

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2782
OF AN HISTORIC REVIEW-ALTERATION OF A) HR2020-0001 ORDER APPROVING
LANDMARK (BANK OF BEAVERTON) HENRY) BANK OF BEAVERTON, HISTORIC REVIEW-
POINTE DEVELOPMENT LLC, APPLICANT.) ALTERATION OF A LANDMARK
)

The matter came before the Planning Commission on November 4, 2020, on a request for an Historic Review–Alteration of a Landmark in order to make façade improvements to the Bank of Beaverton, a building included on the Beaverton Historic Resource Inventory. The subject site is located at 4500 SW Watson Avenue, Beaverton Oregon, 97005. The property is identified on Washington County Assessor’s Map 1S1 16AD as Tax Lot 300.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission raised a questioned regarding the most eastern window on the south elevation, specifically if the window is to be fixed or operable. The applicant explained the new tenant planned to use it as food pick-up station, in order to provide convenient service to guests seated in the

patio area. Since the elevation plans show a fixed window and the potential use of this window may require an operable system the Commission conditioned to the applicant submit an updated south elevation depicting the final design of the window as operable or fixed to provide flexibility in the use of the window.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated October 28, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.35.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **HR2020-0001** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated October 28, 2020, and the findings contained therein, subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Alteration of a Landmark shall expire after two years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B.
2. Prior to issuance of the Building Permit, the applicant shall provide a revised south elevation drawing identifying the window on the south elevation on the far east side, on the first floor as either operable or fixed. (Planning / BDC)
3. Obtain Design Review approval to alter this historic landmark. (Planning / BDC)

Motion **CARRIED**, by the following vote:

AYES: Lawler, Winter, Nye, Overhage, Saldana
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker, Uba.

Dated this _____ day of _____, 2020.


To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2782 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on _____, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRETT CANNON
Assistant Planner


Digitally signed by
Jennifer Nye
Date: 2020.11.13
07:48:45-08'00'

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager