

**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. 2738 -  
OF AN HISTORIC REVIEW-ALTERATION OF A ) HR2019-0003 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 January 22, 2020, on a request for an Historic Review–Alteration of a Landmark in order to make façade and site changes 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 questioned whether the removal of the chimney was necessary. Staff explained that the chimney was omitted from the Historic Resource Inventory entry for the building and is considered non-contributing to the historic architecture. The applicant explained the chimney is non-

functional and has been deemed unsound by a structural engineer, and it is in the interest of safety for it to be removed. The Commission accepted this explanation.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 15, 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 **HR2019-0003** 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 January 15, 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, applicant shall show replacement roof tiles shall be of similar color, shape, and material as the original roof tiles. (Planning/BA)
3. Obtain Design Review approval to alter this historic landmark. (Planning / BA)

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

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

ABSENT: Nye.

Dated this 23 day of January, 2020.


To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2738 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 February 3, 2020.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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

  
\_\_\_\_\_  
Terry Lawler  
Vice Chair

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