

Creighton Architecture
252 A Ave. Suite 300
Lake Oswego, OR 97034
(503) 635-0797

Date: May 21, 2013

To: Christina Robertson-Gardiner, Assoc. Planner

Design Assistance Narrative Statement
Historic Review Board
City of Oregon City
McLoughlin Historic District

RE: 905 7th Street , Oregon City , OR
Cross Street: Madison

Proposal: New mixed use building (replaces old Mike's Drive-IN building)

We are requesting Design Assistance for a proposed building. We will be filing for a pre-application conference shortly.

Owner Applicant: Todd Freeman – 503-709-9474 (owner)

Architect / Owner Rep: Gregg Creighton, Creighton Architecture
252 A Ave. Suite 300
Lake Oswego, OR 97034
503-635-0797

Applicable Zoning Code Sections and Guidelines:
MUC-1
McLoughlin Historic District Design Guidelines

Property ID: C15062
State ID: 22E31AD-04400 and 22E31AD-04400A-1
ALT ID: R1483521
Site Area: 13,148 square feet (both lots) .30ac total

Zoning: MUC-1
Plan District: McLoughlin

Existing Conditions: sloping lot, with 1-story commercial building set to the North.

The existing building will be demolished after construction of new building is complete. Old building has deteriorated beyond reasonable cost of repair.

Discussion: The site lies on 7th street, perhaps the second most important commercial street in the downtown area.

Neighboring Properties:

To the East (919 7th Street) Commercial 2-story “Farr Store” Building.

To the SE (920 7th Street) Commercial 1-story (Formerly called Olson Drug)

To the South (914 7th Street) 2-story multi-unit residence “Mindwell / Church House”

To the West (819 7th Street) 1-story Henry Hornschuh House

To the SW (812-816 7th Street) Commercial 1-story “Tarleton Building”

Proposal Description:

We are proposing a 2-story mixed use building that fronts 7th Street and gently steps up the hill. The building is 106’ feet wide (measured east to west) and 46’ deep. The position of the building will be “tight” to 7th Street, set back 12-18” to allow for finishes and footings to be kept legally out of the right of way.

It is comprised of a 3000 square foot restaurant on the west and roughly 2800 square feet of office space on the east end. The office portion is the 2-story section.

STYLES: Historic False Front (sim to Farr Building at 919 7th Street)

Commercial Elements:

- 1) Site Position: Rectangular footprint, held close to commercial street frontage.
- 2) Parking: The parking area will be behind the building. It will not be visible from 7th Street.
- 3) Building Shape: Tall rectangular shape fronting on the commercial street. While this building will be built at one time, it has two distinctive forms giving it the appearance of 2 buildings with similar scales and compatible design.
- 4) Cornice (painted wood with sheet metal coping)
- 6) Commercial grade doors (all glass) with historically appropriate hardware
- 7) Exterior Finishes: Brick veneer wainscot, watertables and pilasters in appropriate colors. The upper story will feature horizontal board siding and/or fiber-cement panel siding with a “stucco” finish. The panel siding will have the appearance of stucco or plaster. We would also like to use corrugated metal roofing as a siding material to accent the upper story of the restaurant. See elevation

8) Roofing: Metal standing seam on the West side of the building. Single ply membrane roofing for the low-slope areas.

9) Planters: We will be using free-standing and built-in planters in the front and the rear of the building. IN the front, they will be adjacent to the seating areas at the loggia.

10) Signage: We will use historically appropriate signs for the restaurant and the tenant spaces. We are also seeking to save the Mike's Drive-IN (free-standing) sign that is on the corner of 7th and Madison. The corner of the building is angled to allow the preservation of this sign.

11) Trim: We propose to use wood trim at the building corners and around the windows. The window trip at the office portion will be slightly more elaborate. See elevation.

12) Windows / Awnings: We propose to use larger pane windows for the commercial storefront sections and single hung units at the upper story of the office portion. The first-story windows will be shielded from the elements by canvas awnings.

13) Transom windows : None

a. The proposed office spaces are 2-story with an internal (private) stairway. The transom windows require ceiling heights of 12-15 feet making a substantial floor-to-floor height. Interior staircases having 23-28 risers are undesirable for inter-office travel.

b. Many 1 and 2-story commercial buildings in Oregon City's historic areas do not feature these, or they cannot be seen due to the presence of awnings.

14) Main Entrance: We understand that the guidelines for the district require having the main entrance within 25 feet of the building corner. The nature of the restaurant use and the topography of the site necessitate that the entrances be more towards the middle. However, we still feel strongly that the building should address the corner. In a sense, you will be able to "enter" the loggia space at the corner and proceed to the main entry doors. You are essentially "inside" the building once you are in the loggia.

15) Roof Shapes:

Most of the older commercial buildings in Oregon City give the appearance of having a flat roof. We are proposing to use a low-slope (nearly flat) roof that is pitched to the rear and concealed by parapets. You will not see any roofing material from the street. On the western portion of the building, the parapet will be capped with a substantial hip roof that wraps around the corner. The corner needs something strong and tall, but a stepped parapet is too weak for this important site.

16) Mechanical Equipment:

All HVAC units will be on the roof and behind the parapets. You will not be able to see the rooftop equipment from anywhere on the site. Other equipment such as power meters, gas meters and a refuse oil tank will be behind the building and screened by landscaping. See site plan.

