



## STAFF REPORT

HEARING DATE: August 22, 2018

STAFF REPORT DATE: August 15, 2018

TO: Planning Commission

STAFF: Brianna Addotta, Assistant Planner

PROPOSAL: **Cady Building Improvements  
(Case Files HR2018-0002 & DR2018-0078)**

LOCATION: 4505 SW Watson Ave, Tax Lot 600 on Washington County Tax Assessor's Tax Map 1S1-16AD

SUMMARY: The applicant, Ex Novo Brewing Company, requests Historic and Design Review approval for façade modifications and storefront improvements to a building on the Beaverton Historic Registry, identified as the "Cady Building". The applicant proposes a new canopy including down lighting, new gooseneck light fixtures, recessed entries, and rooftop mechanical screening.

PROPERTY OWNER: Lang Properties LLC  
PO Box 66004  
Portland, OR 97290-6004

APPLICANT: Ex Novo Brewing Company  
4505 SW Watson Ave.  
Beaverton, OR 97005

DECISION CRITERIA: Development Code Sections 40.20.15.1 *Design Review Compliance Letter*, 40.35.15.1 *Historic Review – Alteration of a Landmark*.

RECOMMENDATION: **Approval of HR2018-0002 and DR2018-0078**, subject to Conditions of Approval identified in Attachment D, herein.

## BACKGROUND FACTS

The building in question was constructed in 1914 and, in 1984, was designated as a “Significant” historical resource and included in the Beaverton Inventory of Historic Resources as “the Cady Building.” See SR6-SR7 of this report for full historic entry. The exterior of the building has remained largely intact and in its original state since 1914, except some arched windows having been replaced with rectangular panes, and a removed canopy along the Watson elevation. The building has most recently been a retail location. The modifications to the building covered under these applications apply only to the corner tenant space.

## Key Application Dates

Application	Submittal Date	Submittal Complete	Final Written Decision Date	365 Day*
HR2018-0001	June 6, 2018	July 3, 2018	October 31, 2018	July 3, 2019
DR2018-0064	June 6, 2018	July 3, 2018	October 31, 2018	July 3, 2019

