



ARCHITECTURAL DESIGN GUIDELINES

FOR THE CONSERVATION OF TRADITIONAL DESIGN IN OLDE TOWNE, ST. HELENS

ABRIDGED VERSION FOR ADOPTION | PORTLAND STATE UNIVERSITY | FORMWORKS PLANNING GROUP | 2012 | ORDINANCE 3164



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Front cover photograph showing south side of St. Helens
downtown waterfront (c. 1950); from City of St. Helens
Collection.

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A Portland State University and City of St. Helens collaboration

This version abridged for adoption considerations

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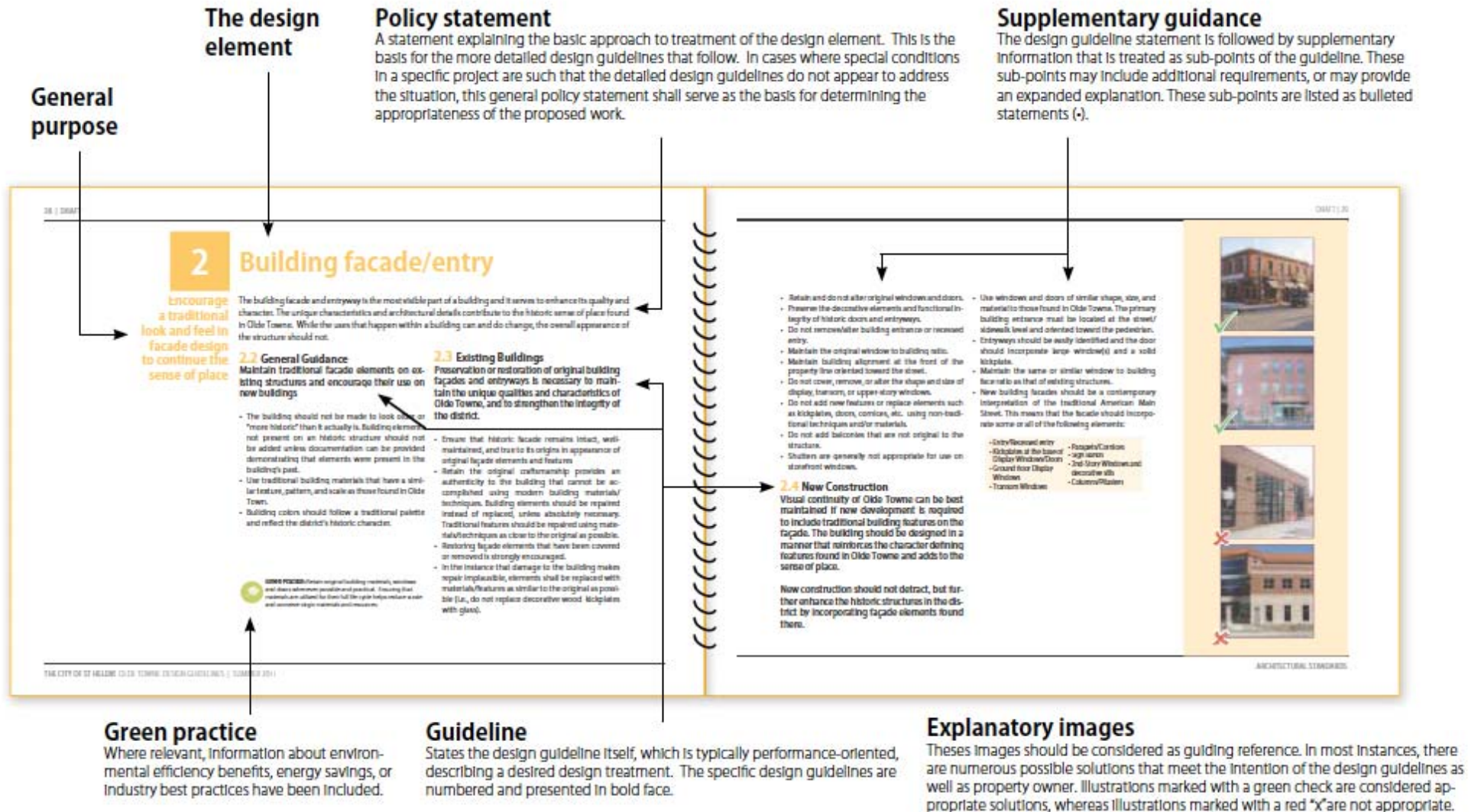
Photos and Graphics

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HOW THE GUIDELINES ARE ORGANIZED



INTRODUCTION

Olde Towne St. Helens, a historic riverfront center of commerce, has a diversity of buildings styles. Enough historic buildings built in the 19th century and the early 20th century remain that the City's original downtown character is largely intact. The prevailing style in the area is best defined as Commercial Vernacular. However, the Olde Towne also includes Gregorian Revival, Simplified Classical, and Neoclassical Revival styles.

The buildings of Olde Towne St. Helens resemble those of the Railroad and Industrial Growth Era found in many cities in the United States. Following the devastating fire of the early 1900s, buildings were rebuilt in the Progressive Era utilizing stone, brick, and poured in place concrete. The character of Olde Towne is greatly influenced by these two periods, which fall within those identified by the State Historic Preservation Office, as outlined by the National Trust for Historic Preservation:

- **1866-1883: Railroad and Industrial Growth**
- **1884-1913: Progressive Era**
- **1914-1940: The Motor Age**
- **1941-1967: War and Post-War Era**

