



CITY OF ST. HELENS PLANNING DEPARTMENT

MEMORANDUM

TO: City Council & Planning Commission acting as Historic Landmarks Commission
FROM: Jenny Dimsho, Assistant Planner
RE: 2015-2016 Historic Preservation Rehabilitation Grant Program
DATE: August 30, 2016

As a Certified Local Government (CLG), a designation given to St. Helens from the National Parks Service in January of 2009, the City has access to certain grant funds. One use of those funds is to pass on that money to citizens to help preserve or restore their federally recognized historic buildings. Luckily in this regard, the City has a federally listed St. Helens Downtown Historic District with several eligible properties.

For this CLG grant cycle the City conducted its **third** pass-through grant program (the first was during the 2011-2012 cycle). The City helped fund four projects with CLG money. See the summary below and the individual projects funded.

- A total of **\$13,000** was received by private property owners after completion of their respective projects. This money came from the State Historic Preservation Office grant funds. There was no direct cost to the City other than incident expenses (staff time). Staff time during the formal grant cycle timeframe (March 2015 to August 2016) included approximately **24 hours** of the **Assistant Planner**.
- The largest grant award to any one project was **\$3,250**. These were matching grants which means the grant does not pay for all expenses, but does make projects easier to do (i.e., created financial incentive or “seed money” for projects).
- This program funded three commercial projects and one residential project:

61 Plaza Square

Built in 1897, this is one of a handful of remaining buildings that survived a fire of 1904 that destroyed a great deal of the Riverfront District. Originally built as a church, the building is currently the location of what is formally known as the Pieper-Ramsdell Agency, Inc. They are now owned by NFP insurance. This project funded the replacement of dry rot at the front entry of the building, including a 6'x6' post, an ornate fascia board, and molding. It also funded replacement of broken and missing shingles, and paint for the entire exterior, including the window frames. Broken and missing glass panes were replaced at the entry and sides of the building, including the golden stained portions of the golden stained glass windows.

Grant Award: \$3,250

Total Project: \$6,502



Before: Dry rot along fascia

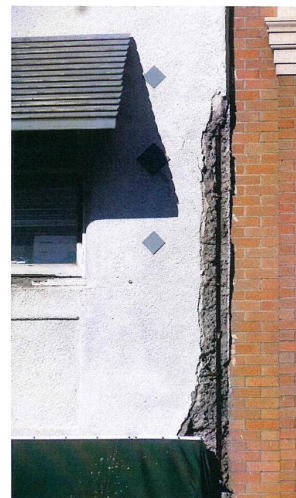


(Above) **Before:** Missing window panes, chipped shingles
(Right) **After:** New post, window panes, shingles and paint

220 S. 1st Street

Built in 1925, this is a centrally located commercial building in the St. Helens Downtown Historic District. It is a concrete building with a stucco façade and retractable fabric awnings. Over time, moisture penetrated the stucco and the concrete, causing the reinforcing bars to corrode. The corrosion of the reinforcing bars and subsequent expansion of the corroded steel caused the concrete to fall away from the façade.

Upon removal of the awning, it was discovered that the extent of the damage was greater than originally anticipated. The rebar in the bottom of the beam had corroded and expanded extensively, causing the concrete to almost completely fall away from the entire length of the beam. A structural engineer was contacted and made recommendations on the repair and/or replacement of rebar and reviewed the specifications of the material used in repairing the concrete.



Before: The deepest cracks appeared on the edges of the façade or the corners of the building where moisture could most easily penetrate.

All damaged concrete was chipped away and all exposed rebar was treated with an anti-corrosive bonding agent. At the bottom of the beam where the most damage was evident, one rebar was replaced. Concrete was pumped into place and the new concrete was covered with stucco.

Grant Award: \$3,250

Total Project: \$39,685



During & After: Concrete was pumped into the forms after replacing the rebar and the new concrete was covered with stucco.



231/235 S. 1st Street (Masonic Building)

This building was constructed in 1913 as the St. Helens Masonic Lodge. It is now in operation as a commercial building with uses on both floors. This grant helped fund the disposal and replacement of the dilapidating stairway and roof on the secondary building. It also helped fund the repair of the stained glass window in the front of the building and installation of eight new white vinyl windows in the rear of the building. New gutters and downspouts were also installed.

Grant Award: \$3,250

Total Project: \$15,400



Before: Dilapidated staircase with missing steps, a falling roof, and broken windows in the rear of the building. A broken stained glass in the front of the building.



During & After: Old staircase removed and being rebuilt. New roofing on secondary building and 8 new white vinyl windows. Stained glass replaced on front of building.

170 Columbia Blvd.

This project helped fund a roof replacement of a historic Queen Anne-style St. Helens home, originally built in 1908. The scope included tear off of the existing, worn roof, which will provide better longevity for the new roofing material and installation of a new 30-year shingle roof.

Grant Award: \$3,250

Total Project: \$7,275



(Above) **Before:** Front of house
(Below) **Before:** Back of house and carport



(Above) **After:** Front of house
(Below) **After:** Back of house and carport