\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

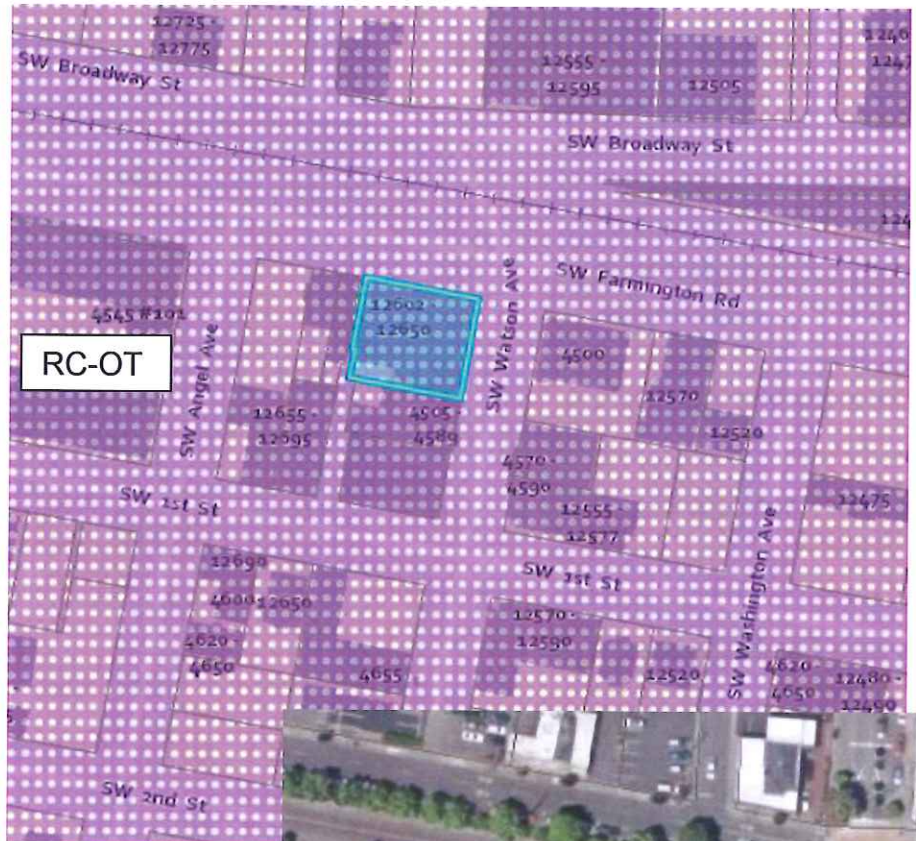
## Existing Conditions Table

<b>Zoning</b>	Regional Center – Old Town (RC-OT)	
<b>Current Development</b>	The site is currently developed with a building originally constructed in 1914. The proposal is for façade changes to an historic building. The use is intended to change from Retail to Eating and Drinking Establishment, which is a use allowed outright in the RC-OT zone.	
<b>Site Size</b>	Approximately 0.21 acres	
<b>NAC</b>	Central Beaverton	
<b>Surrounding Uses</b>	<b>Zoning:</b> <u>North:</u> RC-OT  <u>South:</u> RC-OT  <u>East:</u> RC-OT  <u>West:</u> RC-OT	<b>Uses:</b> <u>North:</u> Right of Way (Farmington Rd)  <u>South:</u> Service Business  <u>East:</u> Dance Studio  <u>West:</u> Retail

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<b>Attachment D: Recommended Conditions of Approval</b>	COA1
<b>Exhibit A: Materials Submitted by Applicant</b> Applicant's response to approval criteria and exhibits, dated August 15, 2018	
<b>Public Comment</b> None Received	

# Zoning Map & Aerial Photo



**BEAVERTON INVENTORY OF HISTORIC RESOURCES**

HIST. NAME: <u>Cady Building</u>	DATE OF CONSTR: <u>1914</u>
COMMON NAME: <u>Cady Building</u>	ORIGINAL USE: <u>Commercial</u>
ADDRESS: <u>12620, 12650, 12602, 12610</u>	PRESENT USE: <u>Commercial</u>
<u>SW Farmington Road</u>	ARCH./BLDR.: <u>Unknown</u>
OWNER: <u>Wm. Freeman c/o Michael and Doris Lang</u>	STYLE: <u>Richardson Romanesque</u>
MAP NO.: <u>151-16AD TAX LOT: 600</u>	RESOURCE TYPE: <u>Building</u>
ADDITION: <u>Town of Beaverton</u>	ZONE: <u>TC - Downtown</u>
BLOCK: <u>7</u> LOT: <u>1, 2, 7 &amp; 8</u>	QUAD: <u>Beaverton</u>
	THEME: <u>Commerce, Architecture - 20th Century; Government</u>

PLAN TYPE/SHAPE: <u>Rectangular</u>	NO OF STORIES: <u>2</u>
FOUNDATION MATERIAL: <u>Concrete</u>	BASEMENT (Y/N): <u>No</u>
ROOF FORM & MATERIALS: <u>Flat w/brick parapet; metal cornice on north; east elev.</u>	
WALL CONSTRUCTION: <u>Masonry</u>	STRUCTURAL FRAME: <u>Unknown</u>
PRIMARY WINDOW TYPE: <u>Double hung sash in pairs.</u>	

EXTERIOR SURFACING MATERIALS: Brick.

DECORATIVE FEATURES: Cornice with decorative brackets, Round headed window and door openings.

OTHER: \_\_\_\_\_

CONDITION: Good

EXTERIOR ALTERATION/ADDITIONS (DATED): Some windows filled and/or replaced with square, storefront windows, n.d.; Mezzanine windows have been boarded over, n.d.

NOTEWORTHY LANDSCAPE FEATURES: None

ASSOCIATED STRUCTURES: None

KNOWN ARCHEOLOGICAL FEATURES: None

SETTING: The Cady Building is situated on the southwest corner of SW Watson Ave. and SW Farmington Road, a busy intersection. The Southern Pacific Railroad tracks run east/west, in front of the building.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). This building is associated with Fred Willis Cady, whom it is named. He was the son of A.B. Cady, the first mayor of Beaverton. F.W. Cady (1861 - ) was born in Omro, Wisconsin, but later lived in Kansas and Portland prior to his marriage in 1890 to Mamie Hills. He attended public school and business college in Portland. For several years, he was in the boot and shoe business with his father. In 1893, Cady arrived in Beaverton and engaged in the general merchandise business. His first store was located on SW Broadway St., close to the old Stipe's garage in a wooden building that no longer remains. In 1914 he had the extant building erected at the SW corner of Farmington and Watson Streets. The first general store was known as the Cady-Anderson Store. Later Mr. Pegg, the town mortician, bought Mr. Anderson's interest and it became the Cady-Pegg Co. until 1921, when Cady became more involved in his real estate business.

