

City of St. Helens
ORDINANCE NO. 3250

AN ORDINANCE ADDING A HISTORIC RESOURCE (BUILDING) TO THE
DESIGNATED LANDMARKS REGISTER AND AMENDING ST. HELENS MUNICIPAL
CODE SECTION 19.20.030

WHEREAS, pursuant to St. Helens Municipal Code 17.20.020(1)(d) Ruby Feather (hereinafter Property Owner) initiated a legislative change to the St. Helens Comprehensive Plan (St. Helens Municipal Code Title 19) to add the building addressed as 260 S. 2nd Street to the Designated Landmarks Register as defined and described in Chapter 17.36 SHMC;

WHEREAS, the Property Owner consents to the building's inclusion onto the Designated Landmarks Register and this is not being imposed by the City of St. Helens;

WHEREAS, the Designated Landmarks Register is part of the Comprehensive Plan, SHMC 19.20.030 specifically, and this section needs to be amended accordingly;

WHEREAS, SHMC 19.20.030 needs to be additionally amended to update pertinent information and fix errors;

WHEREAS, pursuant to the St. Helens Municipal Code and Oregon Revised Statutes, the City has provided notice to: the Oregon Department of Land Conservation and Development on December 10, 2019, and the local newspaper of record on January 1, 2020; and

WHEREAS, the St. Helens Planning Commission in their role as the Historic Landmarks Commission did hold a duly noticed public hearing on January 14, 2020 and, following deliberation, made a recommendation of approval to the City Council; and

WHEREAS, the St. Helens City Council conducted a public hearing on February 5, 2020 and having the responsibility to approve, approve with modifications, or deny an application for a legislative change, has deliberated and found that based on the information in the record and the applicable criteria in the SHMC that the proposed addition to the Designated Landmarks Register and related amendments be approved.

NOW, THEREFORE, THE CITY OF ST. HELENS DOES ORDAIN AS FOLLOWS:

Section 1. The above recitations are true and correct and are incorporated herein by reference.

Section 2. Section 19.20.030 of the St. Helens Municipal Code (Comprehensive Plan) is hereby amended with a new map, attached hereto as **Attachment "A"** and made part of this reference, replacing the current one.

Section 3. Section 19.20.030 of the St. Helens Municipal Code (Comprehensive Plan) is hereby amended with a new list, attached hereto as **Attachment "B"** and made part of this reference, replacing the current one.

Section 4. Section 19.20.030 of the St. Helens Municipal Code (Comprehensive Plan) is hereby amended with a new aerial exhibit, attached hereto as **Aerial Exhibit** and made part of this reference.

Section 5. In support of the amendments to the Designated Landmarks Register described herein, the Council hereby adopts the Findings of Fact and Conclusions of Law, attached hereto as **Attachment "C"** and made part of this reference.

Section 6. Severability. If any section, provision, clause, sentence, or paragraph of this Ordinance or the application thereof to any person or circumstances shall be held invalid, such invalidity shall not affect the other sections, provisions, clauses or paragraphs of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be servable. This City Council hereby declares that it would have adopted this ordinance irrespective of the invalidity of any particular portion thereof and intends that the invalid portions should be severed and the balance of the ordinance be enforced.

Section 7. Provisions of this Ordinance shall be incorporated in the St. Helens Municipal Code and the word "ordinance" may be changed to "code," "article," "section," or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that Whereas clauses and boilerplate provisions need not be codified.

Section 8. The effective date of this Ordinance shall be 30 days after approval, in accordance with the City Charter and other applicable laws.

Read the first time: March 4, 2020
Read the second time: April 1, 2020

APPROVED AND ADOPTED this 1st day of April, 2020 by the following vote:

