notify applicants of the results. **Please write your name at the top of each score sheet.**
5. Many of the scoring criteria items will require that you use your own judgment. You are expected to use your own professional background, construction experience, personal experience, etc. to determine the score you give for each criterion. Group discussion can result in changes to your original scores during the meeting, and that is okay!

Staff Thoughts

135 S. 3rd Street (David Rosengard & Diana Weiner)

Submitted 3 bids but 2 bids cannot be used to do the work because of their use of non-historic building materials. The other 2 bids were 150 pages long, so I've only included the one bid which qualifies to do the work.

Timeline could be tight because it is only a small part of such a large project. Clear financial resources to complete the project since it is insurance payout.

No historic photos of the building, but a similar provided. A little unclear the scope of the project without detailed plans – only in narrative.

170 Columbia Blvd. (Les Watters)

Only provided 1 bid, although applicant states multiple contractors were contacted with no luck. No detail about financial resources to complete project. Bid does not include design/engineering which would be required for building permitting and it is unclear how much cost this would add to the project. Bid provided also does not include "façade replacement" which would result in an incomplete project if executed. A little unclear the scope of the project without detailed plans provided.

244 Strand Street (Columbia County)

Only provided 1 bid, although applicant states 13 contractors attended a pre-bid meeting and did not submit a bid. Project design is included in bid – bid appears detailed and complete. No detail about financial resources to complete project. Is it grant funding? Is it secured or pending?

Project is part of a larger Courthouse building project. Timeline to complete the project could be tight.

Conceptual plans provided, although very basic details.

71 Cowlitz Street (The Klondike)

Only provided 1 bid. Bid seems on the low end for the extent of the work. No detail about financial resources to complete project, but it is known they have a \$200,000 Oregon Mainstreet grant.

Very detailed plans provided. Known timeline for permitting (since already reviewed by PC previously). Close to submitting building permit. Part of a much larger project, timeline could be tight since there are so many project components.

135 S 3RD STREET



Historic Preservation Rehabilitation Grant GRANT SELECTION CRITERIA

Grants received by the grant application deadline will be reviewed by the City of St. Helens Historic Landmarks Commission (HLC) based on the criteria below. This is a point based system. Past grant awards do not void eligibility or have an impact on priority for future grant cycles.

Please note that the Oregon State Historic Preservation Office (SHPO) will review the applications to ensure they are eligible from a historic preservation perspective.

A complete and eligible grant application will be scored (up to 30 points) to compare it with other projects submitted as follows:

Grant Selection Criteria	Points Possible	Points Awarded
Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade	5	
Projects that restore missing or altered historic features on the side façades	3	
Projects that repair or replace deteriorated historic features visible from the street or maintenance projects that preserve the integrity, safety, and stability of portions of the building	3	
Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood	1	
Visual impact	3	
Project need. Will the building sustain damage if project is not done?	3	
The building is “ primary significant ” or “ secondary significant ” according to the St. Helens Downtown Historic District National Register of Historic Places inventory.	3 IF PRIMARY 2 IF SECONDARY	2
Projects that encourage development and investment, and will have a positive economic impact	3	
Applicant has provided proof of the financial resources to match the grant	3	
Applicant has provided sufficient evidence to indicate that the project can be completed within the timeframe allowed by the grant contract	3	
Total Points	30	



Historic Preservation Rehabilitation Grant ST. HELENS 23-24 APPLICATION FORM

PROPERTY ADDRESS: 135 South 3rd Street

APPLICANT (please print): David B. Rosengard & Diana Wiener

****If applicant is not the property owner, proof of consent from the property owner will be required****

SIGNATURE: _____ **DATE:** June 22nd 2023

PHONE: 503.502.2896 **E-MAIL:** dbrosengard@gmail.com

To be eligible, property must be contributing to the St. Helens Downtown Historic District. A property is contributing if it is individually listed on the National Register of Historic Places or classified as Primary Significant or Secondary Significant within the St. Helens Downtown Historic District.

ELIGIBILITY (please check appropriate box):

- ☐ Individually listed on the National Register
☐ Primary Significant
☒ Secondary Significant

See page 82 of the National Register of Historic Places Individual Property Listings for Saint Helens Downtown Historic District (1984)

TYPE/USE OF BUILDING: House (Personal Dwelling)

HISTORIC STYLE: _____ **YEAR BUILT (EST.):** 1914

PROJECT WORK PLAN – Please summarize the project for which you are requesting grant funding.

Please see attached.

DESCRIBE ESTIMATES FOR LABOR AND MATERIALS – List contractors and their bids. A minimum of 3 bids is required.

Please see attached.

PROJECT TIMELINE – If selected, you will be notified by August 11, 2023. Your project work plan will be reviewed and approved by the State Historic Preservation Office (SHPO) before work can begin. This review by SHPO can take up to 90 days. Projects will need to be completed by August 15, 2024.

Estimate from various contractors has entire home rebuild done aprox December 2023 / January 2024, inclusive of this sub-project.

GRANT REQUEST: \$17,000

TOTAL MATCHING FUNDS: \$17,000 (Min. \$17,000)

TOTAL PROJECT COST: \$34,000 (Grant Request + Matching Funds)

OREGON STATE HISTORIC PRESERVATION OFFICE
 Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATIONStreet Address: 135 South 3rd StreetCity: Saint HelensCounty: Columbia CountyOwner: David B. Rosengard & Diana Wiener

SHPO Agreement Number: _____

Grant Award Amount: _____

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

This grant aims to restore a historic building severely damaged by arson/reckless burning. Our restoration plan will not only preserve a historic building that is currently non-functional (and headed for condemnation if not repaired), but will enhance its ability to act as one of the historic buildings supporting the Old Town Saint Helens Historic District by reverting various historically inappropriate modifications that prior owners had undertaken (e.g. reverting vinyl siding to historically appropriate cedar shiplap; reverting modern sliding-glass windows to double-hungs of the sort originally installed when the building was erected in 1914; etc).

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

<input checked="" type="checkbox"/> Roof	Date of Construction:	Original 1914; Current unknown	Existing Material:	Shingle
<input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace	Proposed Materials:	Shingle		
<input checked="" type="checkbox"/> Windows/Doors	Date of Construction:	Not Known	Existing Material:	Modern sliding-window; wood door
<input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace	Proposed Materials:	Double-hung historical windows; wood door		
<input checked="" type="checkbox"/> Structural or Foundation	Date of Construction:	1914	Existing Material:	Tounge-in-groove fir; 10" wood columns; old-growth framing
<input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace	Proposed Materials:	New tounge-in-groove fir; replace/repair 10" wood columns; preserve old-growth framing as possible, replace with non-old growth as needed		
<input checked="" type="checkbox"/> Siding	Date of Construction	Original 1914; addition unknown	Existing Material:	Degraded 1914 cedar shiplap covered up by modern vinyl
<input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace	Proposed Materials:	Remove a-historical vinyl; repair/replace historical cedar shiplap with new cedar shiplap		
<input type="checkbox"/> Facade	Construction Date	Original 1914; addition	Existing Material:	Degraded 1914 cedar shiplap covered up by modern vinyl

unkno
wn

- ☒ Repair ☒ Replace Proposed Materials: Restore cedar shiplap and shingle w/ peaked pediment
☐ Other: Construction Date Existing Material:
☐ Repair ☐ Replace Proposed Materials:
☐ Ground will be disturbed. Describe:

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

- ☒ Photographs
 ☒ At least 2 photographs that provide an overview of the exterior of the property
 ☒ At least 2 close-ups of the part(s) of the property where the project will happen
 ☒ At least 2 photographs that provide a view of the property with neighboring properties.
☒ Map
 Please include a topographic, Google, or Bing map that clearly shows the location of the property.
☒ Additional Information
 ☒ Design plans
 ☐ Product/material information sheets
 ☐ Examples of similar completed projects
 ☒ Other: Photo of neighboring historical district building, constructed by same builder in 1914.

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

 SHPO Reviewer Signature

 Date

SAINT HELENS HISTORICAL PRESERVATION/REHABILITATION GRANT APPLICANT: 135 SOUTH 3RD STREET**SUMMARY**

City of Saint Helens Historic Landmarks Commission—

We are applying for this grant in order to restore a historic building severely damaged by fire. Our restoration plan will not only preserve a historic building that is currently not functional, but will actually enhance its ability to act as one of the historic buildings supporting the Old Town Saint Helens district by reverting various historically inappropriate modifications that prior owners had undertaken.

Some salient points worth underscoring:

- While we are restoring the entire building, the specific sub-project that we are seeking a grant for will restore damaged, missing, and altered features to:
 - The building's front façade
as well as
 - The building's south-side façade.
- Both façades are immediately visible from the street.
- Without the repair work we are undertaking, the building is unsafe, unliveable, and will continue to sustain damage from the elements.
- This building has secondary significant designation per the *Saint Helens Downtown Historic District National Register of Historic Places Inventory*.
- The insurance payout resulting from the fire has provided ample funds to match the \$17k grant.
- The current timeline for restoring the entire building (including this sub-project) is December 2023 / January 2024.

We are more than happy to clarify portions of our application, add content, or otherwise answer any questions that you may have.

With thanks for your consideration and your efforts on behalf of preserving historic Saint Helens,

David B. Rosengard

Diana Wiener

Project Work Plan

BACKGROUND

We purchased and moved into the house at 135 South 3rd Street in 2017. We were motivated specifically by the home's historic status and contribution to the Old Town Historic District. We swiftly decided that we would set a goal to research the house's history and restore various elements of its historic architecture that prior owners had degraded over the years (e.g. historically inappropriate siding covering up the original fir clapboard and shiplap; original double-hung sash windows replaced with modern sliding windows; etc.). Ultimately our aim has always been to make 135 South 3rd true to itself, to spend our lives there, and to ensure that the house will continue to support historic Saint Helens for generations to come.

Since moving in, we have been working steadily (if slowly) towards those goals. For example, when damage to the site's fencing required replacement, we removed the historically inappropriate metal/vinyl fencing that lined part of the front yard and replaced the entire fence-line with a historically appropriate material and style. Similarly, we have been laying in a stock of so-called Belgian Blocks in order to replace the modern concrete brick path leading from the sidewalk to the house with a historically appropriate material.¹

Unfortunately, on July 4 2022 some local youth shot an illegal firework at our beloved historic home. Between the resulting conflagration and water damage sustained from firefighters extinguishing it, the home suffered extensive damage, particularly to the front and side façades, both visible from the

¹ This also means that we are able to ensure that these late 1800s / early 1900s paving material are reused for historical purposes. While the City of Portland passed an ordinance in 1976 meant to preserve blocks for future projects, that ordinance did not cover blocks removed prior to that year or those removed as part of small projects. The blocks we have acquired are pre-1976 salvage and were at risk of leaving the historic supply chain. That Columbia County was one of the chief quarry sites for these blocks is something we consider a bonus—it is pleasing to be able to bring the blocks back to where they began after so many years.

street.² We are, however, committed to rebuilding 135 3rd Street in a manner that maintains its status as a designated historic building significant to the Old Town Saint Helens district. To that end, we have retained an independent adjuster to defeat our insurance company's desire to replace the historic building they insured with a less costly modern building. We have also retained a Pacific Northwest firm that specializes in restoring historic buildings to ensure that the restoration meets the demands of such a project.

PROJECT

While the entire rebuild will be undertaken with the historic status of 135 South 3rd at top of mind, the specific portion of the project that we are seeking a grant for is restoration of what the 1984 *National Register of Historic Places Individual Property Listings for Saint Helens Downtown Historic District* describes as "a reentrant porch extend[ing] across the front ... supported by four boxed posts" topped by "stacked wood brackets" supporting "gable end[s] oriented towards the street", with "'California' clapboard siding"³ and "one over one double-hung" windows."⁴ Our insurance company has been particularly obstreperous about our insistence that this (the most visible portion of the home) be rebuilt to historical standards—going so far as to suggest simply tearing out the surviving historical features and replacing with modern design and synthetic materials. While we, of course, will not allow such desecration of a historic building on our watch, having this grant would certainly facilitate holding the line against the insurance company's demands.

² The youth in question shot the firework from 3rd Street and it contacted the house under the front gables. As a consequence, the fire began and was most severe in the front and side of the house visible from 3rd Street.

³ Note, while the siding is identified as clapboard in the *National Registry of Historical Places Inventory*, the original siding was actually both clapboard and shiplap: the former used on roughly the lowest meter of the house, and the latter used for all siding above that.

⁴ National Parks Service, *National Registry of Historical Places Inventory—Nomination Form*, page 82 (1984), available at:

https://www.sthelensoregon.gov/sites/default/files/fileattachments/planning/page/266/csh_historic_district_info_from_shpo_in_oct.09.pdf.

Ultimately, the project will result in the most visible portion of 135 3rd Street (i.e. the front façade and the south-side façade) being returned to a historical state: with appropriate siding, windows, gables, porch design, and so forth.

ESTIMATES FOR LABOR & MATERIALS

We currently have three different bid estimates for this project:

- One from the historical building restoration firm we have retained to ensure that the final rebuild meets historical standards. That bid covers the scope of this project specifically and comes out to \$36,487.97. See Blaze Restoration Bid (attached as pdf and in hard copy).
- Our insurance company had their contractors draw up bid estimates for what they consider an acceptable (read: non-historic) rebuild. The portion of that relevant to this project is approximately \$25,460.45. See State Farm Bid (attached as pdf and in hard copy).⁵
- Finally, our independent insurance adjuster has had contractors draw up a bid estimate reflecting the cost of returning the house to the condition it was in prior to the fire. Note that this would restore some features (e.g. front porch and eaves) to a degree of historic appearance but not others (e.g. sliding modern windows, non-vinyl siding). The portion of that relevant to this project is approximately \$37,689.84.⁶ See Independent Adjusters International Bid (attached as pdf and in hard copy).

non-historic
use of
materials
disqualifies
these
bids. →

⁵ I.e. \$15,756.62 categorized as "front porch" and "stairs" (leading up to the front of house), \$218.88 for the front door, \$2,894.17 for front façade windows, \$1,218.18 for front façade corbels, and approx \$5,372.598 for relevant siding.

⁶ I.e. \$16,403.87 categorized as "front deck", \$371.75 for the front door, \$4,547.26 for front façade windows, and approx \$16,366.96 for relevant siding.

Our aim is to undertake the historical rebuild outlined by Blaze Restoration at a cost of \$36,487.97. This is \$1,201.87 under the bid estimate from Adjusters International and \$11,027.52 above the non-historical bid estimate from Willamette Restoration Services (i.e. State Farm).

We reached out to a number of local contractors seeking additional bids,⁷ but our attempts have been frustrated due to local contractors being (understandably) wary of engaging in a process where there are already multiple bids and an insurance company that gives every indication of being disinclined to pay the actual cost of rebuilding. As David Sideras, head of Scappoose's Capital Builders explained to me, bidding on projects of this sort involving insurance companies does not typically result in being awarded jobs—and even when it does, the insurance companies invariably pay less than the amount it costs to provide materials and crew.

It has been suggested that we solicit bids for this project without disclosing the relevant details to contractors. But we are not willing to mislead members of our community into losing money by spending time building out bids for projects that they would not undertake if they knew an insurance company was involved. That said, we have familiarized Capital Builders with the project, and they are willing to produce an additional bid if we pay them for the time they put into drawing up the bid. As Capital Builders is quite certain that they would lose money on the job and are therefore not anticipating a scenario where they take it on, we would rather put the money we would pay for a superfluous bid into rebuilding 135 South 3rd based on one of the three bids we already have. If, however, an additional bid would be useful, we can certainly make that happen.

⁷ E.g. Capital Builders, LLC (Scappoose); Sunny Day Construction LLC (Saint Helens); My Remodeling Guys LLC (Warren).

**Blaze Restoration**

1720 NE 64th Ave, Suite C
Vancouver, WA 98661
Tel: (800) 464-1142
Dir: (360) 590-8806
Ken Stryker
Email: estimating@blazenw.com

Insured: 13Diana Wiener
Property: 135 S 3rd St
St Helens , OR 97051

Estimator: Ken Stryker
Company: Blaze Restoration
Business: 1720 NE 64th Ave Ste C
Vancouver, WA 98661

Business: (800) 464-1142
E-mail: ken@blazenw.com

Contractor:
Company: Blaze Restoration
Business: 1720 NE 64th Ave, Suite C
Vancouver, WA 98661

Business: (800) 464-1142
E-mail: estimating@blazenw.com

Claim Number:**Policy Number:****Type of Loss:** Fire

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 8/4/2022 5:23 PM

Price List: ORPO8X_JUL23
Restoration/Service/Remodel
Estimate: WIENER_PORCH_BLAZE



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We would like to thank you for the opportunity to provide you with this estimate.

The total cost for the repairs detailed in the following estimate is **\$36,487.97**.

The attached estimate details the specific work to be completed.
Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes.

Repairs will be scheduled after a signed copy of this estimate is received.

Change orders will be billed as completed and credits will be applied to the final contract billing.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during normal business hours, Monday - Friday, 8:00 am - 5:00 pm.

Where an item is being replaced, we will be matching the existing item's quality, color, finish, texture or material as close as possible where applicable unless noted otherwise, there is no guaranty either specified or implied on exact matches.

This estimate does not include hazardous material testing or abatement unless specifically detailed in the following estimate.

This estimate is valid for 30 days from . If you have any questions about this estimate, please contact Ken Stryker to discuss those questions.



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WIENER_PORCH_BLAZE

Porch

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Siding									
1. Siding - shiplap - cedar									
503.50 SF	10.06	0.00	1,013.04	6,078.25	0/100 yrs	Avg.	0%	(0.00)	6,078.25
Accounts for siding sub surface for lower and gable on front elevation/porch.									
2. Siding - cedar slat, 1" x 4" over plywood (excludes ply)									
302.00 SF	10.77	0.00	650.50	3,903.04	0/100 yrs	Avg.	0%	(0.00)	3,903.04
Accounts for 1x4 cedar siding slats									
3. Seal & paint wood siding									
302.00 SF	2.19	0.00	132.28	793.66	0/15 yrs	Avg.	0%	(0.00)	793.66
4. Siding - cedar shingle - fancy cut									
201.50 SF	16.04	0.00	646.42	3,878.48	0/100 yrs	Avg.	0%	(0.00)	3,878.48
Accounts for Gingerbread/fishscale cedar shingles at top gable for historical look.									
5. Stain & finish wood siding									
201.50 SF	2.60	0.00	104.78	628.68	0/15 yrs	Avg.	0%	(0.00)	628.68
6. Wood column - 10" diameter									
24.00 LF	56.18	0.00	269.66	1,617.98	0/150 yrs	Avg.	0%	(0.00)	1,617.98
7. Paint column - two coats									
24.00 LF	6.79	0.00	32.60	195.56	0/15 yrs	Avg.	0%	(0.00)	195.56
Porch Ceiling									
8. Trim board - 1" x 4" - installed (cedar)									
484.20 LF	4.81	0.00	465.80	2,794.80	0/150 yrs	Avg.	0%	(0.00)	2,794.80
Accounts for 18 rows - 26 feet long of 4 inch cedar 1x4 .									
9. Prime & paint exterior soffit - wood									
484.20 SF	2.63	0.00	254.70	1,528.15	0/15 yrs	Avg.	0%	(0.00)	1,528.15
Porch Floor									
10. Fir floor - straight grain - no finish									
160.50 SF	12.09	0.00	388.10	2,328.55	0/150 yrs	Avg.	0%	(0.00)	2,328.55
Accounts for patio floor.									
11. Sand, stain, and finish wood floor									
160.50 SF	5.63	0.00	180.72	1,084.34	0/10 yrs	Avg.	0%	(0.00)	1,084.34
12. Additional coats of finish (per coat)									
160.50 SF	1.26	0.00	40.44	242.67	0/10 yrs	Avg.	0%	(0.00)	242.67
Additional coat for exterior finish and protection.									
Windows/Doors									
13. Specialty wood window unit, 12-23 sf									
3.00 EA	1,818.92	0.00	1,091.36	6,548.12	0/30 yrs	Avg.	0%	(0.00)	6,548.12
Accounts for period specific windows with lead weight assist.									



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CONTINUED - Porch

QUANTITY	UNIT	TAX	O&P	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
14. Add. charge for a retrofit window, 12-23 sf - difficult									
3.00 EA	281.19	0.00	168.72	1,012.29	0/30 yrs	Avg.	0%	(0.00)	1,012.29
15. Exterior door - Deluxe grade - wood w/detail - pre-hung									
1.00 EA	2,437.10	0.00	487.42	2,924.52	0/100 yrs	Avg.	0%	(0.00)	2,924.52
16. Pediment - peaked cap style									
14.00 LF	53.62	0.00	150.14	900.82	0/150 yrs	Avg.	0%	(0.00)	900.82
Window/door cap.									
17. Seal & paint trim - two coats*									
14.00 LF	1.67	0.00	4.68	28.06	0/15 yrs	Avg.	0%	(0.00)	28.06
Totals: Porch		0.00	6,081.36	36,487.97				0.00	36,487.97
Line Item Totals: WIENER_		0.00	6,081.36	36,487.97				0.00	36,487.97
PORCH_BLAZE									

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

8,596.16 SF Walls	3,241.04 SF Ceiling	11,837.20 SF Walls and Ceiling
3,193.08 SF Floor	354.79 SY Flooring	1,144.20 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	1,279.76 LF Ceil. Perimeter
3,193.08 Floor Area	3,384.36 Total Area	7,148.70 Interior Wall Area
10,256.36 Exterior Wall Area	941.38 Exterior Perimeter of Walls	
2,746.05 Surface Area	27.46 Number of Squares	411.43 Total Perimeter Length
60.95 Total Ridge Length	0.00 Total Hip Length	



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Summary

Line Item Total	30,406.61
Overhead	3,040.68
Profit	3,040.68
Replacement Cost Value	\$36,487.97
Net Claim	\$36,487.97

Ken Stryker



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Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	None (0%)
Line Items	3,040.68	3,040.68	0.00
Total	3,040.68	3,040.68	0.00



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Recap by Room

Estimate: WIENER_PORCH_BLAZE

Porch	30,406.61	100.00%
<hr/>		
Subtotal of Areas	30,406.61	100.00%
<hr/>		
Total	30,406.61	100.00%



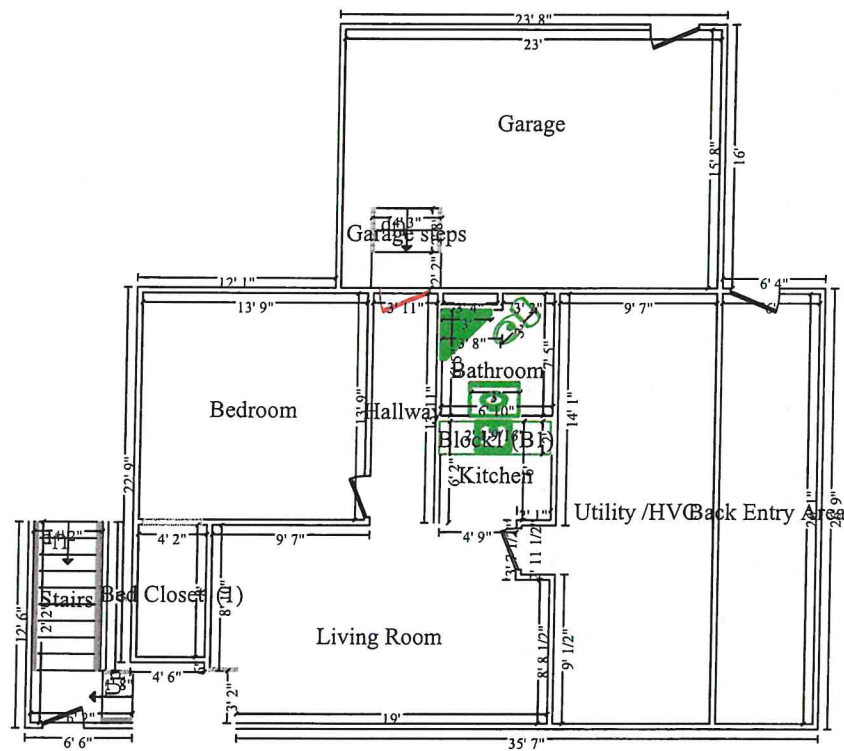
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Recap by Category

O&P Items	Total	%
DOORS	2,437.10	6.68%
FLOOR COVERING - WOOD	3,046.30	8.35%
FINISH CARPENTRY / TRIMWORK	4,428.00	12.14%
PAINTING	2,645.07	7.25%
SIDING	11,549.81	31.65%
WINDOWS - WOOD	6,300.33	17.27%
O&P Items Subtotal	30,406.61	83.33%
Overhead	3,040.68	8.33%
Profit	3,040.68	8.33%
Total	36,487.97	100.00%

