

Exhibit 1.3

BEAVERTON INVENTORY OF HISTORIC RESOURCES

HIST. NAME: Robinson Residence & Pharmacy DATE OF CONSTR: 1887/1925
COMMON NAME: Beaverton Bakery ORIGINAL USE: Residence
ADDRESS: 12375 SW Broadway St. PRESENT USE: Commercial
OWNER: Charles Schubert ARCH./BLDR.: Unknown
MAP NO.: 1S1-1598 TAX LOT: 10, 11 STYLE: Queen Anne/Commercial
ADDITION: Steer's RESOURCE TYPE: Building
BLOCK: E LOT: 2400 ZONE: TC - Transition
QUAD: Beaverton

PLAN TYPE/SHAPE: Irregular NO OF STORIES: 2
FOUNDATION MATERIAL: Brick BASEMENT (Y/N): No
ROOF FORM & MATERIALS: Hip and gable with composition shingles; flat roof over 1925 addition.
WALL CONSTRUCTION: Wood; masonry. STRUCTURAL FRAME: Stud
PRIMARY WINDOW TYPE: Double-hung wood sash with lambs tongues and architrave molding.
EXTERIOR SURFACING MATERIALS: Shiplap, cornerboards.
DECORATIVE FEATURES: Full height polygonal bay. Spindel work on enclosed porch; decorative cornice with carved wooden brackets.
OTHER: _____
CONDITION: Good
EXTERIOR ALTERATION/ADDITIONS (DATED): Major addition, brick faced, to the south and east facades (1925). Rear concrete block addition, n.d.
NOTEWORTHY LANDSCAPE FEATURES: Small lawn, south side of bldg. along SW Broadway St.; large metal clock situated in lawn; lamp post along sidewalk.
ASSOCIATED STRUCTURES: None
KNOWN ARCHEOLOGICAL FEATURES: None

SETTING: The Robinson Residence and Beaverton Bakery are situated on the north side of SW Broadway Street at the edge of the old downtown area. SW Hall Street is to the west.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). This building was the residence of Doctor Francis Marion Robinson, who practiced medicine for almost 30 years in the Beaverton area. Dr. Robinson was born in Hillsboro, Oregon in 1848. He studied medicine at Willamette University and graduated from the Department of Medicine in 1885. One year later he started a medical practice in Beaverton and soon thereafter settled into this house on SW Broadway Street which was constructed for him in 1887. He married Lottie Banks from Wisconsin in 1889, and they had three children. In addition to being a prominent doctor in Beaverton, Mr. Robinson served as City Councilman and was Mayor of the town in 1903, 1904, 1905, 1907 and 1910. During his tenure he held City Council meetings at his office. In 1906 he received a \$10 warrant for his kindness and for holding Council meetings at his office. Robinson also served as the town's first Health Officer, serving in that position in 1907 and again in 1915. He died at his home in 1915 at the age of 67.

The house is the best example of the Queen Anne style in the City of Beaverton. The richly ornamented building with its full height polygonal bay window, decorative frieze and spindle work, has retained its integrity in an area that has seen significant development pressures. It has been successfully converted to a commercial use. The one story commercial attachment, which dates from 1925 was originally the pharmacy. It is a fine example of this building type. The decorative brickwork is of particular note. The pharmacy was operated by Mrs. Robinson.

SOURCES: An Illustrated History of the State of Oregon, The Lewis Publishing Co., Chicago, 1983, p. 1200.

Portrait and Biographical Record of Portland and Vicinity, Oregon, Chapman Publishing Co., Chicago, 1903, p. 641.

Hillsboro Independent, 26 March 1915.

Oregonian, 26 March 1915.

Schubert, Shirley and Charles. Interview, February 1985.

Federal Census 1880, 1900, 1910.

City Council Minutes 1904, 1905, 1906, 1907, 1910, 1915.

National Register of Historic Places nomination.

