



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
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www.portlandoregon.gov/bds

Date: November 21, 2016
To: Interested Person
From: Megan Sita Walker, Land Use Services
503-823-7294 / MeganSita.Walker@portlandoregon.gov

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has approved a proposal in your neighborhood. The mailed copy of this document is only a summary of the decision. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

**CASE FILE NUMBER: LU 15-269854 HR – OPERABLE
STOREFRONT**

GENERAL INFORMATION

Applicant: Tad Raines
Koch Architecture
9344 N Haven Ave
Portland, OR 97209

Owner: Munk LLC
16172 SE River Forest Pl
Milwaukie, OR 97267

**Owner/
Representative:** Daniel Cardoso
Santa Fe Taqueria
831 NW 23rd Ave
Portland, OR 97210

Site Address: 831-839 NW 23RD AVE

Legal Description: BLOCK 3 E 58' OF LOT 1, KINGS 2ND ADD
Tax Account No.: R452300440
State ID No.: 1N1E33BC 09400
Quarter Section: 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
Business District: Nob Hill, contact Nob Hill at nobhillportland@gmail.com.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Northwest
Other Designations: Secondary Contributing building in the Alphabet Historic District

Zoning: CS – Storefront Commercial with Historic Resource Protection Overlay

Case Type: HR – Historic Resource Review
Procedure: Type II, an administrative decision with appeal to the Landmarks Commission.

Proposal:

The Applicant proposes the following alterations to a contributing resource in the Alphabet Historic District, located at the corner of NW 23rd Avenue and NW Kearney Street:

East Elevation (fronting onto NW 23rd Ave) & North Elevation (fronting onto NW Kearney St):

- Removal of existing/ original fixed metal sash display windows;
- Installation of three (3) segments of aluminum frame accordion-style folding windows along NW 23rd Avenue; and
- Installation of five (5) aluminum frame fixed windows along NW 23rd Avenue and NW Kearney Street;

Historic Resource Review is required because the proposal is for exterior alterations within the Alphabet Historic District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- *Community Design Guidelines*
- *Historic Alphabet District: Community Design Guidelines Addendum*

ANALYSIS

Site and Vicinity: The subject property, originally known as the F.B. Mallory Building, is classified as a secondary contributing resource in the Alphabet Historic District, constructed in the Utilitarian style in 1917. As noted in the District nomination, this single story commercial building anchors a busy corner lot at NW 23rd Avenue and NW Kearney Street. It has a flat roof with a stepped parapet at the northwest elevation. At the primary (east) elevation, the building is divided into three bays, with a glazed storefront separated by columns. The exterior is stuccoed. The entrance is located at the northwest corner is recessed, with two metal columns flanking the glazed door. The predominant window type is fixed and has metal sash. Alterations include conversion of a store to apartments in 1919, removal of the cornice and surfacing with stucco in 1955, and expansion in 1984. It is a classic single-story storefront commercial building with regularly spaced storefront bays. Although successive alterations have compromised its historic integrity, the building displays modest Mediterranean Revival style characteristics typical of the building's time of construction and continues to contribute to the District.

The building is located in the northeast corner of the block bounded by NW Kearney Street, and NW Johnson Street to the north and south, and NW 23rd Avenue and NW 24th Avenue to the east and west. The building is one of three commercial buildings on the block, all with frontage on NW 23rd Avenue. The majority of the block is occupied by residential structures, ranging from single-family residences to multi-family structures.

The Alphabet Historic District was placed on the National Register of Historic Places in 2000. The District is significant for associations with individuals, associations with historic trends, and architectural expressions. The District includes a broad mixture of building types, including single-story residences, quarter-block apartment buildings, one- and two-story commercial structures, and religious institutions. The District's period of significance – 1889 to 1940 – means that a significant range of stylistic approaches are represented, from Italianate to Art Deco. The District's overall cohesion is supported by a regular pattern of tree-lined streets and a consistent mid-range scale of buildings, which is punctuated occasionally by a larger structure.

With regard to the surrounding transportation environment, NW 23rd Avenue is a designated Neighborhood Collector Street, Major Transit Priority Street, Community Main Street, Local Service Walkway, and Local Service Bikeway. NW Johnson Street is classified as a Local Service Walkway and City Bikeway. The site is located in the Northwest Pedestrian District.

Zoning: The Storefront Commercial (CS) zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone allows a full range of retail, service and business uses with a local and regional market area. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

The Historic Resource Protection overlay zone is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks. The regulations that pertain to these properties protect certain historic resources in the region and preserve significant parts of the region's heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

Land Use History: City records indicate one (1) prior land use review for this site as follows:

- **VZ 144-66** Approval of a Variance in 1966 to waive the required five (5) off-street parking spaces in order to convert an existing former retail store into a restaurant.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **March 2, 2016**. The following Bureaus have responded with no issues or concerns:

- Life Safety Division of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on March 2, 2016. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.846.060 - Historic Resource Review

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is located within the Alphabet Historic District and the proposal is for a non-exempt treatment. Therefore, Historic Resource Review approval is required. The approval criteria are the *Community Design Guidelines* and the *Historic Alphabet District Community Design Guidelines Addendum*.

Staff has considered all guidelines and addressed only those applicable to this proposal.