In addition to being a successful merchant and real estate dealer, F.W. Cady served as postmaster for more than twenty years, and as Councilman, Treasurer and Mayor of Beaverton for several terms. In 1915 he supported the election of Lillian Evans as the first woman elected to public office in Beaverton. He was a member of the Congregational Church, Beaverton Masonics, and United Artisans. The Cady's had three children, Ruth H. (Mrs. John Banks of Portland), Willis L. and Barbara Cady Buffam. In 1925, F.W. Cady died of complications stemming from an automobile accident in Portland. His wife Mary (Mamie) survived him until her death in 1931. Three Cady houses still stand in Beaverton; the home of Fred Willis, his father A.B. Cady, and son Willis. Fred Willis Cady's uncle, Mason P. Cady was also a Beaverton merchant and was Mayor of Beaverton in 1917. Fred's son, Willis, also served as the postmaster of Beaverton during the 1920's. The Cady Building, designed in the Richardson Romanesque style, is the only one of its type in the City of Beaverton. The round headed window and door openings, and the masonry exterior walls are the hallmark of the Richardson Romanesque style. Like the Fisher Building, it establishes the character of the downtown commercial area as well as being a visually prominent building.

SOURCES: Portrait and Biographical Record of Portland and Vicinity, Oregon.

Chapman Publishing Co., Chicago, 1903, p. 851, 852.

The Capitol's Who's Who for Oregon, 1936-1938. Capitol Publishing Co., Portland, p. 101.

Valley Times, Diamond Jubilee Issue, 1893-1968, 21 March, 1968.

Buffam, Barbara Cady, oral history interview w/Shirley Tanzer, 1982.

Directories 1905, 1907, 1911, 1912, 1917, 1919, 1921.

City Council minutes 1906, 1907, 1909, 1911, 1915, and 1917.

National Register of Historic Places nomination.

NEGATIVE NO: 1 # 19

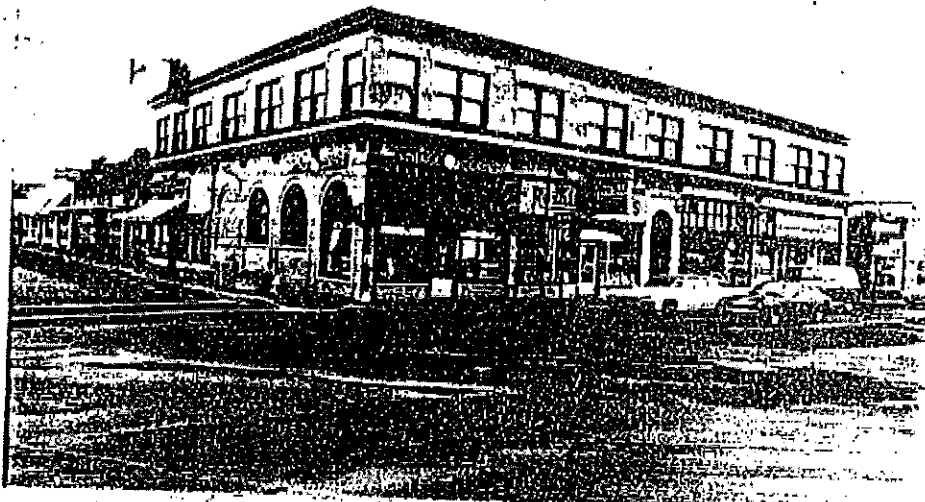
SLIDE NO: 1-26, 27, 30

RECORDED BY: Demuth/Morrison

DATE: December 1984. Revised Sept. 1986.