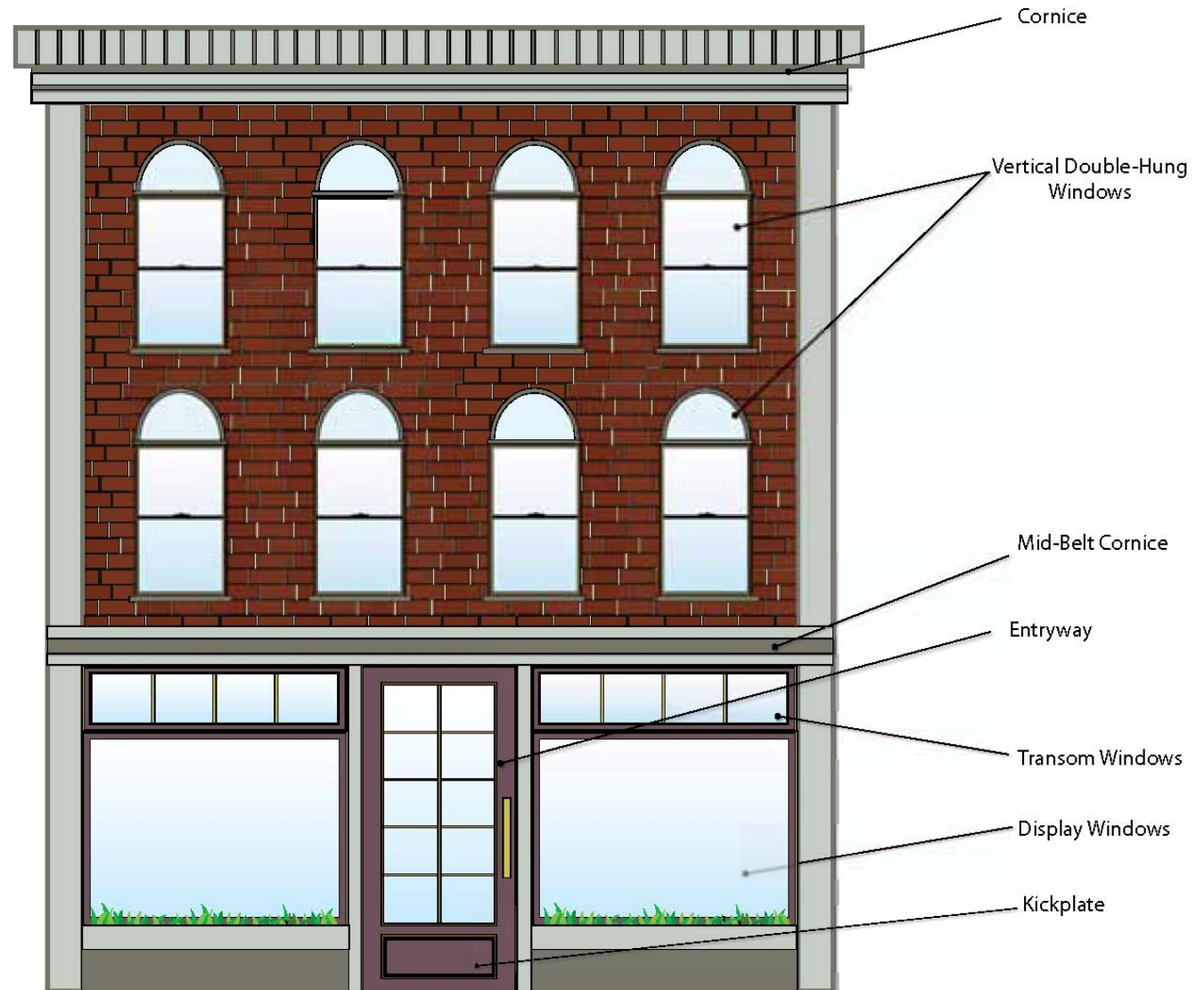
Ground floor spaces were built for retail business function, providing large window openings for maximum visibility. Most commercial buildings were 1-3 stories with the upper stories devoted to office, residential or other supporting activities.

These guidelines are intended to preserve character-defining features of the area. The identified character defining features include, but are not limited to:

- **Façade materials and entryways**
- **Proportion and building massing**
- **Vertically aligned upper-story windows**
- **Large first-floor storefront windows**
- **Awnings**
- **Storefront alignment and orientation**
- **Similar building size and width**

While it's not the intent to recreate or mimic a historic structure for new construction or building additions, these design guidelines encourage use of historically significant building designs and features of the existing building stock. The guidelines provide recommendations for compatible and complementary new building design.

Buildings in Olde Towne are predominantly Commercial Vernacular style, with the features illustrated here. Ground floor spaces were built to serve a retail business function and were outfitted with large display windows and prominent entryways for maximum visibility. Most of these commercial buildings are 1-3 stories. Traditionally, upper stories were used as office space, residential units, or other supporting activities. Note the symmetry in design, window-to-wall ratio, and prominent mid-belt.

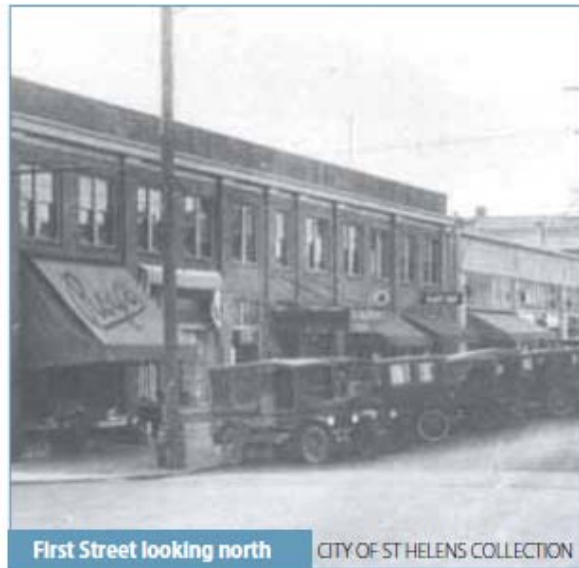


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1. AWNINGS & CANOPIES

Encourage the continued use of historically appropriate awnings and canopies.

Awnings and canopies have historically been located on many buildings in Olde Towne, and their continued use and reintroduction is important in creating a pedestrian friendly environment. Awnings and canopies provide shade in the summer and encourage outdoor dining and window-shopping. In the cooler months, awnings provide pedestrians with a protected area in which to move about the district. They are an important character-defining feature of Olde Towne.



Awnings help moderate temperatures inside buildings by providing shade during summer months. During winter months, it is best to remove or retract awnings to provide solar heat gain and day lighting. Operable awnings and canopies are encouraged to allow for response to changing climate conditions.