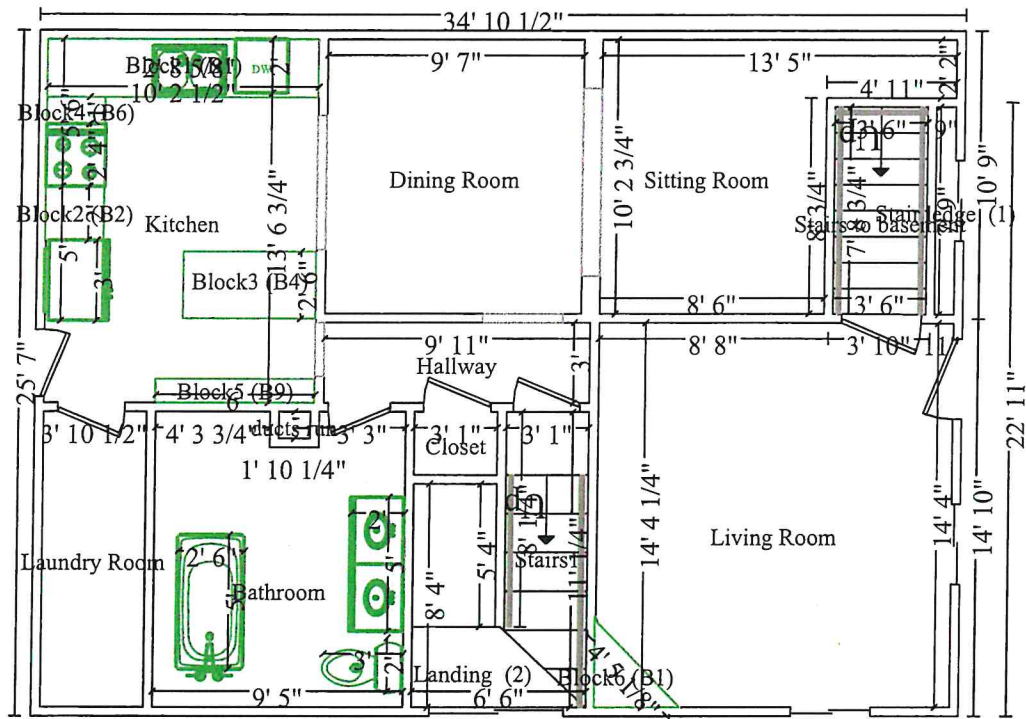
Basement Level



Basement Level

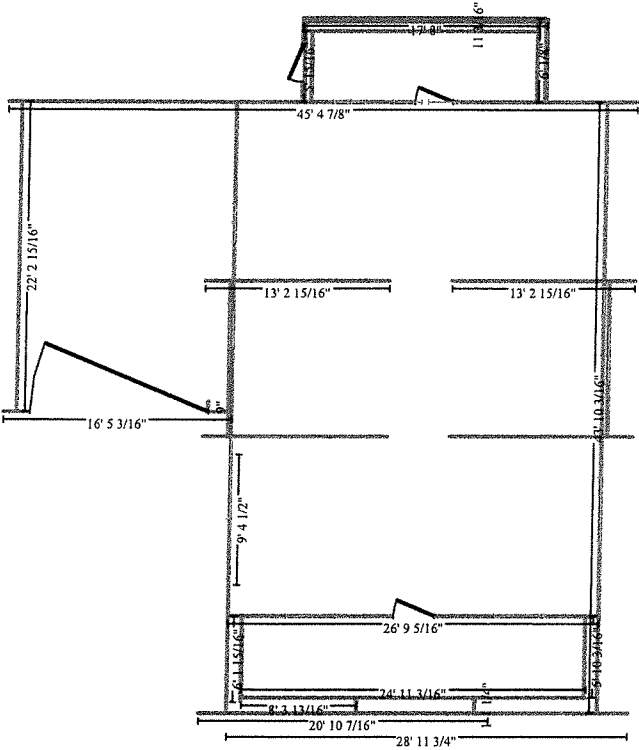
WIENER_PORCH_BLAZE

Main Level



Main Level

Exterior



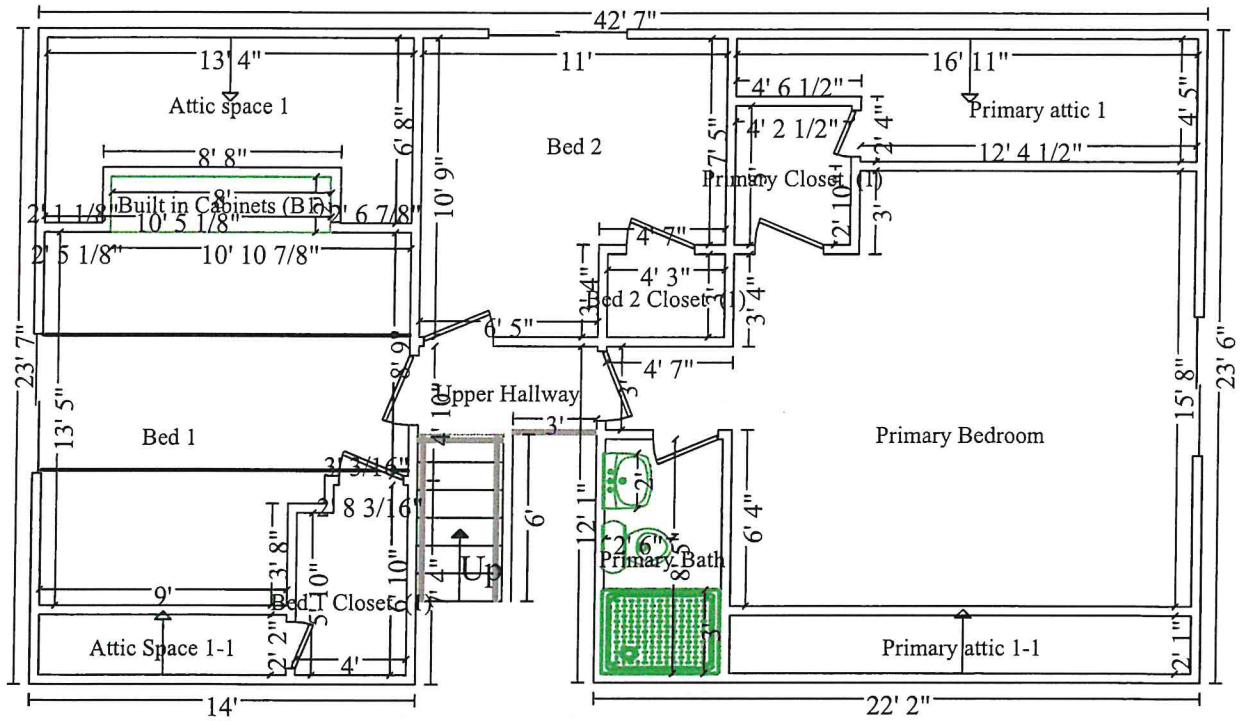
Exterior

WIENER_PORCH_BLAZE

7/22/2023

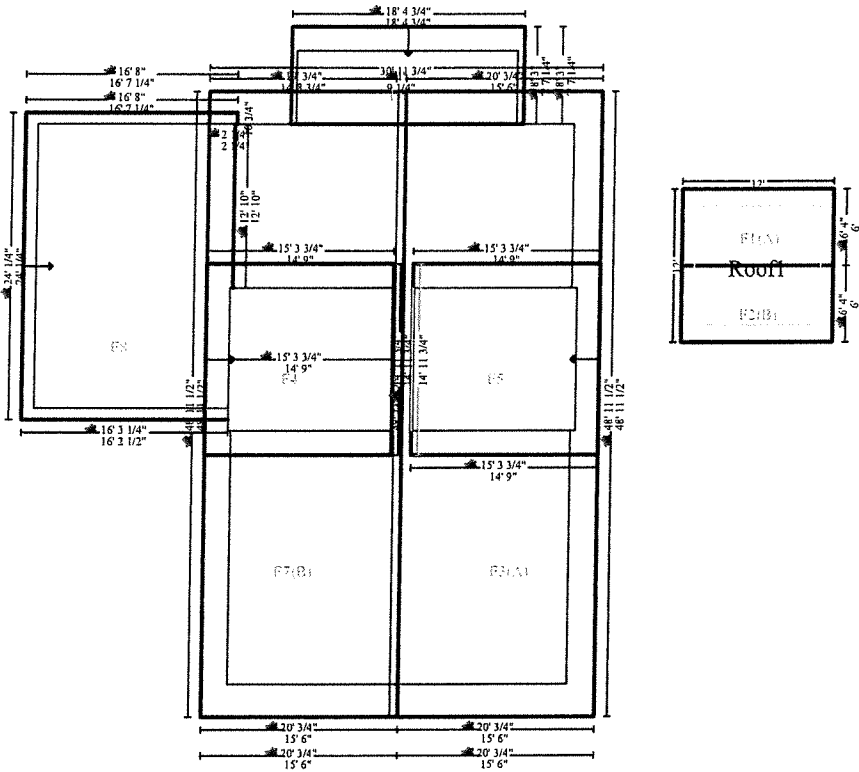
Page: 11

Level 2



Level 2

Roof



WIENER_PORCH_BLAZE

7/22/2023

PHOTOS OF SITE

Historical Photos

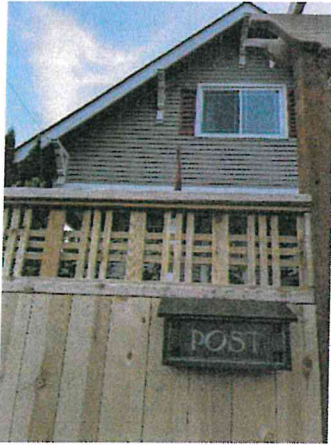
Note, despite consulting with the Columbia County Historical Society, we have been thus far unable to locate historical photos of 135 South 3rd Street while a house was on-site. (The Historical Society was able to dig up photos of a community garden that appears to have been there prior to the home being built). However, the Historical Society tells us that the house next door (125 South 3rd)—also a secondary significant historic building dating to 1914—was most likely constructed by the same builders as our house. A current photo of that home is, therefore, included here and has been provided to contractors for reference.



125 3rd Street

Pre-Fire Photos

These photos depict the project site as it was prior to the fire. Note, these pictures include the a-historic features which we seek to replace, such as the modern windows and synthetic siding



Front Façade, From 3rd Street (Pre-Fire)



Front & Side Façades, From 3rd Street (Pre-Fire)



Site Close-Up, Facing South (Pre-Fire)

Current Photos

Overview of Property Exterior



Front Façade, From 3rd Street (Current)



South-Side Façade, From 3rd Street (Current)



Property with Neighbouring Property

Note, the foliage between 145, 135, and 125 South 3rd makes capturing the front façades of all at the same time difficult.



145, 135, & 125 3rd Street (Current)



145, 135, & 125 3rd Street (Current)

170 COLUMBIA BLVD



Historic Preservation Rehabilitation Grant GRANT SELECTION CRITERIA

Grants received by the grant application deadline will be reviewed by the City of St. Helens Historic Landmarks Commission (HLC) based on the criteria below. This is a point based system. Past grant awards do not void eligibility or have an impact on priority for future grant cycles.

Please note that the Oregon State Historic Preservation Office (SHPO) will review the applications to ensure they are eligible from a historic preservation perspective.

A complete and eligible grant application will be scored (up to 30 points) to compare it with other projects submitted as follows:

Grant Selection Criteria	Points Possible	Points Awarded
Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade	5	
Projects that restore missing or altered historic features on the side façades	3	
Projects that repair or replace deteriorated historic features visible from the street or maintenance projects that preserve the integrity, safety, and stability of portions of the building	3	
Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood	1	
Visual impact	3	
Project need. Will the building sustain damage if project is not done?	3	
The building is “ primary significant ” or “ secondary significant ” according to the St. Helens Downtown Historic District National Register of Historic Places inventory.	3 IF PRIMARY 2 IF SECONDARY	3
Projects that encourage development and investment, and will have a positive economic impact	3	
Applicant has provided proof of the financial resources to match the grant	3	
Applicant has provided sufficient evidence to indicate that the project can be completed within the timeframe allowed by the grant contract	3	
Total Points	30	



Historic Preservation Rehabilitation Grant ST. HELENS 23-24 APPLICATION FORM

RECEIVED
JUL 24 2023
CITY OF ST. HELENS

PROPERTY ADDRESS: 170 Columbia Blvd., St. Helens, Oregon 97051

APPLICANT (please print): Les Watters

****If applicant is not the property owner, proof of consent from the property owner will be required****

SIGNATURE: *Les Watters* **DATE:** 7/24/2023

PHONE: 503-816-5025

E-MAIL: les.watters@gmail.com

To be eligible, property must be contributing to the St. Helens Downtown Historic District. A property is contributing if it is individually listed on the National Register of Historic Places or classified as Primary Significant or Secondary Significant within the St. Helens Downtown Historic District.

ELIGIBILITY (please check appropriate box):

- ☐ Individually listed on the National Register
☒ Primary Significant
☒ Secondary Significant

TYPE/USE OF BUILDING: Residence

HISTORIC STYLE: "Queen Anne" has architectural characteristics of the primary building period. **YEAR BUILT (EST.):** 1910

PROJECT WORK PLAN – Please summarize the project for which you are requesting grant funding.

Remove skirting and add stabilizing foundation work around the perimeter of the structure. Replace skirting, porch railing and stairs with material to replicate the look of the original structure retaining original posts. Project may include replacement of the front stairway to integrate into the new base structure.

DESCRIBE ESTIMATES FOR LABOR AND MATERIALS – List contractors and their bids. A minimum of 3 bids is required.

Unfortunately, I was able to get only one estimate and it does not include the facade replacement. I contacted other regional companies who specialize in structural work and they responded that they do not do work in St. Helens. After multiple contacts, I was able to get a local contractor to visit the site, but he declined to do the work, stating it was "too difficult." Other leads have not yet responded.

PROJECT TIMELINE – If selected, you will be notified by August 11, 2023. Your project work plan will be reviewed and approved by the State Historic Preservation Office (SHPO) before work can begin. This review by SHPO can take up to 90 days. Projects will need to be completed by August 15, 2024.

GRANT REQUEST: \$17,000

TOTAL MATCHING FUNDS: \$40,350 (Min. \$17,000)

TOTAL PROJECT COST: \$57,350 (Grant Request + Matching Funds)

OREGON STATE HISTORIC PRESERVATION OFFICE

Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 170 Columbia Blvd.
 City: St. Helens
 County: Columbia
 Owner: Leslie R. Watters

SHPO Agreement Number: _____ Grant Award Amount: \$17,000

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

The project objective is to remove the existing skirting that surrounds the house, access the crawl space and provide seismic stabilization to the post and beam structure that provides the base for the main structure of the house. The skirting will be replaced with wood material that will replicate as much as possible the original skirt that screened the covered porch on the West and South sides and the additions on the East side. This needs to be reconfigured so that animals cannot access the crawl space.

The front steps may need to be replaced depending on how the new skirting is attached. The porch railings will need some repairs as well. The original turned posts will remain. The existing skirt was installed during a circa 1995 repair.

Once completed, the exterior should look much the same as it has through most of the life of the building.

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

- | | | |
|---|-----------------------|---|
| <input type="checkbox"/> Roof | Date of Construction: | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Windows/Doors | Date of Construction: | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input checked="" type="checkbox"/> Structural or Foundation | Date of Construction: | Existing Material:
Wood post and beam |
| xx Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input checked="" type="checkbox"/> Siding | Date of Construction | Existing Material: |
| <input type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: | Wood siding to match original as much as possible |
| <input type="checkbox"/> Facade | Construction Date | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Other: | Construction Date | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Ground will be disturbed. | Describe: | access to crawl space will require some plant removal |

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

- ☒ Photographs
- ☒ At least 2 photographs that provide an overview of the exterior of the property
 - ☒ At least 2 close-ups of the part(s) of the property where the project will happen
 - ☒ At least 2 photographs that provide a view of the property with neighboring properties.

☒ Map

Please include a topographic, Google, or Bing map that clearly shows the location of the property.

☒ Additional Information

- ☐ Design plans
- ☐ Product/material information sheets
- ☐ Examples of similar completed projects
- ☒ Other: <https://sites.google.com/view/170colblvd/history-of-the-house>

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

 SHPO Reviewer Signature

 Date



M. LEON CONSTRUCTION

FOUNDATION RESTORATION + REPAIR · STRUCTURAL REPAIRS · CRAWL SPACE

family owned and operated since 1981

July 3, 2023

SUBMITTED BY: PASCAL LEON

M. Leon Construction
CCB #36771
Northwest Portland
503.643.6631

CLIENT OR PROPERTY OWNER

Les Watters
170 Columbia Blvd
St Helens, OR
503.816.5025
Les.rent@gmail.com

SCOPE OF WORK: Contractor proposes to furnish the following material and labor in accordance with the specifications, price, and terms provided below (the "Scope of Work").

1) Remove the existing perimeter skirting / siding to expose the existing post and pier foundation. Remove loose earth or rocks between the existing piers. Pour new concrete strip footings in between the existing perimeter posts and piers to create a solid border around the perimeter of the home. The new concrete footings will be reinforced with 1/2" rebar and bolts and will connect with the existing piers. Install a new pressure treated board bolted to the new strip footings. Install a new top plate under the existing house beams to create a lumber wall. Install plywood sheeting over the new studs, roofing paper then 1/2" Wonderboard cement sheeting. Skimcoat the cement board and install crawlspace air vents as needed. The stud walls will be reinforced with Simpson metal clips for sheering and seismic upgrades. We will also clean out the crawlspace free of debris and install new black 6-mil vapor barrier throughout. A new crawlspace access hatch will also be created along the right side of the house.

PROPOSAL TOTAL: \$57,350

(note: price does not include engineering)

Price quotes good for 30 days after the date above; this Proposal may be withdrawn by Contractor if not accepted within that time period. No engineering or building permit included in this proposal unless otherwise stated above.

M. Leon Construction LLC
Info@leonconstruction.com - leonconstruction.com
Licensed, Bonded, and Insured



M. LEON CONSTRUCTION

FOUNDATION RESTORATION + REPAIR · STRUCTURAL REPAIRS · CRAWL SPACE

family owned and operated since 1981

Exclusions: The parties discussed potential problems, services, and costs associated with Owner's property. Unless provided in the Scope of Work above, the parties agree to exclude all other discussed work, and to specifically exclude the following described work and costs from the Scope of Work ("Exclusions"):

Payment Terms: Upon acceptance of this proposal, Client/Owner agrees to pay Contractor a down payment equal to 50% of the budgeted price prior to commencement of the work. A 30% payment due midway through the work. The final payment is due immediately upon completion of the Scope of Work. Add 3% fee for credit card payment. Real estate transactions may be billed and paid at closing through escrow.

Building Permits and Engineering Costs: If not mentioned in the scope of work and building permits and/or engineering are required, or requested, those costs along with M Leon Construction administrative fees will be added to the invoice and will be the responsibility of the Owner to pay. Invoices from the engineering company, government entity(-ies), and/or M Leon Construction will be provided to Owner upon request.

Dispute Resolution: This Agreement contains an arbitration clause.

ACCEPTANCE OF PROPOSAL: The prices, specification, and General Terms and Conditions attached to this Proposal are satisfactory and are hereby accepted. Contractor is authorized to do the work as specified.

Signature: _____ Date Accepted: _____

GENERAL TERMS AND CONDITIONS

The attached executed Proposal is subject to the following Terms and Conditions (collectively with the Proposal, the "Agreement")

1. Change Orders

The Scope of Work may be modified (1) to account for hidden, concealed, or unforeseen conditions not readily observable to a prudent contractor for the purpose of performing the Scope of Work and which conditions require the expenditure of an additional cost to Contractor to perform the Scope of Work ("Unforeseen Conditions") or (2) to account for additional or different work not identified in the Scope of Work which is requested by the Owner ("Owner Changes"). If either of these events occurs the parties agree that the following shall apply:

Unforeseen Conditions: As soon as practical after its discovery, Contractor agrees to notify Owner verbally of the potential for additional cost due to an Unforeseen Condition and also to provide Owner a written estimate of that additional cost ("Change Order"). The parties agree that the Change Order provided by Contractor is not a

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Info@leonconstruction.com - leonconstruction.com
Licensed, Bonded, and Insured



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commitment to perform additional work until executed by both parties. The parties agree that a Change Order for the Scope of Work due to Unforeseen Conditions may only occur upon their mutual written assent. If the parties do not execute a Change Order for the Scope of Work due to an Unforeseen Condition, and the Unforeseen Condition does not impair or prevent Contractor's performance and completion of the Scope of Work, then the Contractor shall perform the Scope of Work without regard to the Unforeseen Condition. If the parties do not execute a Change Order for the Scope of Work due to an Unforeseen Condition, and the Unforeseen Condition impairs or prevents Contractor's performance and completion of the Scope of Work, then the Contractor may elect to terminate this Contract after giving Owner five (5) days prior written notice, and any unpaid balance to Contractor for work performed will be due upon receipt of a Final Invoice.

Owner Changes: After receiving notice of the Owner's desire for work in addition to or different from the Scope of Work ("Owner Changes"), the Contractor may provide Owner with a Change Order as soon as is reasonable, given the scope of the Owner Changes. If the Contractor provides a Change Order for the Owner Changes, the Parties agree that the Change Order is not a commitment to perform the additional or different work. The Parties agree that a change in the Scope of Work due to Owner Changes may only occur upon the execution of a Change Order by both parties. If the Parties do not execute a Change Order for the Scope of Work due to Owner Changes and the Owner Changes, if not performed, impair or prevent Contractor's performance and completion of the Scope of Work, then the Contractor may elect to terminate this Contract after giving Owner five (5) days prior written notice, and any unpaid balance owed to Contractor for work performed will be due upon receipt of a Final Invoice.

2. Insurance

Contractor agrees to maintain all necessary forms of Insurance to protect Owner from liability for any occurrence arising from its performance of the Scope of Work and that all forms of Insurance carried hereunder shall be with companies licensed to do business in this state. Contractor shall at all times maintain liability insurance of at least \$1 million, and worker's compensation insurance as required by law.

Owner shall notify Owner's insurance agent of this agreement, and obtain any necessary riders to Owner's current insurance coverage or any locally customary forms of coverage, such as Builder's Risk, to cover Owner's interest and liabilities during Contractor's performance of the Scope of Work.

3. Contractor Warranty

The Scope of Work will be completed by Contractor in a good and workmanlike manner, using good quality materials. Contractor warrants all material and workmanship used in the performance of the Scope of Work for three years after the completion of the Scope of Work. Upon written demand of the Owner within that time, Contractor will provide, without cost to the Owner, repair or replacement of materials or workmanship determined to be in need of repair or replacement, or at Contractor's election, the price of the services and materials provided. The Contractor has the sole discretion to determine whether the materials or workmanship complained of by Owner shall be

M. Leon Construction LLC
Info@leonconstruction.com - leonconstruction.com
Licensed, Bonded, and Insured



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repaired or if Owner will receive a refund. The warranty does not apply in case of improper maintenance, force majeure events, actions by third parties, or other conditions not reasonably within Contractor's control.

4. Disclaimers

Water intrusion may result from multiple sources, including but not limited to surface water, ground water, improper maintenance (including clogged drains and gutters), flooding, ice dams or other sources.

In the case of basement moisture remediation, unless Contractor exposes and seals the entire exterior foundation, Contractor cannot guarantee a dry basement after the work is performed.

All work performed is intended to preserve existing foundations as much as possible; in general, and unless specifically provided in a Scope of Work, the services provided will not add significant structural value to an existing foundation. Moreover, Contractor is not a Professional Engineer and cannot guarantee the structural integrity or condition of the existing foundation.

Contractor is not responsible for damage to lawns, shrubs, plants, trees, or other landscaping surrounding the area in which work is performed. Owner should expect that in the course of providing services some damage to landscaping will occur.

Contractor cannot guarantee that the work included in the Scope of Work will remedy all issues and Owner acknowledges that additional work may be required to completely resolve the problems described by the Owner.

5. Dispute Resolution

Explanation of Owner's Rights: The Oregon Construction Contractor's Board ("CCB") requires disclosure of the following:

- (1) Owner has the right to receive the products and services agreed to in this Agreement.
- (2) Owner has the right to resolve disputes through the means outlined in this Agreement, as defined in the Arbitration clause below.
- (3) Despite the Arbitration clause in this Agreement, Owner has the right to file a complaint with the CCB. However, Owner must comply with the Arbitration clause in this Agreement during the resolution of the CCB complaint.