SHPO INVENTORY NO:

ADDRESS: 12620, 12650, 12602, 12610 SW Farmington Road  
MAP NO.: 1S1 16AD TAX LOT: 600





**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**Regional Center – Old Town (RC-OT) Zoning District**

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Sections 20.20.20</b>			
Permitted Uses	Eating and Drinking Establishment	Eating and Drinking Establishment is a use allowed outright in the RC-OT zone.	<b>Yes</b>
<b>Development Code Section 20.20.15</b>			
Minimum Parcel Area	None	0.2 acre	<b>Yes</b>
Residential Density	Minimum: 12 per acre Maximum: 40 per acre	Not applicable, no residential development proposed.	<b>N/A</b>
Floor Area Ratio	Minimum: 0.35 Maximum: None	No change to floor area is proposed.	<b>N/A</b>
Lot Dimensions	Minimum Width: None Maximum Depth: None	No change in lot dimensions is proposed.	<b>N/A</b>
Yard Setbacks	Buildings in multiple use zones located on parcels that front on a Major Pedestrian Route shall be exempt from minimum and maximum setbacks.	No change in building envelope proposed.	<b>N/A</b>
Building Height	Maximum: 75 feet	No change in building height is proposed.	<b>N/A</b>

**Chapter 60 – Special Requirements**

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.05 Circulation and Parking Design Standards</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review is applicable to the exterior changes to the building and site. Design Standards will be addressed with the DRCL application.	<b>See DR Findings</b>
<b>Development Code Section 60.30 Off-Street Parking</b>			
Minimum Off-Street Vehicular Parking Spaces	Eating and Drinking Establishment in Regional Center Parking District 2 Minimum: 0	No changes to existing parking are proposed.	<b>Yes</b>
Minimum Off-Street Bicycle Parking	2 short term and 2 long term spaces per 5,000 sq. ft. of floor area.	No changes proposed.	<b>N/A</b>
<b>Development Code Section 60.55 Transportation</b>			
Transportation Facilities	Regulations for transportation facilities.	No changes are proposed to transportation facilities.	<b>N/A</b>
Traffic Management Plan	Thresholds for a traffic study	A traffic Impact Analysis (TIA) is required when the proposed land use change or development will generate 300 vehicles or more per day in average weekday trips. The subject tenant space is approximately 2,350 square feet in size and was most recently used as a retail facility. The applicant's proposal is to modify a portion of the existing building to an eating and drinking establishment. Per the Trip Generation Manual 9 <sup>th</sup> edition published by the Institute of Transportation Engineers (ITE), under the existing use (ITE Land Use 826 Specialty Retail) the site would generate approximately 106 trips per day. Under the proposed use (ITE Land Use 931	<b>N/A</b>



		Quality Restaurant) the site would generate approximately 216 trips per day. The difference in the trips generated between the existing use and the proposed use is less than 300-trip per day. Therefore this proposal does not require a Traffic Impact Analysis.	
<b>Development Code Section 60.60 Trees &amp; Vegetation</b>			
Tree & Vegetation Regulations	Preservation for "protected" trees.	No changes proposed.	N/A
Mitigation Requirements for Landscape Tree Removal	1:1 mitigation required based on DBH removed.	No changes proposed.	N/A
<b>Development Code Section 60.65 Utility Undergrounding</b>			
Utility Undergrounding	All existing utilities and any new utility service lines must be undergrounded.	No changes proposed.	N/A

**ANALYSIS AND FINDINGS FOR  
HISTORIC REVIEW APPROVAL  
CADY BUILDING IMPROVEMENTS  
HR2018-0002**

**Section 40.35.15.1.C. Approval Criteria:**

In order to approve an Alteration of a Landmark application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for an Alteration of a Landmark Application.***

**Facts and Findings:**

Development Code, Section 40.35.15.1.C, Threshold No.1 states:

*Changes to any aspect of the exterior appearance, including, but not limited to, exterior finish materials, architectural detailing, and changes to window and door locations or dimensions.*

The applicant is proposing changes to the exterior appearance of the building, including a new metal canopy with canned lights, recession of the North and East entries, and new exterior gooseneck lighting. Staff notes proposed signage is included in the applicant's submittal- the signage itself is not being reviewed with this process and will require a subsequent sign application.

**Therefore, staff finds that the criterion is met.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

**Facts and Findings:**

The applicant paid the required fee for a Historical Review - Alteration of a Landmark application upon submittal.

**Therefore, staff finds that the criterion is met.**

- 3. The distinguishing original historic or architectural qualities or character of a building, structure, or site and its environment are being preserved.***

**Facts and Findings:**

The applicant has stated all proposed changes to the building façade have been considered in the context of the original historical significance of the building. Changes proposed serve to enhance and preserve the historic character of the

building and surrounding area. Specifically, the applicants have identified “round headed door and window openings and masonry exterior walls” from the historic inventory as primary contributing elements to the building’s historic character. The applicant has kept these elements intact and proposes additional exterior lighting to highlight the unique masonry of the building.