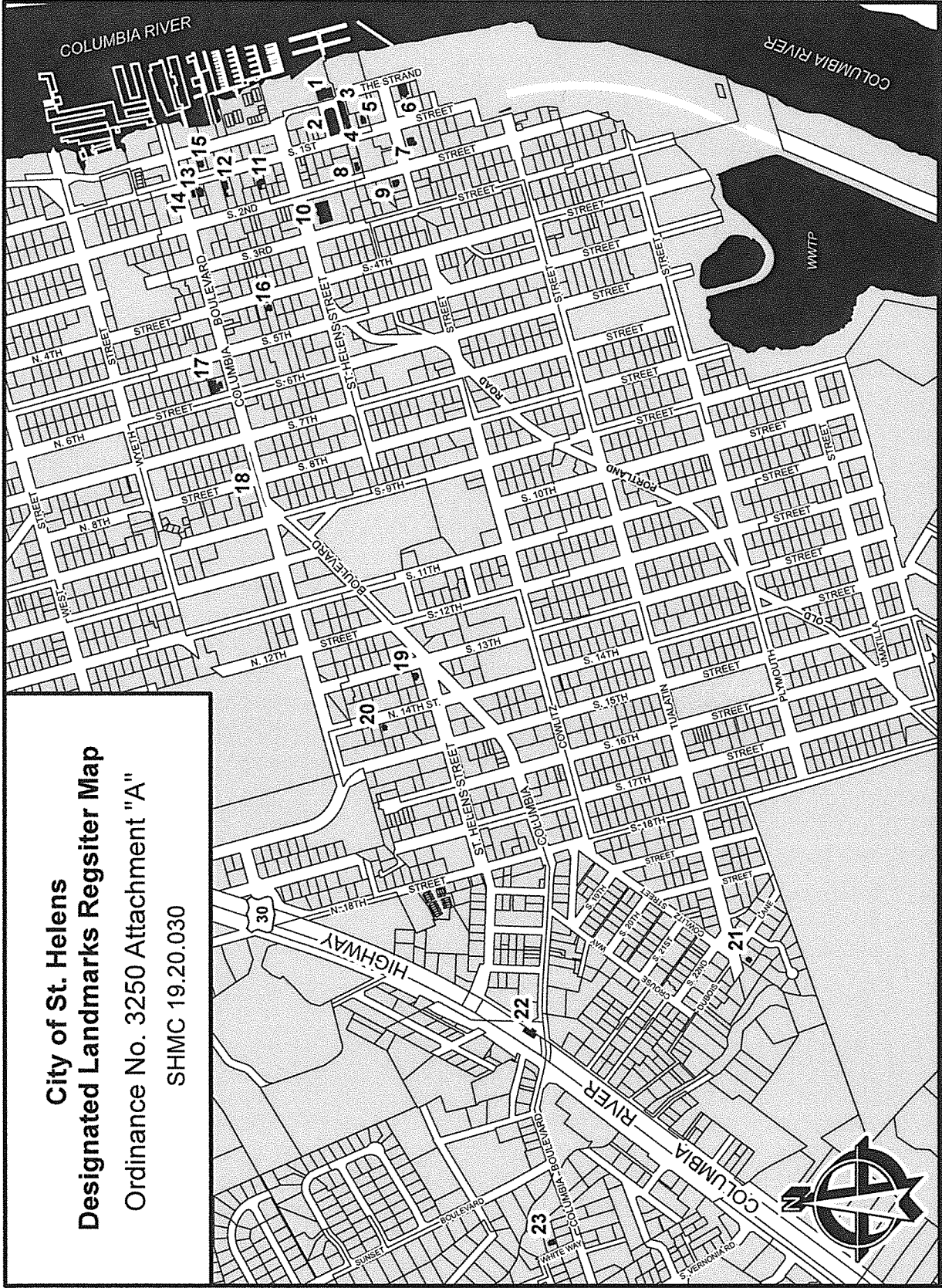
Ayes: Locke, Carlson, Topaz, Morten, Scholl

Nays: None


Rick Scholl, Mayor

ATTEST:


Kathy Payne, City Recorder



**City of St. Helens
Designated Landmarks Register Map**

Ordinance No. 3250 Attachment "A"