Explanation of Arbitration Clause: This Agreement requires the parties to resolve disputes that may arise during or after performance of the Scope of Work pursuant to the Arbitration clause below. This Arbitration clause limits a consumer's ability to have their dispute resolved by the Oregon court system. The Oregon Construction Contractors Board urges consumers to read and understand the entire contract – including any arbitration clause – before signing

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a construction contract. Consumers are not obligated to accept contract terms proposed by the contractor, including arbitration provisions. These may be negotiated to the satisfaction of both Parties.

Arbitration: All claims or disputes between Contractor and Owner arising out of or relating to the Agreement shall be decided by arbitration in accordance with the rules of the Arbitration Service of Portland ("ASP") then in effect unless the parties mutually agree otherwise. All contract claims must be made, if at all, no later than six months after either party receives written notice from the other that a dispute has arisen. Any award rendered by the arbitrator shall be final and judgment may be entered upon it in accordance with the applicable law in any court having jurisdiction thereof. Except by written consent of the person or entity sought to be joined, no arbitration arising out of or relating to the Agreement shall include, by consolidation, joinder or in any other manner, any person or entity not a party to the Agreement under which such arbitration arises, unless it is shown at the time the demand for arbitration is filed that (1) such person or entity is substantially involved in a common question of fact or law, (2) the presence of such person or entity is required if complete relief is to be accorded in the arbitration, and (3) the interests or responsibility of such person or entity in the matter is not insubstantial. The agreement herein of the parties to the Agreement and any other written agreement to arbitrate referred to herein shall be specifically enforceable under applicable law in any court having jurisdiction thereof. No party shall be entitled to its attorney fees or costs related to any claim arising out of or related to this Agreement regardless of when such claim is commenced.

6. Limitation of Damages:

Contractor and Owner waive claims against each other for consequential damages. This mutual waiver includes, but is not limited to:

- a. Damages incurred by Owner for loss of income, profit, financing, business, and reputation; and
- b. Damages incurred by Contractor for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

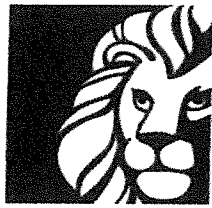
In any case the parties agree that the damages recoverable under this agreement are limited to the contract price provided in the proposal.

7. Miscellaneous Provisions

Severability: If any portion of the Agreement is found invalid or unenforceable by any court, the remaining provisions shall remain in force between the parties.

Entire Agreement: This Agreement constitutes the entire agreement of the parties and can only be modified in writing and pursuant to the terms of this Agreement.

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No Third-Party Beneficiaries: Nothing in this Agreement, express or implied, is intended or will be construed to confer on any person, other than the parties to this Agreement, any right, remedy, or claim under or with respect to this Agreement.

Governing Law: This Agreement will be governed by and construed in accordance with the laws of the state of Oregon, without regard to conflict-of-laws principles.

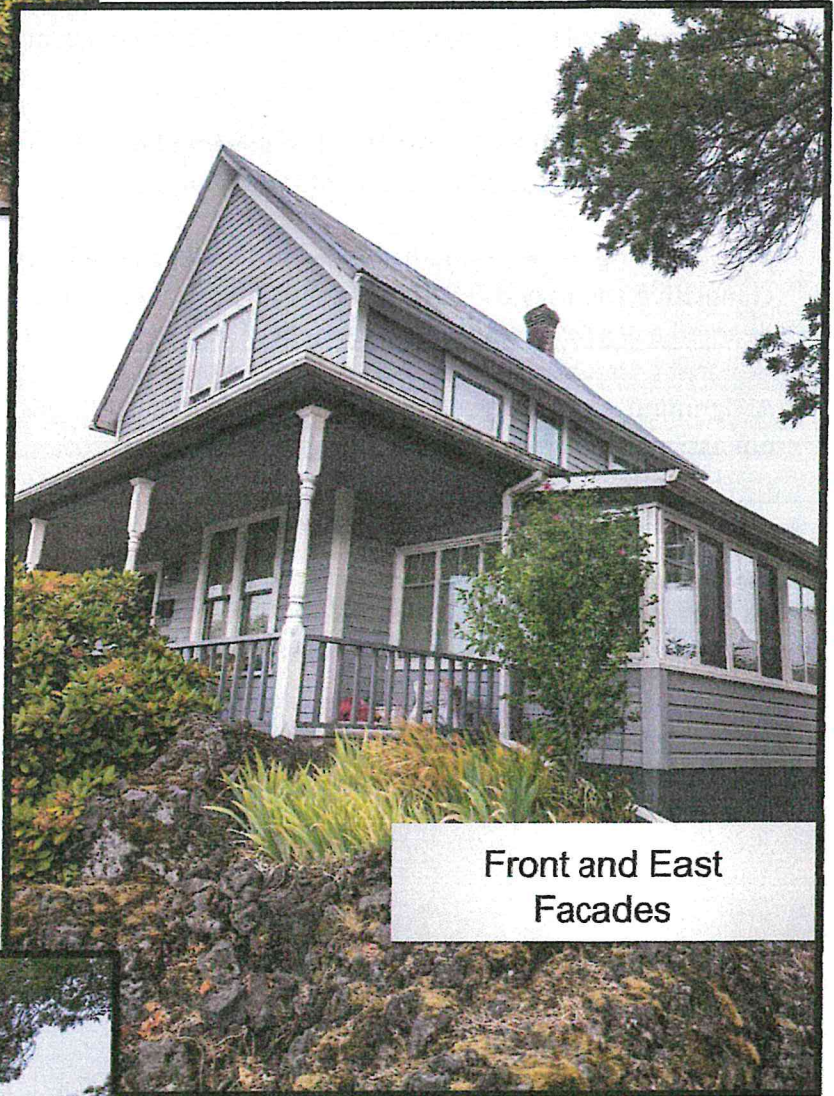
Waiver: All rights and remedies conferred under this Agreement or by any other instrument or law shall be cumulative and may be exercised singularly or concurrently. Failure by either party to enforce any term shall not be deemed a waiver of future enforcement of that or any other term.

Assignment. Unless agreed to in writing by both parties, this Agreement and the rights and obligations under it are not assignable by either party.

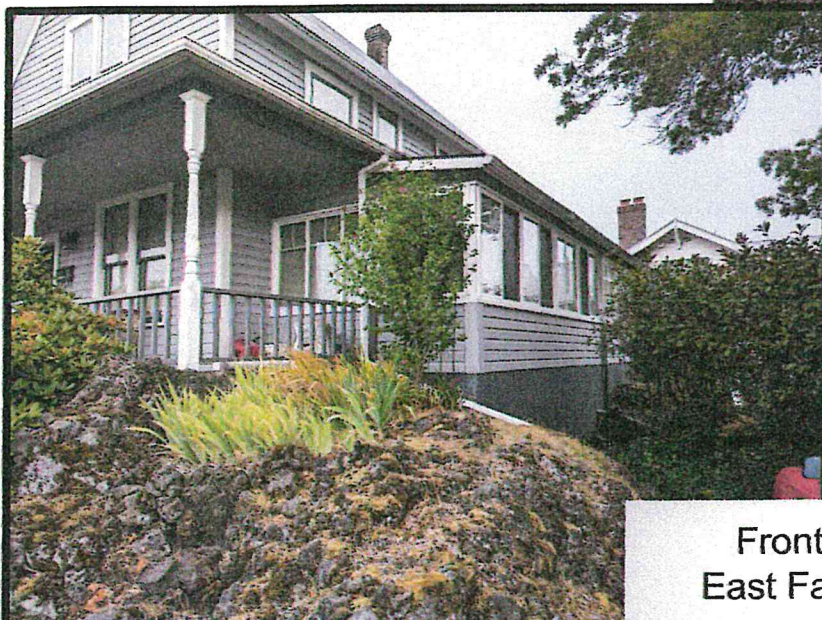
170 Columbia Blvd
July 2023



Front Elevation
House faces Columbia Blvd

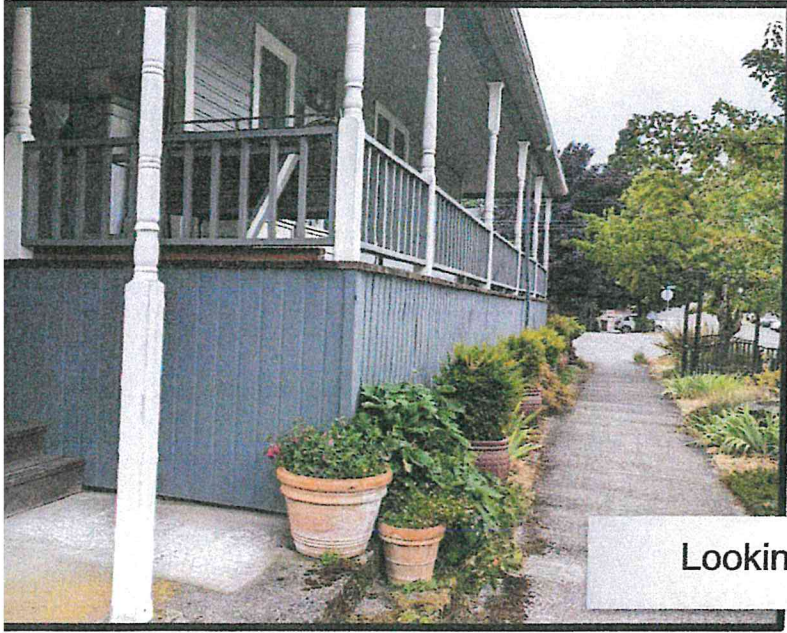


Front and East
Facades



Front and
East Facades

170 Columbia Blvd
July 2023

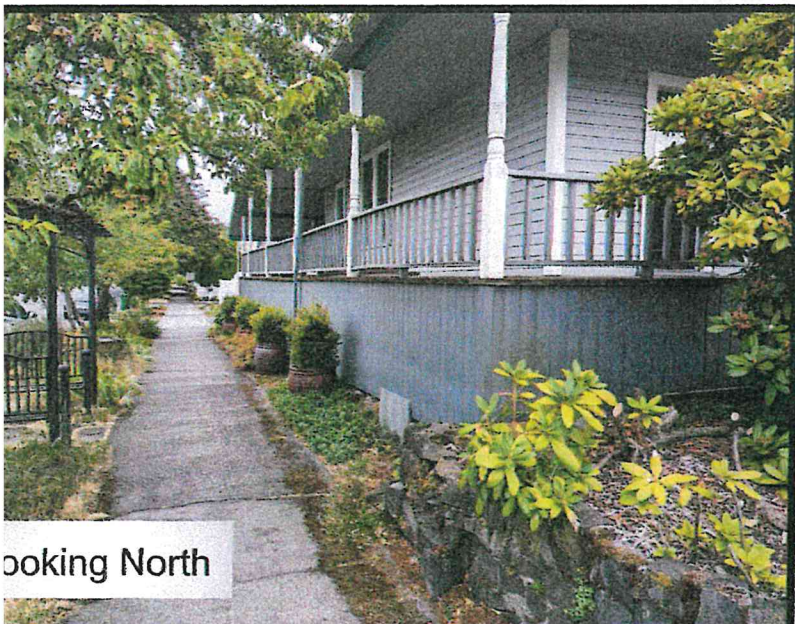


Looking South

Back and
West Facades



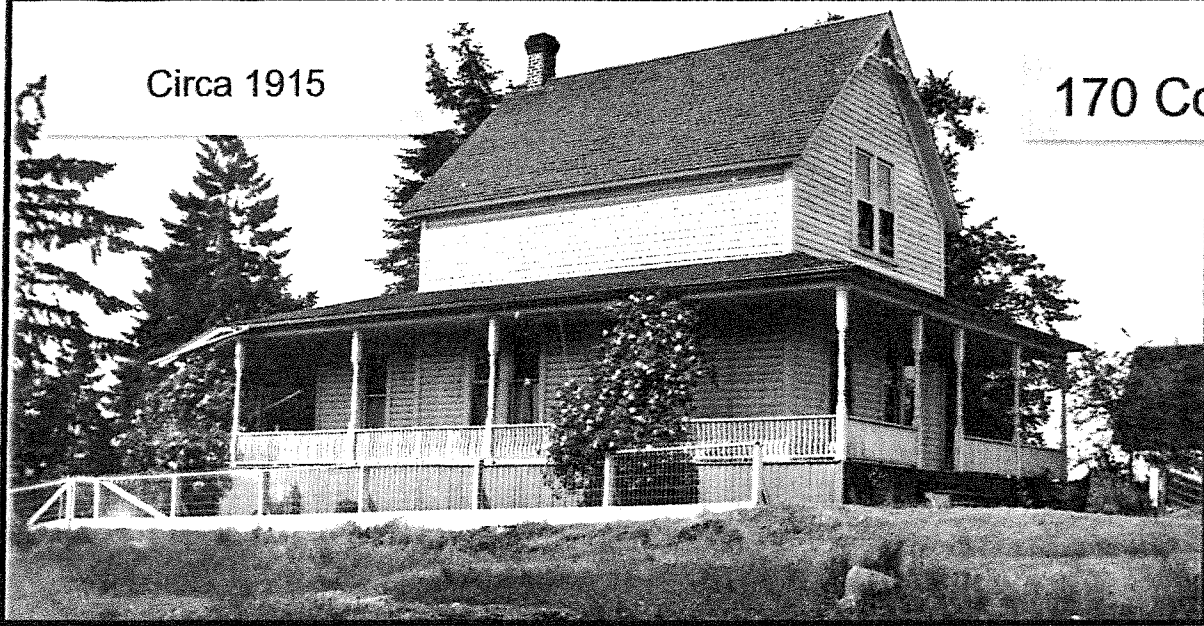
Looking Southeast



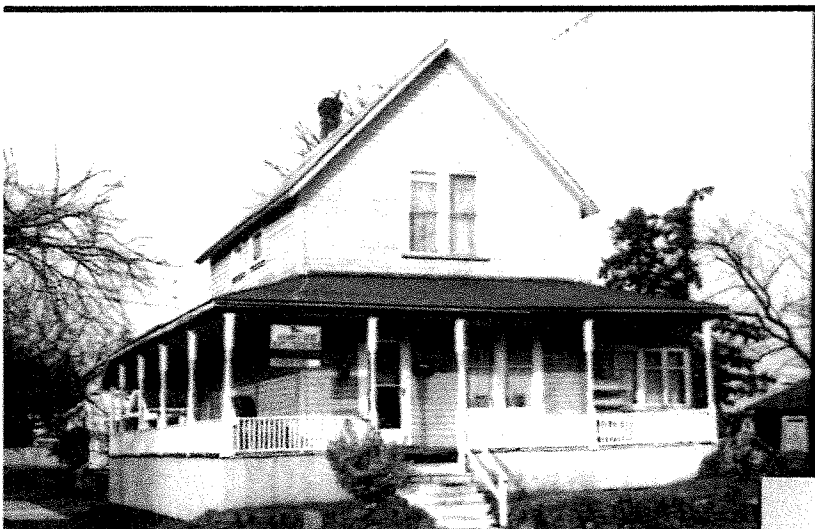
Looking North

Circa 1915

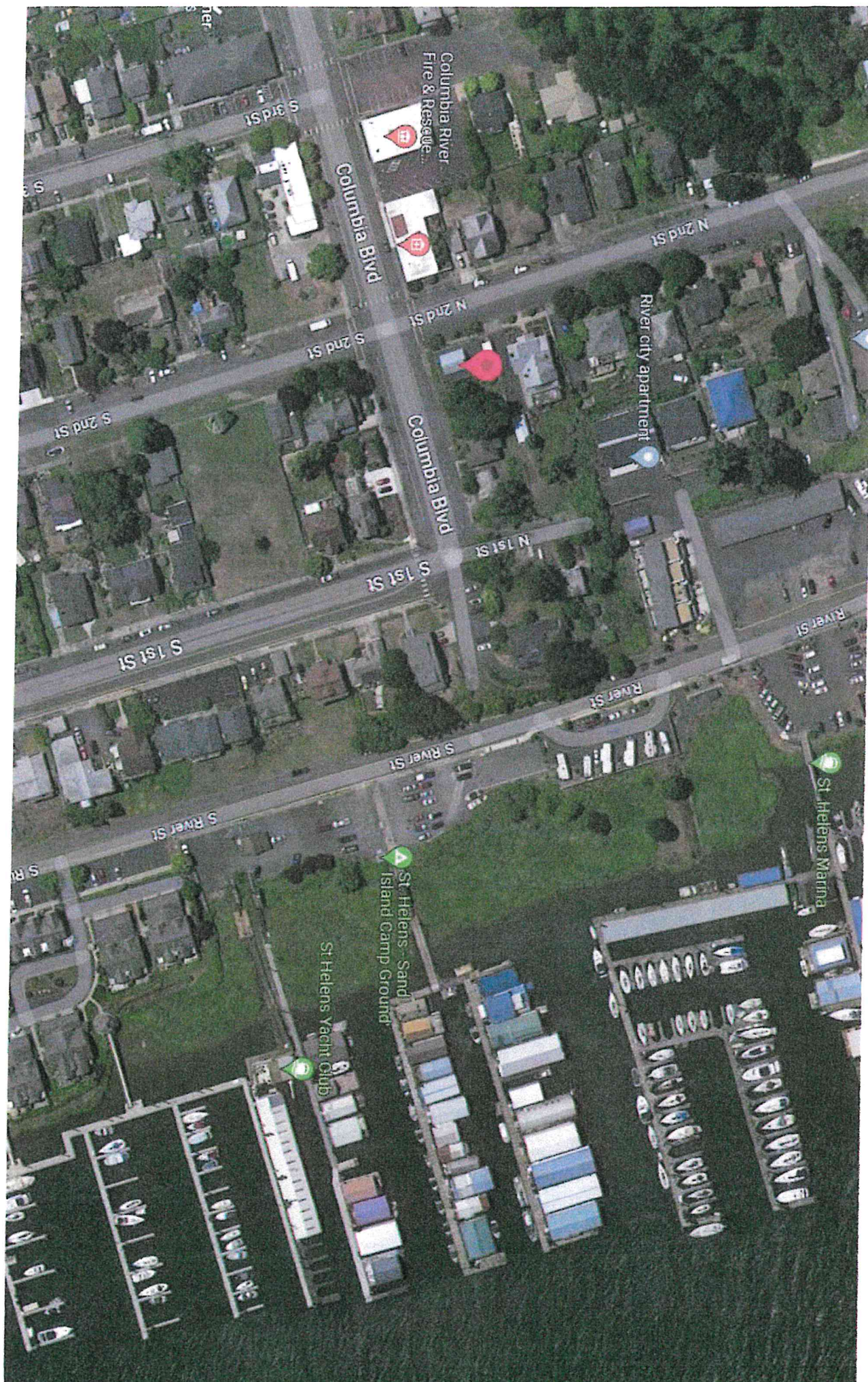
170 Columbia Blvd



1940



Circa 1983



244 STRAND STREET



Historic Preservation Rehabilitation Grant GRANT SELECTION CRITERIA

Grants received by the grant application deadline will be reviewed by the City of St. Helens Historic Landmarks Commission (HLC) based on the criteria below. This is a point based system. Past grant awards do not void eligibility or have an impact on priority for future grant cycles.

Please note that the Oregon State Historic Preservation Office (SHPO) will review the applications to ensure they are eligible from a historic preservation perspective.

A complete and eligible grant application will be scored (up to 30 points) to compare it with other projects submitted as follows:

Grant Selection Criteria	Points Possible	Points Awarded
Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade	5	
Projects that restore missing or altered historic features on the side façades	3	
Projects that repair or replace deteriorated historic features visible from the street or maintenance projects that preserve the integrity, safety, and stability of portions of the building	3	
Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood	1	
Visual impact	3	
Project need. Will the building sustain damage if project is not done?	3	
The building is “ primary significant ” or “ secondary significant ” according to the St. Helens Downtown Historic District National Register of Historic Places inventory.	3 IF PRIMARY 2 IF SECONDARY	2
Projects that encourage development and investment, and will have a positive economic impact	3	
Applicant has provided proof of the financial resources to match the grant	3	
Applicant has provided sufficient evidence to indicate that the project can be completed within the timeframe allowed by the grant contract	3	
Total Points	30	



RECEIVED
JUL 24 2023
CITY OF ST. HELENS

Historic Preservation Rehabilitation Grant ST. HELENS 23-24 APPLICATION FORM

PROPERTY ADDRESS: 244 Strand St, St. Helens, OR 97051

APPLICANT (please print): Columbia County - Melissa Enright

****If applicant is not the property owner, proof of consent from the property owner will be required****

SIGNATURE: Melissa Enright DATE: 7/24/23

PHONE: 971-203-3367

E-MAIL: melissa.enright@columbiacountyor.gov

To be eligible, property must be contributing to the St. Helens Downtown Historic District. A property is contributing if it is individually listed on the National Register of Historic Places or classified as Primary Significant or Secondary Significant within the St. Helens Downtown Historic District.

ELIGIBILITY (please check appropriate box):

- ☐ Individually listed on the National Register
- ☐ Primary Significant
- ☒ Secondary Significant

TYPE/USE OF BUILDING: Government Building

HISTORIC STYLE: "Georgian Revival" YEAR BUILT (EST.): 1906

PROJECT WORK PLAN – Please summarize the project for which you are requesting grant funding.
Repair the 4 structural columns, replace the handrails, paint the bell tower.

DESCRIBE ESTIMATES FOR LABOR AND MATERIALS – List contractors and their bids. A minimum of 3 bids is required.

See attached bid along with sign in sheet from everyone who came to look at the job. We only got 1 bid, from Kirby Nagelhout Construction.

PROJECT TIMELINE – If selected, you will be notified by August 11, 2023. Your project work plan will be reviewed and approved by the State Historic Preservation Office (SHPO) before work can begin. This review by SHPO can take up to 90 days. Projects will need to be completed by August 15, 2024.

The project will be completed by June of 2024.

GRANT REQUEST: \$17,000

TOTAL MATCHING FUNDS: \$150,365 (Min. \$17,000)

TOTAL PROJECT COST: \$167,365 (Grant Request + Matching Funds)

OREGON STATE HISTORIC PRESERVATION OFFICE
 Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 244 Strand St
 City: St. Helens
 County: Columbia
 Owner: Columbia County
 SHPO Agreement Number: _____ Grant Award Amount: _____

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

Before commencing any restoration work, we will hire professional architectural and engineering consultants to conduct a thorough assessment of the bell tower's structural integrity. This evaluation will identify areas in need of repair and provide a comprehensive plan for reinforcing the tower's foundation and frame. We are dedicated to maintaining the historical accuracy of the bell tower's appearance. As such, the grant funds will be utilized to source high-quality, historically accurate materials such as woods and metals to ensure the tower's renovations align with its original design.

The project is estimated to be completed in June of 2024.

See attached letter from Kirby Nagelhout for additional details.

SECTION IIA. PROJECT DETAIL – SELECT ALL THAT APPLY

- | | | | |
|--|-----------------------|--------------------|--|
| <input type="checkbox"/> Roof | Date of Construction: | Existing Material: | |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> Windows/Doors | Date of Construction: | Existing Material: | |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input checked="" type="checkbox"/> Structural or Foundation | Date of Construction: | Existing Material: | We are dedicated to maintaining the historical accuracy of the bell tower's appearance. As such, the grant funds will be utilized to source high-quality, historically accurate materials such as woods and metals to ensure the tower's renovations align with its original design. |
| <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> Siding | Date of Construction | Existing Material: | |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input checked="" type="checkbox"/> Facade | Construction Date | Existing Material: | |
| <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> Other: | Construction Date | Existing Material: | |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | | |
| <input type="checkbox"/> Ground will be disturbed. | Describe: | | |

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

☒ Photographs

- ☐ At least 2 photographs that provide an overview of the exterior of the property
- ☐ At least 2 close-ups of the part(s) of the property where the project will happen
- ☐ At least 2 photographs that provide a view of the property with neighboring properties.

☒ Map

Please include a topographic, Google, or Bing map that clearly shows the location of the property.

☒ Additional Information

- ☐ Design plans
- ☐ Product/material information sheets
- ☒ Examples of similar completed projects KNCC overall project proposal w/examples of other projects
- ☒ Other: KNCC project proposal

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

SHPO Reviewer Signature

Date



Award-Winning Sherman County Courthouse
Historic Renovation & Addition

DESIGN-BUILD PROPOSAL

FOR THE DESIGN AND CONSTRUCTION OF IMPROVEMENTS TO THE COLUMBIA COUNTY COURTHOUSE

RFP No. S-C00055-00005354

FEBRUARY 9, 2023

BUILDER

DESIGNER



KIRBY NAGELHOUT CONSTRUCTION COMPANY
10180 SW Nimbus Ave, Suite J3
Portland, OR 97223
Phone 503-530-8420 | Oregon CCB# 95590
www.KirbyNaghout.com



SOLARC ARCHITECTURE
3115 NE Sandy Boulevard, Suite 224
Portland, OR 97232
Phone 971-344-1919
www.SOLARCArchitecture.com



7/24/23

Riley Baker
General Services Director
Columbia County
230 Strand Street
Saint Helens, OR 97051

Subject: Historic Renovations to the Courthouse Bell Tower – Grant Proposal

Dear Mr. Baker

We are writing on behalf of Kirby Nagelhout Construction Company in regard to the completion of the historic renovations to the bell tower on the Columbia County Courthouse.