1.2 GENERAL GUIDANCE

Awnings and canopies should complement neighboring features and reflect the historic use of awnings and canopies within Olde Towne.

- Awning height should match that of neighboring historic structures.
- Awnings are appropriate only below the mid-belt cornice.
- Appropriate support mechanisms include wall-mounted brackets, posts and chains.
- Install awnings and canopies in ways that minimize damage to historic building fabric and so they can be removed in the future without negative effects.

1.3 EXISTING BUILDINGS

Original awnings should be maintained; removed original awnings can be replaced.

- Fixed metal canopies are encouraged where historic evidence demonstrates that a canopy once existed. Canvas awnings should not be used in lieu of metal awnings where metal awnings once existed.
- Replacing awnings on historic structures should be done with care to the character-defining features of the façade. Awnings should accentuate features of the structure, and fit within its overall character. Do not

place awnings so that they cover or damage historic details or eliminate windows.

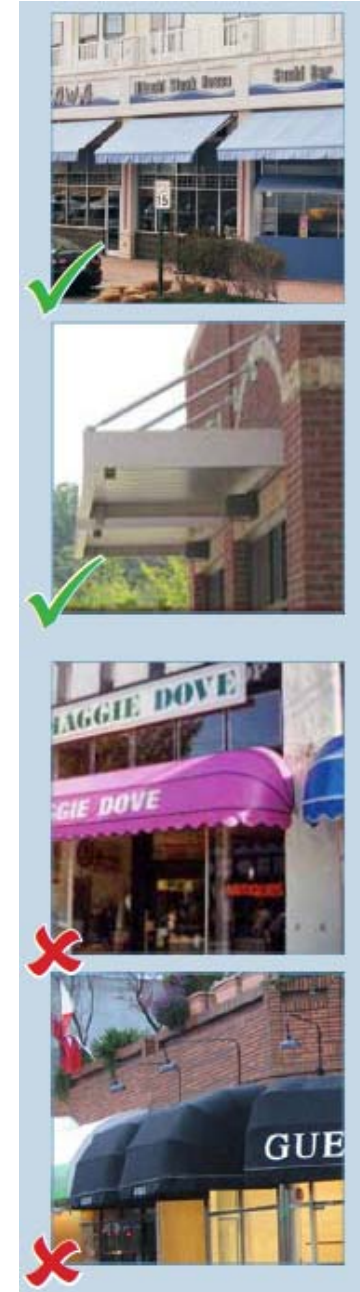
If constructing a new awning on a structure where none existed historically, attempt to match the design, style, material and height of other district awnings (see additional guidelines in New Construction as well).

- New awnings should be mounted to highlight features that may be found above the storefront and should not hide character-defining features.
- A new awning should not be constructed if doing so will disrupt the form and style of the structure.

1.4 NEW CONSTRUCTION

New commercial buildings may integrate an awning to project over the sidewalk, providing shade and protection for pedestrians.

- Simple hanger-rod suspended metal canopies are preferred; retractable canvas awnings are also acceptable.
- Awnings should be rectangular or straight in shape, not arched.
- Solid colors are preferred; striped designs are acceptable on canvas awnings.
- Awnings should ideally span the length of the building face. At a minimum, awnings should project over the primary entrance to a structure.



2. BUILDING FAÇADE/ENTRY

Encourage a traditional look and feel in façade design to continue the sense of place.

The building façade and entryway is the most visible part of a building and it serves to enhance a structure's quality and character. The unique characteristics and architectural details of a façade contribute to the historic sense of place found in Olde Towne. While the uses that happen within a building can and do change, the overall appearance of the structure should not.



Retain original building materials, windows and doors whenever possible and practical. Ensuring that materials are utilized for their full life cycle helps reduce waste and conserve virgin materials and resources.

2.2 GENERAL GUIDANCE

Maintain traditional façade elements on existing structures and encourage their use on new buildings.

- The building should not be made to look older or “more historic” than it actually is. Building elements not present on an historic structure should not be added unless documentation can be provided demonstrating that elements were present in the building’s past.
- Use traditional building materials that have a similar texture, pattern, and scale as those found in Olde Towne.
- Building colors should follow a traditional palette and reflect the district’s historic character.
- Maintain the original window-to-building ratio found historically.

2.3 EXISTING BUILDINGS

Preservation or restoration of original building façades and entryways is necessary to maintain the unique qualities and characteristics of Olde Towne, and to strengthen the integrity of the district.

- Ensure that the historic façade remains intact, well-maintained, and true to its origins in appearance of original façade elements and features.

- Retaining the original craftsmanship provides an authenticity to the building that cannot be accomplished using modern building materials/ techniques. Building elements should be repaired instead of replaced, unless absolutely necessary. Traditional features should be repaired using materials/techniques as close to the original as possible.
- Restoring façade elements that have been covered or removed is strongly encouraged.
- In the instance that damage to the building makes repair implausible, elements shall be replaced with materials/features as similar to the original as possible (i.e., do not replace decorative wood kickplates with glass).
- Retain and do not alter original windows and doors.
- Preserve the decorative elements and functional integrity of historic doors and entryways.
- Do not remove/alter building entrance or recessed entry.
- Maintain building alignment at the front of the property line oriented toward the street.
- Do not cover, remove, or alter the shape and size of display, transom, or upper-story windows.
- Do not add new features or replace elements such as kickplates, doors, cornices, etc. using non-traditional techniques and/or materials.

- Do not add balconies that are not original to the structure.
- Shutters are generally not appropriate for use on storefront windows.

2.4 NEW CONSTRUCTION

Visual continuity of Olde Towne can be best maintained if new development includes traditional building features on the façade. The building should be designed in a manner that reinforces the character-defining features found in Olde Towne and adds to the sense of place.

New construction should not detract, but further enhance the historic structures in the district by incorporating façade elements found there.