Historic Alphabet District - Community Design Guidelines Addendum

1. Historic Changes. Most properties change over time; those changes that have acquired historic significance will be preserved.

Findings: The proposal does not affect any changes that have acquired historic significance since the time of designation. *Therefore, this guideline is met.*

2. Differentiate New from Old. New additions, exterior alterations, or related new

construction will retain historic materials that characterize a property to the extent practicable. Replacement materials should be reasonable facsimiles of the historic materials they replace. The design of new construction will be compatible with the historic qualities of the district as identified in the Historic Context Statement.

3. Hierarchy of Compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a historic or conservation district, with the rest of the District. Where practical, compatibility will be pursued on all three levels. New development will seek to incorporate design themes characteristic of similar buildings in the Historic Alphabet District.

Findings for 2 and 3: The subject building is a secondary contributing resource in the Alphabet Historic District. As supported by the Window Assessment provided by the applicant which documents the condition of the existing/ original windows, successive alterations and repairs over time, coupled with the deterioration of original sash detailing has rendered the existing windows beyond repair (see Exhibit A-6). The proposal includes the installation of three (3) new operable window segments on the east façade fronting onto NW 23rd Avenue, and five (5) new fixed windows adjacent to the existing entry doors to remain and fronting onto NW Kearney Avenue. The new aluminum windows will be subtly distinguishable from the old plate glass windows through material and contemporary construction methods. By minimizing the profile of the proposed operable and fixed storefront windows, setting the storefronts back to in the existing openings to match the original condition, and minimizing the number of panels that segment the original storefront bays, the essential quality of openings glazed in a single plane is retained to the greatest extent feasible.

The relationship and compatibility of the building with neighboring commercial buildings will be unaffected. The new windows are in scale with those of the historic period found in the surrounding area. *Therefore, these guidelines are met.*

Community Design Guidelines

P1. Plan Area Character. Enhance the sense of place and identity by incorporating site and building design features that respond to the area's desired characteristics and traditions.

Findings: According to the Community Design Guidelines document, the sense of place and identity of the Northwest Plan District can be enhanced by "incorporating design elements that contribute to a vibrant and pedestrian-oriented streetscape." The proposal accomplishes this by maintaining the existing large storefront window openings on both the east and north façades, fronting onto NW 23rd Avenue and NW Kearney Avenue respectively. When the new windows are open, there will be an even more seamless transition between the private interior realm of the restaurant and the public realm of the abutting streets. The proposal makes a positive contribution to the pedestrian-oriented streetscape of the Northwest Plan District, while respecting the character of the resource. *Therefore, this guideline is met.*

P2. Historic and Conservation Districts. Enhance the identity of historic and conservation districts by incorporating site and building design features that reinforce the area's historic significance. Near historic and conservation districts, use such features to reinforce and complement the historic areas.

Findings: The Alphabet Historic District has been deemed significant partially for its broad mixture of building types. The subject site displays Mediterranean Revival style characteristics in the form of a classic single-story storefront commercial building. By minimizing the profile of the proposed operable and fixed storefront windows, setting the storefronts back in the existing openings to match the original condition, and

minimizing the number of panels that segment the original storefront bays, the proposal maintains the building's original style.

The new windows will not alter the size of existing openings on the building. Additionally, the new windows will simulate the appearance of a fixed storefront system when they are in the closed position, as the glazing will be in the same plane. The proposal also maintains both recessed entries, with one entry door at the chamfered corner, which is a classic characteristic of such storefront commercial buildings. *Therefore, this guideline is met.*

E3. The Sidewalk Level of Buildings. Create a sense of enclosure and visual interest to buildings along sidewalks and pedestrian areas by incorporating small scale building features, creating effective gathering places, and differentiating street level facades.

Findings: The new windows will also allow generous views of the restaurant's active interior, thus providing additional visual interest at the street level. When the new windows are in the open position, they will allow for interaction between interior and exterior spaces; between restaurant patrons and pedestrians. The windows will be made of aluminum with appropriately sized rails and stiles, that continue to compliment simple small-scale features of this utilitarian building. *Therefore, this guideline is met.*

E4. Corners that Build Active Intersections. Create intersections that are active, unified, and have a clear identity through careful scaling detail and location of buildings, outdoor areas and entrances.

D2. Main Entrances. Make the main entrances to houses and buildings prominent, interesting, pedestrian-accessible, and transit-oriented.

Findings for E4, D2: The existing entry door will remain in the same location at the existing chamfered corner. Fixed windows are proposed immediately adjacent to this corner entry and the entry to the separate tenant space further south on the east façade. The new operable windows to be installed adjacent to the entries will help to highlight the entry areas of the building, while the northeast corner of the building will retain its clear identity as a primary entry location and continue to foster an active intersection at NW 23rd Avenue and NW Kearney Street. *Therefore, these guidelines are met.*

D5. Crime Prevention. Use site design and building orientation to reduce the likelihood of crime through the design and placement of windows, entries, active ground level uses, and outdoor areas.