Our organization is committed to preserving the rich heritage and historical significance of the county. The courthouse is an iconic symbol of our community's past. However, over time, the elements have taken their toll on the building's architecture, particularly the bell tower.

The proposed grant amount of \$17,000 will be dedicated exclusively to the restoration of the courthouse bell tower. Our renovation plan encompasses several crucial aspects to ensure the preservation and enhancement of this historical treasure.

1. **Structural Assessment and Repairs:** Before commencing any restoration work, we will hire professional architectural and engineering consultants to conduct a thorough assessment of the bell tower's structural integrity. This evaluation will identify areas in need of repair and provide a comprehensive plan for reinforcing the tower's foundation and frame.
2. **Historically Accurate Materials:** We are dedicated to maintaining the historical accuracy of the bell tower's appearance. As such, the grant funds will be utilized to source high-quality, historically accurate materials such as woods and metals to ensure the tower's renovations align with its original design.
3. **Safety Enhancements:** As part of the renovation process, we will implement modern safety measures to ensure the longevity of the restored bell tower.

In conclusion, we firmly believe that this grant will serve as a crucial steppingstone towards the complete restoration of the Courthouse bell tower. We kindly request your consideration and support in awarding the proposed grant of \$17,000 to Columbia County. Together, we can uphold the heritage and pride of our county while fostering a stronger sense of community and identity.

Thank you for your time and attention to this matter. We look forward to the opportunity to discuss our proposal in person and answer any questions you may have.

Scott Getcher / Brett Sonflieth
Project Superintendent / Project Manager
Kirby Nagelhout Construction Company
ScottG@kirbynagelhout.com / Bretts@kirbynagelhout.com
360-703-7332 / 503-957-4174



BELL TOWER - CONCEPTUAL ESTIMATE

Columbia County Courthouse

DATE: 07/21/2023

Division 01 Design	Quantity	Unit	Cost / Unit	Cost	Subtotals
Design					
Architect	1.00	LS	\$ 39,800.00	\$ 39,800.00	
Division 01 Design Sub-Totals					\$ 39,800
			\$ -	/sf	
Division 01 General Requirements	Quantity	Unit	Cost / Unit	Cost	Subtotals
General Conditions					
Permit Allowance				\$ 2,500.00	
Superintendent				\$ 13,200.00	
Project Management				\$ 8,000.00	
Sr. Project Management				\$ 5,280.00	
Project Assistant				\$ 2,240.00	
Scaffolding				\$ 32,000.00	
Safety, Layout, Barricades, Temp. Barricades				\$ 3,000.00	
Division 01 General Requirements Sub-Totals					\$ 66,220
			\$ -	/sf	
Division 02 Existing Conditions	Quantity	Unit	Cost / Unit	Cost	Subtotals
Demolition	1.00	LS	\$ 5,000.00	\$ 5,000.00	
Division 02 Existing Conditions Sub-Totals					\$ 5,000
			\$ -	/sf	
Division 06 Wood, Plastics, & Composites	Quantity	Unit	Cost / Unit	Cost	Subtotals
Tooled Handrails	1.00	LS	\$ 25,000.00	\$ 25,000.00	
Columns	1.00	LS	\$ 10,000.00	\$ 10,000.00	
Paint and Finish	1.00	LS	\$ 5,000.00	\$ 5,000.00	
Division 06 Wood, Plastics, & Composites Sub-Total					\$ 40,000
			\$ -	/sf	
			\$ -	/sf	
Sub-Totals					
Direct Construction Cost			\$ 151,020.00	\$ -	
Construction Contingency			\$ 5,000.00	\$ -	
Design/Build Fee	4.95%		\$ 7,722.99	\$ -	
General Liability Insurance	1.20%		\$ 1,964.92	\$ -	
Performance & Payment Bond	1.00%		\$ 1,657.08	\$ -	
			\$ 167,365	\$ -	

SIGN IN SHEET MANDATORY MEETING - JANUARY 19, 2023 - 10:00 AM

RFP DESIGN-BUILD IMPROVEMENTS TO CC COURTHOUSE

S-C00055-00005354

NO.	NAME	PHONE (OFC)	PHONE (CELL)	EMAIL	COMPANY NAME
1	Christopher Garcia	87-820-6929			Suldic Arch
2	ERIK KAYAN	808-799284		ERIK.KAYAN@SARGENT	
3	BRETT WILCOX	971-413-0706		buccey2artisbuilds.com	ARTIS
4	Tom Brown	360-355-2877		jbernd@jtkelly.com	JTKelly
5	Maya Fog	503-593-1369		m.toty@argente.com	ARG
6	Tim McDonald	541-291-7562		Tatdonald@auslandgroup.com	Ausland
7	COLLEEN RICHMOND	503-692-9002		CRICHMOND@WALEN.COM	WALEN
8	Andrew Niemi	503.369.2244		andrew@chavercolumbiaengr.com	LCE
9	Scott GRIEGER	360-703-7332		ScottG@KirbyNagelhaug.com	Kirby Nagelhaug Construction
10	Josh Kemp / Jerry Rao	503 396 5399		JREID@CONVICE.CONSTRUCTION.NET	CONVICE
11	Jason Pham's	503-564-4626		jasondehpr.com	HHPR
12	Jeremy Cox	503 519 6567		jeremy.cox@kone.com	KONE
13	Melinda Robinson	408.914.1031		melinda@chaco.com	EL Architects
14					
15					
16					
17					



IMPROVEMENTS TO THE COLUMBIA COUNTY COURTHOUSE

MASTER SCHEDULE

 JOB #: 2398-103
 WEEK #: 001
 PREPARED BY: Scott Getscher
 DATE: 8/27/2023

ID	Task Name	Start	Finish	23	Feb	Mar	Qtr 2, 2023	Apr	May	Jun	Qtr 3, 2023	Jul	Aug	Sep	Qtr 4, 2023	Oct	Nov	Dec	Qtr 1, 2024	Jan
1	Columbia County Improvements Master Schedule	Wed 3/8/23	Tue 12/19/23		3/8															
2	Project Administration	Wed 3/8/23	Thu 3/9/23																	
3	Contract Award	Wed 3/8/23	Wed 3/8/23																	
4	Confirm Budget & Scope	Thu 3/9/23	Thu 3/9/23																	
5	Pre-Construction Services	Thu 3/9/23	Thu 10/5/23																	
6	Notice to Proceed	Thu 3/9/23	Thu 3/9/23																	
7	Develop As-built	Fri 3/10/23	Thu 3/16/23																	
8	Project Programming	Fri 3/17/23	Thu 3/30/23																	
9	Pre-Application Conference	Fri 3/31/23	Fri 3/31/23																	
10	Schematic Design (30%)	Mon 4/3/23	Fri 4/21/23																	
11	Historical Review	Mon 4/24/23	Fri 10/6/23																	
12	Design Development (60%)	Mon 4/24/23	Fri 5/12/23																	
13	Construction Documents (90%)	Mon 5/15/23	Fri 6/9/23																	
14	Building Permit Review	Mon 6/12/23	Fri 7/21/23																	
15	Design Close Out	Mon 7/24/23	Fri 8/4/23																	
16	Establish Bid Packages	Mon 5/15/23	Thu 6/8/23																	
17	Develop Bid Items/Front End Specifications	Mon 5/15/23	Tue 5/16/23																	
18	Sub Bids Due	Wed 5/17/23	Fri 5/26/23																	
19	Sub/Owner/KNCC Bid Review	Mon 5/29/23	Thu 6/1/23																	
20	Subcontractor Award	Fri 6/2/23	Wed 6/7/23																	
21	Finalize GMP	Thu 6/8/23	Thu 6/8/23																	
22	Project Submittals	Fri 5/26/23	Tue 10/3/23																	
23	Site Use/Occupied Space Coordination Plan	Wed 6/7/23	Wed 6/7/23																	
24	Concrete Materials	Thu 6/8/23	Mon 6/26/23																	
25	Structural Steel	Thu 6/8/23	Mon 6/19/23																	
26	Seismic Materials	Thu 6/8/23	Mon 6/19/23																	
27	New Generator	Thu 6/8/23	Mon 6/19/23																	
28	Deferred Submittals	Mon 4/24/23	Fri 6/2/23																	
29	Wheelchair Lift Equipment	Mon 4/24/23	Fri 6/2/23																	
30	Fire Sprinkler	Mon 4/24/23	Fri 6/2/23																	
31	Procurement	Fri 6/9/23	Mon 12/4/23																	
32	Wheelchair Lift Equipment	Fri 6/9/23	Thu 11/23/23																	
33	New Generator	Tue 6/20/23	Mon 12/4/23																	
34	Structural Steel	Tue 6/20/23	Fri 7/28/23																	
35	Project Construction	Fri 6/9/23	Tue 6/13/23																	
36	Mobilization to the Jobsite	Fri 6/9/23	Fri 6/9/23																	
37	Reroute the fire Sprinkler Riser Piping	Mon 6/12/23	Tue 6/13/23																	
38	Generator Replacement Work	Wed 6/14/23	Mon 12/18/23																	
39	Prep / Install New Generator Mech Pad (if Exterior)	Wed 6/14/23	Fri 6/23/23																	
40	Safe Off Generator Hazardous Energies	Mon 6/26/23	Mon 6/26/23																	
41	Decommission Old Fuel Lines and Coolant Systems	Tue 6/27/23	Tue 12/5/23																	
42	Remove Old Generator	Tue 12/5/23	Tue 12/5/23																	
43	Set New (ATS) Automatic Transfer Switch	Tue 12/5/23	Wed 12/6/23																	
44	Install New Generator	Wed 12/6/23	Thu 12/14/23																	
45	Connect Generator to ATS And Main Distribution Panel	Fri 12/15/23	Fri 12/15/23																	
46	Patch Back Opening in the Building Exterior	Fri 12/8/23	Mon 12/18/23																	
47	Wheelchair Lift Installation	Thu 7/20/23	Fri 12/15/23																	
48	Cut Concrete	Thu 7/20/23	Thu 7/20/23																	
49	Excavate for Footings	Fri 7/21/23	Mon 7/24/23																	
50	Prep Footings with Reinforcement	Tue 7/25/23	Wed 7/26/23																	
51	Place Concrete and Set Anchor Bolts	Thu 7/27/23	Thu 7/27/23																	
52	Install Steel Support Platform for the New Lift	Mon 7/31/23	Wed 8/2/23																	
53	Add Steel Structure for New Landings and Railing	Thu 8/3/23	Fri 8/4/23																	
54	Relocate the Stair Section Off Set of the Center	Mon 8/7/23	Tue 8/8/23																	
55	Reconfigure and Reinstall Hand Railing	Wed 8/9/23	Tue 8/15/23																	



IMPROVEMENTS TO THE COLUMBIA COUNTY COURTHOUSE

MASTER SCHEDULE

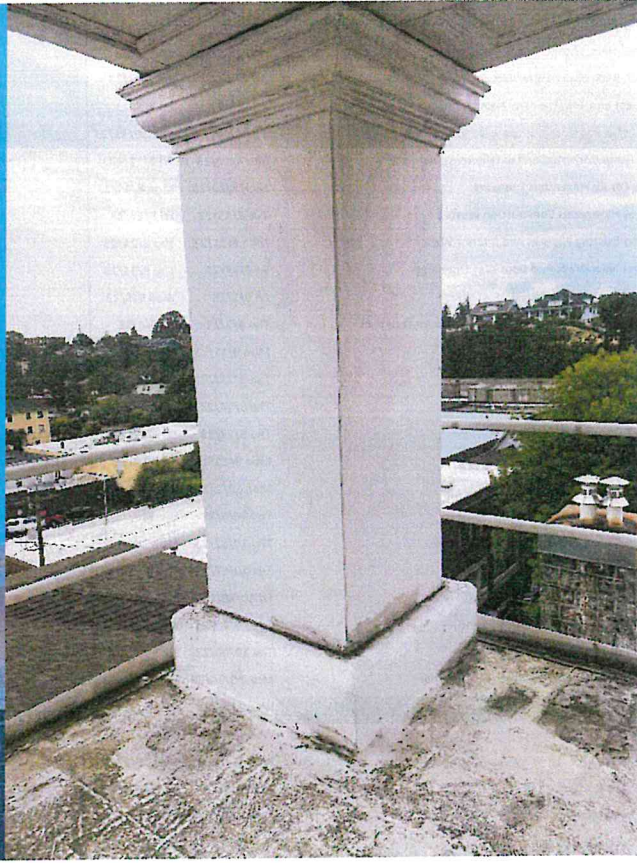
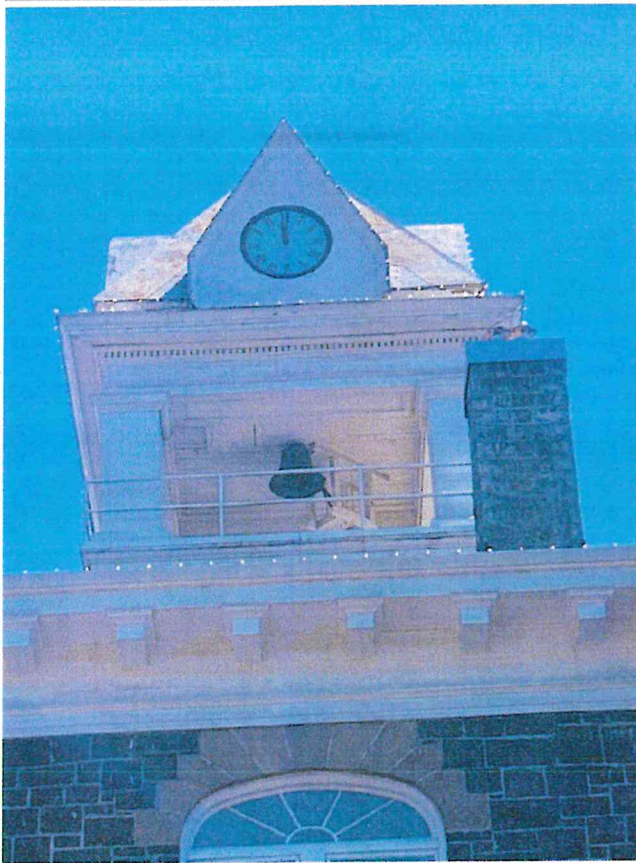
JOB #: 2398-103

WEEK #: 001

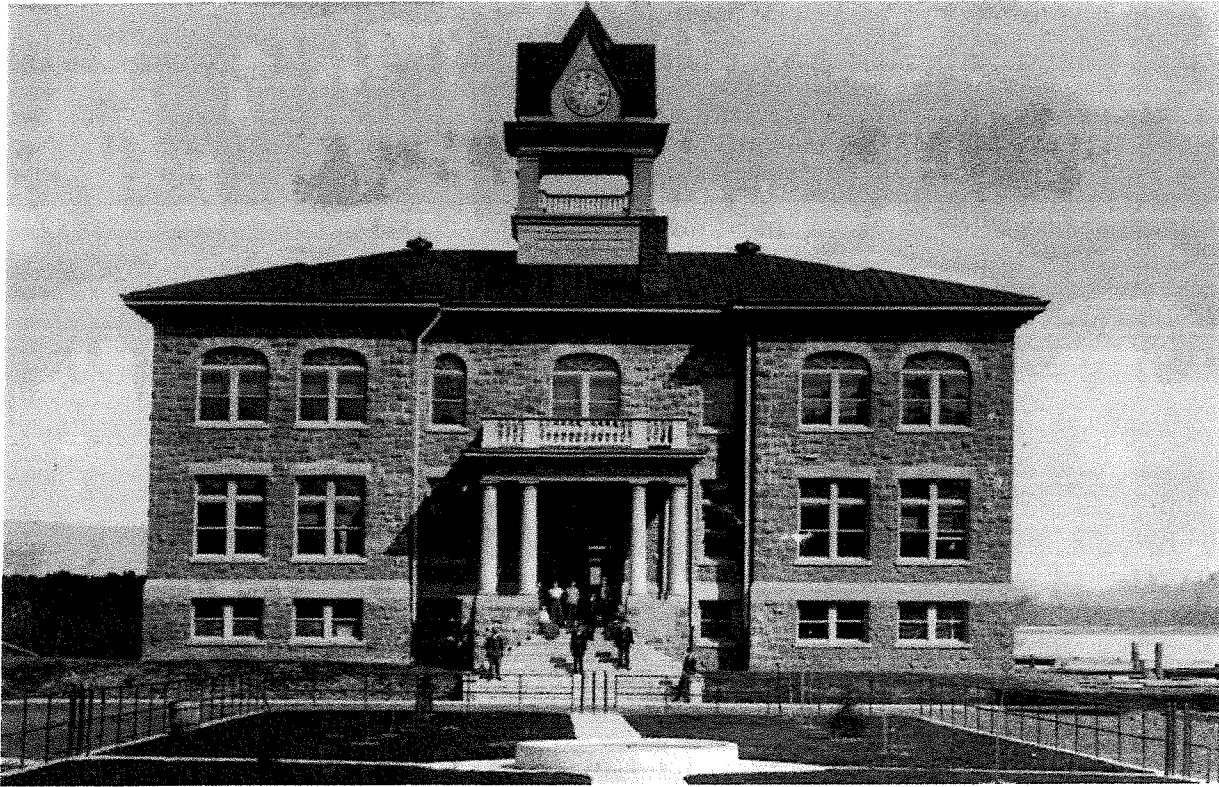
PREPARED BY: Scott Gelscher

DATE: 8/27/2023

ID	Task Name	Start	Finish	23	Feb	Mar	Qtr 2, 2023	Apr	May	Jun	Qtr 3, 2023	Jul	Aug	Sep	Qtr 4, 2023	Oct	Nov	Dec	Qtr 1, 2024	Jan
56	Patch Back Concrete on the Stairs and Landing	Wed 8/16/23	Mon 8/21/23																	
57	Paint Hand Rail	Tue 8/22/23	Wed 8/23/23																	
58	Set the new Lift Components	Fri 11/24/23	Thu 11/30/23																	
59	Rough in Electrical in Stair Well	Fri 12/1/23	Mon 12/11/23																	
60	Make Power Connections	Tue 12/12/23	Tue 12/12/23																	
61	Lift Startup & Testing	Wed 12/13/23	Fri 12/15/23																	
62	Bell Tower Seismic Upgrades	Wed 6/14/23	Wed 8/9/23																	
63	Set Up Temp Weather Protections	Wed 6/14/23	Thu 6/15/23																	
64	Set Up Fall Protection System / Install Safety Tie Offs	Fri 6/16/23	Mon 6/19/23																	
65	Remove Metal Cladding From Bell Tower Supports	Tue 6/20/23	Thu 6/22/23																	
66	Demo Roofing	Fri 6/23/23	Mon 6/26/23																	
67	Re-Deck with Sheathing	Tue 6/27/23	Wed 6/28/23																	
68	Remove Wood Components Not Providing Structural Support	Thu 6/29/23	Mon 7/3/23																	
69	Install New Steel or Wood to the Structure Supports	Tue 7/4/23	Thu 7/13/23																	
70	Inspection of the New Structure Before Cover	Fri 7/14/23	Fri 7/14/23																	
71	Install New Roofing	Mon 7/17/23	Fri 7/21/23																	
72	Reinstall Veneer Cladding	Mon 7/24/23	Fri 7/28/23																	
73	Reinstall Reconditioned Hand Railing	Mon 7/31/23	Thu 8/3/23																	
74	Paint To Restore All Surfaces to Existing Condition	Fri 8/4/23	Wed 8/9/23																	
75	Fire Escape / Egress Seismic Upgrades	Thu 8/10/23	Fri 9/8/23																	
76	Inspect the Existing System	Thu 8/10/23	Thu 8/10/23																	
77	Remove Or Reconfigure In Place With New Steel The Current System	Fri 8/11/23	Thu 8/24/23																	
78	Install New Structural Anchor Supports On The Building	Fri 8/25/23	Thu 8/31/23																	
79	Install New Anchors	Fri 9/1/23	Fri 9/1/23																	
80	Patch Back of the Stone Veneer	Mon 9/4/23	Thu 9/7/23																	
81	Inspect and Test the New Installation	Fri 9/8/23	Fri 9/8/23																	
82	State Court Space Reconfiguration Work	Thu 8/10/23	Tue 10/31/23																	
83	Set Temp Construction Containment / Barriers	Thu 8/10/23	Fri 8/11/23																	
84	Safe Off All Hazardous Energies	Mon 8/14/23	Mon 8/14/23																	
85	Abate Hazardous Construction Waste	Tue 8/15/23	Fri 8/18/23																	
86	Demo Existing Fixtures And Interior Walls	Mon 8/21/23	Thu 8/24/23																	
87	Frame New Walls And Door Way Openings	Fri 8/25/23	Thu 8/31/23																	
88	In wall Rough In Electrical	Fri 9/1/23	Wed 9/6/23																	
89	Rough In / Adjust HVAC Supply And Return Locations	Thu 9/7/23	Fri 9/8/23																	
90	In Wall Inspections	Mon 9/11/23	Mon 9/11/23																	
91	Insulate For Sound Attenuation	Tue 9/12/23	Wed 9/13/23																	
92	Drywall Both Sides	Thu 9/14/23	Wed 9/20/23																	
93	Install Door Frames	Thu 9/21/23	Fri 9/22/23																	
94	Tape and Finish to Level 4	Mon 9/25/23	Fri 9/29/23																	
95	Paint All Surfaces	Mon 10/2/23	Wed 10/4/23																	
96	ACT Ceiling Install	Thu 10/5/23	Wed 10/11/23																	
97	Above Ceiling Electrical / Lighting Install	Thu 10/12/23	Mon 10/16/23																	
98	Flooring Installation	Tue 10/17/23	Thu 10/19/23																	
99	Install Doors And Hardware	Fri 10/20/23	Mon 10/23/23																	
100	Electrical and Mechanical Trimout	Tue 10/24/23	Wed 10/25/23																	
101	Final Construction Cleaning	Thu 10/26/23	Fri 10/27/23																	
102	Removal Of The Temp Construction Barriers	Mon 10/30/23	Tue 10/31/23																	
103	Close Out	Wed 11/1/23	Mon 12/18/23																	
104	QA/QC Cx	Wed 11/1/23	Tue 11/21/23																	
105	Final Clean	Wed 11/22/23	Wed 11/22/23																	
106	Punch Walk	Thu 11/23/23	Thu 11/23/23																	
107	Final Inspections	Mon 12/18/23	Mon 12/18/23																	
108	Substantial Completion	Mon 12/18/23	Mon 12/18/23																	
109	Punch List Resolution	Fri 11/24/23	Wed 12/13/23																	
110	Final Completion	Mon 12/18/23	Mon 12/18/23																	

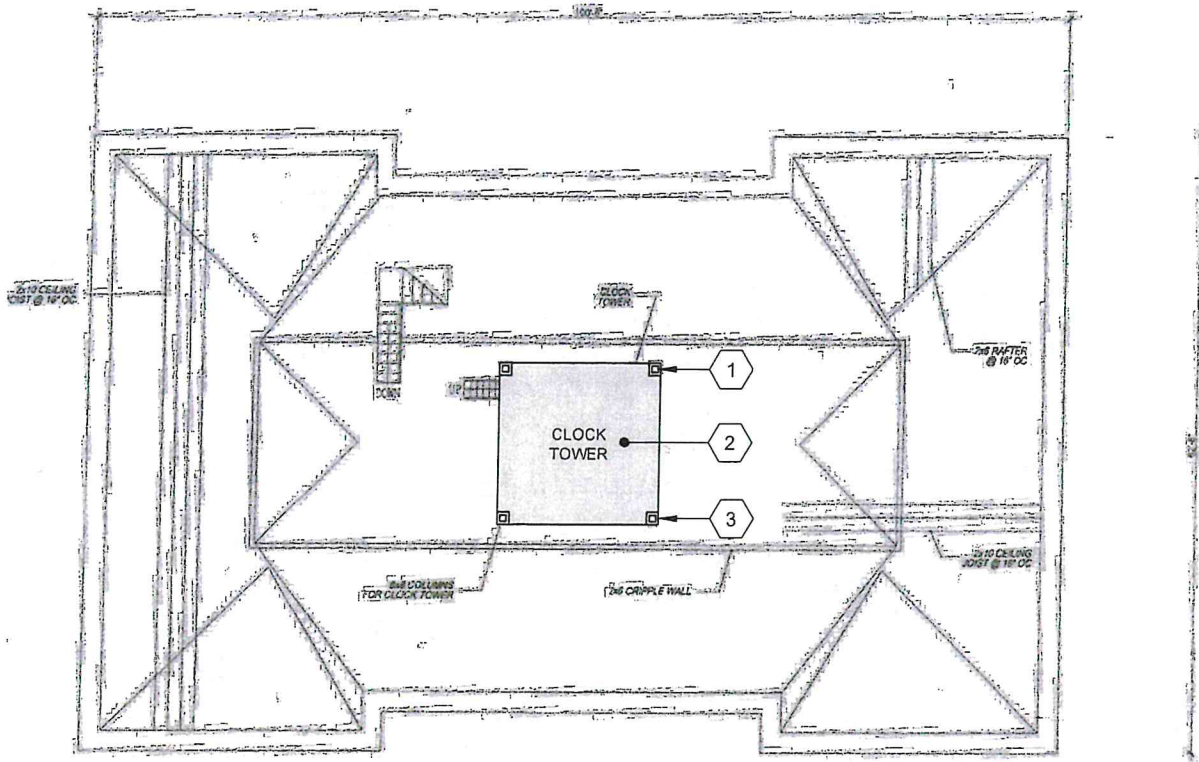






Looking southeast from the John Gumm School showing the Courthouse, Columbia County Bank, Church and Guildhall, Cox-Williams House, and the Knighton House in the foreground, 1911. Image courtesy U.S. National Registration of Historic Places Nomination Form, 1984, "St. Helens Historic District" #84000137.