**Therefore, staff find that the criterion is met.**

**4. *Any alteration to buildings, structures, and sites are in keeping with the time period of the original construction.***

Facts and Findings:

The building under consideration was built in 1914 in the ‘Richardson Romanesque’ style. The applicant has provided an historical image, exact date unknown but can be estimated by the automobiles in the image to be early 20<sup>th</sup> century. The image shows the original curved window system on the Eastern elevation that has since been replaced. The entrance along that elevation is covered with a canopy that has also since been removed. The applicant intends to honor the original facade with the installation of a new canopy over the newly recessed entry. The gooseneck lighting is typical of the time period and will accent the brickwork facade. The applicant states that areas that must be altered to accommodate the newly recessed entries will match existing masonry in material and color.

**Therefore, staff finds that the criterion is met.**

**5. *Any distinctive stylistic features or examples of skilled craftsmanship which characterize the building, structure or site have been preserved unless said features are a threat to the public health and safety or are in violation of building, fire, or access regulations.***

Facts and Findings:

The Beaverton list of Historic Resources identify “round headed window and door openings,” the “masonry exterior walls” and the “cornice with decorative brackets”. The applicants are proposing to preserve these architectural elements and bring attention to these elements through enhanced lighting.

**Therefore, staff find that the criterion is met.**

**6. *Deteriorating architectural features will be repaired rather than replaced, wherever possible.***

Facts and Findings:

The applicant states the existing façade is in good condition relative to the age of the building, and there are not deteriorating architectural features to repair. Façade

materials will be evaluated during the construction process and should they need repair, effort will be made to repair rather than replace wherever possible. The recessed entries will utilize materials similar to the existing to retain the character of the building.

**Therefore, staff find that the criterion is met.**

- 7. *New material used for replacement will match the material being replaced in terms of composition, design, color, texture, and other visual qualities.***

Facts and Findings:

The applicant has stated and provided plans showing the masonry work around the newly recessed entries will match the original masonry in material and color. Existing door and window frames are a matte black metal, the new glazing system will also be framed with matte black metal. The majority of the original façade will remain intact.

**Therefore, staff find that the criterion is met.**

- 8. *The repair or replacement of missing architectural features is based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence.***

Facts and Findings:

Replacement or major repair of architectural features is not anticipated to be necessary given the good condition of the exterior façade; all original distinctive architectural features will remain intact. The applicant has provided historical images of the building showing a canopy along the east elevation in support of their proposal. The applicant states should an issue arise during construction that proves this assertion to the contrary, every effort will be made to keep the original historic character intact.

**Therefore, staff find that the criterion is met.**

- 9. *The design of the proposed addition or alteration does not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, material, and character of the property, neighborhood, or environment.***

Facts and Findings:

The applicant states the proposed alterations to the building façade will not detract from or destroy signature elements that contribute to the historical character of the building. Proposed alterations seek to “support, strengthen, and enhance” the geometry and material palette for the building, while also enhancing the pedestrian experience in Old Town Beaverton, consistent with the goals of the vibrant mixed-use district.

Therefore, staff finds that the criterion is met.

10. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are subject to an adjustment, planned unit development, or variance which shall be already approved or considered concurrently with the subject proposal.***

Facts and Findings:

The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 20, namely Section 20.20.10.2 RC-TO Downtown Regional Center- Old Town District. The proposed use of the building is an eating and drinking establishment, a use that is allowed outright in the zone.

Therefore, staff find that the criterion is met.

11. ***The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Facts and Findings:

Staff refers to the Chapter 60 analysis chart provided on page CC-2 above as well as the Design Review Table in the DR section of this report. Staff incorporates those tables and findings as applicable to this criterion.

Staff finds that the criterion is met.

12. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings:

The applicants and staff have reviewed all applicable submittal requirements as specified in Section 50.25.1 and have concluded all required documents have been submitted with the application package.

Therefore, staff find that the criterion is met.

13. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings:

The applicants and staff have reviewed the sequence of document submittal and meeting requirements related to the Type 3 Historic Review process, the applicant have complied with all requirements.

Therefore, staff find that the criterion is met.