Findings: The new windows will allow ample views of the streetscape from the interior of the tenant space. Views of the surrounding area will be even more generous when the windows are open during favorable weather, thus reducing the likelihood of crime. *Therefore, this guideline is met.*

D6. Architectural Integrity. Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

Findings: The proposal respects the architectural integrity of the existing building. The new windows are compatible with the existing building in four principal ways:

- They will fit within existing openings.
- When the windows are in the closed position, their glazing will be in the same plane. This allows the windows to simulate the appearance of the fixed storefront system commonly found on such 1920s storefront commercial buildings.
- The new windows will be made of aluminum, which is appropriate for the building's commercial storefront typology and architectural style.
- The width and depth of the stiles and rails have been minimized to be more

- compatible with the width and depth of the existing storefront windows. The number of panels that segment the original storefront bays have been minimized in order to retain the original character of large plates of glass.

Therefore this guideline is met.

D8. Interest, Quality, and Composition. All parts of a building should be interesting to view, of long lasting quality, and designed to form a cohesive composition.

Findings: The new windows will be made of high-quality aluminum, a durable material. The windows will fit within existing openings, maintaining the integrity of the tenant space's regularly spaced window bays. With its chamfered corner entrance and large windows that allow ample views of the interior, the building will remain interesting to view as a classic 1920s-era storefront commercial structure and will remain a cohesive composition. *Therefore, this guideline is met.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

By minimizing the profile of the proposed operable and fixed storefront windows, setting the storefronts back in the existing openings to match the original condition, and minimizing the number of panels that segment the original storefront bays, the essential quality of openings glazed in a single plane is retained to the greatest extent feasible. The relationship and compatibility of the building with neighboring commercial buildings will be unaffected. The purpose of the Historic Resource Review process is to ensure that exterior alterations to existing buildings protect the integrity of the special characteristics of the historic resources. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of window replacement on both the north and east elevations of a secondary contributing resource in the Alphabet Historic District. Approved per Exhibits C-1 through C-11, signed and dated 11/17/2016, subject to the following conditions:

- As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C.1-C.11. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-269854 HR. No field changes allowed."

Staff Planner: Megan Sita Walker

Decision rendered by:  **on November 17, 2016**

By authority of the Director of the Bureau of Development Services

Decision mailed: November 21, 2016

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 25, 2015, and was determined to be complete on January 21, 2016.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore, this application was reviewed against the Zoning Code in effect on November 25, 2015.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant requested that the 120-day review period be extended by the full 245 days, as stated with Exhibit A-7. Unless further extended by the applicant, **the 120 days will expire on: January 20, 2017.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on December 5, 2016** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Landmarks Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within

21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, The final decision may be recorded on or after **December 6, 2016**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