- Use windows and doors of similar shape, size, and material to those found in Olde Towne. The primary building entrance must be located at the street/ sidewalk level and oriented toward the pedestrian.
- Entryways should be easily identified and the door should incorporate large window(s) and a solid kickplate.
- New building façades should be a contemporary interpretation of the traditional Commercial Vernacular. This means that the façade should incorporate some or all of the following elements:

- Entry/Recessed Entry
- Kickplates at the Base of Display Windows/Doors
- Ground Floor Display Windows
- Transom Windows
- Parapets/Cornices
- Sign Bands
- Second-Story Windows and Decorative Sills
- Columns/Pilasters



3. BUILDING LIGHTING

Lighting should be well designed and purposeful.

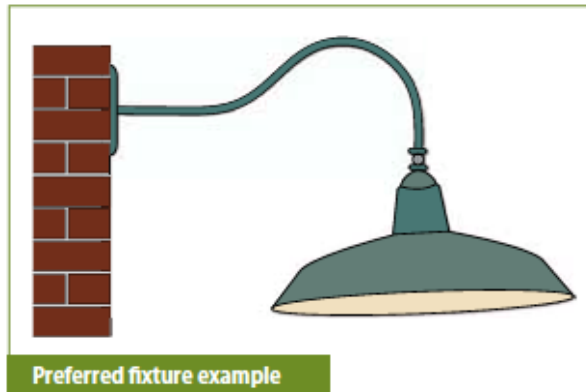
Lighting for commercial storefronts can have a dramatic impact on the appearance of a building at night, and can create a more interesting and inviting environment, encouraging commercial and social activities after business hours. Care should be taken in lighting installation so as not to overwhelm the façade. New lighting should be subtle and well placed to illuminate entries and signage.

◆ Utilize appropriately hued, high efficiency lighting to reduce energy demand. Properly positioned lighting can help eliminate light pollution, reduce energy costs, and provide a safer environment.

3.2 GENERAL GUIDANCE

Incorporate appropriate lighting to improve the pedestrian environment and help foster a comfortable and safe place to shop and stroll.

- Install partially- or fully-shielded light fixtures that only emit light downwards (do not emit light upwards or sideways) to mitigate the impacts of exterior light pollution.
- When adding lighting, only add fixtures that are appropriate to the building and complementary of the district.



3.3 EXISTING BUILDINGS

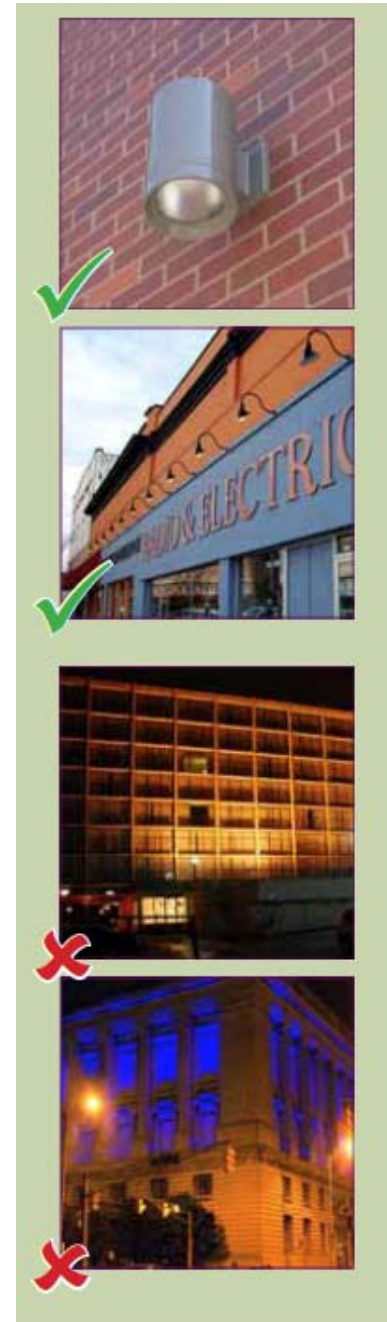
Where historic building lighting is present, strong measures should be taken to maintain durability of the existing lighting units. Where lighting is added, care should be taken to minimize negative impacts to the building façade.

- Original lighting fixtures should be retained and repaired whenever possible.
- When adding lighting, only add lighting where appropriate and needed to illuminate building features or signage. Do not over-light. When adding lighting only, add fixtures that are appropriate to the building and complementary of the district.

3.4 NEW CONSTRUCTION

New commercial or mixed-use buildings should incorporate lighting features appropriate to the character of Olde Towne.

- New lighting fixtures should have simple designs that do not draw attention away from the façade, or should draw on period lighting style to complement façade details.



4. SIGNAGE

Signage that creates visual delight is preferred.

Commercial signs in Olde Towne should identify businesses, promote merchandise or service within, attract customers, provide direction and information, and in some cases create visual delight and architectural interest. Poor quality commercial signage creates an uninviting image and suggests lack of consideration for the historic character of the retail storefronts.

NOTE: The following is meant as a supplement to the city's Sign Code. Sign permits, obtained through the Planning Department, are required pursuant to the St. Helens Development Code.



When considering materials for signage, prioritize those that are locally harvested and/or extracted, contain recycled materials, rapidly renewable materials or Forest Stewardship Council (FSC) certified wood.

4.2 GENERAL GUIDANCE

Signs should complement the historic and cultural significance of the area and be sensitive to existing architectural patterns and features found in Olde Towne.

- Signs should not obscure important architectural details.
- Signs should align with other signs on the block to create a pattern of horizontal and vertical façade features.
- Signs should be positioned to emphasize special shapes or details of the façade, draw attention to the shop entrance, or emphasize a display window.
- Buildings should use signs that are appropriately scaled, durable, and consistent with other signage in Olde Towne. Signs should be good neighbors within a block.
- Wall signs should be well positioned and appropriately sized within architectural features, such as the panels above storefronts on the primary or secondary building front, on the transom, or flanking doorways.
- Projecting signs should be positioned along the first floor level of the façade. Projecting signs may take on their own special shape, or create their own symbol within the overall façade design.

- Awnings may have building or business names or street address on the apron, but may not function as signs with extensive text areas.