SHMC 19.20.030

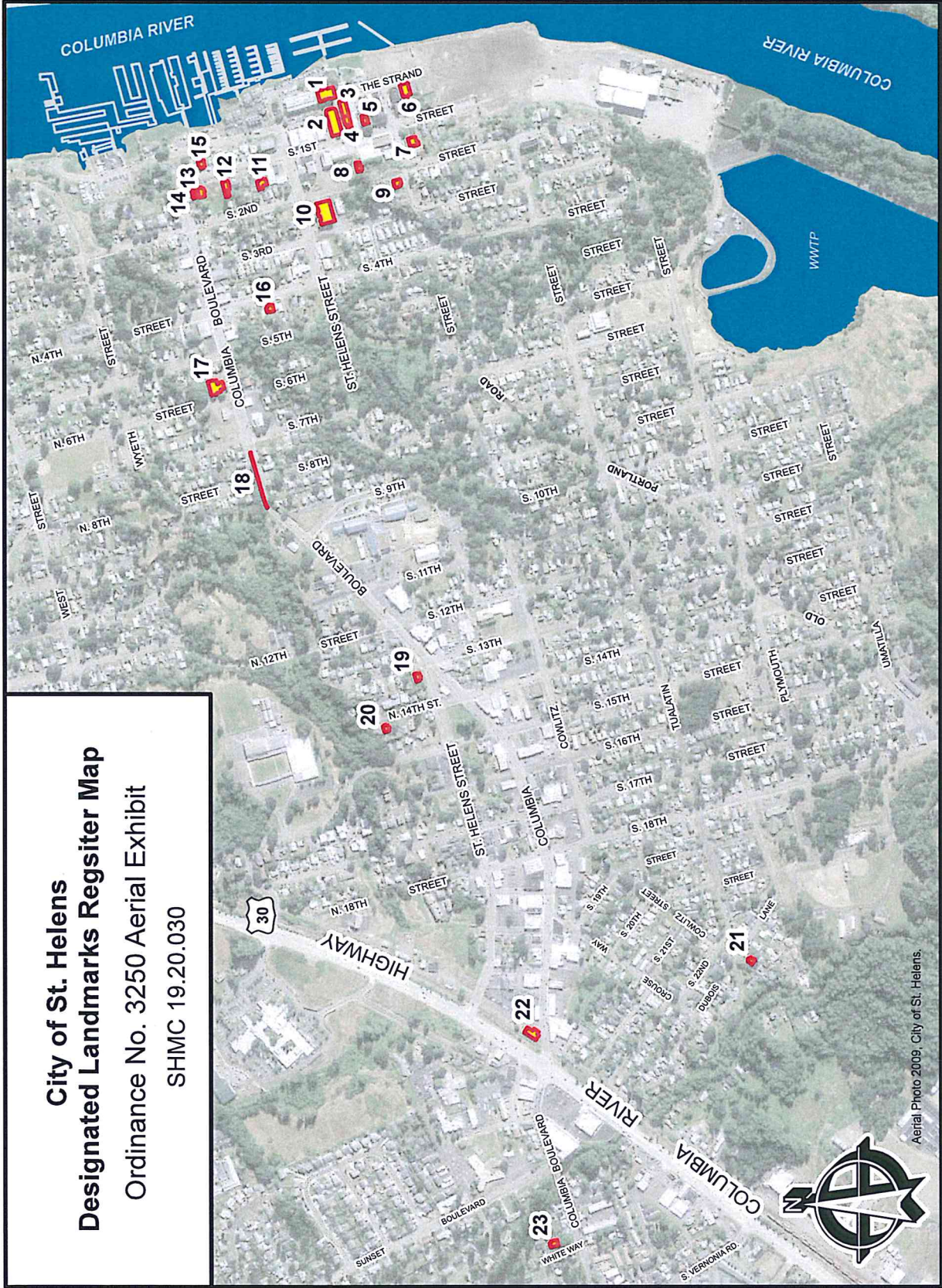
City of St. Helens Designated Landmarks Register

#	Name	Legal	Address	Year Built	Notes
1	Courthouse		240 The Strand	1906	
2	Courthouse Plaza	Plaza, B. 11	Plaza Square	1907	
3	Columbia County Bank	L. 18, B. 11	265 The Strand	1908	City Hall
4	Christ Episcopal Church	L. 5, B. 11	260 S. 1st Street	1897	Also 61 Plaza Square
5	Richard Cox House	L. 3, B. 11	280 S. 1st Street	1890	
6	Morgus Building	L. 13, B. 10	313, 315 & 317 The Strand	1912	
7	Muckle-George House	L. 10-13, B. 19	105 Cowlitz Street	1910	Formerly addressed as 305 S. 1st Street
8	Italianate Cottage	L. 5, B. 18	260 S. 2nd Street	1885	
9	Laud Rutherford House	L. 21 & 22, B. 26	295 S. 2nd Street	1911	
10	John Gumm School	L. 8-15, B. 26	251 St. Helens Street	1919	
11	Samuel Miles House	L. 3, 4, 19 & 20, B. 17	175 S. 1st Street	1886	
12	Cliff-Ross House	L. 16, B. 17	145 S. 1st Street	1905	
13	Orin Shepard House	L. 13, B. 17	115 S. 1st Street	1926	
14	Gray House	L. 12, B. 17	105 S. 1st Street	1905	
15	Shinn House	L. 9, B. 12	120 S. 1st Street	1914	
16	Henry Knighton House	L. 17, B. 43	155 S. 4th Street	1851	Moved to this location in 1938
17	Methodist Church	L. 1 & 2, B. 47	560 Columbia Blvd.	1924	
18	Stone Wall	Columbia Boulevard ROW	Between N. 7 th & N. 9th Streets	1933	
19	Basalt House	L. 22, B. 112	1320 St. Helens Street	1932	
20	Basalt House	L. 17, B. 123	255 North 14th Street	1936	
21	Basalt House	Tualatin Street and DuBois Lane	205 DuBois Lane	1930	
22	Railroad Station	Railroad ROW	2194 Columbia Blvd.	1923	Burlington-Northern Railroad
23	White Way House	L. 4, B. 1, White Sub.	116 White Way	1859/1906	Formerly addressed as 2364 Columbia Boulevard; Remodeled in 1906