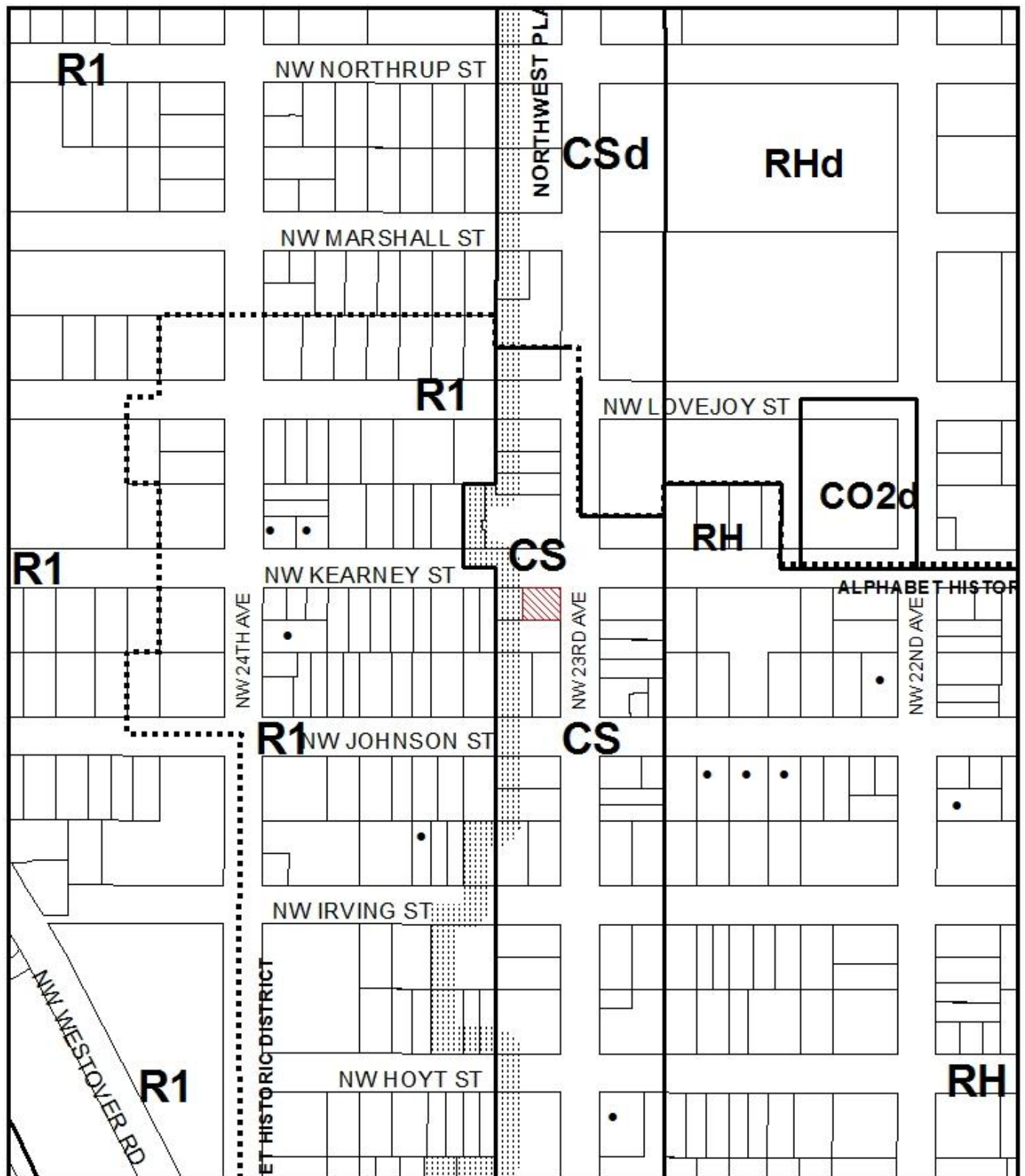
NOT ATTACHED UNLESS INDICATED

A. Applicant's Statement

1. Project Description & Response to Approval Criteria
2. Original Drawing Set – Not Approved/ For reference only

3. Revised Drawing Set – Not Approved/ For reference only, Rec'd 1/21/2016
 4. Revised Drawing Set – Not Approved/ For reference only, Rec'd 10/28/2016
 5. Revised Drawing Set – Not Approved/ For reference only, Rec'd 10/31/2016
 6. Window Assessment – Documentation of Existing Conditions, Rec'd 11/4/2016
 7. Request for Extension of the 120-Day Review Period (for an additional 245 days)
- B. Zoning Map (attached)
- C. Plans/Drawings:
1. Site Plan & Vicinity Map (attached)
 2. Existing Plan & Elevations (attached)
 3. Proposed Plan (attached)
 4. Proposed Elevations (attached)
 5. Enlarged Plan & Wall Sections (attached)
 6. Existing Head, Sill, and Jamb Details
 7. Proposed Head, Sill, and Jamb Details - Operable
 8. Proposed Head, Sill, and Jamb Details – Fixed
 9. Proposed Corner Jamb Details
 10. Operable Window Specifications
 11. Fixed Window Specifications
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life Safety Division of BDS
- F. Correspondence: none
- G. Other:
1. Original LU Application
 2. Sanborn Map (1908-1950)
 3. Oregon Historic Site Record
 4. Historic Alphabet District National Register Nomination, page 53
 5. Historic East Elevation, 1916
 6. Incomplete Letter from staff to applicant, sent 12/23/2015

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING



This site lies within the:
NORTHWEST ST PLAN DISTRICT
ALPHABET HISTORIC DISTRICT



Site



Historic Landmark

File No. LU 15-269854 HR

1/4 Section 2927

Scale 1 inch = 200 feet

State_Id 1N1E33BC 9400

Exhibit B (Dec 03, 2015)

SANTA FE TAQUERIA, DESIGN REVIEW

General Notes

1. The drawings enclosed are for design intent only. The Architect shall not be responsible for construction means, methods, or sequencing of trades involved.
2. All work shall be done in conformance with all applicable codes and to the highest standards of workmanship for all trades involved.
3. The contractor shall be responsible for confirming relevant overall dimensions shown on plans for location of new walls and verification of existing dimensions according to design intent.
4. In the event there is a discrepancy in these drawings and the actual field conditions, prior to continuing with the work, the contractor shall immediately notify the architect in writing by indicating where the discrepancy exists and the architect will respond in writing within 5 working days.
5. Do not scale drawings. Larger scale detail drawings take precedence over small scale drawings.
6. The general contractor shall be responsible for the coordination of all trades and that no subsequent trade damages work completed by a previous trade.
7. Dimensions are given from established reference points and are not continuous. All trades should pay attention to all dimensions shown. Space without dimensions may be adjusted to suit field conditions.
8. These drawings are the sole property of Koch Architecture (and cannot be reproduced without prior consent of Koch Architecture).
9. See mechanical plans for ventilation occupancy load and the outdoor ventilation rate for each occupied space.

Property and Zoning

Site Address: 831 NW 23rd Avenue
Portland, OR 97210
Legal Description: Kings 2nd Add, Block 3, E 58' of Lot 1
Property ID: R198390
County: Multnomah
State ID: 1N1E33BC 9400
Alt. Acad.: R452300440
Map: 2927 Old
Zone: CS (Storefront Commercial)
Overlay: N/A
Comp Plan: UC
Zoning Map: 2927
Urban Renewal: N/A
Neighborhood: Northwest
Historic District: Alameda Historic Dist.
Business District: Nob Hill Business Assn.