4

ROOF PLAN

Not To Scale

KEY NOTES

- 1 STRENGTHEN TO COMPRESSION POST AS NEEDED. ADD TENSION STRAPPING TO SECURE TOWER TO MAIN STRUCTURE. ADD CONNECTIONS & STRAPPING AS NEEDED TO TIE TOWER HISTORIC STRUCTURAL FRAMING TOGETHER. IF FEASIBLE, ADD BRACING IN ATTIC TO RESIST SEISMIC FORCES.
- 2 REPLACE EXISTING FLAT SEAM METAL ROOFING W/ NEW ROOFING MATERIAL & FLASHING. RE-USE EXISTING RAILING. REPLACE ACCESS HATCH.
- 3 REMOVE, SALVAGE, & RE-INSTALL SHEET METAL COLUMN COVERS. APPLY NEW COATING TO MATCH EXISTING COLOR.

PERFORMANCE (PRELIMINARY)
DRAWING OF PROJECT

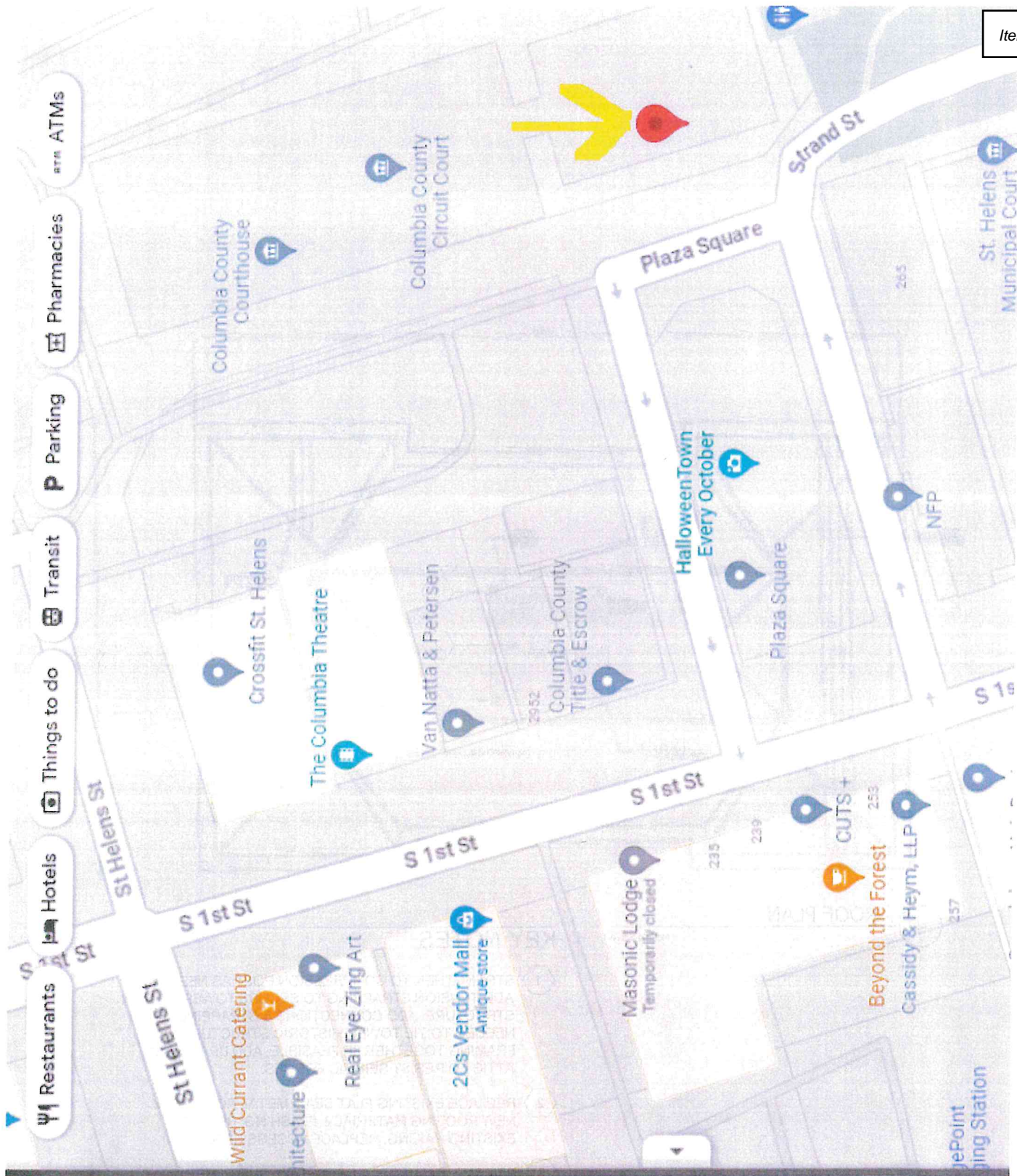
RPF #: S-C00055-00005354

09 - FEB - 2023

COLUMBIA COUNTY COURTHOUSE
ST. HELENS, OREGON

SOLARC
ARCHITECTURE

3110 NE Sandy Boulevard, Suite 204
Portland, Oregon 97232
503.254.1810
www.solarcarchitecture.com



Item B.



71 COWLITZ STREET



Historic Preservation Rehabilitation Grant GRANT SELECTION CRITERIA

Grants received by the grant application deadline will be reviewed by the City of St. Helens Historic Landmarks Commission (HLC) based on the criteria below. This is a point based system. Past grant awards do not void eligibility or have an impact on priority for future grant cycles.

Please note that the Oregon State Historic Preservation Office (SHPO) will review the applications to ensure they are eligible from a historic preservation perspective.

A complete and eligible grant application will be scored (up to 30 points) to compare it with other projects submitted as follows:

Grant Selection Criteria	Points Possible	Points Awarded
Projects that restore integrity to the architectural style by removing incompatible features, alterations or additions and/or restoring missing or altered historic features on the front façade	5	
Projects that restore missing or altered historic features on the side façades	3	
Projects that repair or replace deteriorated historic features visible from the street or maintenance projects that preserve the integrity, safety, and stability of portions of the building	3	
Priority will also be given to a project that has a particularly positive influence on other threatened or poorly maintained historic properties in the neighborhood	1	
Visual impact	3	
Project need. Will the building sustain damage if project is not done?	3	
The building is “ primary significant ” or “ secondary significant ” according to the St. Helens Downtown Historic District National Register of Historic Places inventory.	3 IF PRIMARY 2 IF SECONDARY	2
Projects that encourage development and investment, and will have a positive economic impact	3	
Applicant has provided proof of the financial resources to match the grant	3	
Applicant has provided sufficient evidence to indicate that the project can be completed within the timeframe allowed by the grant contract	3	
Total Points	30	



RECEIVED

JUL 24 2023

CITY OF ST. HELENS

Historic Preservation Rehabilitation Grant ST. HELENS 23-24 APPLICATION FORM

PROPERTY ADDRESS: 71 Cowlitz Street

APPLICANT (please print): Michael Sagalowicz on behalf of property owning entity Seance Industries LLC
(A single-proprietor LLC managed by Michael Sagalowicz)

****If applicant is not the property owner, proof of consent from the property owner will be required****

SIGNATURE: [Signature] DATE: 7/24/2023

PHONE: 415-305-6953 E-MAIL: holcombe@gmail.com

To be eligible, property must be contributing to the St. Helens Downtown Historic District. A property is contributing if it is individually listed on the National Register of Historic Places or classified as Primary Significant or Secondary Significant within the St. Helens Downtown Historic District.

ELIGIBILITY (please check appropriate box): ☐ Individually listed on the National Register
☒ ~~Primary Significant~~
☒ ~~Secondary Significant~~

TYPE/USE OF BUILDING: Wood-framed commercial, current restaurant and future hotel

HISTORIC STYLE: Craftsman YEAR BUILT (EST.): 1909

PROJECT WORK PLAN – Please summarize the project for which you are requesting grant funding.

This project proposes structural restoration and preservation as well as functional, economic and accessibility improvements through additions to the historic "Klondike Building," also known as the Historic Saint Helens Hotel Annex.

The proposed project first addresses the uneven and continuing settlement of the building's narrow perimeter foundation by adding engineered foundation footings, buttresses and drainage, which have also been engineered to serve the design values required for the phase 2 seismic upgrade of the entire structure. Next, we propose a covered porch addition on the western patio facade of the building which includes: 1. New ADA accessible re-graded sloping walkway and steps down to basement level future-elevator vestibule and future ADA-accessible restroom area, 2. New structural foundation and excavated machine area for future phase 2, four-level ADA-accessible elevator, 3. New ~680-sf covered porch first-floor restaurant seating, 4. New ~680-sf basement with full-height ceiling, access doors and service window for future phase 2 public space and/or storage and service area. The project proposes doors, windows, siding and other finishing details that comply with local, state and federal historic guidelines relevant to this grant (see attached drawings for detail).

DESCRIBE ESTIMATES FOR LABOR AND MATERIALS – List contractors and their bids. A minimum of 3 bids is required.

See attached bid from JRA Green Building.

PROJECT TIMELINE – If selected, you will be notified by August 11, 2023. Your project work plan will be reviewed and approved by the State Historic Preservation Office (SHPO) before work can begin. This review by SHPO can take up to 90 days. Projects will need to be completed by August 15, 2024.

Historic review completed May 2023; historic review update tbd August 2023; building and permitting August-October 2023; construction November 2024 to April 2024; targeting April 2024 for completion

GRANT REQUEST: \$17,000

TOTAL MATCHING FUNDS: \$17,000.00 (Min. \$17,000)

TOTAL PROJECT COST: \$360,961.00 total project (Grant Request + Matching Funds)

OREGON STATE HISTORIC PRESERVATION OFFICE

Certified Local Government Development Grant Project Packet Cover Form

SECTION I. PROPERTY & GRANT INFORMATION

Street Address: 71 Cowlitz Street

City: Saint Helens

County: Multnomah

Owner: Michael Sagalowicz (AKA Holcombe Waller)

SHPO Agreement Number: _____


Grant Award Amount: \$17,000.00

SECTION II. PROJECT DESCRIPTION

Please provide a description of the proposed work identifying issues being addressed and how. Attach additional pages if necessary. Be sure to include how the work will be done and discuss any original materials that will be altered, removed, or replaced. This section is intended to provide our reviewers with a "before and after" understanding of the project; how the building looks now versus how it will look once the project is complete.

The proposed project first addresses the uneven and continuing settlement of the building's narrow perimeter foundation by adding engineered foundation footings and buttresses, which have also been engineered to serve the design values required for the phase 2 seismic upgrade of the entire structure. Next, the project proposes a covered porch addition on the western patio facade of the building which includes: 1. New ADA accessible re-graded sloping walkway and steps down to basement level future-elevator vestibule and future ADA-accessible restroom area, 2. New structural foundation and excavated machine area for future phase 2, four-level ADA-accessible elevator, 3. New ~680 sf covered porch first-floor restaurant seating, 4. New ~680 sf basement with full-height ceiling, access doors and service window for future phase 2 public space and/or storage and service area. The project proposes doors, windows, siding and other finishing details that comply with local, state and federal historic guidelines relevant to this grant (see attached drawings for detail).

SECTION IIA. PROJECT DETAIL — SELECT ALL THAT APPLY

- | | | |
|--|---|---|
| <input type="checkbox"/> Roof | Date of Construction: | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Windows/Doors | Date of Construction: | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Structural or Foundation | Date of Construction: | Existing Material: Poured concrete |
| <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: Engineered steel reinforced concrete | |
| <input checked="" type="checkbox"/> Siding | Date of Construction: | Existing Material: Milled wood shiplap in three sizes and formats |
| <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: Various format historically-matching milled wood shiplap | |
| <input type="checkbox"/> Facade | Construction Date | Existing Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input checked="" type="checkbox"/> Other: | Construction Date | Existing Material: |
| <input checked="" type="checkbox"/> Repair <input checked="" type="checkbox"/> Replace | Proposed Materials: | New wood framed porch with wood-siding, matching composite roof, historically matching and qualified doors and windows, historically matching brick ADA-accessible sloped walkway, poured concrete stairs and planters, historically qualifying exterior lighting |
| <input checked="" type="checkbox"/> Ground will be disturbed. | Describe:  | |

Ground excavations for structural repair/reinforcement of existing foundation, new porch foundation, new future-elevator foundations, new ADA-accessible sloped walkway.

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

☒ Photographs

- ☒ At least 2 photographs that provide an overview of the exterior of the property
- ☒ At least 2 close-ups of the part(s) of the property where the project will happen
- ☒ At least 2 photographs that provide a view of the property with neighboring properties.

☒ Map

Please include a topographic, Google, or Bing map that clearly shows the location of the property.

☒ Additional Information

- ☒ Design plans
- ☐ Product/material information sheets
- ☐ Examples of similar completed projects
- ☐ Other:

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

 SHPO Reviewer Signature

 Date



Current construction bid

JRA Green Building, Inc.
2505 SE 11th Ave. #348
Portland, OR 97202
Email: info@jragbc.com | phone: 503-360-7800
CCB# 196580

Exhibit A - Total Contract Price

Date: 7/20/2023

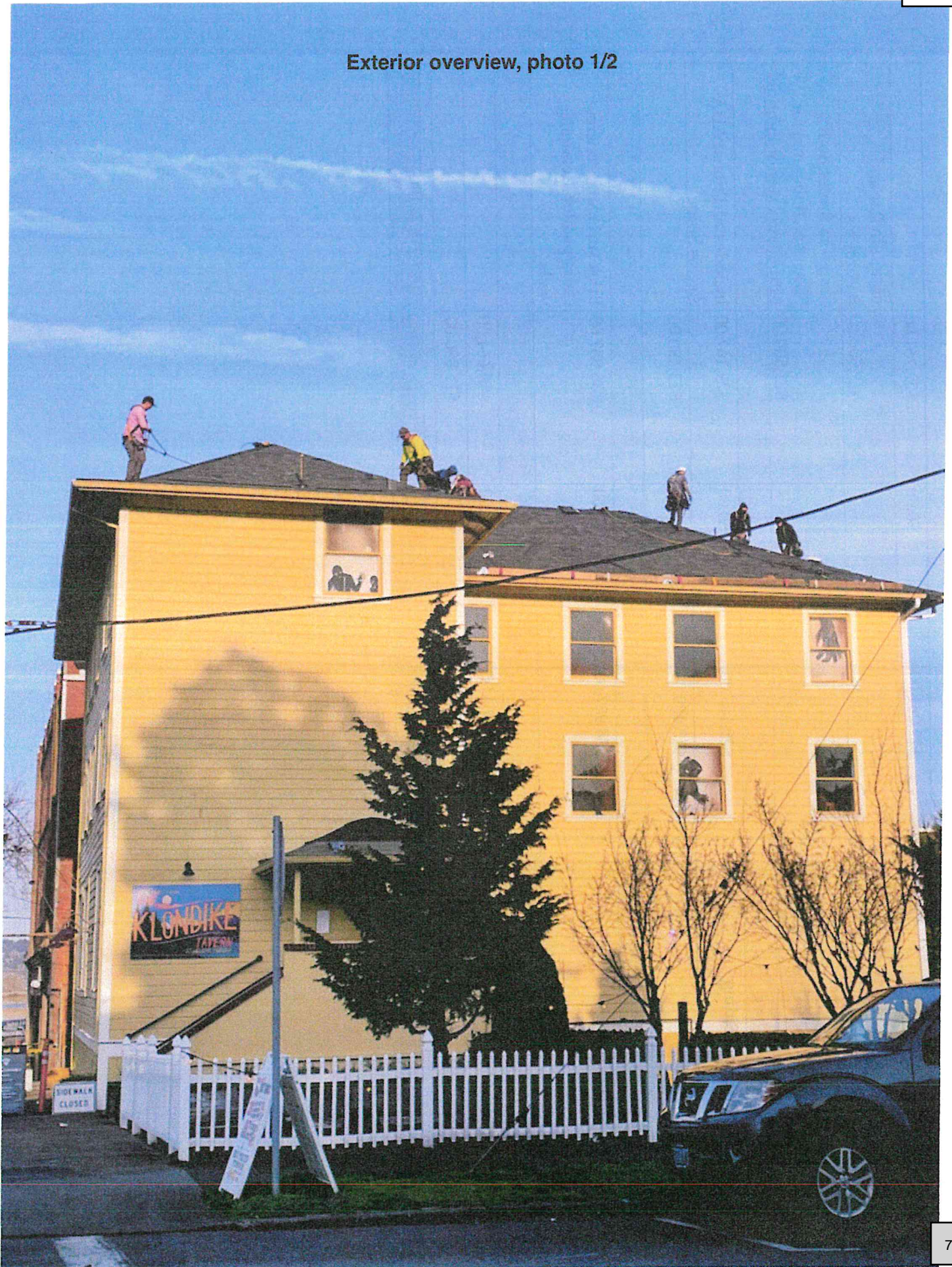
Customer:	Project:	Project Cost
Holcombe Waller	Klondike Hotel and Tavern	\$360,961.00
71 Cowlitz St	71 Cowlitz St	
St Helens, OR 97051	St Helens, OR 97051	

Total Contract Price \$48,902.00

Description	Fixed Price	Allowance	Total	NOTES
Hard Cost				
Site Development				
Excavation	\$25,275.00	\$0.00	\$25,275.00	
Stormwater Management	\$26,240.00		\$26,240.00	Footing Drains and Drywells
Concrete				
Existing Foundation Retrofit	\$67,242.00	\$0.00	\$67,242.00	
ADA Access: Future Elevator Foundation	\$22,880.00	\$0.00	\$22,880.00	
New Porch and Basement Addition	\$38,390.00	\$0.00	\$38,390.00	
Structure				
Framing Material	\$12,375.00	\$0.00	\$12,375.00	

Framing Labor	\$22,261.00	\$0.00	\$22,261.00	
Plumbing				
Electrical	\$17,500.00		\$17,500.00	Rough-in Bar and Bathrooms
Exterior and Envelope				
Decks, Flooring, Railing, Siding	\$21,500.00		\$21,500.00	Rough-in throughout Basement, Sub panel for future and exterior lighting
Windows and Doors		\$0.00	\$29,167.00	Includes additional ADA Access Scope
Special Projects				
ADA Access: Sloped Walkway	\$13,480.00		\$13,480.00	
Site Maintenance & Other Costs				
Cleanup & Debris Removal	\$38,987.00	\$0.00	\$38,987.00	Brick surfacing, concrete stairs/planters/retaining walls
Project Management				
		\$15,000.00	\$15,000.00	
Total	\$345,961.00	\$0.00	\$360,961.00	

Exterior overview, photo 1/2



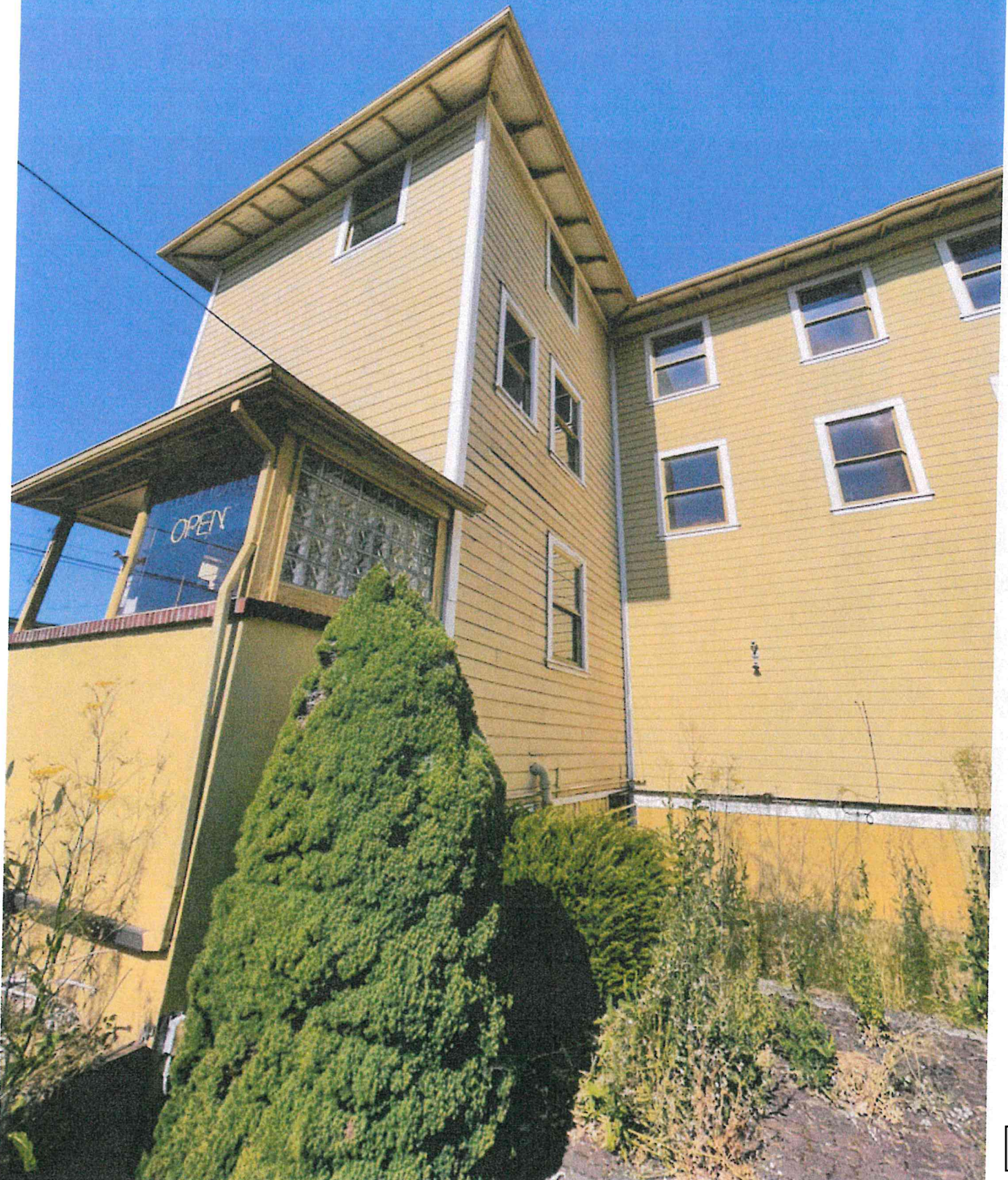
Exterior overview, photo 2/2



Detailed work area, future covered deck and ADA walkway, photo 1/2



Detailed work area, future ADA
elevator vestibule, elevator foundation,
photo 2/2