Murals shall not become a predominating visual element of the streetscape.

- Murals must create and/or promote a similar character or feel to the Olde Towne district.
- Wall murals and other artwork of noncommercial nature should be sympathetic to historical context.



The Strand looking south c. 1913

4.3 EXISTING BUILDINGS

Signs should be maintained; signs that are historically represented in photographs may be replaced given compliance with other sign regulation. Murals can be maintained or recreated based on evidence, or created to honor building history.

- Honor historic uses of the structure by investing in mural refurbishment or depicting historically accurate ads, commercial displays, or logos previously displayed on the building.

4.4 NEW CONSTRUCTION

Sign materials should be durable and easy to maintain.

- Appropriate sign materials include painted or carved wood; carved wooden letters; epoxy letters; galvanized sheet metal; slate, marble, or sandstone; gold leaf; gilt, painted, stained, or sandblasted glass; clear and colored acrylic; neon; or stained glass.
- Lighting external to the sign surface with illumination directed toward the sign is preferred. Internally lit signs are generally discouraged.
- Light level should not overpower the façade or other signs on the street.

- The light source should be shielded from pedestrian view.

- Neon is acceptable, though can be restricted in size, if it does not obscure architectural detail or overly illuminate display windows. Neon lights should have an authentic, period or hand crafted look, and should not flash or otherwise vary in display.

- Lettering styles should be proportioned, simple, and easy to read. In most instances, a simple typeface is preferred over a faddish or overly ornate type style.

- As a general rule, the letterforms should occupy no more than 75% of the total sign panel.

4.5 FREESTANDING SIGNS

The standards herein shall apply to freestanding signs as applicable.

- As an independent feature, a freestanding sign should incorporate architectural features of the building it serves or otherwise complement the historic and cultural significance of the area and be sensitive to architectural patterns and features of Olde Towne.

- If freestanding sign will serve an existing building that is not compatible with the architectural patterns and features of Olde Towne, it should not reflect those incompatible features, but be compatible on its own.



5. MAINTENANCE

Protect important character defining features.

Modern use of historic structures inherently comes into some measure of conflict with the desire to preserve them. Therefore, everyone involved in the operations and maintenance of historic structures should be aware of a structure's significant and character-defining features, past treatments, and how maintenance can be applied to best preserve the structure. Considerable attention should be given to the exterior appearance and upkeep of commercial storefronts in the Olde Towne District. Maintaining high quality building façades can help attract visitors and promote the area in general.



Cleaning compounds can harm vegetation and contaminate groundwater and the nearby Columbia River, degrading the river ecology. Clean only as often as needed to maintain building and site appearance and safety, and use water and cleaning products efficiently to ensure that chemicals do not run into the sewer system. Use biodegradable and low-impact cleaning products whenever possible; look for reputable environmental labels on products, such as Green Seal.

The repair, maintenance and preservation of historic structures often require specialized sets of skills and knowledge about the proper methods and treatment of materials and details of construction. The availability of individuals who have the expertise is far less today than when the structure was erected. However, it is strongly recommended that the owner of a historic structure seek out those individuals.

5.2 GENERAL GUIDANCE

Prior to beginning an alteration or addition project, evaluate what cleaning or alteration may be necessary to the existing materials.

- Assess the condition of all elements of the structure. Identify areas of deterioration or other problems and prioritize treatments for both corrective and preventive maintenance.

Ongoing maintenance of all exterior components should promote the visual appearance of the district.

- Scrape off old or loose paint and use wood filler where wood is damaged. Replace only places that are damaged rather than replacing entire wood frames. Prime and paint raw wood and ensure compatible colors. When painting, the surface should be gently cleaned and appropriate primer used. Caulking and good outdoor paint should be used. Match new mortar with the original mortar in color, composition, profile and depth.
- Replace an entire masonry feature that is too deteriorated to repair. Use the remaining physical evidence to guide the new work, and match new to old.
- When installing new roofing, it is advisable to remove previous roof layers. There should be no more than three layers of roofing material to prevent structural damage.

Utilize low impact site and exterior hardscape maintenance techniques whenever possible.

- Chemical and cleaning applications can cause environmental damage and pollute natural water sources. Whenever possible, natural, biodegradable cleaning agents should be used.

- Use the gentlest means possible and the gentlest products possible in cleaning historic materials so as not to damage an underlying finish or substrate.

- Test all cleaning products and methods in the least noticeable location. Evaluate the results to see how effective the products and methods are. Visually inspect for adverse effects or damage resulting from the cleaning.

- Never sandblast brick or stone surfaces using dry or wet grit or other abrasives including walnut casings, seashells or glass pellets. These methods of cleaning permanently destroy the surface of the material, may harm the mortar, and speed up deterioration.

When restoration of a building is not feasible and the building is not in use, proper management steps of unoccupied buildings should be taken so that the building can be restored for another use in the future.

Proper “mothballing” techniques include:

Documentation

- 1—Document the architectural and historical significance of the building.
- 2—Prepare a condition assessment of the building.

Stabilization

- 1—Structurally stabilize the building, based on a professional condition assessment.
- 2—Exterminate or control pests, including termites and rodents.
- 3—Protect the exterior from moisture penetration.

Mothballing

- 1—Secure the building and its component features to reduce vandalism or break-ins.
- 2—Provide adequate ventilation to the interior.
- 3—Secure or modify utilities and mechanical systems.
- 4—Develop and implement maintenance and monitoring plan for protection.



6. MATERIAL & BUILDING COLORS

A traditional pallet of colors and materials are preferred.