Streetscape:

We are proposing a large loggia space along 7th street to invigorate the streetscape. There are several key components of this space. The loggia is 58' long and 8' deep.

a. Vantage point: Patrons of the restaurant will be able to sit inside at a long bar (42" height) overlooking the loggia, the planters, the sidewalk and the street. Since the loggia will be 24" below the floor level of the restaurant, the stool height will give those patron a unique vantage point to the street. Nicely constructed overhead doors will open the entire area without the bulk and hassle of individual windows. The Singer Hill Café already has a similar feature.

b. Outdoor Seating: There will be picnic tables on the loggia for dining. The patrons at the bar (inside the restaurant) will easily see over the heads of those that are dining in the loggia.

c) Planters: We will use planter of various types to separate the loggia dining area from the sidewalk. They will be planted with flowers and low evergreen shrubs.

d) Sidewalks: These sidewalks were re-built by the city a few years ago. They are nice and wide and offer a great place to walk, stop, chat and then move on.

Thank you for your time,
We look forward to working with you on this project.

Respectfully,

Gregg Creighton, architect

905 7th St.

THIS INFORMATION APPLIES PRIOR TO PARTITION:
 TAX LOT 4400
 STATE ID: 6534 SQ. FT. (0.15 Acre)
 & 2231.00444001-1
 Lot 6, Block 129
 PROPERTY ID: 0150662
 JHA: Oregon City, Clatsop County
 97045
 Zoning: MUC-1

FOR:
Mike's, Oregon City

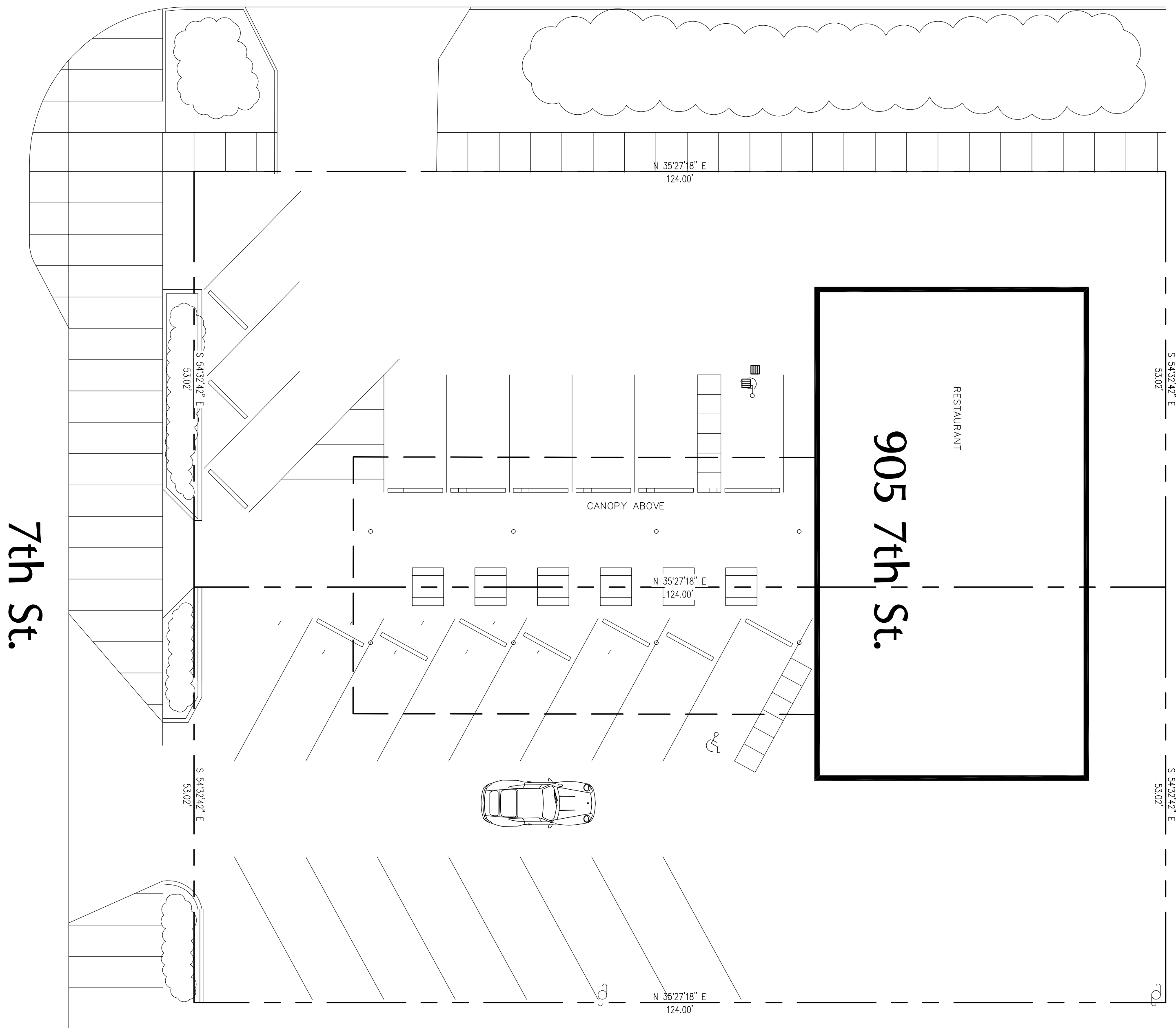
Tax Lots 4400 & 440A-1
 DATE: 5/21/13 BUILD / 686