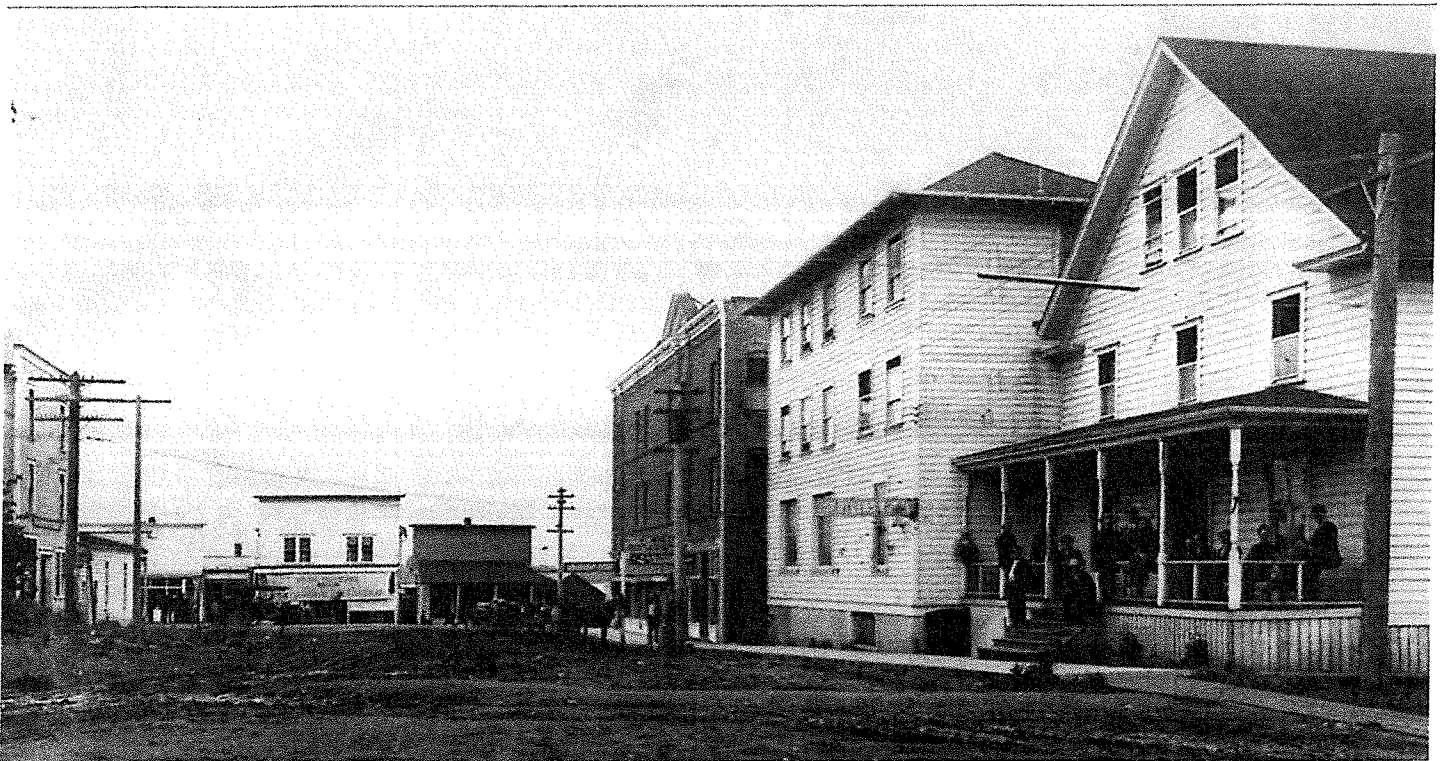
In context of other buildings, photo 1/2



In context of other buildings, photo 2/2



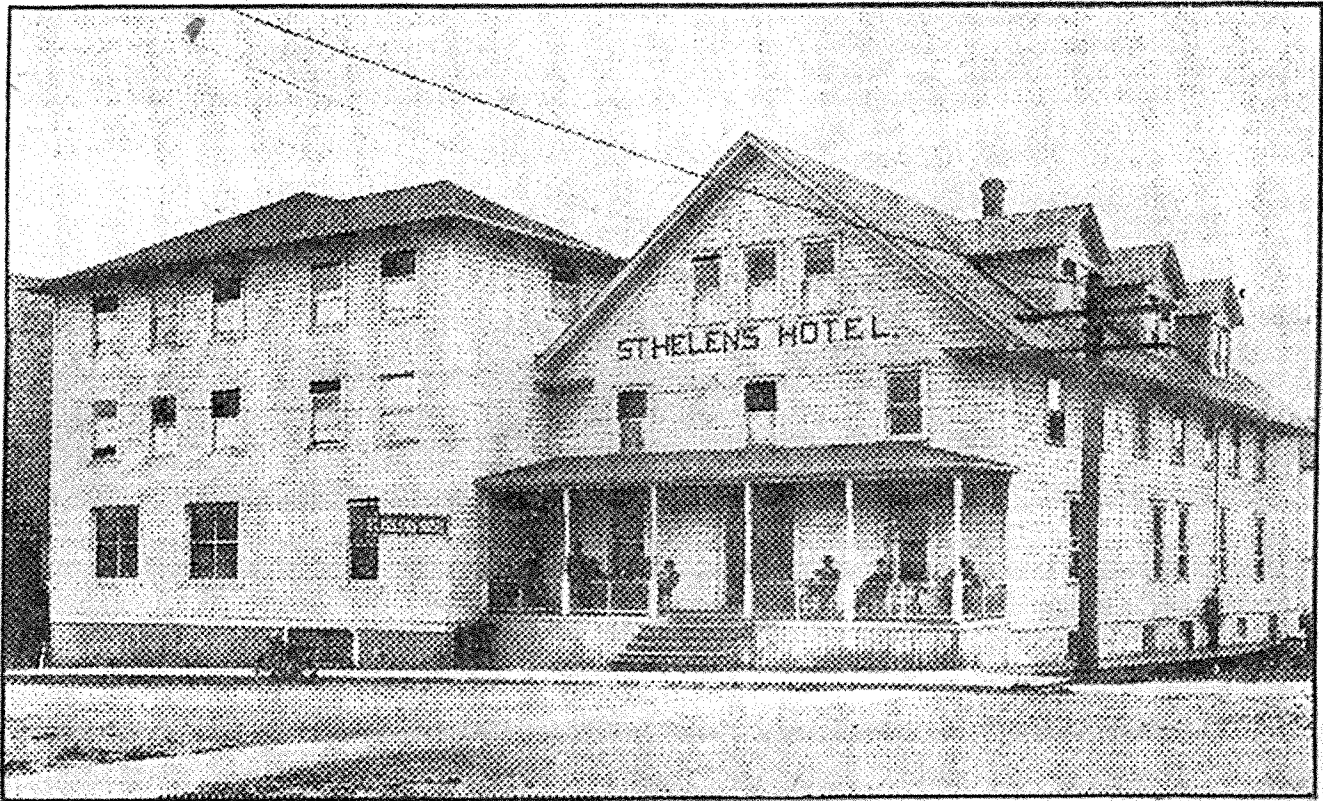
Historic photo, ~1915. Photo 1/5



Historic photo, ~1915. Photo 2/5



Historic photo, ~1910. Photo 3/5



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.

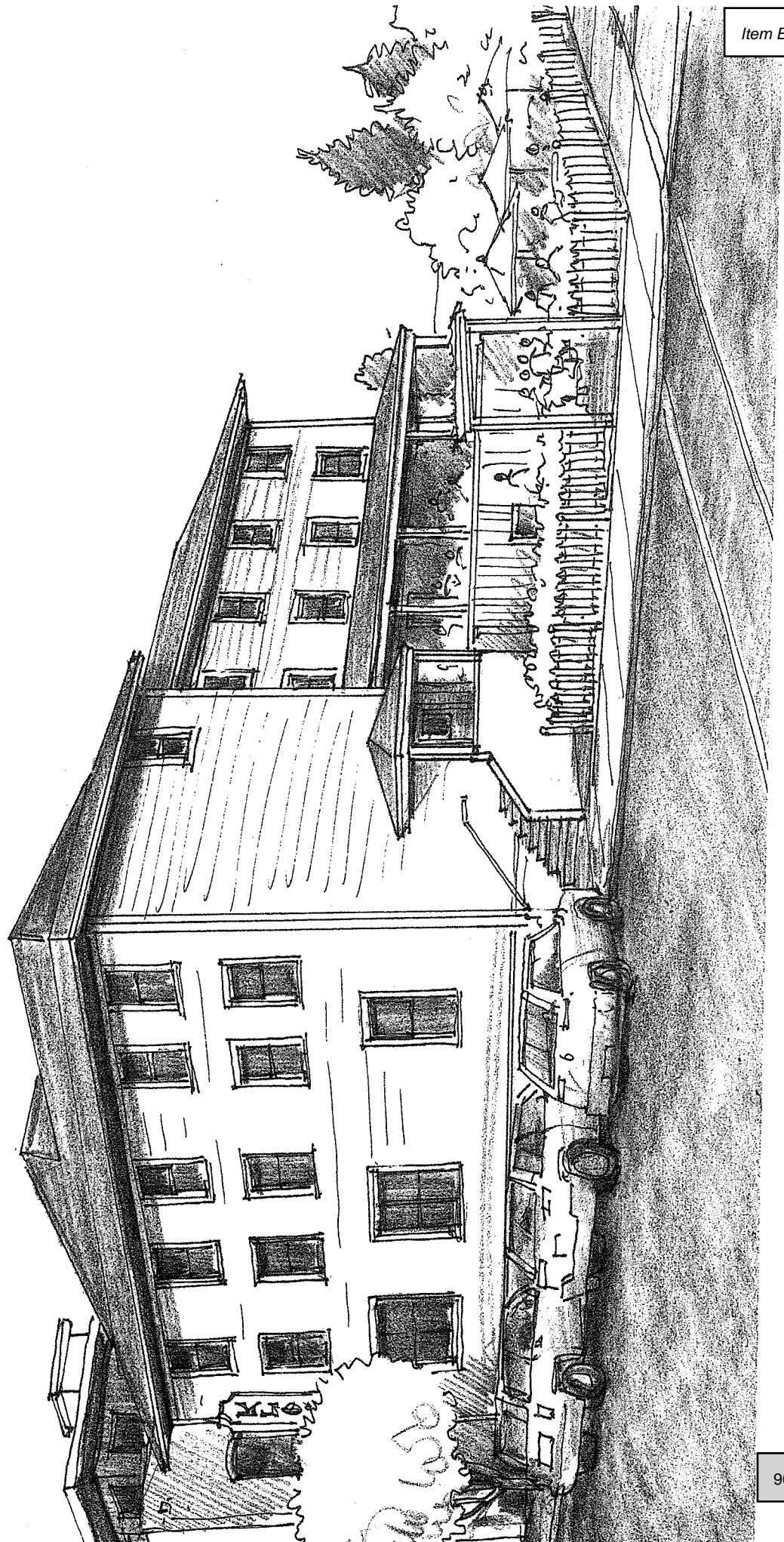
Historic photo, ~1915. Photo 4/5



Historic photo, ~1980. Photo 5/5



Porch Addition Concept Sketch



Item B.

DATE:	--
PROJ #:	2306
DRAWN:	--
CHECKED:	--

THE KLONDIKE TAVERN

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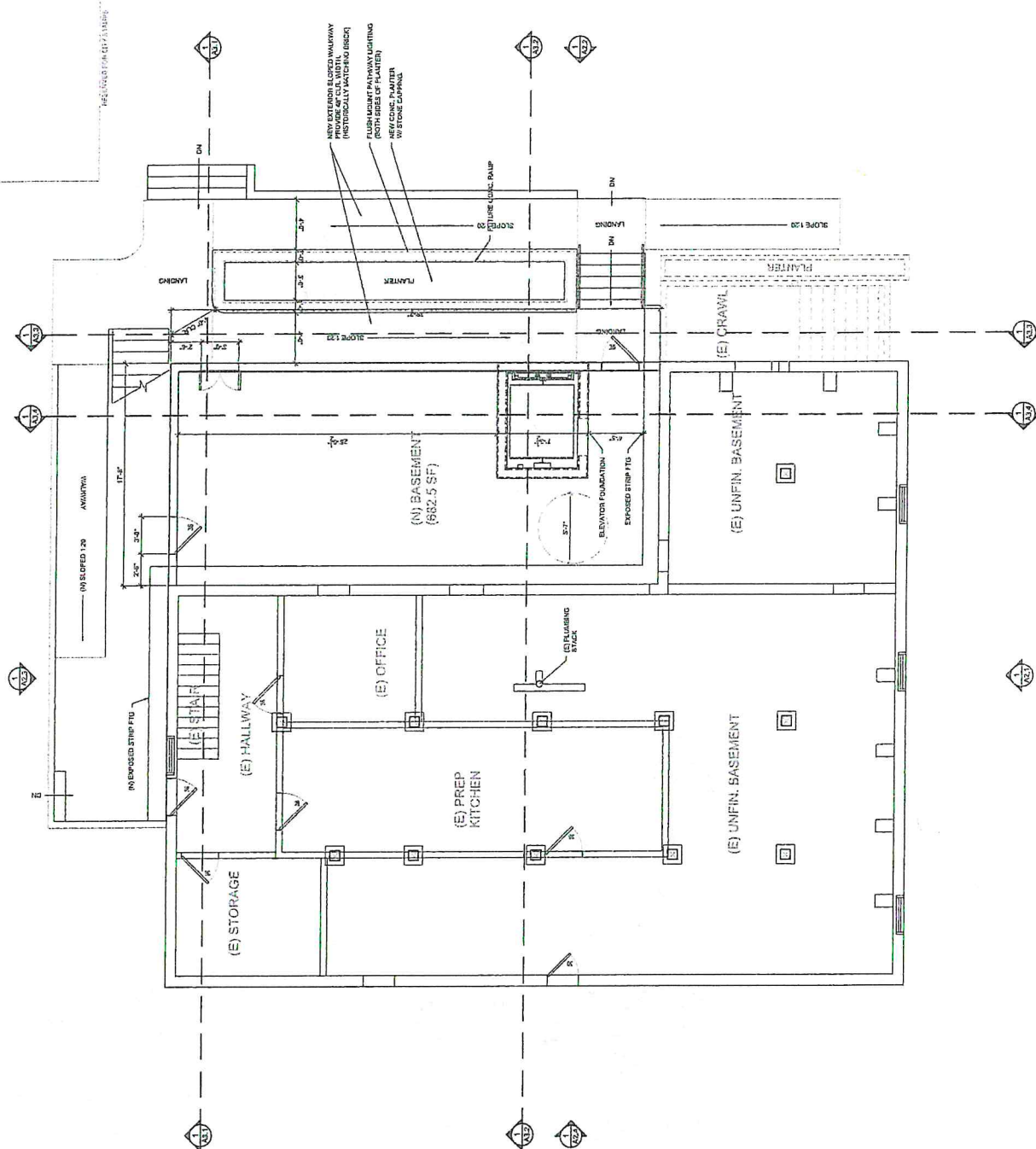
M&A
ARCHITECTS
INTERIORS
DESIGN STUDIO
3336 N. Maryland Ave.
Portland, OR 97217
tel: 503.867.5615
fax: 503.589.4930
info@mnd-a-architects.com

OWNERS REVIEW ONLY NOT FOR CONSTRUCTION

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

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

Porch Addition and ADA Access Basement Layout



1ST
FLOOR PLAN
PHASE 2

DATE: _____
PROJ #: 2306
DRAWN: _____
CHECKED: _____

71 COWLITZ ST.
ST HELENS, OR 97051

THE KLONDIKE TAVERN

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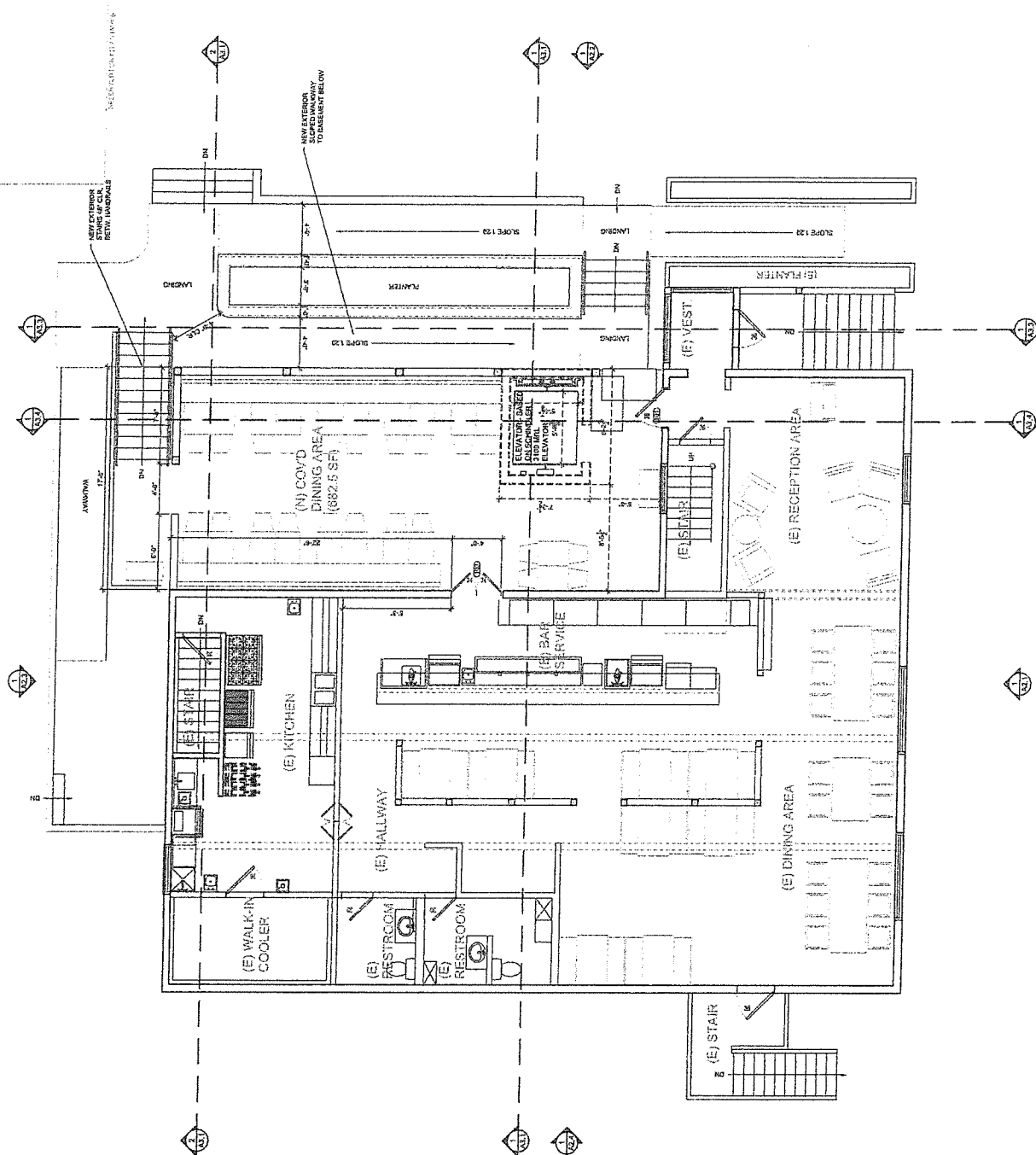
MS&A
MEMPHIS TO JEFFERSON
DESIGN & CONSTRUCTION
5336 N. Maryland Ave
Portland, OR 97217
tel: 503.837.5615
fax: 503.588.4930
info@msa-architecture.com

[illegible]

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

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

Porch Addition and ADA First Floor Layout



EXTERIOR
ELEVATIONS

DATE: --
PROJECT: 2300
DRAWN: --
CHECKED: --

71 COWLITZ ST.
ST HELENS, OR 97051

THE KLONDIKE TAVERN

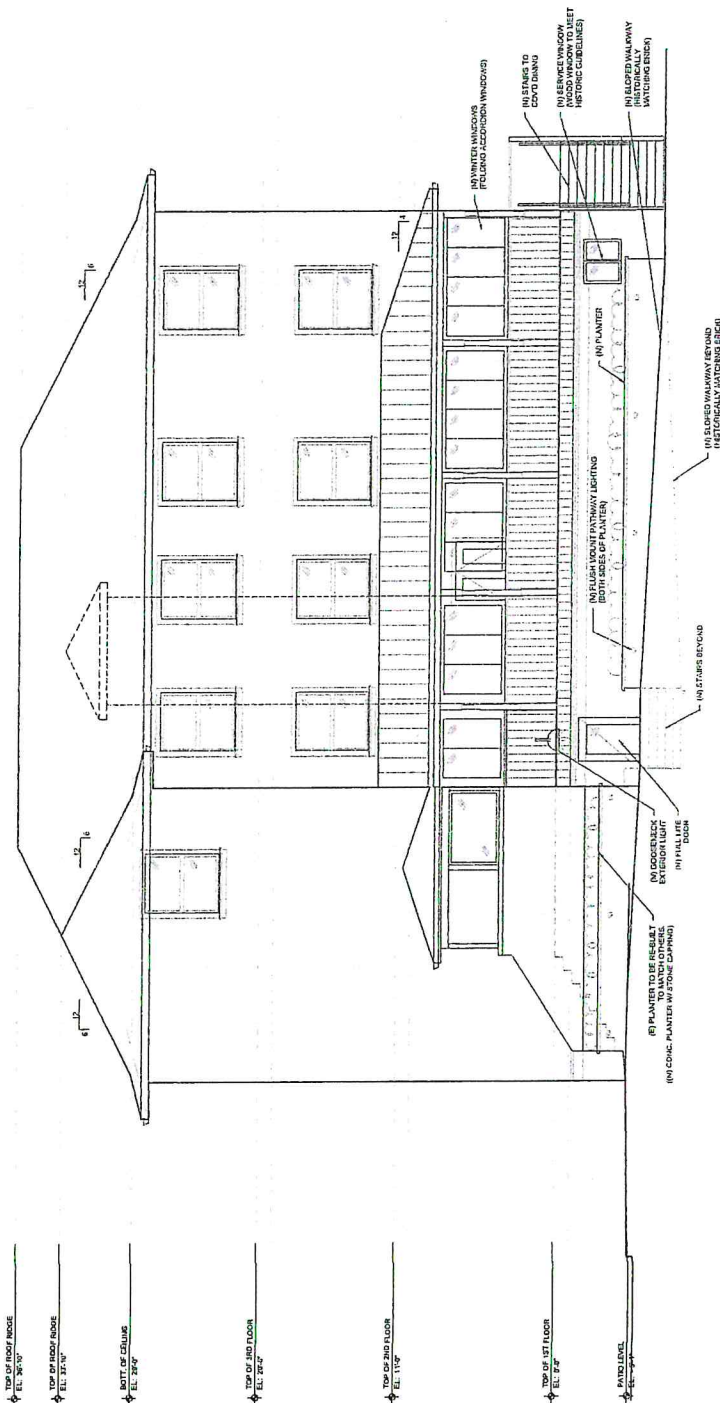
DATE	DESCRIPTION	REV	DATE	DESCRIPTION
02/20	02 SET (10% COMPLETE)			
02/20	70% REVIEW SET			

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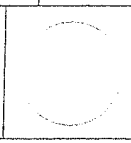
Porch Addition and ADA Access Western Elevation



01 EAST ELEVATION
SCALE: 1/4"=1'-0"

- TOP OF FIRST ROOF
EL. 20'-0"
- TOP OF SECOND ROOF
EL. 25'-0"
- TOP OF COLUINS
EL. 25'-0"
- TOP OF FIRST FLOOR
EL. 12'-0"
- TOP OF SECOND FLOOR
EL. 11'-0"
- TOP OF FIRST FLOOR
EL. 12'-0"
- PAVED LEVEL
EL. 0'-0"

MEDIA
 MEDIA CONSULTING
 5338 N. Maryland Ave
 Portland, OR 97217
 503.887.2515
 info@mediaconsulting.com



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DATE	DESCRIPTION	REV	DATE
5-15-13	REV. REVISION SET		
5-22-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		
6-12-13	REV. REVISION SET		

