

**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. 2715  
OF AN HISTORIC REVIEW-ALTERATION OF A ) HR2019-0001 ORDER APPROVING  
LANDMARK (DR. MASON BUILDING ) DR. MASON BUILDING STOREFRONT  
STOREFRONT IMPROVEMENTS) OLD TOWN ) IMPROVEMENTS, HISTORIC REVIEW-  
HOLDINGS LLC, APPLICANT. ) ALTERATION OF A LANDMARK

The matter came before the Planning Commission on July 10, 2019, on a request for an Historic Review–Alteration of a Landmark in order to make façade and site changes to the Dr. Mason Building, a building included on the Beaverton Historic Resource Inventory. The subject site is located at 4590 SW Watson Avenue, Beaverton Oregon, 97005. The property is identified on Washington County Assessor’s Map 1S1 16AD as Tax Lot 500.

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 asked for clarification of whether the lower sill heights of the two new windows on the southeastern addition that do not extend to finished grade would match the height of the lower sill of the curved window system on the south western portion of the building, to visually align the

windows at both ends of the southern elevation. The applicant confirmed that was the intention, and agreed to a condition of approval to clarify that effect. The Commission found that the proposed matching sill heights met the approval criterion of alterations in keeping with the time period of the original construction.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 3, 2019, 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 **HR2019-0001** 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 July 3, 2019, 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 approval 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. The sill height of the two new windows on the southeastern addition that do not extend to the finished floor shall align with the sill height of the curved glazing on the southwestern corner of the building.

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

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

Dated this 17 day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2715 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 July 29, 2019.

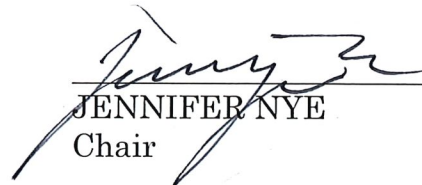
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



\_\_\_\_\_  
BRIANNA ADDOTTA  
Assistant Planner



\_\_\_\_\_  
JENNIFER NYE  
Chair



\_\_\_\_\_  
JANA FOX  
Current Planning Manager