Tax Lot 4400A-1
 LOT AREA: 6534 SQ. FT. (0.15 Acre)
 BUILDING COVER TOTAL: 2172 SQ. FT. (33%)

Tax Lot 4400

LOT AREA: 6534 SQ. FT. (0.15 Acre)
 BUILDING COVER TOTAL: 2172 SQ. FT. (33%)

Madison



TREE LIST: RESIDENTIAL TREES TO BE AT LEAST 1-1/2" CALIPER AT TIME OF PLANTING

MARK	COMMON NAME	BOTANICAL NAME
SM	BIG LEAF MAPLE	ACER WATSONIIFOLIUM
TD	W. FLOWERING DOGWOOD	OSYRIS NITIDA
TR	DOGWOOD	OSYRIS NITIDA
GO	GORSE OAK	QUERCUS GIBBERNA
BH	BLACK HAWTHORN (GREEN)	OSYRIS NITIDA
WE	WESTERN RED CEDAR	THUJA PLICATA (GREEN)
DR	DOGWOOD TREE	OSYRIS NITIDA

SHRUB LIST: SHRUBS TO BE AT LEAST 1" CALIPER AT TIME OF PLANTING

MARK	COMMON NAME	BOTANICAL NAME
AB	AMERICAN ARBORSVITAE	THUJA OCCIDENTALIS
RU	RHOYD UNDOE	UNDOE RHODODENDRON (YELLOW)

NOTE:
 PROPERTY LINES ARE TO SCALE AND PARKING SPACES ARE TO SCALE. THE CONTRACTOR SHALL VERIFY THE INTERPRETATION OF AN AERIAL PHOTO VIEW.
 GREGG B. CREIGHTON, ARCHITECT IS NOT LIABLE FOR THE ACCURACY OF THE PROPERTY & UTILITY INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE, AND TO MAKE ANY NECESSARY FIELD MODIFICATIONS.

LEGEND:

- = CONIFEROUS TREE (AS NOTED)
- = DECIDUOUS TREE (AS NOTED)
- = DECIDUOUS TREE (REMOVE)
- = NON-CONIFEROUS EVERGREEN
- = GROUND COVER: KINKYKINKY (HYPERBOLA OBLONGUM)
- = GROUND COVER: SPACING, 4" POT
- = GROUND COVER: GRASS
- = GROUND COVER: DULL OREGONGRAPH BERBERIS TENNOSA

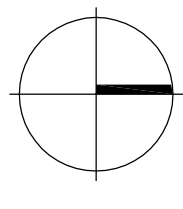
LEGEND

- = SIGN
- = CATCH BASIN
- = FIRE HYDRANT
- = WATER VALVE
- = STORM MANHOLE
- = GAS LINE
- = WATER LINE
- = POWER POLE
- = POWER LINE
- = SANI & SEWER

SITE PLAN GENERAL NOTES

1. PROVIDE A MINIMUM 8" DEEP GRAVEL BASE FOR ALL DRIVEWAY AREAS.
2. MAXIMUM DRIVEWAY SLOPE SHOULD BE VERIFIED WITH THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. PROVIDE A MINIMUM 4" DEEP GRAVEL BASE FOR ALL SIDEWALK AND PATIO AREAS.
4. PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A DISPOSAL POINT APPROVED BY THE BUILDING DEPARTMENT.
5. PRODUCE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES.
6. THE BOUNDARY AND TOPOGRAPHY INFORMATION ARCHITECT PROVIDED BY THE CONTRACTOR OWNER OR ENGINEERING CONSULTANT, GREGG B. CREIGHTON ARCHITECT P.C., WILL NOT BE HELD LIABLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS INCLUDING ANY FILL PLACED ON THE SITE. THE CONTRACTOR MUST INFORM THIS INFORMATION TO THE ARCHITECT PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY MODIFICATIONS.
7. NON-STABILIZED FILL MUST NOT EXCEED 2:1 SLOPE
8. EXCAVATION MATERIAL REMAINING ON SITE IS TO BE CONTAINED BY AN APPROVED SEDIMENT BARRIER. APPROPRIATE BUILDING OFFICIAL.
9. PROTECT STOCK PILES FROM OCTOBER 1ST THRU APRIL 30TH PER THE EROSION CONTROL HANDBOOK.
10. NO CUTTING OR FILING SHALL TAKE PLACE WITHIN THE DRIP LINE OF AN EXISTING TREE UNLESS THE EXCEPTION IS APPROVED BY THE BUILDING DEPT.

- = EDGE OF PAVEMENT
- = BOUNDARY OF EASEMENT
- = SETBACK LINE
- = PROPERTY LINE
- = POROUS ASPHALT DRIVE
- = CONCRETE SIDEWALK
- = GRAVEL
- = PERMEABLE PAVINGS



Gregg B. Creighton, Architect
 252 "A" Ave, Suite 100
 Lake Oswego, OR 97034
 (503) 635-0797
 Fax: (503) 635-1041
 Job #: 13008

existing site plan

5-21-13 4:22pm
 Mike's OC Site.dwg
 Plotted by Gregg Creighton
 GBC layer group - P

SCALE: 1" = 10'-0"

905 7th St.