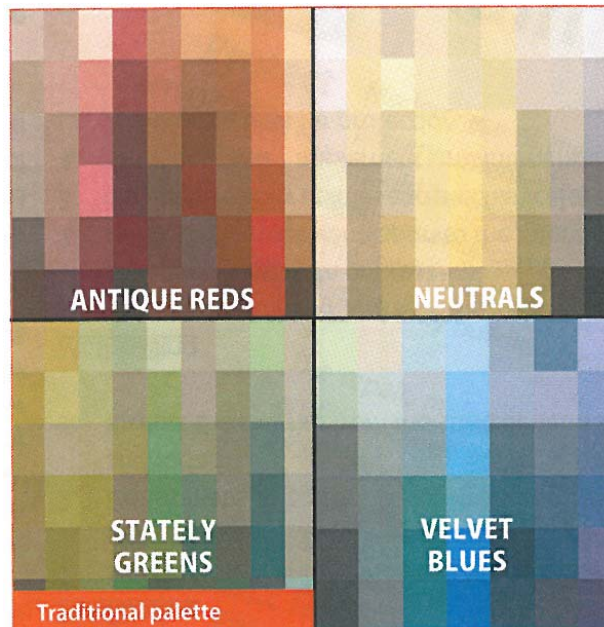
Building materials of new structures and additions or alterations should contribute to the visual continuity of the district. The materials should appear similar to those seen traditionally to establish a sense of visual continuity.

Buildings consume a large portion of Earth's natural resources, including 40% of raw stone, gravel, and sand and 25% of virgin wood. Choosing more sustainable building materials can mitigate negative environmental impacts and conserve virgin materials and resources. Utilize salvaged building materials, look for products with recycled content, containing rapidly renewable materials, Forest Stewardship Council (FSC) certified wood, and/or locally harvested or extracted components.

6.2 GENERAL GUIDANCE

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the historic district should be preserved.

- Match brick and mortar in color, profile and texture to that of the original building or to another neighboring historic building.
- Where possible, use materials indigenous to the region and/or manufactured or supplied locally.



6.3 EXISTING BUILDINGS

During rehabilitation of buildings, replace materials with similar material types to maintain original appearance of the structure.

- Brick that has not been painted should not be painted.
- Match stone coursing, finish and joints to original.
- Maintain historical architectural detailing at window heads, cornices, belt course, and corners.
- Generally, the use of plastic, bright-unfinished metal, unpainted wood, and false stone is inappropriate and discouraged.
- Retain and preserve original wall and siding materials when possible and appropriate.
- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only the siding that is deteriorated and must be replaced.
- To preserve the character, defining-features of the historic façade materials do not cover or obscure the original façade.
- If the original material has been covered, uncover it, if feasible.

6.4 NEW CONSTRUCTION

To maintain visual consistency, building materials used on the exterior of buildings should be traditional materials that are more durable.

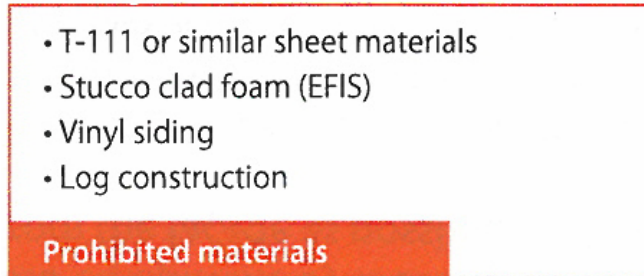
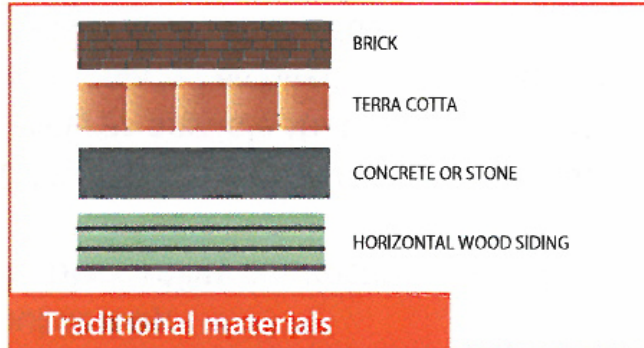
- Alternative materials to the traditional stone or brick should appear similar in scale, proportion, texture and finish to those used traditionally. Durability should be considered when alternative materials are reviewed.

- Do not use bricks that are larger than the standard size.

- Stone should be limited to colors and types similar to those found in Olde Towne buildings (basalt or similar for face stone, rubble stack okay for non-frontage building faces). Use existing stonework as an example.

Use building materials and construction practices that evoke a sense of permanence and are compatible with St. Helens' historic buildings.

- Incorporate one of the following building materials, found on traditional American Main Street commercial storefronts, into the design of the ground floor (street facing) facades:



- Generally, the use of plastic, bright-unfinished metal, unpainted wood, and false stone is inappropriate and discouraged.

- Concrete and wood siding should be painted using a palette of earth tone or muted colors. Bright, neon-like colors are strongly discouraged. Paint color choice is the owner's decision, but painting a structure to be a good neighbor on the block is encouraged.



7. R O O F

Reduce the visual impact of rooftop activities.

Reducing the visual impact of mechanical equipment and rooftop activities is a simple way to enhance the District. Doing so ensures that the rhythm and pedestrian scale features of the district are maintained.



The use of non-reflective roofing surfaces contributes to the heat island effect by absorbing the sun's warmth, which then radiates into the surroundings. There are significant negative impacts associated with the resulting increase in ambient temperatures, from increased cooling loads to disruption of wildlife. When conducting roof replacement or repair consider roofs with high solar reflectance index (SRI) or a vegetated roof system.

7.2 GENERAL GUIDANCE

Minimize the visual impact of mechanical systems and equipment by locating these as far away from the façade as possible.

- Locate mechanical penthouses, photovoltaic panels, and other utility service boxes and devices in the rear or sides of the building. If on the rooftop area, locate at the rear or area furthest from the primary public way.
- Attempt to place utility connections away from the façade.
- Mechanical systems that cannot feasibly be placed as far out of view as possible should be screened from view using integrated architectural features, such as parapet walls on the roof or flush mounted service cabinets on the façade or sides of the building.

Rooftop decks and other accessible areas on the roof should be set back from the edges of the roof so they may not be easily seen from the street.