Project Directory

Client: Santa Fe Taqueria
Contact: Daniel Cardoso
831 NW 23rd Ave.
Portland, OR 97210
Architect: Marcus Koch
Koch Architecture LLC
7042 NE Hoyt Street
Portland, OR 97214
(503) 888-9743
marcus@kocharchitecture.biz
Contact: Tad Raines
(540) 746-3159
tadraines@gmail.com
Project Manager: AS7
Contact: Patricia Gardner
(503) 806-4186
patricia@sa-57.com

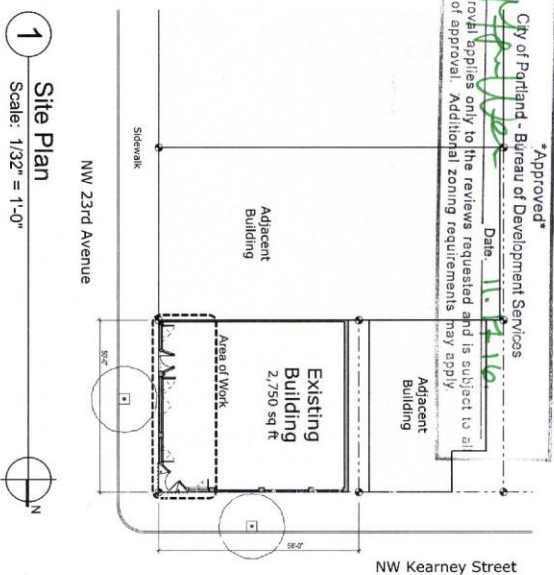
Scope of Work/ Proposal

The existing wood frame storefront windows will be replaced with new folding and fixed windows. New folding windows are aluminum frame Nanamail SL70 sets. New fixed windows Arcadia aluminum frame. Folding and fixed window frame finish black to match existing. New trim and flashing black to match.

Existing building paint color will remain. New paint to match where necessary for repair. Existing signage will remain. Entry doors will maintain existing locations.

List of Drawings

- A1 Project Summary and Site Plan
- A2 Existing Plan and Elevations
- A3 Proposed Plan
- A4 Proposed Elevations
- A5 Proposed Sections
- A6 Details, Existing Windows
- A7 Details, Proposed Operable Windows
- A8 Details, Proposed Fixed Windows
- A9 Details, Proposed Corner Joints



Koch Architecture
7042 NE HOYT ST PORTLAND OR 97213
INFO@KOCHARCHITECTURE.BIZ

SANTA FE TAQUERIA
831 NW 23rd AVE
PORTLAND, OR 97210

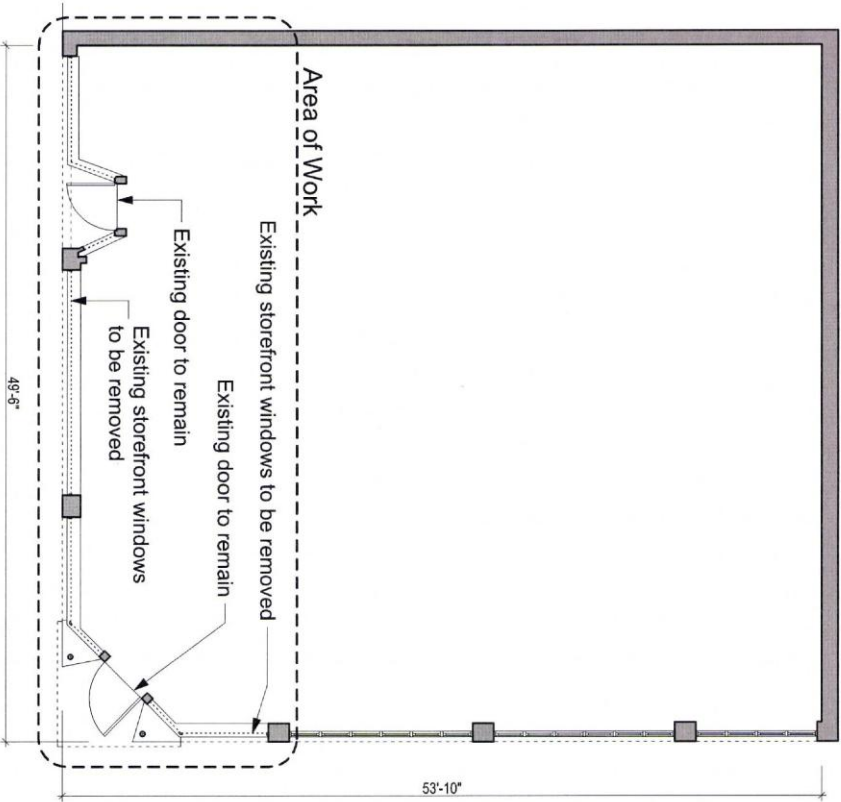
Historic Resource Review
PLOT DATE: 11/3/2016

A1

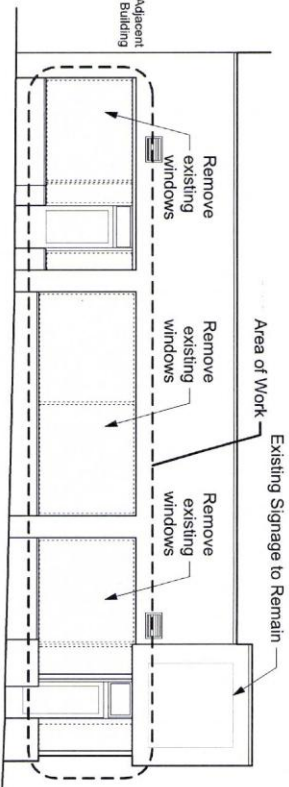
Scope of Work/ Proposal

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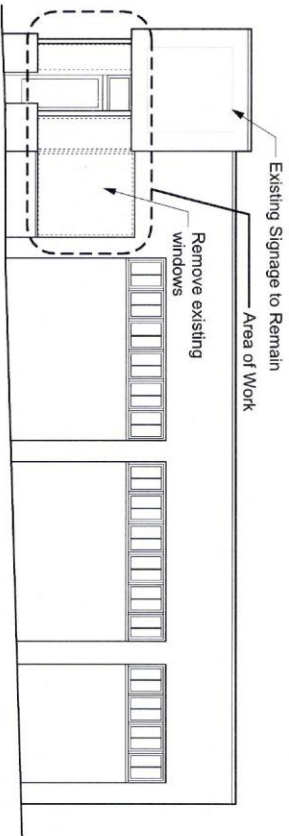
Existing building paint color will remain. New paint to match where necessary for repair. Existing signage will remain. Entry doors will maintain existing locations.