THIS INFORMATION APPLIES PRIOR TO PARTITION:
 Tax Lot 4400
 STATE ID: 22E314004400
 & Lot 6, Block 529
 PROPERTY ID: C15062
 ALT R1483521
 JHA, Oregon City, Clatsop
 97045
 Zoning: MLC-1

FOR:
Mike's, Oregon City

Tax Lots 4400 & 440A-1
 DATE: 5/21/13 BLD / GBC

Tax Lot 4400

TL 4400 LANDSCAPE AREA: 666.42 S.F. (10.1%)
 TL 4400A-1 LANDSCAPE AREA: 870.04 S.F. (13.2%)
 COMBINED LOT AREA: 13,148 S.F. (0.3 Acre)
 COMBINED LANDSCAPE AREA: 1,536.46 S.F. (11.6%)

LOT AREA: 6574 S.F. (0.15 Acre)
 BUILDING COVER TOTAL: 2,172 SQ. FT. (33%)

Tax Lot 4400A-1
 LOT AREA: 6574 S.F.
 BUILDING COVER TOTAL: 2,172 SQ. FT. (33%)

SITE PLAN GENERAL NOTES

1. PROVIDE A MINIMUM 8" DEEP GRAVEL BASE FOR ALL DRIVEWAY AREAS.
2. MAXIMUM DRIVEWAY SLOPE SHOULD BE VERIFIED WITH THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
3. PROVIDE A MINIMUM 4" DEEP GRAVEL BASE FOR ALL SIDEWALK AND PATIO AREAS.
4. PIPE ALL STORM DRAINAGE FROM THE BUILDING TO A DISPOSAL POINT APPROVED BY THE BUILDING DEPARTMENT.
5. PROVIDE AND MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING ON ALL SIDES.
6. THE BOUNDARY AND TOPOGRAPHY INFORMATION HAS BEEN PROVIDED TO GREGG B. CREIGHTON, ARCHITECT, P.C. BY THE CONTRACTOR, OWNER OR ENGINEERING CONSULTANT. GREGG B. CREIGHTON, ARCHITECT, P.C. ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL SITE CONDITIONS INCLUDING ANY FILL PLACED ON THE SITE PRIOR TO CONSTRUCTION. ANY MODIFICATIONS TO THE INFORMATION PROVIDED BY THE ARCHITECT'S OFFICE OF ANY POTENTIAL FIELD MODIFICATIONS NOT SPECIFIED ON THE PLANS.
7. NON-STABILIZED FILL MUST NOT EXCEED 2:1 SLOPE.
8. EXCAVATION MATERIAL REMAINING ON SITE IS TO BE REMOVED BY THE CONTRACTOR AND PLACED IN AN APPROPRIATE LOCATION WITH APPROPRIATE BUILDING OFFICIAL.
9. PROJECT STORM PILES FROM OCTOBER, 14, THRU APRIL, 30th PER THE EROSION CONTROL HANDBOOK.
10. NO CUTTING OR FILLING SHALL TAKE PLACE WITHIN THE DISTRICT UNLESS THE EROSION CONTROL PLAN EXCEPTION IS APPROVED BY THE BUILDING DEPT.