**City of St. Helens
Designated Landmarks Register Map**

Ordinance No. 3250 Aerial Exhibit

SHMC 19.20.030



Aerial Photo 2009, City of St. Helens.



**CITY OF ST. HELENS PLANNING DEPARTMENT
FINDINGS OF FACT AND CONCLUSIONS OF LAW
Comprehensive Plan Amendment CP.2.19**

APPLICANT: City of St. Helens
PROPOSAL: Comprehensive Plan Amendment to add a historic resource (building) to the Historic Designated Landmarks Register
LOCATION: 260 S. 2nd Street; 4N1W-3BA-4800
ZONING: Riverfront District (RD), Plaza Subdistrict

SITE INFORMATION / BACKGROUND

This detached single-family dwelling was built in the style of an “Italianate Cottage.” The St. Helens Downtown Historic District nomination states that the house was built in 1885. However, the Columbia County Museum Association’s research did not find any evidence that references a structure on the property prior to 1906. This is discussed further below.

According to the County Assessor, it is a single-story at 1,196 square feet. The building is sited on the slope of a hillside and faces east overlooking downtown St. Helens and the Columbia River. The rear of the structure faces S. 2nd Street, which is where the property is accessed by vehicles today. It also accessed on foot by a pedestrian path / alley in between two commercial buildings along S. 1st Street.

The structure is within the nationally registered St. Helens Downtown Historic District. The nomination classifies the structure one of “primary significance” which means it was built before the fire of September 1904. A construction date of 1885 would date this structure as the second oldest surviving structure in downtown St. Helens. The oldest structure is the Henry Knighton House, which was built in 1851 by Henry Knighton, who established the town of St. Helens. More recently, this structure was a filming location for the movie *Twilight* (2008) where the main character, Bella, buys a book from the house, which was fashioned as a bookstore.

Regarding alterations, the St. Helens Downtown Historic District nomination from 1984 states, “The house has been covered over with fire retardant shingles, but the window and door trim are intact. The windows are one over one double-hung wood sash. A one story attached porch extends across the front of the house and has a hipped roof. It is supported by four posts across the front and pilasters at the wall edge which are ornamented with cut work brackets. In addition to the siding, only the porch rail, hand rail and stairs appear to have been altered.”

PUBLIC HEARING & NOTICE

Hearing dates are **January 14, 2020** before the Planning Commission and **February 5, 2020** before the City Council.

Notice was published in The Chronicle on **January 1, 2020**. Notice was sent to the Oregon Department of Land Conservation and Development on **December 10, 2019**.

APPLICABLE CRITERIA, ANALYSIS & FINDINGS

SHMC 17.20.120(1) – Standards for Legislative Decision

The recommendation by the commission and the decision by the council shall be based on consideration of the following factors:

- (a) The statewide planning goals and guidelines adopted under ORS Chapter 197;
- (b) Any federal or state statutes or guidelines found applicable;
- (c) The applicable comprehensive plan policies, procedures, appendices and maps; and
- (d) The applicable provisions of the implementing ordinances.
- (e) A proposed change to the St. Helens zoning district map that constitutes a spot zoning is prohibited. A proposed change to the St. Helens comprehensive plan map that facilitates a spot zoning is prohibited.

(a) Discussion: This criterion requires analysis of the applicable statewide planning goals. The applicable goals in this case are Goal 1 and Goal 5.