1 Plan, Existing
Scale: 1/8" = 1'-0"



2 East Elevation, Existing
Scale: 1/8" = 1'-0"



3 North Elevation, Existing
Scale: 1/8" = 1'-0"

Approved*
City of Portland - Bureau of Development Services
Planner: [Signature] Date: 11.17.16
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Ext C-2
lv 15 - 269854 HR

Koch Architecture
7042 NE HOYT ST PORTLAND OR 97213
INFO@KOCHARCHITECTURE.BIZ

SANTA FE TAQUERIA
831 NW 23rd AVE
PORTLAND, OR 97210

Historic Resource Review
PLOT DATE:
11/3/2016

A2

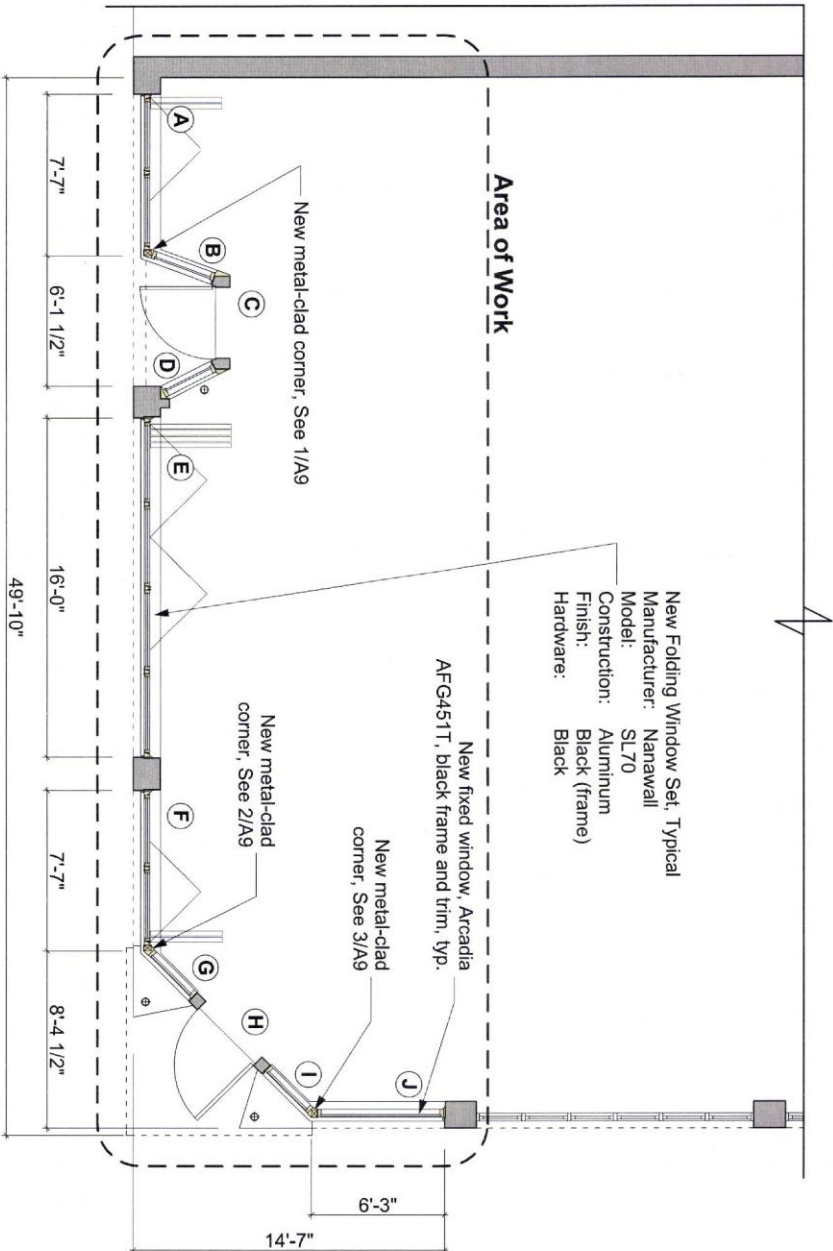
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Existing building paint color will remain. New paint to match where necessary for repair. Existing signage will remain. Entry doors will maintain existing locations.

Window Schedule

- New 2-panel folding window set, 7'-4" x 6'-4"
- New fixed window, 3'-0" x 6'-4"
- Existing door and transom to remain
- New fixed window, 2'-7" x 6'-4"
- New 4-panel folding window set, 15'-11" x 6'-10"
- New 2-panel folding window set, 7'-3" x 6'-10"
- New fixed window, 2'-9" x 6'-10"
- Existing door and transom to remain
- New fixed window, 2'-9" x 6'-10"
- New fixed window, 5'-11" x 6'-10"



1 Plan, Proposed
Scale: 3/16" = 1'-0"

Ext c-3
lv 15-269854 HR

Approved
City of Portland - Bureau of Development Services
Planner: W. W. W. Date: 11.17.16
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional review requirements may apply.