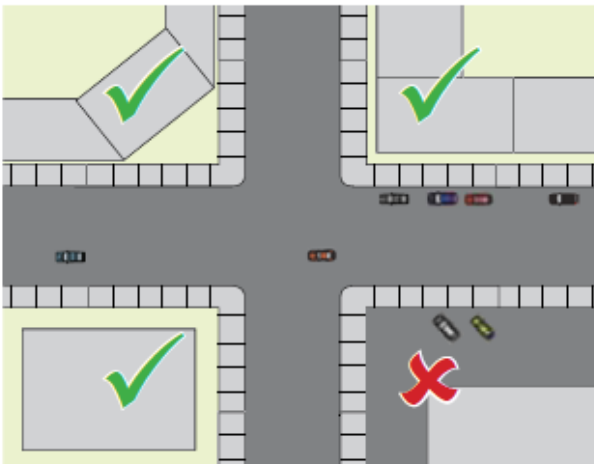
- Rooftop decks and other associated activities on the roof should be designed to be as low profile as possible.



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8. SETBACK, ORIENTATION & BULK

Create a pedestrian corridor that is visually interesting and inviting.



▲ New construction in Olde Towne will achieve maximum compatibility if built with little to no setback from the sidewalk. This illustration shows acceptable building design in Olde Towne. Note that the building with a large setback allowing for a parking lot is not an acceptable design.



Many buildings are historically aligned for efficient sun and wind exposure. Solar-oriented buildings with longer axis on geographic east-west have significant energy savings and increased occupant comfort due to maximized southern solar exposure.

Historic Olde Towne was developed with the pedestrian in mind. Businesses were built to the front of the property line facing the street and large ground-floor windows displayed the goods and services that could be found inside. The conspicuous location of these display windows served to draw the would-be customer into the grocery, restaurant, barber, etc., while modern commercial districts are oriented toward the car driver (e.g., the Highway 30 business corridor). Because Olde Towne is focused on facilitating a positive pedestrian experience that encourages visitors to spend time in the district and frequent many destinations, it is important to ensure that buildings continue to be built to the property line.

Buildings at the property line create a corridor of visual interest for the pedestrian that encourages movement along the street. Where this line ends (buildings are setback from the street) or where the building face is blank and unwelcoming, movement ceases.

8.2 EXISTING BUILDINGS

This guideline does not generally concern rehabilitation of existing buildings, though care should be taken to honor historic uses, entrances, and overall building scale when dealing with existing buildings.

8.3 NEW CONSTRUCTION

Buildings should be oriented toward the street and at the front of the existing property line, though some exceptions may be made (as deemed appropriate by the Historic Landmarks Commission).

- Orientation of the building and building entrance should be toward the street/sidewalk.
- The primary building entrance should be located at the street/sidewalk level.
- Always design front façades with a strong sense of entry.
- A traditional building size, form, and street setback oriented toward pedestrian scale should be used.

Buildings should be similar in height, bulk, and scale and should relate to adjacent structures and the street.

- Break up uninteresting boxlike forms into smaller, varied masses like those of most buildings from the historic period.
- New buildings should be designed with a mix of wall areas with door and window elements in the façade like those found on the district’s historic buildings. Also consider the width-to-height ratio of bays in the façade. The placement of openings with respect to the façade’s overall composition, symmetry, or balanced asymmetry should be carefully imitated.

- Relate the roof forms of the new buildings to those found in the area. Duplication of the existing or traditional roof shapes and materials on new construction is one way of making new structures more visually compatible.
- Avoid new construction that greatly varies from traditional area building heights (too high or too low).



◀ The Identity of Olde Towne is strengthened by the collective symmetry displayed along the blocks of the district. While each building has an individual identity and interpretive design, each adheres to the bulk and setback traditions of the historic Commercial Vernacular style. This should be continued in all new construction.



9. WINDOWS

Convey a traditional design with large and tall windows.

The proportions of window and door openings are important visual characteristics of commercial buildings. Whenever possible, the original size, division and shape, and materials should be retained, restored, or duplicated. Windows are an important element in creating a pedestrian-friendly streetscape, as well as providing adequate daylighting and ventilation to a structure. Additionally, windows are among the most conspicuous element in historic and contributing structures of Olde Towne. They provide both function (daylighting, ventilation, and views), as well as form, which is fundamental to a building's appearance and heritage value.



Consider conducting an energy audit that includes the evaluation of window performance. Whenever possible and practical, make best use of original windows and take careful steps to ensure good condition and adequate repair of original windows to increase performance. Consider systems such as storm windows, weather-stripping, insulated coverings, curtains and awning to increase performance.

9.2 GENERAL GUIDANCE

The Olde Towne tradition of large storefront windows must be continued by appropriately maintaining existing windows and maximizing the window-to-wall ratio of ground-floor façades in new construction and/or additions.

- Storefront and ground-floor windows should be designed to provide excellent visual connections between the sidewalk and commercial space.
- The use of opaque and false windows is inappropriate.
- Windows and their respective elements should complement the historic styles and colors of the district and neighboring structures.
- Do not attempt to create a false historical appearance through the selection of windows that may simply appear to have an antiquated style or design.

9.3 EXISTING BUILDINGS

Original windows are to be maintained; original windows which are covered should be uncovered.

- When replacing or repairing windows, do not use substitute materials that neither convey the same appearance nor are physically compatible.
- Transom windows should be preserved; if previously covered, they should be restored.
- Do not cover or obscure historical windows, particularly on upper levels. Where structural rehabilitation requires covering of windows, fill the window cut with complementing building materials.
- Install interior storm windows where original windows are character-defining or when exterior storm windows would obstruct or alter original trim or other character-defining features.
- Introducing or changing the location or size of windows is not appropriate.

Extensively deteriorated or missing windows should be entirely replaced with surviving prototypes.

- If no surviving replacement windows exist to replace missing or damaged windows, an overall window rehabilitation or replacement program should be considered as a strategy to increase energy efficiency and enhance the building's character.
- Archival photographs should be used to match original window styles of the building.
- Testing proposed window replacements should be undertaken. See guidelines for New Construction (below) if window replacement occurs.

9.4 NEW CONSTRUCTION

Storefront windows and upper-floor windows should incorporate appropriate traditional design that enhances the character-defining features of the district and neighboring historic resources.