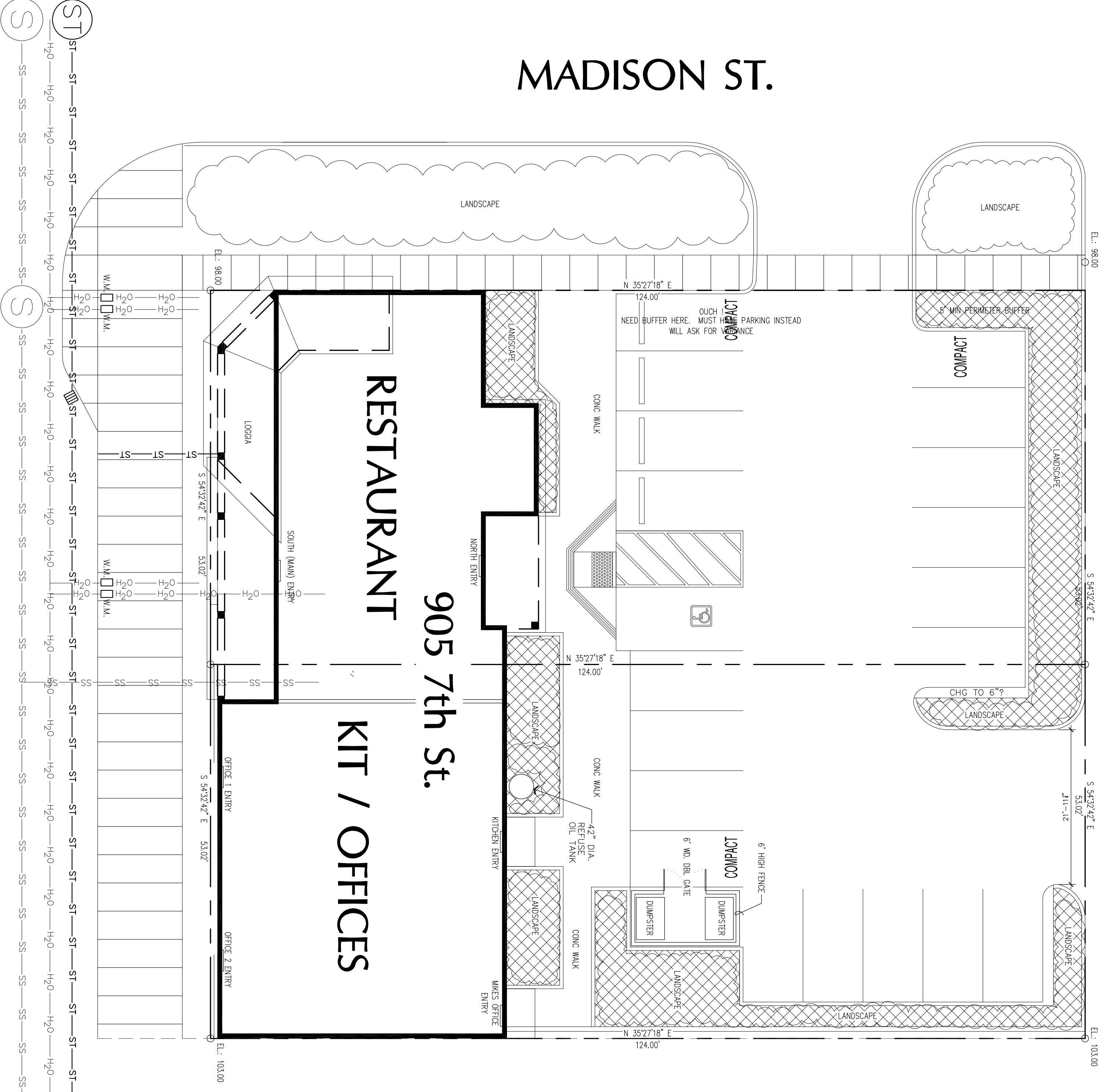
LEGEND

- = SIGN
- = CATCH BASIN
- = FIRE HYDRANT
- = WATER VALVE
- = STORM MANHOLE
- = STORM LINE
- = GAS LINE
- = WATER LINE
- = POWER POLE
- = POWER LINE
- = SANI & SEWER

NOTE TO BUILDER

- BUILDER TO REMOVE AND COMPACT WITH THE STANDARD BUILDING FOOTPRINT. THE STANDARD BUILDING FOOTPRINT IS PROVIDED BY OREGON CITY AT THE FOLLOWING URL: http://www.oregoncity.org/sites/default/files/StdZonesNotes_0.pdf
- = EDGE OF PAVEMENT
- = BOUNDARY OF EASEMENT
- = SETBACK LINE
- = PROPERTY LINE
- = POROUS ASPHALT DRIVE
- = CONCRETE SIDEWALK
- = GRAVEL
- = PERMEABLE PAVERS

MADISON ST.



905 7th St.

RESTAURANT KIT / OFFICES

7th St.

NOTE:
 PROPERTY LINES ARE TO SCALE. BLDG., SIDEWALKS, PLANTERS, AND PARKING STRIPS ARE ESTIMATED BASED ON A VISUAL AERIAL PHOTO VIEW.
 GREGG B. CREIGHTON, ARCHITECT IS NOT LIABLE FOR THE ACCURACY OF THE TOPOGRAPHY & BOUNDARY INFORMATION PROVIDED. THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL SITE CONDITIONS, INCLUDING ANY FILL PLACED ON THE SITE AND INFORM OWNERS OF ANY POTENTIAL FIELD MODIFICATIONS.

LEGEND:

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- = DECIDUOUS TREE (AS NOTED)
- = NON-CONIFEROUS EVERGREEN
- = GROUNDCOVER: KINKIKINKIK (HYPERICUM CALYNDUM)
- = GROUNDCOVER: GRASS
- = GROUNDCOVER: DULL OREGONGRAPE (BERBERIS NERVOSA)

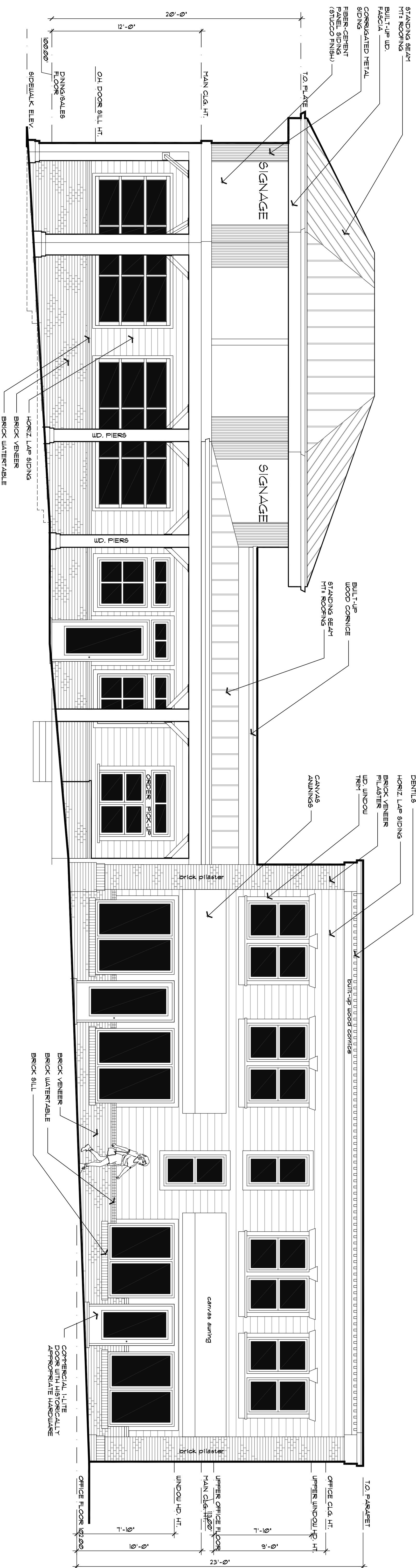
THESE LIST: RESIDENTIAL TREES TO BE AT LEAST 1-1/2" CALIPER AT TIME OF PLANTING

MARK	COMMON NAME	BOTANICAL NAME
BT	BIG LEAF MAPLE	ACER WACCAHENSIS
NO	NO-TOLERANT DOGWOOD	DOGWOOD
CO	COBURN COAK	COBURNIA
BR	BLACK HAWTHORN (URAND)	CRATAEGUS SPERMATOC
W	WESTERN RED CEDAR	THUJA PLICATA (EXTRORIS)
PR	PRODRISIA	PRODRISIA WENZELI