NEGATIVE NO: DT 1 # 25

SLIDE NO: 1 # 20

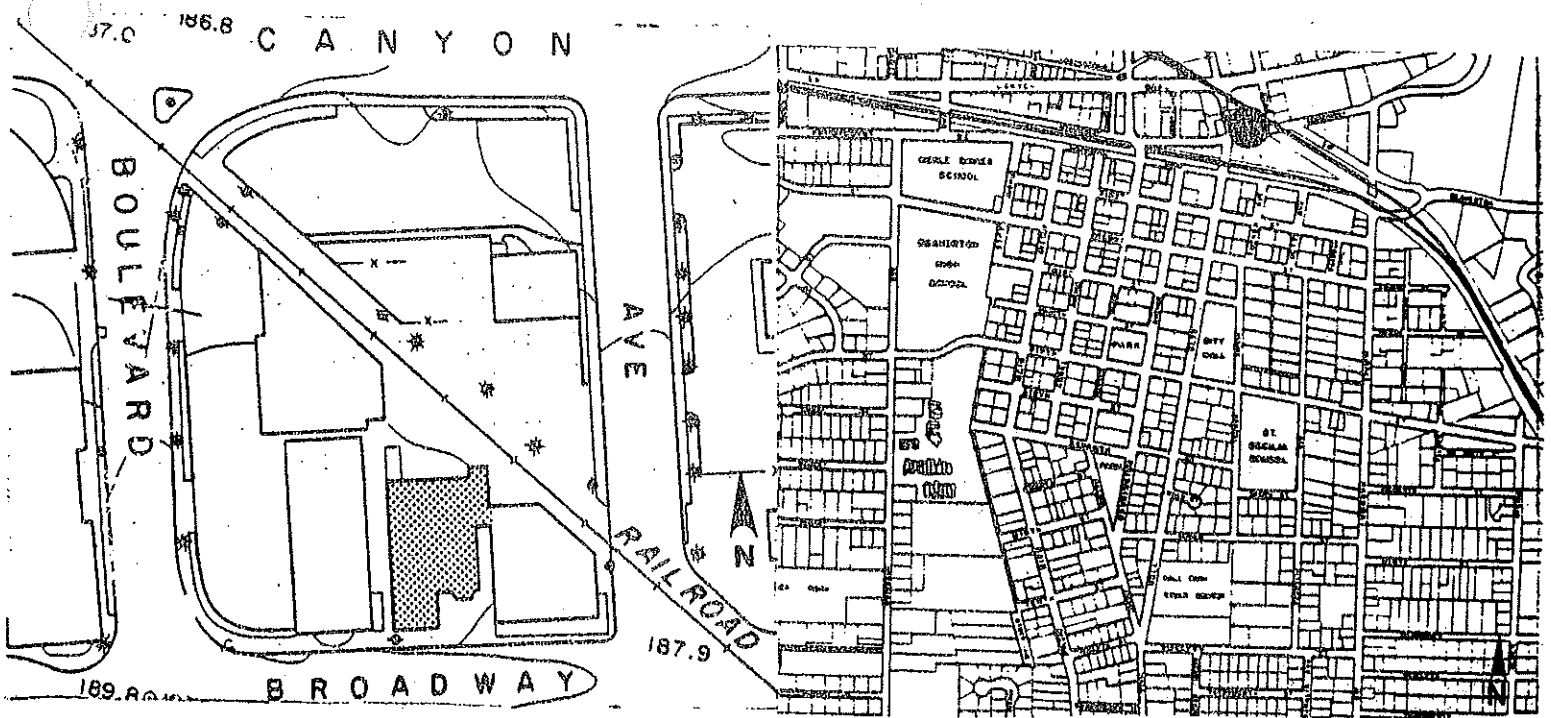
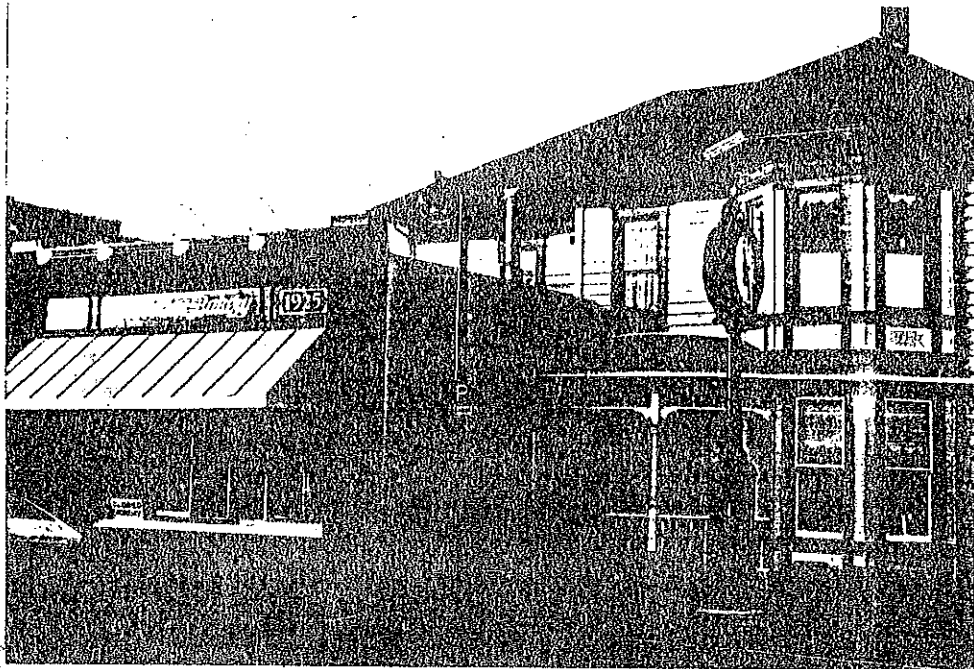
RECORDED BY: Demuth/Morrison

DATE: December 1984. Revised Sept. 1986.

