

**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. 2623  
OF AN HISTORIC REVIEW- ALTERATION OF A ) HR2018-0001 ORDER APPROVING  
LANDMARK (DR. MASON BUILDING ) DR. MASON BUILDING STOREFRONT  
STOREFRONTIMPROVEMENTS) OLD TOWN ) IMPROVEMENTS, HISTORIC REVIEW-  
HOLDINGS LLC, APPLICANT. ) ALTERATION OF A LANDMARK

The matter came before the Planning Commission on July 11, 2018, 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 window system would curve along the line of the building, noting it would support and reinforce the unique curvature central to the historic character of the building. The applicant confirmed that was the intention, and agreed to a Condition of

Approval to that effect. The Commission questioned the depth of the canopy, suggesting the proposed depth of twelve inches was not reflective of the time period, and the bulk would detract from the design of the building. The applicant agreed to a Condition of Approval capping the depth of the canopy at a maximum of ten inches. The Commission found that the curved window and narrower canopy cap depth 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, 2018, 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 **HR2018-0001** 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, 2018, 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. Prior to Building permit issuance, the applicant shall provide a plan showing the canopy no more than 10 inches deep, unless structurally infeasible. (Planning Commission)

3. Prior to Building permit issuance, the applicant shall provide a plan showing the curved portion of the window system to be installed shall be parallel to the curvature of the building. (Planning Commission)

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

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

Dated this 18<sup>th</sup> day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2623 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 30, 2018.

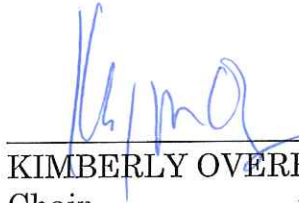
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



BRIANNA ADDOTTA  
Assistant Planner

APPROVED:



KIMBERLY OVERHAGE  
Chair



ANNA SLATINSKY  
Planning Manager