SHRUB LIST: SHRUBS TO BE AT LEAST 1" GALLON SIZE AT TIME OF PLANTING

MARK	COMMON NAME	BOTANICAL NAME
AM	AMERICAN ARBUTINAE	BERBERIS NERVOSA
IN	INDIAN UNCLE	LEONARDOA WYLLDEN

proposed site plan

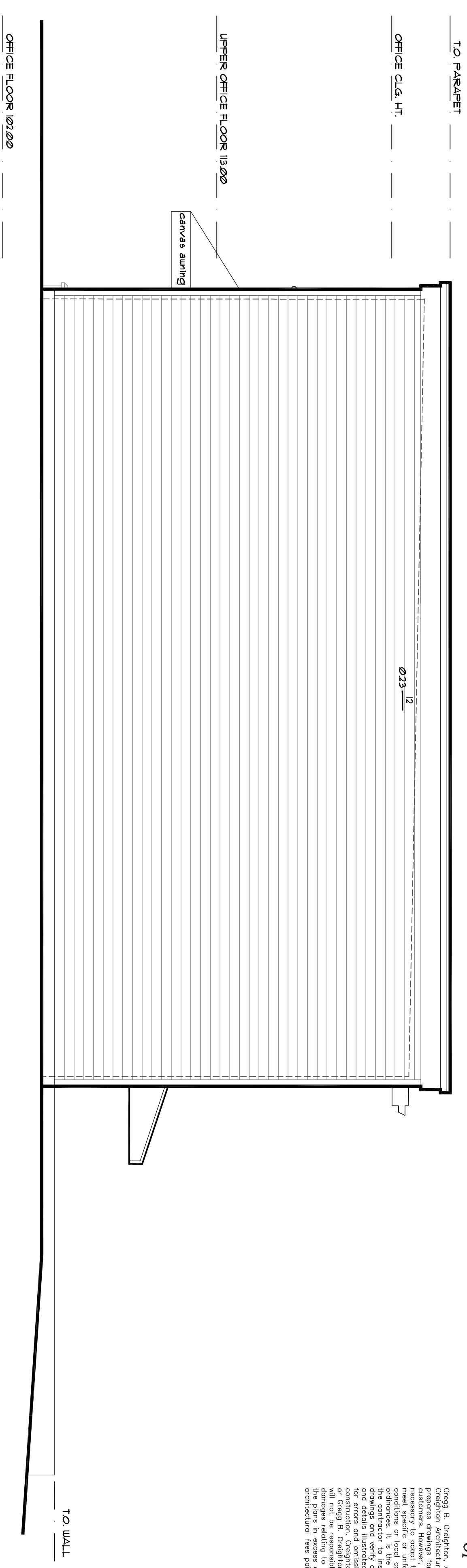


SOUTH ELEVATION (FRONT)

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

EAST ELEVATION (SIDE)

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



3890
REGISTERED ARCHITECT
CREIGHTON ARCHITECTURE
 PORTLAND, OREGON
 STATE OF OREGON

Gregg B. Creighton, architect, or Creighton Architecture certifies that the undersigned is the author of the architectural drawings and specifications for the project described herein. It is often necessary to make minor modifications to the drawings and specifications during the course of the project to correct errors and omissions. The architect's name and address is printed in the plans and specifications. Creighton Architecture will accept no responsibility for any damages resulting from the use of architectural drawings and specifications prepared by other architects or engineers.

5-21-13 3:59pm
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LOWER FLOOR	XXXX.S.F.
MAIN FLOOR	XXXX.S.F.
UPPER FLOOR	XXXX.S.F.
TOTAL	XXXX.S.F.
DESIGN DEVELOPMENT	
DRN BLDG GBC	
CHK XX/XX/XX GBC	
DATE 09/27/13 GBC	