SHPO INVENTORY NO: _____

BEAVERTON INVENTORY OF HISTORIC RESOURCES

ADDRESS: 12375 SW Broadway St. MAP NO.: 1S1 158B TAX LOT: 2400



HISTORIC RESOURCE INVENTORY

| <u>Address</u> | <u>Legal</u> | <u>Historic Name</u> | <u>Ranking</u> |
|-----------------------|------------------------|----------------------|----------------|
| 4875 Angel | 16AD 8400 | Cady | Important ✓ |
| 5025 Angel | 16DA 1000 | Hughson | Unrankable |
| 5125 Angel | 16DA 2901 | RR Summers | Unrankable |
| 5170 Angel | 16DA 2800 | AB Cady | Significant ✓ |
| 12375 Broadway | 15BB 2400 | Robinson | Significant ✓ |
| 12400 Broadway | 15BB 4700 | Keils & Holbrook | Important |
| 12412 Broadway | 15BB 4800 | Thrifty Mkt. | Important |
| 12444 Broadway | 15BB 5000 | Fisher Building | Significant |
| 12505 Broadway | 16AA 3900 | Rossi Building | Important |
| 12345 Canyon Road | 15BB 1001 | R.C. Rectory | Unrankable |
| 4220 Cedar Hills | 16AA 1700 | Biggi | Important |
| 13060 Cottontail Lane | 33AC 3400 | Van Kleek | Important |
| 8405 Creekside Place | 27AC 1200 | Fanno | Significant |
| 9355 Davies | 28CB 500 | Davies | Significant |
| 10405 Davies | 33B 300 | Workman | Important |
| 14620 Davis | 20 3501 | T. Hyland | Significant |
| 5325 Erickson | 16DB 8900 | Berthold | Significant ✓ |
| 12620 Farmington | 16AD 600 | Cady | Significant |
| 12670 Farmington | 16AD 700 | Kamberger Building | Important |
| 13000 Farmington | 16AD 11100 | Merle Davies School | Significant |
| 13150 Farmington | 16AC 1400 | Erickson | Significant |
| 13200 Farmington | 16AD ^C 1300 | Watson | 1B |
| 13880 Farmington | 16BD 1800 | Caveness II | Important |
| 4775 Franklin | 15BC 5700 | Roberts | 1B |
| 4875 Franklin | 15BC 6000 | Lambert | 1B |
| 4910 Franklin | 15BC 4700 | Caveness I | 1B |
| 5101 Franklin | 15CB 3200 | St. Cecelias Church | 1B |

| <u>Address</u> | <u>Legal</u> | <u>Historic Name</u> | <u>Ranking</u> |
|---|--------------|----------------------|----------------|
| 12825 Fifth | 16AD 10601 | Hoover | Unrankable |
| 12720 Sixth | 16DA 2600 | Teft | Unrankable |
| 12870 Sixth | 16DA 2200 | O'Connell | Unrankable |
| 12770 Eighth | 16DA 5500 | Williams | Unrankable |
| 12635 Eighth | 16DA 3500 | | Unrankable |
| 12450 Ninth | 15CC 3800 | Edwards | Unrankable |
| 12655 Ninth | 16DA 5100 | Summers I | Unrankable |
| 12675 Ninth | 16DA 5200 | Summers II | Unrankable |
| 13305 13325 22nd | 21CA 8100 | McCormack | Significant |
| 12990 SW 130th | 21AA 2300 | | Unrankable |
| 4440 148th | 17 202 | St. Mary's | Significant |

Key:

Significant: Individually the important buildings, sites, structures or objects in Beaverton distinguished by outstanding qualities of architecture, relationship to environment and/or historic associations.

Important: Buildings, sites, structures or objects, which are not of outstanding distinctiveness or variety, in terms of architecture or historic association and/or relationship to environment, but have sufficient significance to make them worthy of preservation.

Contributing: Buildings, sites, structures or objects, which are less significant examples of architecture or of lesser historical association. They may also provide the contexts for more significant resources.

Unrankable: These resources lack sufficient information to be ranked. When that information is available, those found to be Significant or Important shall be recommended by the HRRC for designation as Landmarks.

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