A3	SANTA FE TAQUERIA 831 NW 23rd AVE PORTLAND, OR 97210	Koch Architecture 7042 NE HOYT ST PORTLAND OR 97213 INFO@KOCHARCHITECTURE.BIZ
	Historic Resource Review PLOT DATE: 11/3/2016	

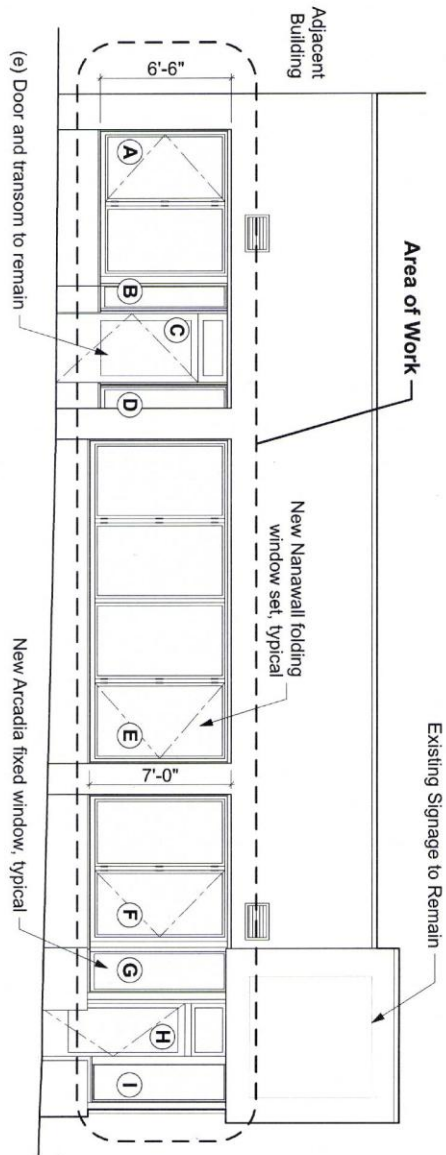
Scope of Work/ Proposal

The existing wood frame storefront windows will be replaced with new folding and fixed windows. New folding windows are aluminum frame Nanawall SL70 sets. New fixed windows Arcadia aluminum frame. Folding and fixed window frame finish black to match existing. New trim and flashing black to match.

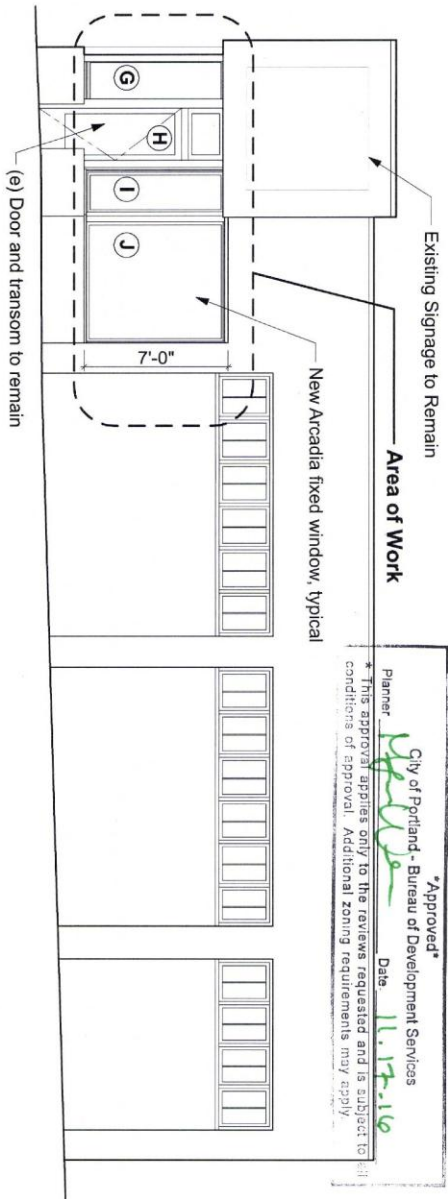
Existing building paint color will remain. New paint to match where necessary for repair. Existing signage will remain. Entry doors will maintain existing locations.