Statewide Planning Goal 1: Citizen Involvement.

Goal 1 requires the development of a citizen involvement program that is widespread, allows two-way communication, provides for citizen involvement through all planning phases, and is understandable, responsive, and funded.

Generally, Goal 1 is satisfied when a local government follows the public involvement procedures set out in the statutes and in its acknowledged comprehensive plan and land use regulations.

The City's Development Code is consistent with State law with regards to notification requirements. Pursuant to SHMC 17.20.080 at least one public hearing before the Planning Commission and City Council is required. Legal notice in a newspaper of general circulation is required too. Notice of this proposal was sent to surrounding property owners within 300 feet of the subject properties. The City has met these requirements and notified DLCDC of the proposal.

Finding: Given the scheduled public hearings and notice provided to surrounding property owners and DLCDC, Goal 1 is satisfied.

Goal 5: Natural Resources, Scenic and Historic Areas, and Open Spaces

Goal 5 requires the adoption of programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes

to Oregon's livability.

Finding: This proposal is to add a property to the City's historic resource list. Therefore, Goal 5 is satisfied.

(b) Discussion: This criterion requires analysis of any applicable federal or state statutes or guidelines. There are no federal level statutes or guidelines that were specifically analyzed, except where already incorporated in state level statutes or guidelines.

The applicable state level statutes/guideline is ORS 227.186(2), which states:

All legislative acts relating to comprehensive plans, land use planning or zoning adopted by a city shall be by ordinance.

Finding: The Comprehensive Plan amendment will be adopted by ordinance in compliance with this statute.

(c) Discussion: This criterion requires analysis of applicable comprehensive plan policies, procedures, appendices and maps. The relevant comprehensive plan policy is below.

19.08.060 Natural factors and local resources goals and policies.

(3) Policies. It is the policy of the city of St. Helens to:

[...]

(k) Subject proposed alteration of the city's historic resources to design review and historic documentation to encourage preservation of historical assets.

(l) Devise a program for attempting to preserve those historic resources that are threatened with demolition.

[...]

Finding: By adding this property to the Designated Historic Landmarks Register, the city will be preventing major alteration and even demolition of a historic asset.

(d) Discussion: This criterion requires analysis of the applicable provisions of the implementing ordinances. Specific standards for inclusion onto the Designated Landmarks Register are per SHMC 17.36.030 (1) - (6).

SHMC 17.36.030 (1) - (6) Designated Landmarks Register

(1) Properties listed on the National Register of Historic Places, including all properties within National Register Historic District boundaries, are eligible for automatic listing on the Designated Landmarks Register. However, only properties listed on the Designated Landmarks Register shall be eligible for public incentives and code considerations pursuant to this chapter.

(2) Any individual or group, including the commission acting on its own initiative, may nominate a historic resource for inclusion on or removal from the Designated Landmarks Register by submitting a complete application to the planning director. The burden of proof lies with the applicant. No property shall be so designated without the written consent of the owner or, in the case of multiple ownership, all of the owners.

(3) The planning director shall establish standards for a complete application. Upon acceptance of a complete application the planning director shall schedule a public hearing pursuant to the applicable state laws and provisions of the St. Helens Development Code.

(4) In order to be included or maintained on the Designated Landmarks Register the city council (based on recommendation of the commission), pursuant to comprehensive plan amendment procedures, must find that the historic resource is over 50 years of age or of "extraordinary historic importance" (as defined by SHMC 17.36.010), and possesses sufficient "historic integrity" (as defined by SHMC 17.36.010), and:

(a) Is associated with events that have made a significant contribution to the broad patterns of local, state, or national history; or

(b) Is associated with the lives of persons, or groups of people, significant in local, state, or national history; or

(c) Embodies the distinctive characteristics of an architectural type, style, period, or method of construction or that represents the work of a master (e.g., builder, designer or architect), or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or

(d) Has yielded or is likely to yield information which is important in local, state, or national history.

(5) The commission and city council shall develop findings to support their decisions. These findings shall indicate those elements of a property, including archaeological features, that are included in the designation and subject to regulation under the provisions of this chapter.

(6) The age of a specific building or structure is not sufficient in itself to warrant listing on the Designated Landmarks Register.

(1) Finding: The property is within the National Register of Historic District Boundary classified as "primary significant," and is therefore eligible for automatic listing.