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **HR2018-0002** subject to the Conditions of Approval identified in Attachment D, herein.



**ANALYSIS AND FINDINGS FOR  
DESIGN REVIEW APPROVAL  
CADY BUILDING IMPROVEMENTS  
DR2018-0078**

**Section 40.20.15.1.C. Approval Criteria:**

In order to approve a Design Review Compliance Letter application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Design Review Compliance Letter.***

Facts and Findings:

Development Code, Section 40.20.15.1.C, Threshold No.1 states:

*Façade changes, except changes in color.*

The applicant proposes several façade changes, including a new canopy and recessed entrances.

**Therefore, staff finds that the criterion is met.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings:

The Design Review Compliance Letter (DRCL) application fee has been submitted by the applicant.

**Therefore, staff finds that the criterion is met.**

- 3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings:

Staff has conducted a completeness review of the DRCL application and has found all applicable submittal requirements have been provided by the applicant.

**Therefore, staff finds that the criterion is met.**

4. ***The proposal meets all applicable Site Development Requirements of Sections 20.05.15., 20.10.15., 20.15.15., and 20.20.15. of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.***

Facts and Findings:

The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 20, namely Section 20.20.10.2 RC-TO Downtown Regional Center- Old Town District. The proposed use of the building is an eating and drinking establishment, a use that is allowed outright in the zone.

**Therefore, staff finds that the criterion is met.**

5. ***The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

The proposal is not an addition to the existing building. The application is for façade modifications in line with the historic character of the building. Staff refers to the Chapter 60 analysis chart provided on page CC-2 above as well as the Design Review Table in this section of this report. Staff incorporates those tables and findings as applicable to this criterion.

**Therefore, staff finds that the criterion is met.**

6. ***If applicable, the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

This approval criteria is not applicable as an addition to an existing building is not proposed.

**Therefore, staff finds that the criterion is not applicable.**

7. ***The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).***

Facts and Findings:

The application is for façade modifications in line with the historic character of the building. Staff refers to the Chapter 60 analysis chart provided on page CC-2 above as well as the Design Review Table at the end of this section of the report. Staff incorporates those tables and findings as applicable to this criterion.

**Therefore, staff finds that the criterion is met.**

8. ***Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.***

Facts and Findings:

Staff has reviewed the available Land Use history for this property and assert the proposal does not modify any conditions of approval of a previous Type 2 or Type 3 land use application.

**Therefore, staff finds that the criterion is met.**

9. ***Proposals for Community Gardens comply with Section 60.05.25.14 of Chapter 60. Community Gardens are exempt from Criteria 4, 5, 6, 7, and 8 above.***

Facts and Findings:

This approval criteria is not applicable; no community garden exists on site or is proposed.

**Therefore, staff finds that the criterion is not applicable**

10. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings:

The applicant has submitted the Historic Review application and the Design Review application for this project, and understands a sign permit will be necessary if/when a sign is desired.