THE KLONDIKE TAVERN
 71 COMLITZ ST.
 ST HELENS, OR 97051

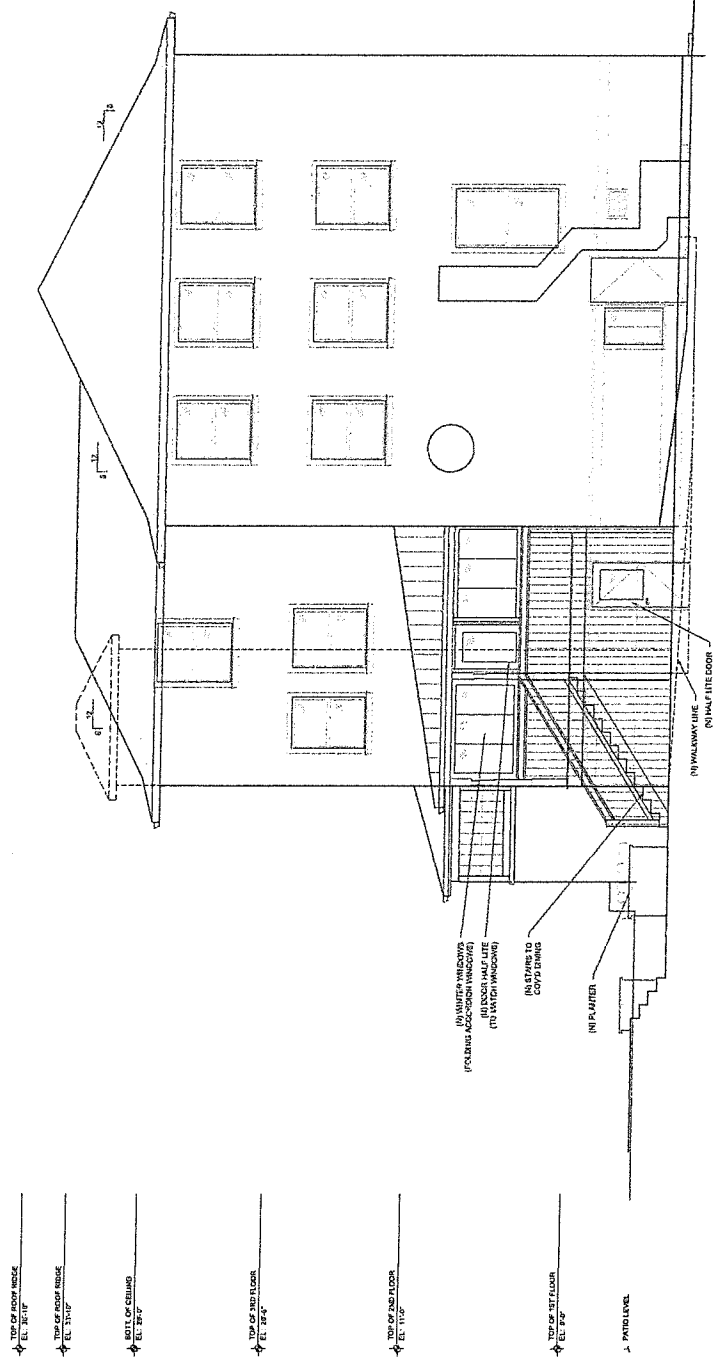
DATE: --
 PROJ: 2590
 DRAWN: --
 CHECKED: --

EXTERIOR
 ELEVATIONS

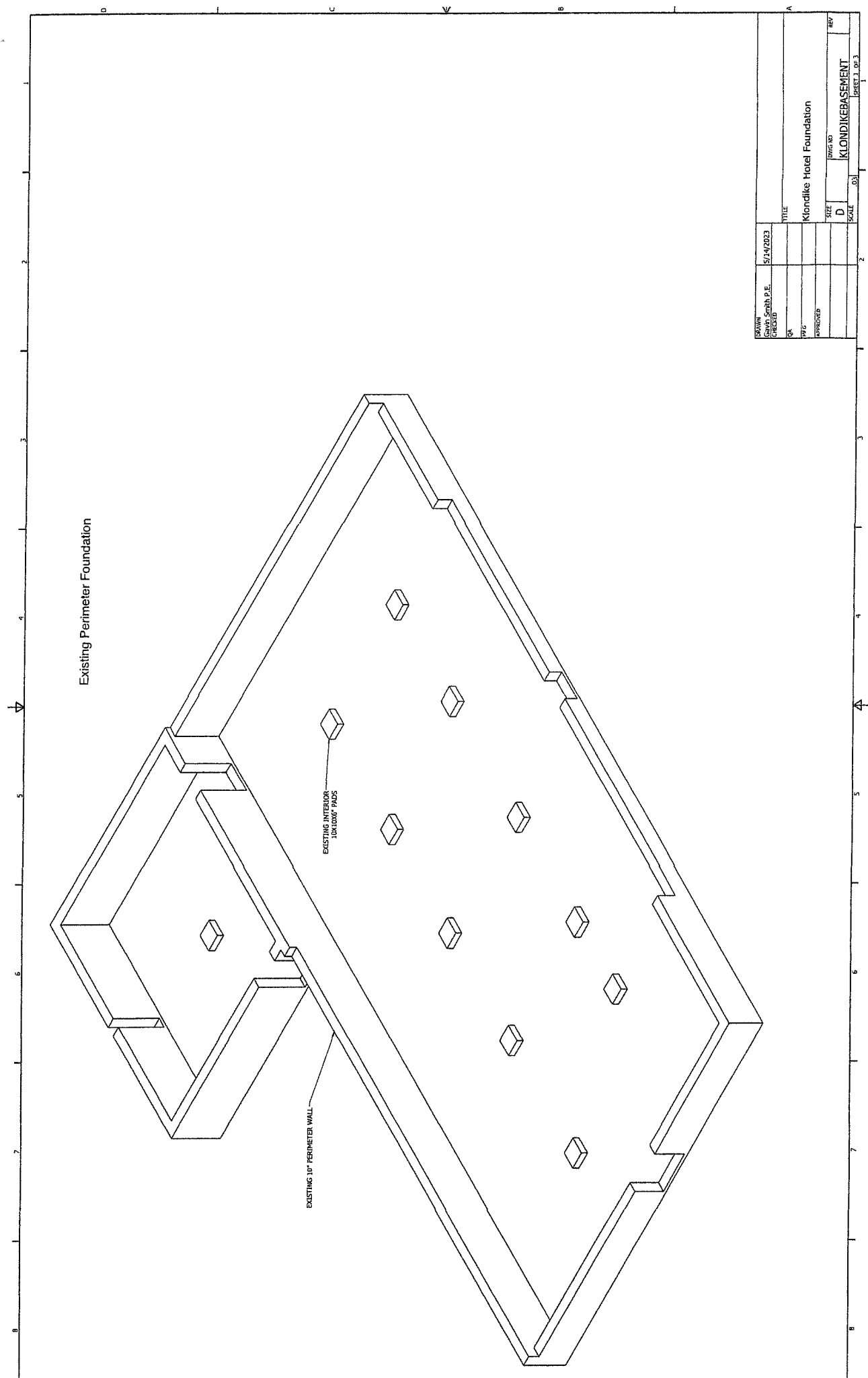
A2.3

Item B.

Porch Addition and ADA Access Southern Elevation

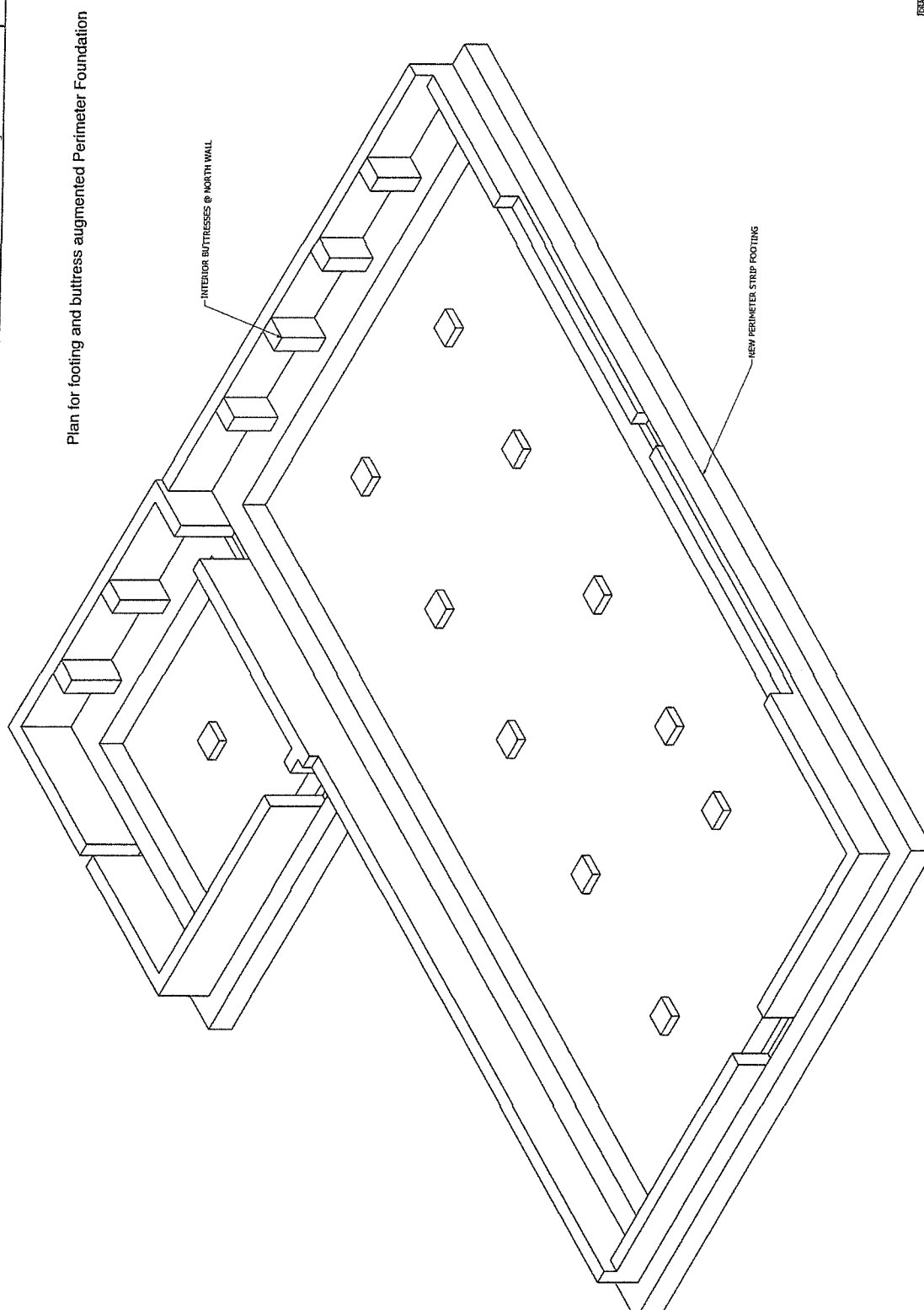


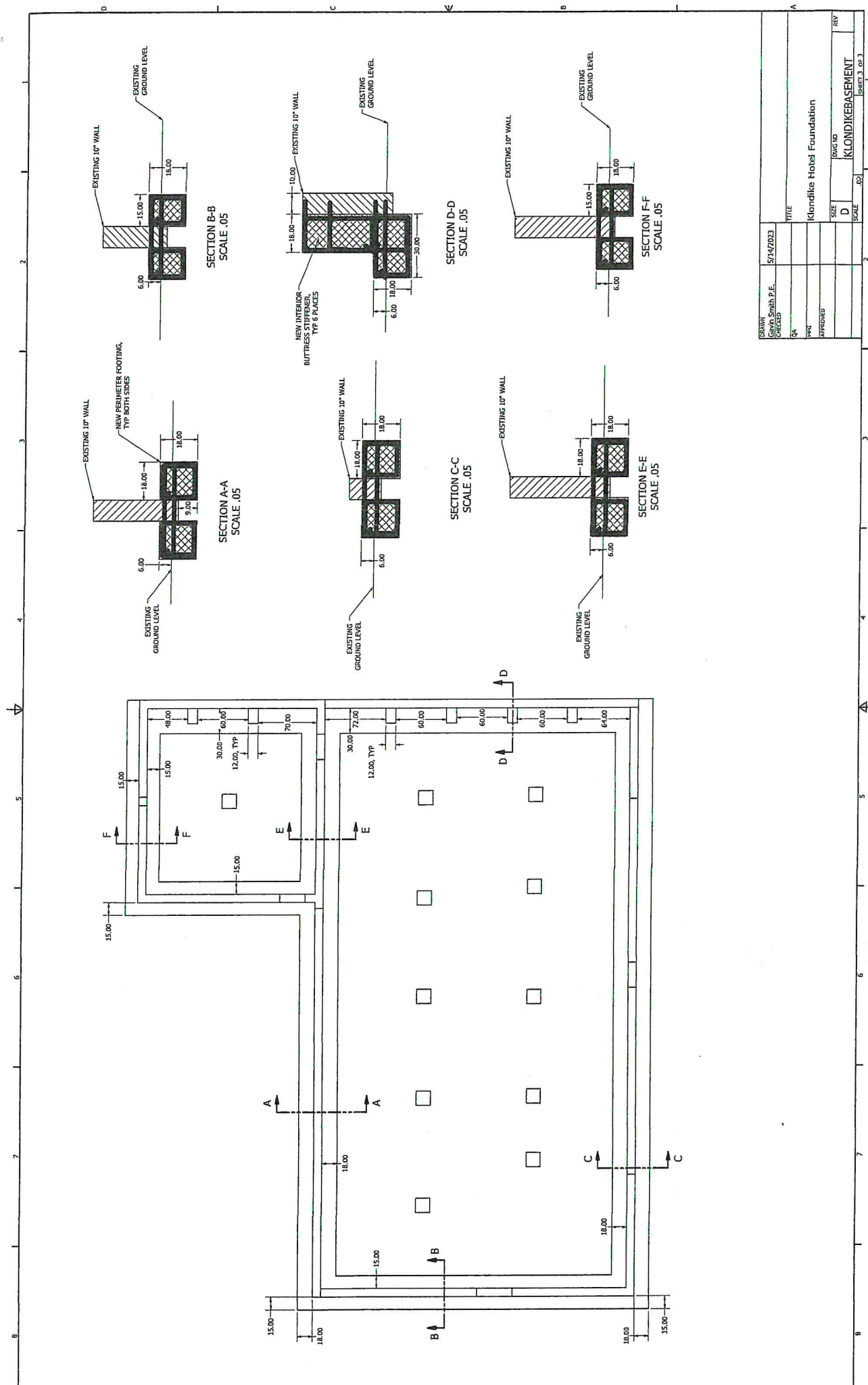
61 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



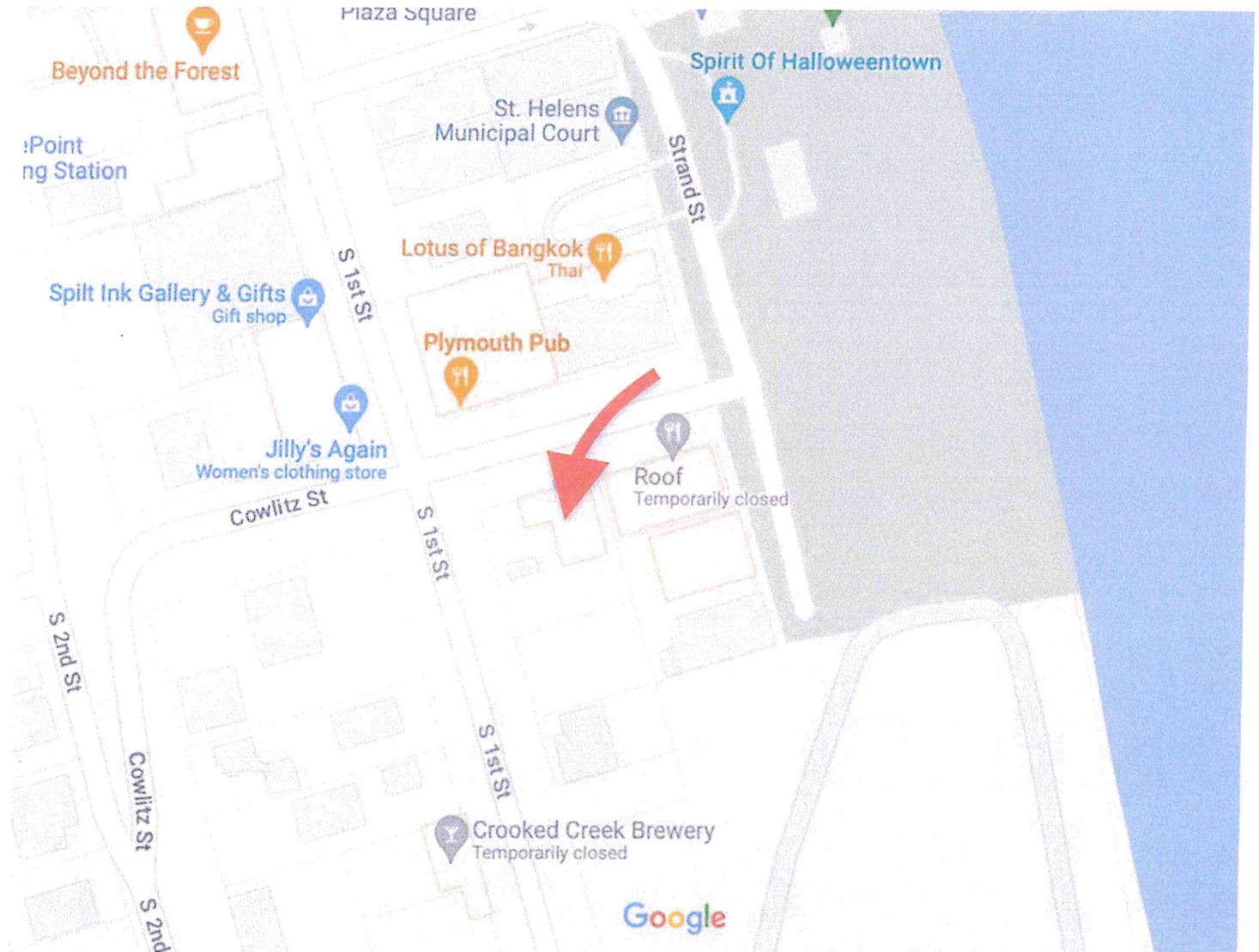
DRAWN Garvin Smith, P.E.	5/14/2023	TITLE	Klondike Hotel Foundation
CHECKED QA		SIZE	D
DATE 5/12		SCALE	D3
APPROVED		REV	
		KLONDIKEBASEMENT	
		SHEET 1 OF 3	

Item B.





Google map of site location.





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).

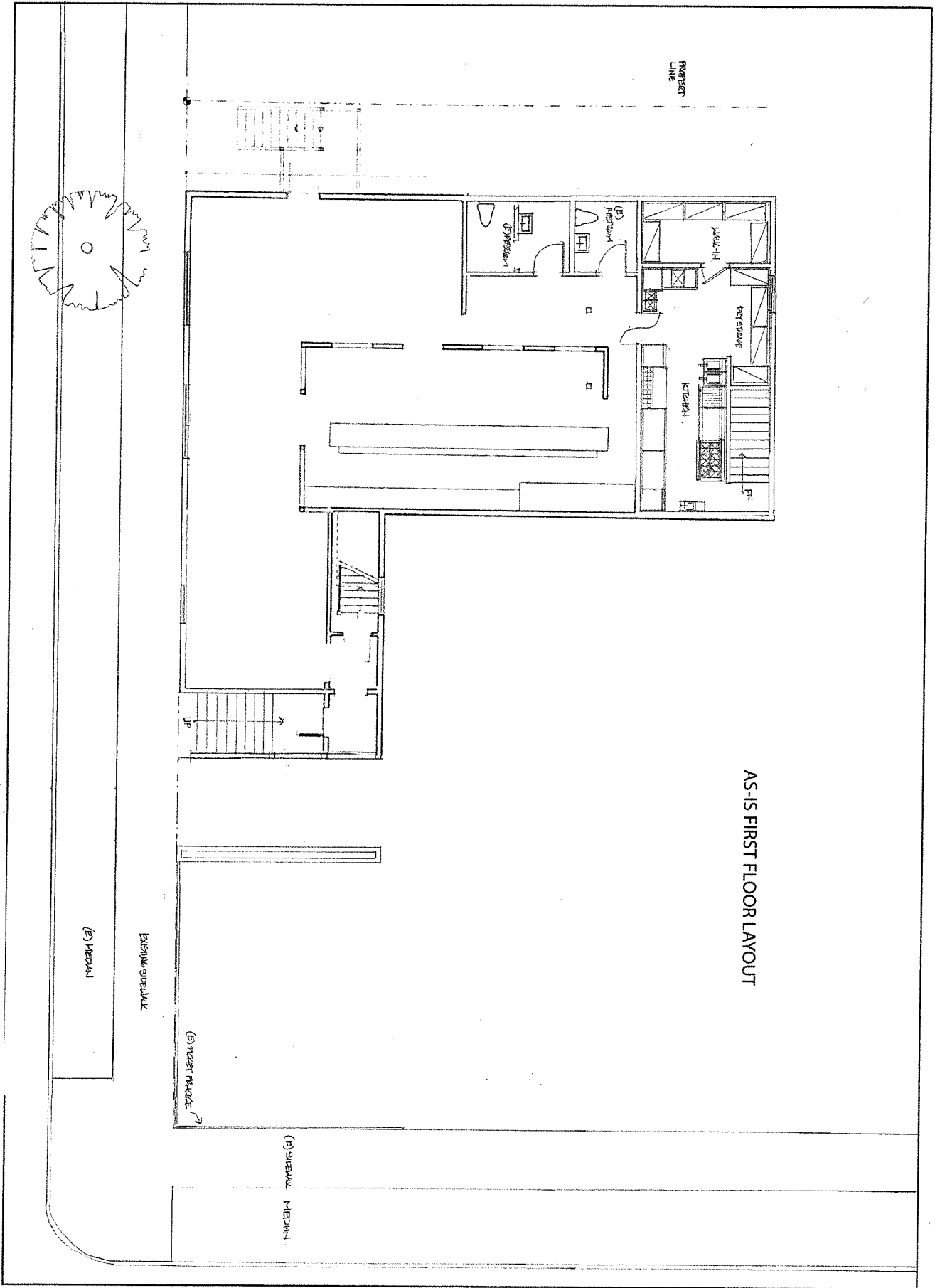
Per SHMC 17.32.070(7), permanent exterior architectural changes to buildings (that are not officially recognized historic resources) shall comply with the ***Riverfront District Architectural Guidelines***. The Historic Landmarks Commission shall make a recommendation to the approval authority as to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

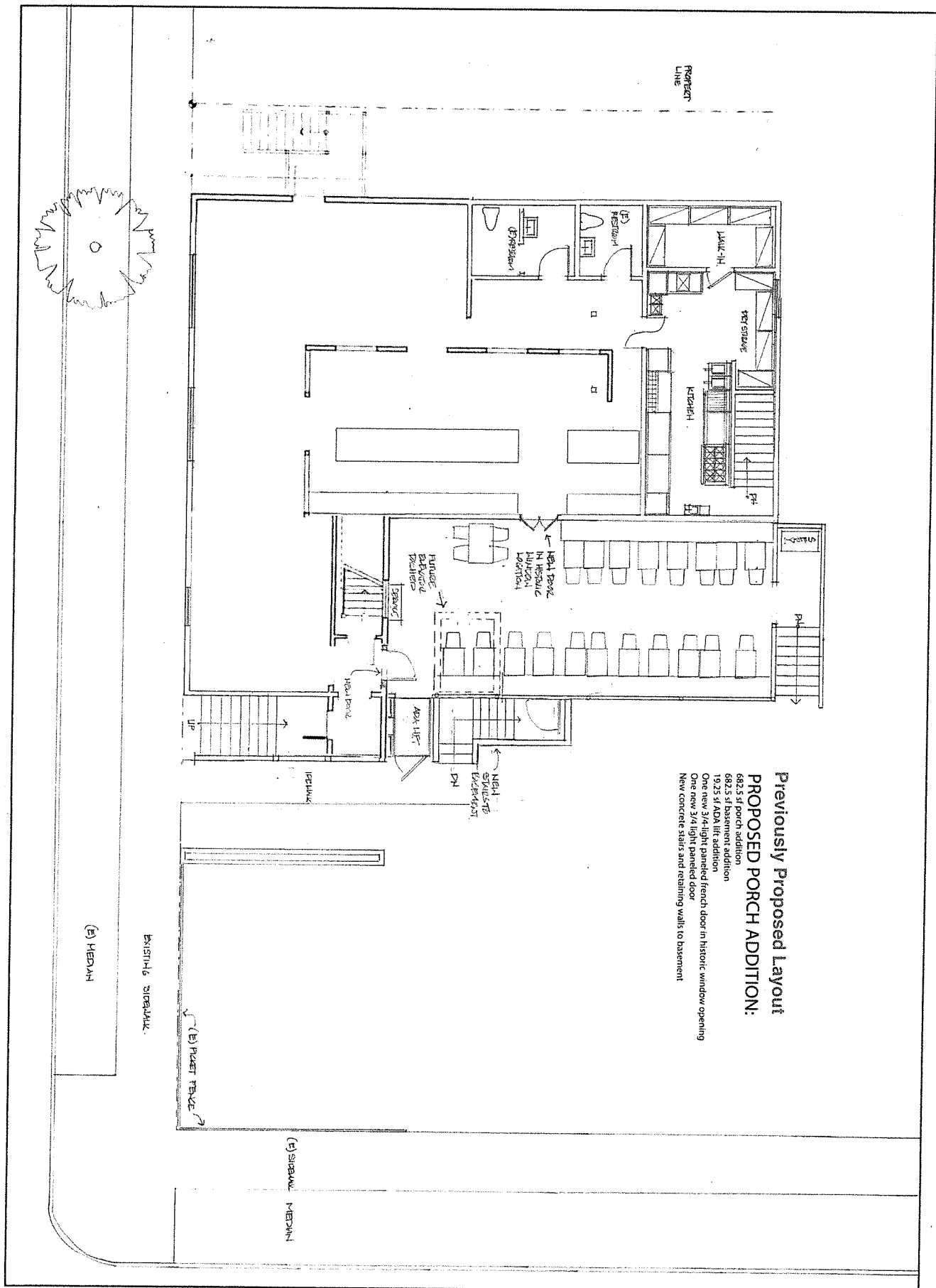
Please be prepared to weigh in on whether these revisions to the design still comply with the guidelines, or if there are any recommended conditions of approval that should be added to the approval.