(2) Finding: The application for nomination of the historic resource for inclusion on the Designated Landmarks Register was submitted by the sole property owner. This application is by the property owner's own action and consent. The application is not being imposed by the City of St. Helens.

(3) Finding: The application submitted was complete, and a public hearing was scheduled subject to the provisions of the St. Helens Development Code.

(4) Discussion: The historic resource is over 50 years of age. "Historic integrity" is defined as the quality of wholeness of the historic location, design, setting, materials, workmanship, feeling and/or association of a resource, as opposed to its physical condition. The nomination states that in addition to the exterior shingles, the porch rail, hand rail and stairs appear to have been altered. Indeed, in the historic photo from 1929, the staircase leading to the front porch and door can be seen facing east. Today, this staircase is facing west to alter the access from 1st Street as it became a denser commercial corridor. However, the location, design, and basic features of the home (columns, windows, roofline, etc.) appear to be unaltered.

(4) Finding: The historic resource is over 50 years of age, and aside from minor alterations, the historic resource appears to possess sufficient "historic integrity." Therefore, this structure is eligible for inclusion on the Designated Landmarks Register.

(4)(a - d) Discussion: This section focuses on the local history of the land the structure sits on, the history of structure itself, and the history of property owners of both the land and the structure.

The land that this structure sits on was once owned by Henry Knighton, who is known to have founded the City of St. Helens. This property was part of the larger Knighton farm. The original Henry Knighton House and other outbuildings were located on the property. Henry Knighton constructed the oldest surviving structure in the City's downtown, the Henry Knighton House, which has been moved twice since its original location on S. 1st Street. The second location, which is slightly further west from its original location. The Columbia County Museum Association (CCMA) believes that the location of the subject dwelling is actually the location of a barn structure on the Knighton property.

After Henry Knighton, the lot was owned by William and Emmeline Meeker. The Meekers operated a hotel out of the Knighton House (at its first location) after Henry Knighton moved from St. Helens. According to CCMA, deed records and newspaper references begin to referencing a single-family dwelling on the property only *after* 1906. Property records seem to indicate that the builders of the single-family dwelling were the Ansorge family, who owned the property from 1906 to 1912.

Mr. Alfred E. Ansorge was born in Prussia and immigrated to the United States in 1852. After enlisting in the Civil War and serving approximately three years, he was discharged in 1864. At 32, he married Elizabeth McKee (possibly Meeker) in Cambridge, Massachusetts. They had two daughters, and after 1900, they moved to St. Helens to live near their younger daughter, Irene Day, who lived with her husband Joseph Day. In 1906, they purchased the Knighton/Meeker barn property, which is when it is believed they constructed the subject dwelling. After the Ansorge family, the home was owned by William and Edwin Ross from 1912 to 1918.

Regarding the structure itself, it was one of two Italianate-style dwellings within the Historic District boundary when the district was first designated. Since then, the second Italianate-style dwelling was demolished around 2008 (the Dillard House at 135 S. 1st Street), leaving this now the only structure to be of the Italianate-architectural style.

A construction date of 1885 would date this structure as the second oldest surviving structure in downtown St. Helens, and the first oldest structure in its original location. A construction date of 1906 would make this structure one of approximately 14 structures that remain intact built before 1907. Regardless of which date the structure was constructed, it is safely *at least* 113 years old.

Nationally, the exterior and interior of the structure is significant in pop culture because of its inclusion in *Twilight* (2008) as the location of a bookstore.

(4) (a-d) Finding: The land this structure sits on and the structure itself is associated with the lives of persons significant in the local history of St. Helens. It is of an older architectural style (Italianate) of which there is only one structure remaining within the Historic District boundary. Although there remains some discrepancy about the exact date of construction, the structure itself is *at least* 113 years of age. The structure also has national significance, due to

its exterior and interior appearance in *Twilight* (2008). For these reasons, this structure is eligible for inclusion on the Designated Landmarks Register.

(d) Finding: The relevant Designated Landmarks Register implementing ordinance is met.

(e) Finding: Since this request is not a zone change or a comprehensive plan map change, this is not applicable to this proposal.

CONCLUSION & DECISION

Based upon the facts and findings herein, staff and the City Council approves this Comprehensive Plan Amendment to add a historic resource (building) to the Historic Designated Landmarks Register.

NOTE - The map and list of significant historic resources will need to be updated as part of the adoption ordinance. The new resource needs to be added and staff identified revisions and errors to be fixed



Rick Scholl, Mayor

4-1-2020

Date