**Therefore, staff finds that the criterion is met.**

**Design Review Standards Analysis**  
**Section 60.05.15 Building Design and Orientation**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>Building Articulation and Variety</b>		
<b>60.05.15.1.B</b> Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety	This section of the Development Code calls for building facades that face a public street be visually interesting, by incorporating multiple materials, maximize glazing, recessed and covered entries, etc. The proposed alterations add articulation to the building, including recessed entries, a new overhead canopy, and accent lighting, which all work together to provide visual interest along the public street.	<b>Yes</b>
<b>60.05.15.1.C</b> Max 40' between architectural features	The maximum spacing between permanent architectural features shall be no more than forty feet for all uses in multiple use zones. This proposal is increasing architectural features on the building, which already exceeds the 40' requirement.	<b>Yes</b>
<b>Primary Building Entrances</b>		
<b>60.05.15.3</b> Weather protection for primary entrance	This section calls for primary building entrances to either be recessed or covered to provide weather protection and transition space for users. The proposed alterations do not remove or alter the existing recessed primary building entrance on the west facade. The project calls for a new, fixed five foot deep canopy to the recessed entry.	<b>Yes</b>
<b>Roof-Mounted Equipment</b>		
<b>60.05.15.5.A through C</b> Equipment screening	This section calls for rooftop mounted mechanical equipment to be screened with a material complementary to the building. The proposal includes installation of equipment screening along a small portion of the building roof where mechanical equipment associated with the kitchen space will be installed. The screening will only be seen from Angel Avenue, there will be no visual impact to the Farmington or Watson frontage, as screening in the form of an existing parapet is sufficient. The screening will be made of the same material as the canopy.	<b>Yes</b>
<b>Ground Floor Elevation on Commercial and Multiple Use Buildings</b>		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p><b>60.05.15.8.A</b> Glazing required</p>	<p>This section calls for all ground floor elevations visible from a public street to utilize large areas of glazing to provide a better pedestrian experience. The building is located along a Class 1 Major Pedestrian Route, which requires a minimum of 50% glazed area. Presently, the building contains 42% glazed area. The proposal as submitted does not alter the amount of glazing on the building. The applicant has prioritized retaining the existing unique glazing system specifically called out in the Beaverton Inventory of Historic Resources. No changes proposed.</p>	<p><b>N/A</b></p>
<p><b>60.05.15.8.B</b> Weather protection</p>	<p>This section calls for ground floor building elevations along Major Pedestrian Routes to utilize weather protection elements such as canopies. This building is located along a Class 1 Major Pedestrian Route and therefore requires a minimum 50% of the ground floor elevation to provide weather protection. The building currently provides 11% of the façade as weather protecting elements, the proposal will raise this to 15% coverage. The applicants recognizes the 50% standard has been considered, but they have also weighed the need for historic preservation of character and found the submitted weather protection design to be most appropriate in this case. Staff also recognizes that weather protection elements beyond what has been proposed may have a negative impact on existing street trees, landscaping, and visibility.</p>	<p><b>Brings building closer to compliance</b></p>

**Section 60.05.20 Circulation and Parking Design**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>Pedestrian Circulation</b>		
<b>60.05.20.3.C</b> Walkways every 300'	This section calls for a system of developed pedestrian connections from parked areas to all buildings, good pedestrian connections between buildings, to and from all main building entrances and pedestrian rights of way. The building is located immediately adjacent to a Class 1 Major Pedestrian Route and all main building entrances have a direct connection to the public right of way.	<b>Yes</b>

**Section 60.05.30 Lighting Design Standards**

<b>DESIGN STANDARD</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD</b>
<b>Adequate on-site lighting and minimize glare on adjoining properties</b>		
<b>60.05.30.1.A-E</b> Lighting Design Standards	<p>This section requires lighting design that provides pedestrian safety and visual comfort through the selection and placement of lighting fixtures that provide adequate lighting at pedestrian circulation areas. Glare onto adjacent properties and public spaces shall be minimized, and fixtures should be kept at a scale appropriate for pedestrians.</p> <p>The proposal includes two recessed downlights installed on the underside of the metal canopy along Watson Avenue. The downlight style will provide for additional lighting under the canopy and at the recessed entrance of the building and will not project any light upwards or on to adjacent properties. The architectural style of the fixtures is considered neutral, and will not add or detract from the historical character, except that the façade will be lit and more visually accessible to pedestrians. A materials sheet for the canned light</p>	<b>Yes</b>



DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>fixtures has been submitted by the applicant. Four gooseneck style fixtures are proposed above the canopy, further highlighting the unique building articulation identified in the Inventory of Historic Resources. Staff would like to point out that there is also abundant street lighting in this downtown, pedestrian oriented area, and light spillover is of secondary concern to pedestrian safety and comfort.</p>	

**CONDITIONS OF APPROVAL**

**HR2018-0002**

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.

**DR2018-0078**

1. In accordance with Section 50.90.1 of the Development Code, Design Review approval shall expire after one year 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. All digging within the root zone of the existing street trees shall be by hand, unless an alternative plan is approved by the City Arborist. (Operations / TC)
3. No cutting of tree roots is permitted, unless approved through a plan by the City Arborist. (Operations/TC)
4. A building permit is required prior to beginning work on the structure. (Building Division/BR)
5. The final construction plans that are submitted for building permits shall substantially conform to Exhibit "A" (project plans), as well as all conditions contained herein. (Planning Division/BA)
6. Prior to any on-site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Ph. (503) 246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Site Development Division/JJD)
7. Erosion control best management practices shall be installed and maintained during all soil disturbing activity and periods of exposed ground. (Site Development /JJD)
8. An encroachment permit is required before installation of permanent structures that will encroach into the Right of Way, subject to BDC 60.50.15. (Planning/BA)