Window Schedule

- A. New 2-panel folding window set, 7'-4" x 6'-4"
- B. New fixed window, 3'-0" x 6'-4"
- C. Existing door and transom to remain
- D. New fixed window, 2'-7" x 6'-4"
- E. New 4-panel folding window set, 15'-11" x 6'-10"
- F. New 2-panel folding window set, 7'-3" x 6'-10"
- G. New fixed window, 2'-9" x 6'-10"
- H. Existing door and transom to remain
- I. New fixed window, 2'-9" x 6'-10"
- J. New fixed window, 5'-11" x 6'-10"



1 East Elevation, Proposed
Scale: 3/16" = 1'-0"



2 North Elevation, Proposed
Scale: 3/16" = 1'-0"

Ex't c-a
LV 15-269854 HR

City of Portland - Bureau of Development Services
Planner: *[Signature]*
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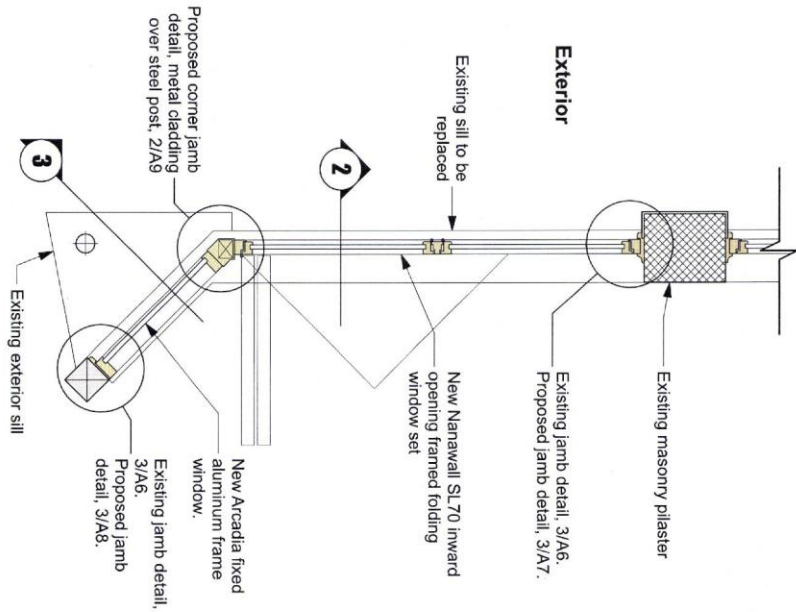
A4

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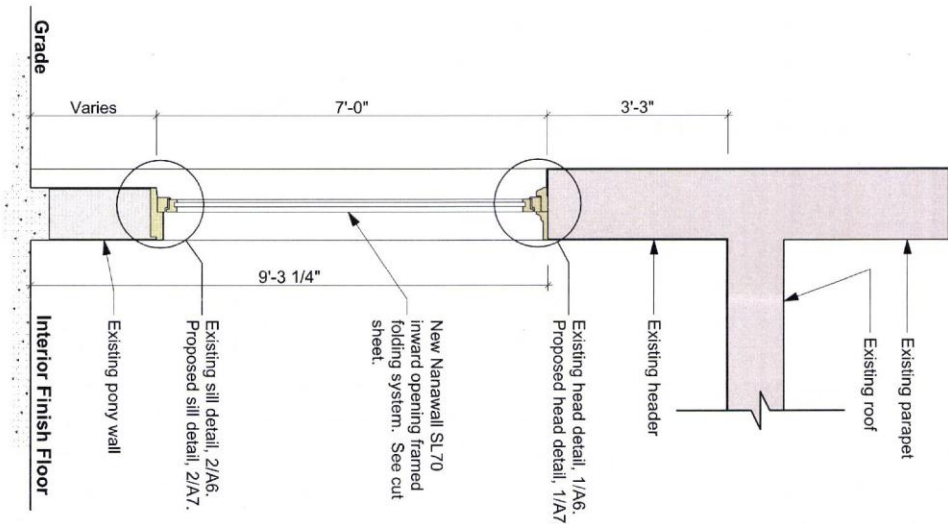
SANTA FE TAQUERIA

831 NW 23rd AVE
PORTLAND, OR 97210

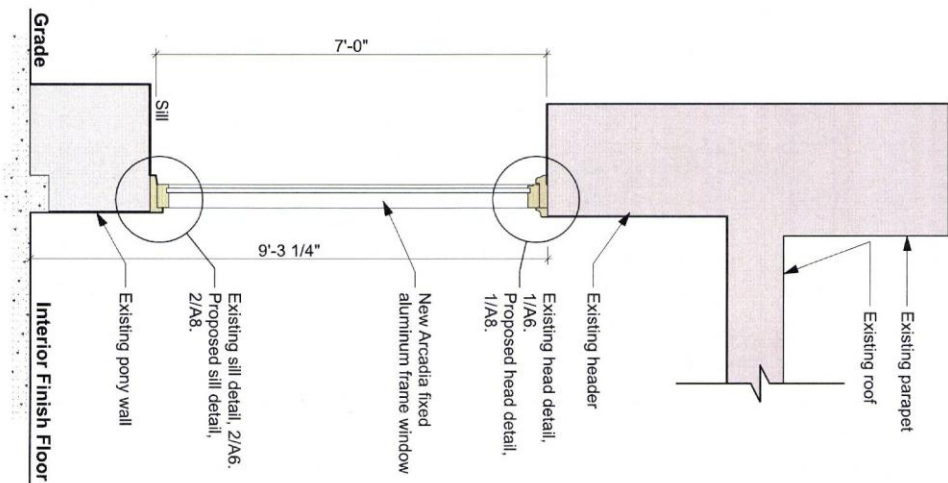
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7042 NE HOYT ST PORTLAND OR 97213
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1 Typical Plan Detail
 Scale: 1/2" = 1'-0"



2 Typical Section, Folding Window Set
 Scale: 1/2" = 1'-0"



3 Typical Section, Fixed Window
 Scale: 1/2" = 1'-0"
 EX-15-269854 HK

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