- Buildings must incorporate upper-story windows which face the street, are transparent, and have a traditional design.
- Upper-story windows with a vertical emphasis are preferred; windows which are twice as tall vertically as they are wide represent a more traditional design.

- Upper-story windows should be symmetrically placed with one another as well as with the overall building façade.
- Aligning upper-story windows with those of neighboring buildings is preferred.
- Storefront and ground-floor windows must be designed to provide excellent visual connections between the sidewalk and commercial space.
- Storefront windows should be symmetrically placed within the overall building face, with a recommended window-to-wall ratio similar to neighboring and existing district buildings.
- Transom windows should be used in storefront designs; use of etched glass or stained glass is appropriate for these types of windows.
- Historically considerate window kickplates, sash and sill colors and materials should be utilized.



HISTORIC PHOTOS OF OLDE TOWNE ST. HELENS

The following pages include various photos to provide examples to aid in use of this document



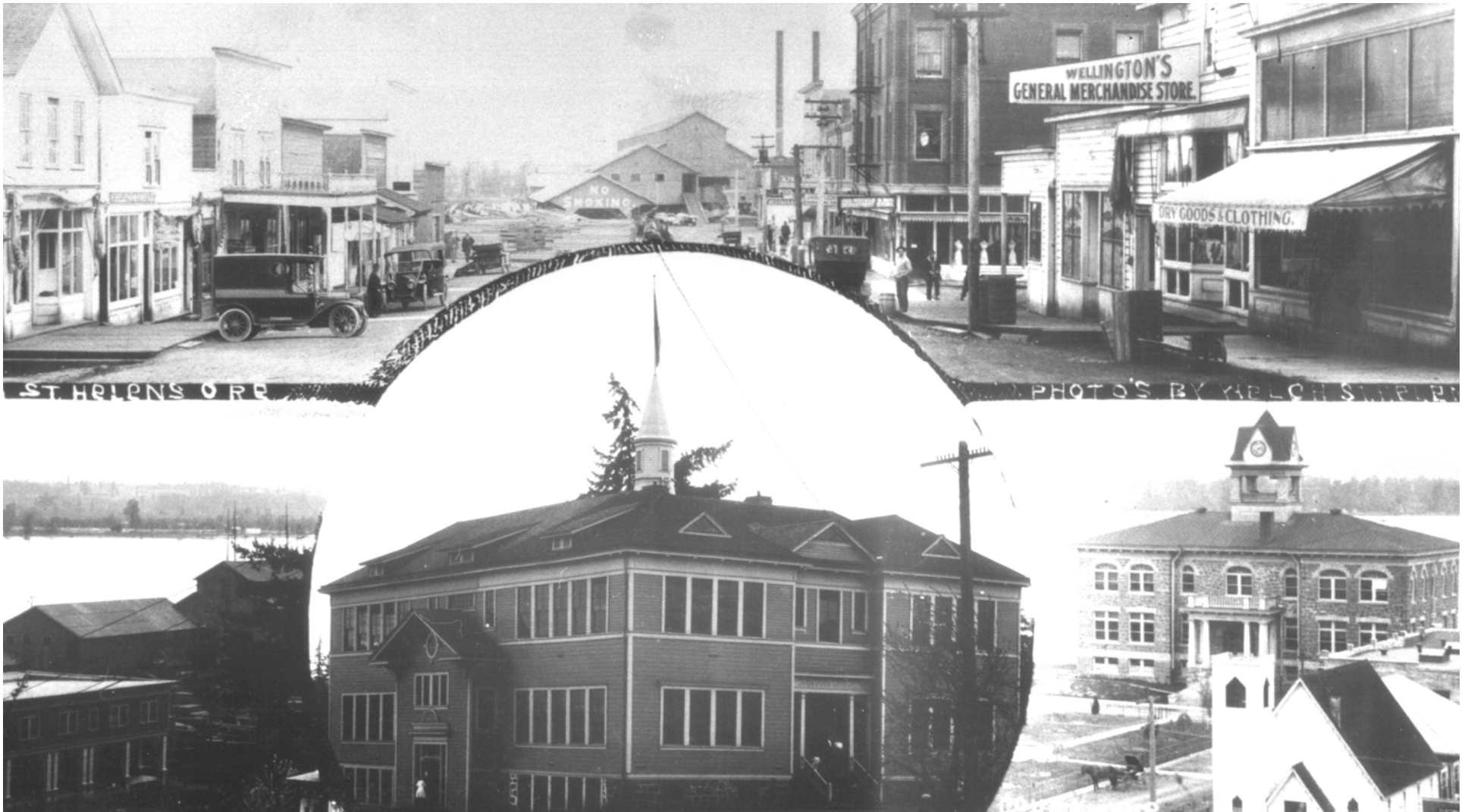
ABOVE & LEFT: Looking west from the Courthouse Tower. The Courthouse Plaza is visible in the lower left corner of both photos. The above photo is before 1913 while the left photo is c. 1917.

Historic photos continued



ABOVE & LEFT: Two perspectives looking south along S. 1st Street at the intersection of S. 1st Street and St. Helens Street (c. 1930).

Historic photos continued



ABOVE: (Top) The Strand looking south (the intersection of The Strand and Cowlitz Street is near the center of that photo). (Center) Old John Gum School. On either side are pictures from a bluff (the County Courthouse visible on the right). All photos c. 1913.

Historic photos continued

RIGHT: The Strand looking north. The intersection of The Strand and Cowlitz Street is near the center of the photo (c. 1915).



LEFT: The intersection of The Strand and Cowlitz Street looking east with the Columbia River in background (c. probably 1910s or 1920s).

Historic photos continued



ABOVE & LEFT: Two perspectives looking north along S. 1st Street at (left) or near (above) the intersection of S. 1st and Cowlitz Streets (c. 1924).

Historic photos continued

RIGHT: The intersection of Cowlitz and S. 1st Streets looking east along Cowlitz Street (c. probably 1910s).



LEFT: The Strand looking north. This photo taken south of the Cowlitz Street and Strand intersection, probably close to the southerly extent of The Strand (c. 1877).