PROJ: **Mike's in OC**
 OWNER: **Mike's Drive-ins**

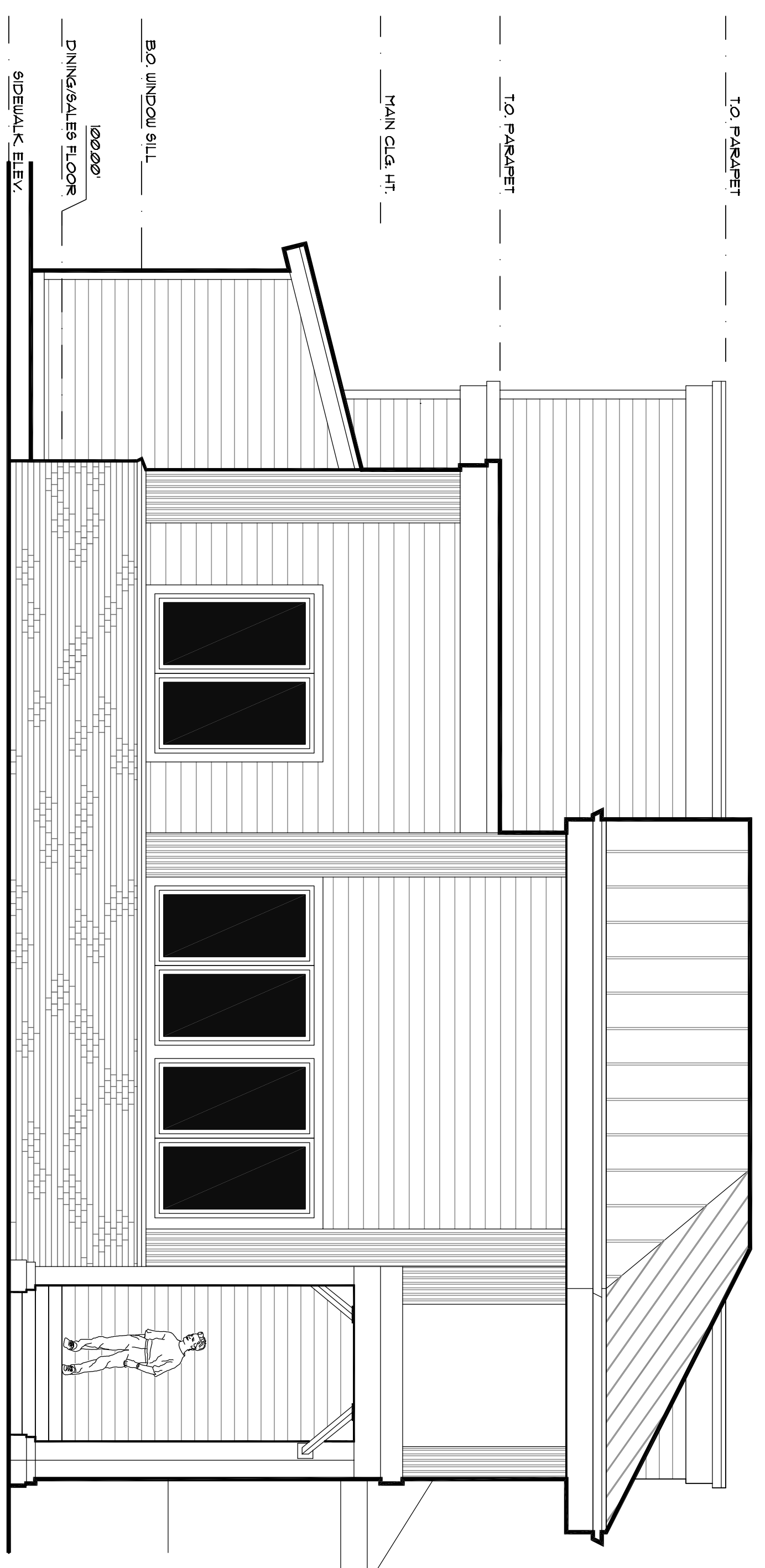
Creighton Architecture
 252 "A" Ave Suite 300 Lake Oswego, Or. 97034
 Phone: (503) 635-0797 Fax: (503) 635-1041

13008

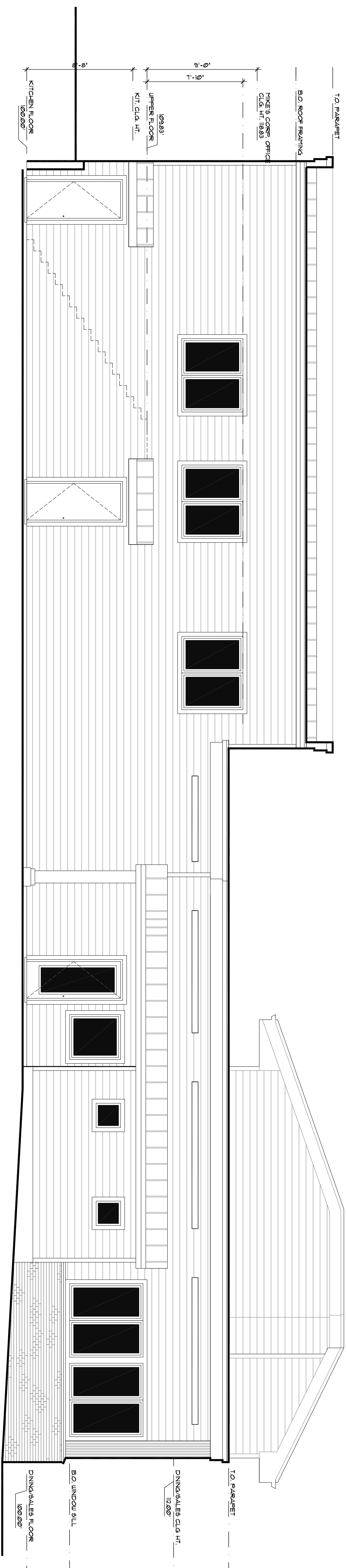
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Greg B. Creighton, architect, or Creighton Architecture, certifies that the design and construction documents were prepared by or under the direct supervision and control of the architect, and that the architect is a duly licensed architect in the State of Oregon. The architect does not accept any responsibility for the construction of the project or for the accuracy of the information provided in the documents. The architect's liability is limited to the architectural services provided. The architect does not accept any responsibility for the construction of the project or for the accuracy of the information provided in the documents.