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.

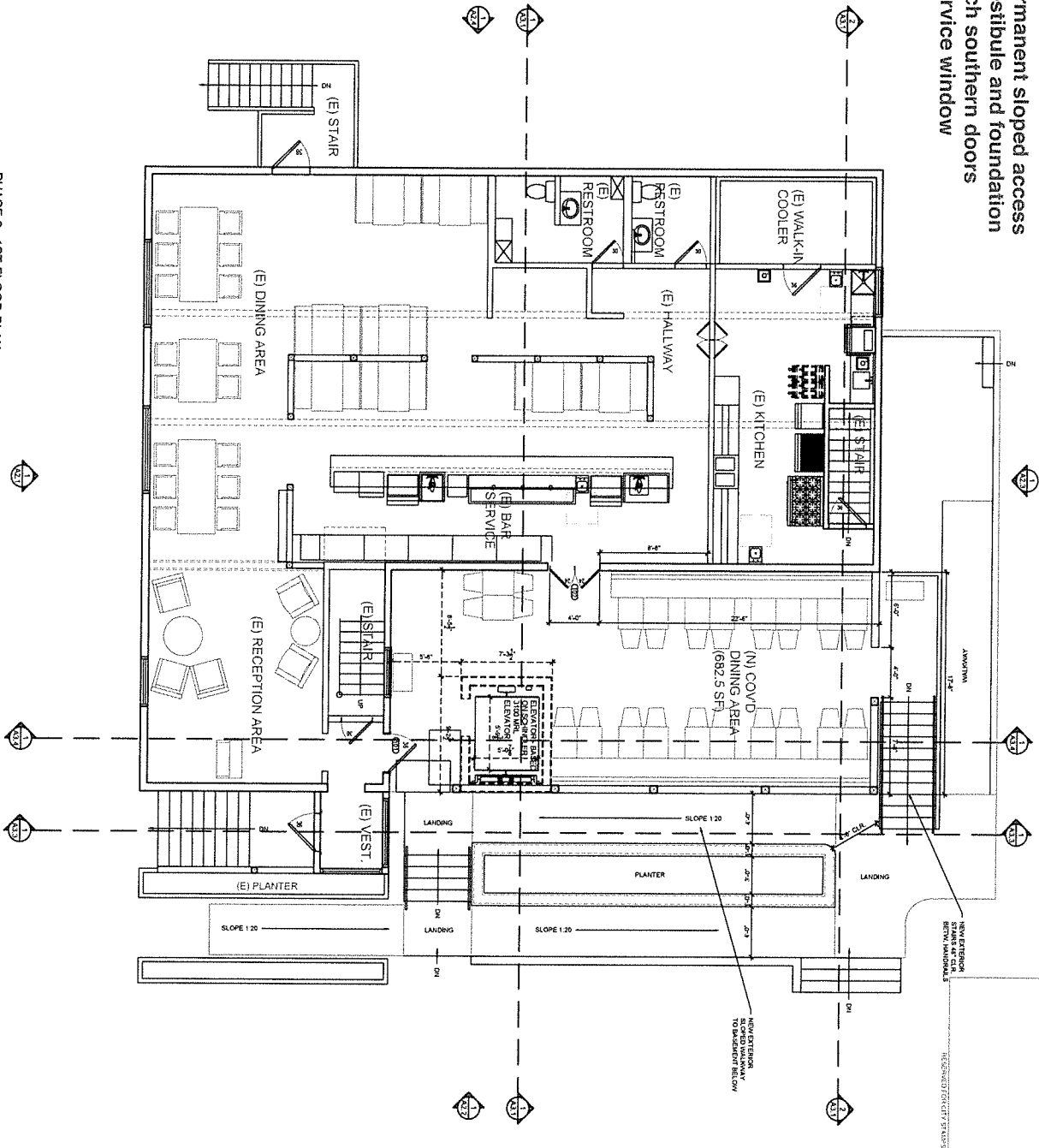
Plans of the original approval from April and the proposed changes are attached.



AS-IS FIRST FLOOR LAYOUT



- 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

PROJ #:	2306
DRAWN:	-
CHECKED:	-

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

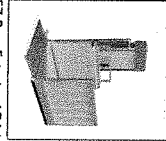
[illegible]

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**MBE / A
ARCHITECTURE
DESIGN STUDIO**
5336 N. Maryland Ave
Portland, OR 97217
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info@mbs-architecture.com



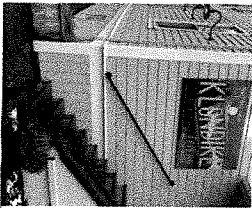
**3/4 light Wood "Toe Kick" panel
Doors and Transoms for
New Doorways**



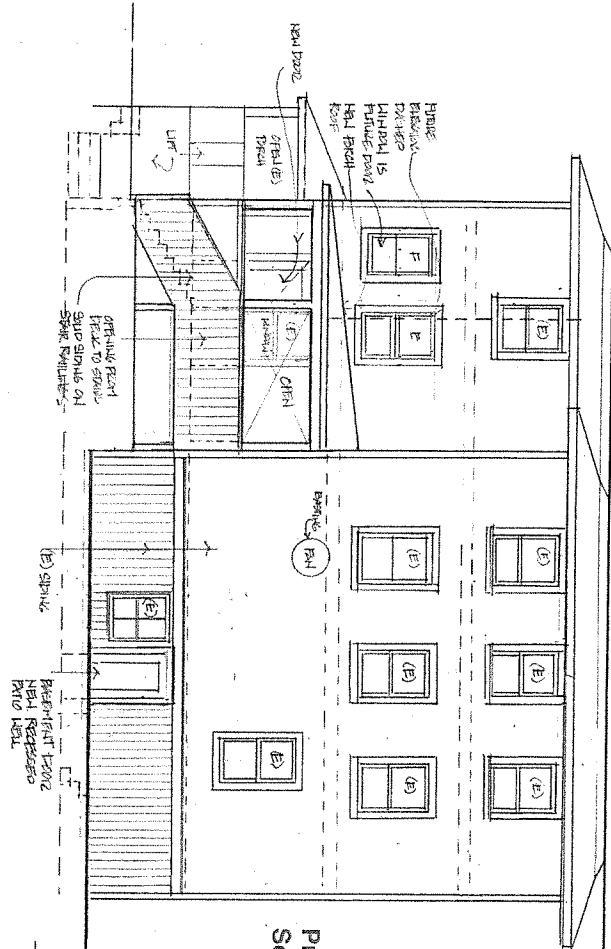
**EZ-Pass Exterior ADA Lift
Tucked behind Entry Vestibule**



Existing interior structural turned post that we will match for porch posts.



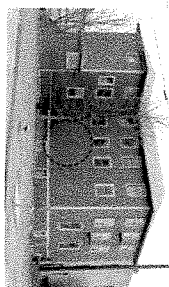
Porch and stair siding to match
Existing vertical skirt siding
And 1x6" trim.



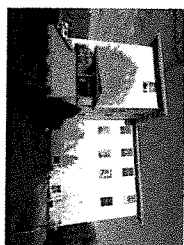
**Previously Proposed
Southern Elevation**



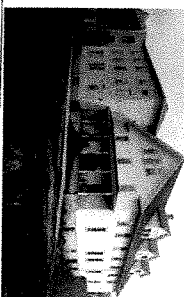
Existing Southern Elevation



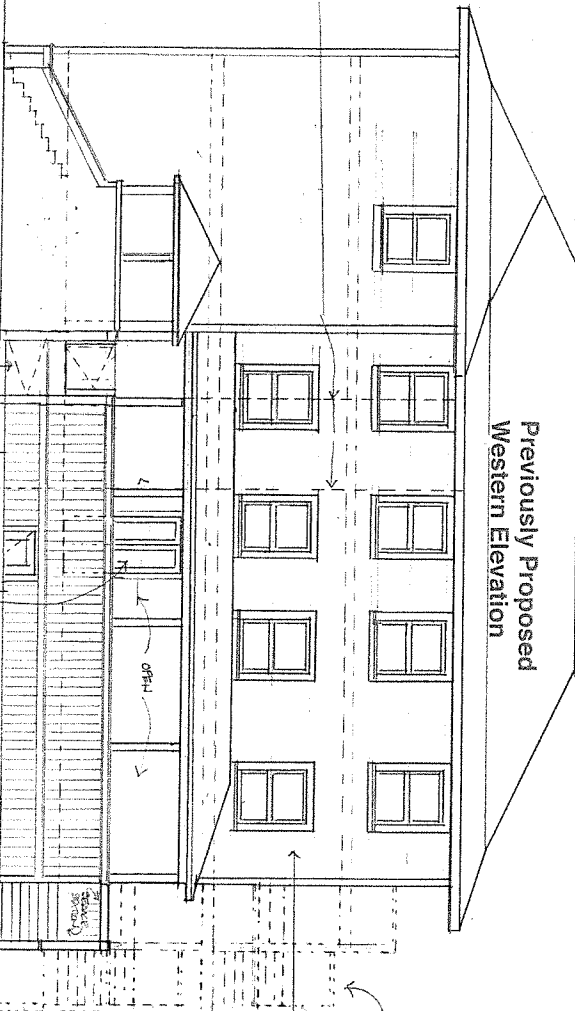
Historic Boarded Up Window Opening



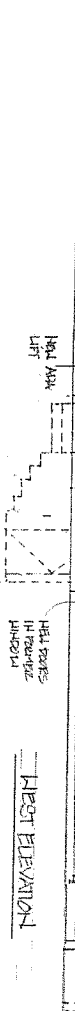
Existing Western Elevation



Historic Porch of the Main Hotel

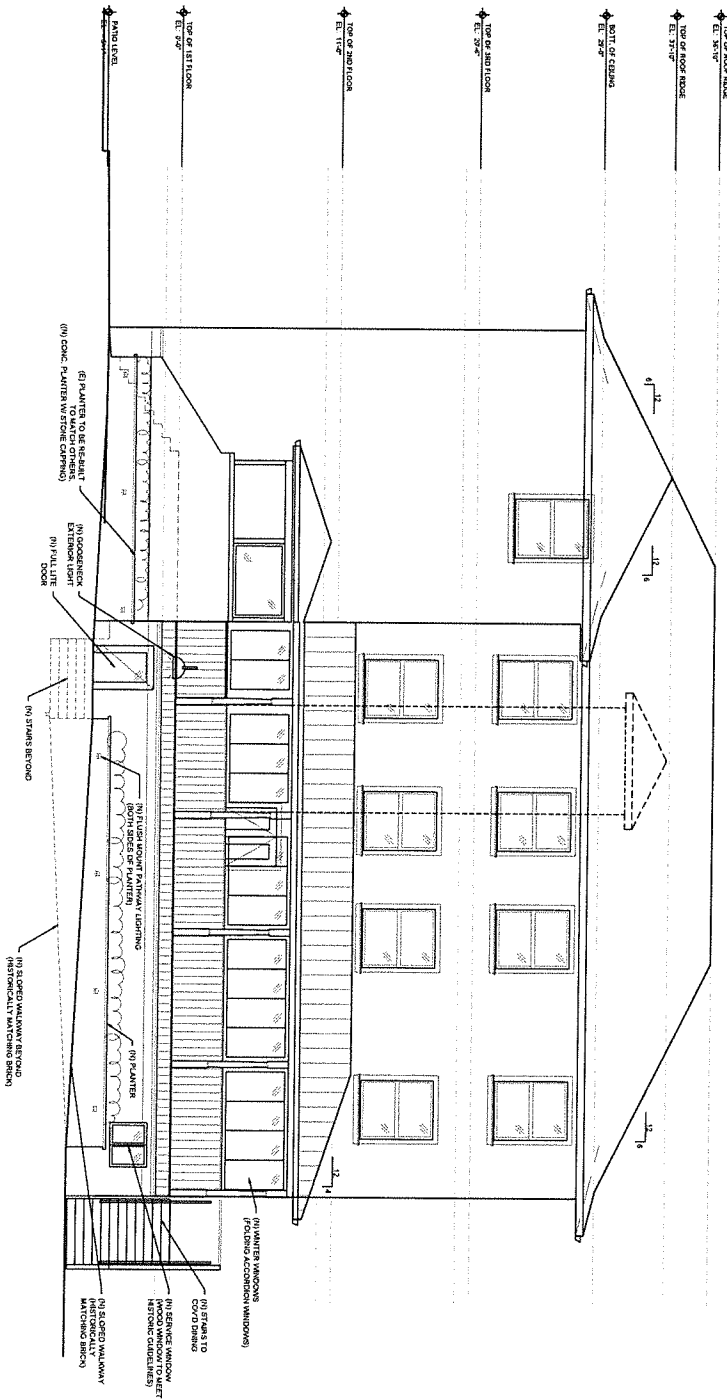


Previously Proposed
Western Elevation



BEST ELEVATION

- Currently Proposed Western Elevation
- New permanent ADA slope down with retaining walls/planters
 - Slightly relocated basement door
 - New small basement service window
 - New articulation detail on banister
 - New winter wind / rain porch windows



⑦ EAST ELEVATION
SCALE: 1/4"=1'-0"

REVISIONS FOR CITY STAMPS

OWNERS REVIEW ONLY NOT FOR CONSTRUCTION

A2.2

EXTERIOR
ELEVATIONS

DATE: 2/20/23
PROJ.#: 2006
DRAWN: -
CHECKED: -

THE KLONDIKE TAVERN

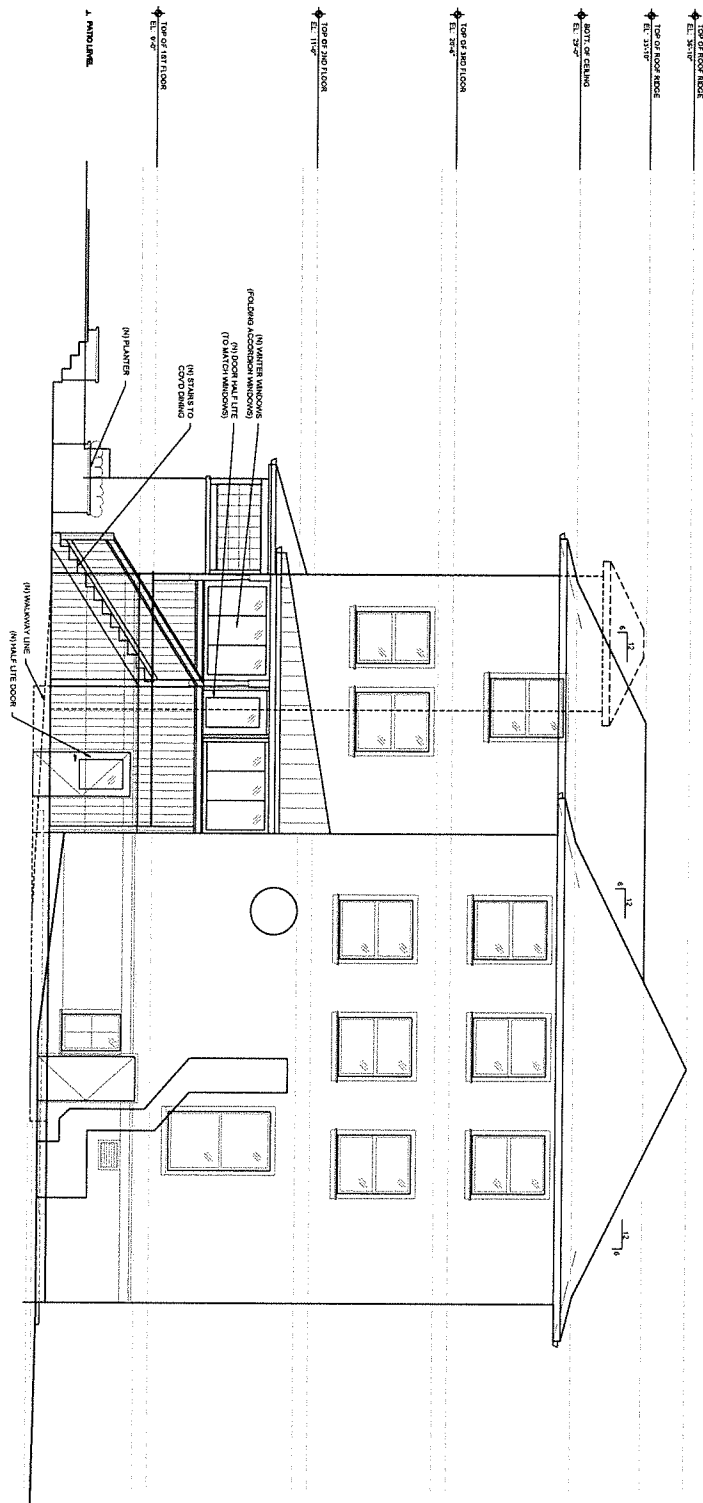
71 COWLITZ ST.
ST HELENS, OR 97051

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

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info@mstva-architects.com

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



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

— 10 —

OWNERS REVIEW ONLY NOT FOR CONSTRUCTION

A2.3

EXTERIOR
ELEVATIONS

PROJ #:	2306
DRAWN:	WES
CHECKED:	WES

THE KLONDIKE TAVERN

71 COWLITZ ST.
ST HELENS, OR 97051

ISSUED SETS:				
DATE	DESCRIPTION	REV	DATE	DESCRIPTION
6-22-23	DD SET (10% COMPLETE)			
6-29-23	75% REVIEW SET			

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info@mca-architecture.com

CITY OF ST. HELENS PLANNING DEPARTMENT ACTIVITY REPORT



To: City Council
From: Jacob A. Graichen, AICP, City Planner
cc: Planning Commission

Date: 7.24.2023

This report does not indicate all *current planning* activities over the past report period. These are tasks, processing and administration of the Development Code which are a weekly if not daily responsibility. The Planning Commission agenda, available on the City's website, is a good indicator of *current planning* activities. The number of building permits issued is another good indicator as many require Development Code review prior to Building Official review.

ASSOCIATE PLANNER/PROJECT MANAGER—*In addition to routine tasks, the Associate Planner/Community Development Project Manager has been working on: See attached.*

PLANNING ADMINISTRATION—MISC.

Assisted city engineering with review, scoring and interviews of design-build contractor selection for replacement of a 2.0-million-gallon water reservoir at 35259 Pittsburg Road. Interestingly, this property is not within city limits.

Continue to assist City Engineering with mercury TMDL efforts. There will be a community education/engagement event next month related to this, as required by Oregon DEQ.

PLANNING COMMISSION (& *acting* HISTORIC LANDMARKS COMMISSION)

July 11, 2023 meeting (outcome): The Commission approved a Conditional Use Permit for a storage use and business at 1955 Old Portland Road (the old Ralph's wrecking yard).

Due to resignation, a new chair (Commissioners Cary) and vice chair (Commissioner Pugsley) were selected for the remainder of this calendar year.

As the Historic Landmarks Commission, they reviewed the proposed gateway proposal at the S. 1st Street / St. Helens Street intersection. Also, some discussion of potential architectural standards for St. Helens (an ongoing discussion) in the future.

August 8, 2023 meeting (upcoming): At a minimum, *as the Historic Landmarks Commission*, they will select the recipient of the latest Historic Preservation Rehabilitation Grant that the city offers as a Certified Local Government.

FLOODPLAIN MANAGEMENT (NFIP)

FEMA periodically updates the Elevation Certificate forms used for floodplain matters. The previous version "expired" in Nov. '22. FEMA finally released its replacement this month. These expire in June of 2026.

From: [Jennifer Dimsho](#)
To: [Jacob Graichen](#)
Subject: July Planning Department Report
Date: Monday, July 24, 2023 12:03:46 PM
Attachments: [image001.png](#)

Here are my additions to the July Planning Department Report.

GRANTS

1. **Safe Routes to School - Columbia Blvd. Sidewalk & County Culvert Project** – Construction with TFT began July 17, starting at the culvert near Gable Road. Trees have been removed along sidewalks project. Conducted multiple site walks with contractor.
2. **Business Oregon – Infrastructure Finance Authority** – Low-interest loan for Streets & Utilities Project and Columbia View Park improvements that are not covered by grants and Parks SDCs. 1st Reimbursement request is being processed (which included over 30 invoices). Submitted an amendment request (for scope of work changes and cost increases). Working with finance to support amendment request.
3. **Riverwalk Project (OPRD Grants x2)** – 100% design completed. Bid documents received. Compiled contract documents/bid documents with City Engineering. Bidding to occur 7/26 and will close on 8/29!
4. **Community Development Block Grants (CDBG)** – \$2.5 million grant award to fund design/engineering/permitting for the City's Sanitary Sewer Improvement Project. This project covers 3 sanitary sewer basins which were identified as deficient and priorities for improvement in the adopted Wastewater Master Plan. Contracts are expected in August. Construction will be funded by a \$16.4 million loan (with up to \$4.5 million in loan forgiveness) from DEQ's revolving loan fund.
5. **Certified Local Government Historic Preservation Grant Program** – Received our contract for 17k. ~95 property owners received notifications of pass-through grant program. Grant deadline 7/24 for property owners. Anticipating 3-4 applications. Compiled materials for PC to review and select projects for funding at 8/8 meeting.
6. **DLCD Technical Assistance Program** – Grant cycle opening pushed from August to September. DLCD Regional Rep thinks updating our Economic Opportunities Analysis (EOA) could be funded. Compiled resources to assist with scoping our EOA update.
7. **Veterans Memorial Grant Program** - 33k award for an expansion at McCormick Park Veterans Memorial. Project includes 7 branch of service monuments and corresponding flags. The project includes matching funds of \$28,130 through in-kind labor and donations. The in-kind match includes the donation of flags and hardware from the local VFW Post 1440, labor and equipment use from the St. Helens Public Works Department, engineering and design donated by Lower Columbia Engineering, LLC, and in-kind labor from City staff to manage the grant.
8. **ODOT Community Paths Program - RECEIVED NOTIFICATION OF SUCCESSFUL 300K GRANT AWARD** to study a trail route refinement project (30% design) from St. Helens to Scappoose. Contracts are expected in October. Award is \$300k, with a match of around 42k split between Scappoose, the County, and us.
9. **ODOT Transportation Growth Management Grant** - Providing assistance to Engineering with TGM grant materials to fund a new Transportation Systems Plan. Our last TSP was

from 2011 and the Engineering Department would like to initiate an update. Reviewed 2011 TSP Assessment which DLCD provides for free as a resource.

PROJECTS & MISC

10. **Riverfront Streets/Utilities Project** – Attending weekly check-ins to stay in tune with project schedule and any construction delays/issues. Held another public open house for residents/businesses impacted by construction on June 6. Undergrounding utilities bids due 7/25.
11. **S. 1st Street & St. Helens St. Gateway Project** – Stakeholder committee met 3 times to narrow down final direction for gateway. Design reviewed 7/11 by PC for compliance with the Architectural Guidelines. Final design anticipated by 7/31 with bidding of the project to occur in August. Internal review meeting scheduled for 7/27 to wrap up design.
12. **St. Helens Industrial Business Park (SHIBP) Public Infrastructure Design** – 30% design for Phase I infrastructure & permitting/grading work for Phase II with Mackenzie. Mackenzie provided preliminary PT for PGE parcel. City will facilitate partition process, PGE will prepare other land use applications. Kicked off Phase II grading work effort.
13. **Warrior Rock Lighthouse Replica Project** – Restoration of the warrior rock lighthouse replica on County-property near Columbia View Park. Councilor Sundeen was able to locate original Warrior Rock lighthouse plans! 2023 Oregon Heritage grant opportunity opens August 2023 which could fund the design and cost of materials for the replica, a kiosk, and signage. Work would be completed in-house by Public Works staff.
14. **Central Waterfront video production** - Sat in on a scoping meeting with communications team on the Central Waterfront video project.

Jenny Dimsho, AICP | Associate Planner

City of St. Helens | Planning Department
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 P: (503) 366-8207 | jdimsho@sthelensoregon.gov