WEST ELEVATION (SIDE)
SCALE 1/4" = 1'-0"



NORTH ELEVATION (BACK)
SCALE 1/4" = 1'-0"

5-21-13 4:03pm
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GBC layer group: U

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2	LOWER FLOOR	XXXXSF
	MAIN FLOOR	XXXXSF
	UPPER FLOOR	XXXXSF
	TOTAL	XXXXSF
DESIGN DEVELOPMENT		
DRN. BLDG. GBC		
CHK. XX/XX/XX GBC		
DATE: 05/27/13 GBC		

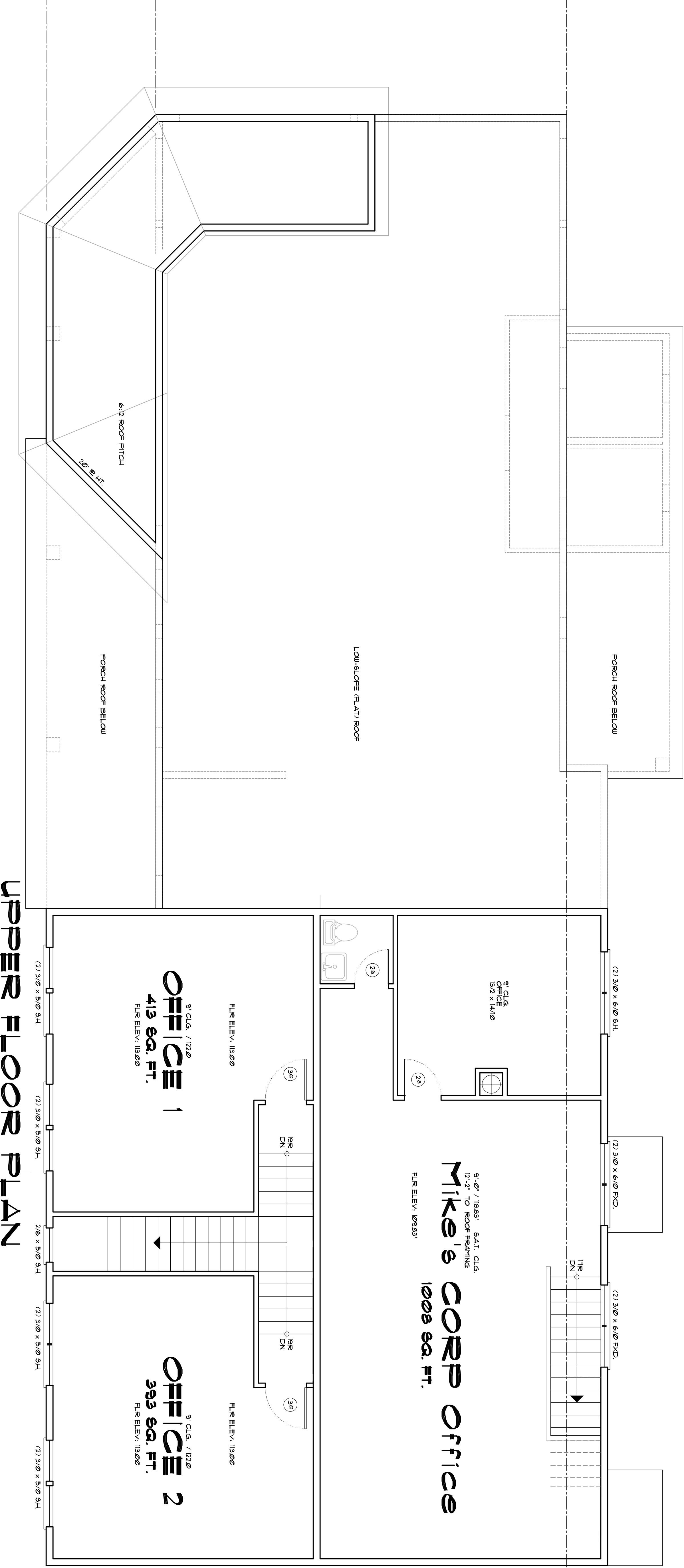
PROJ: **Mike's in OC**
OWNER: **Mike's Drive-ins**

**Creighton
Architecture**

252 "A" Ave Suite 300 Lake Oswego, Or. 97034
Phone: (503) 635-0797 Fax: (503) 635-1041



Greg B. Creighton, Architect, or
 predecessor in business, has prepared
 these drawings for the (113)
 customer. However, it is deemed to
 meet the requirements of the
 minimum standards of the
 profession. It is the responsibility of
 the contractor to verify all dimensions
 and details and to provide the proper
 construction. Creighton Architecture
 will not be responsible for any
 errors or omissions in excess of the
 professional fees paid for their use.



UPPER FLOOR PLAN

LOWER FLOOR	XXXXXX
MAIN FLOOR	XXXXXX
UPPER FLOOR	XXXXXX
TOTAL	XXXXXX

DESIGN DEVELOPMENT

PROJ: Mike's in OC
 OWNER: Mike's Drive-ins

DATE: 06/27/13 GBC

Creighton Architecture

252 "A" Ave Suite 300 Lake Oswego, Or. 97034
 Phone: (503) 635-0797 Fax: (503) 635-1041