

STAFF REPORT

HEARING DATE: November 4, 2020

STAFF REPORT DATE: October 28, 2020

TO: Planning Commission

STAFF: Brett Cannon, Assistant Planner

PROPOSAL: Bank of Beaverton Historic and Design Review
HR2020-0001 / DR2020-0108

LOCATION: 4500 SW Watson Avenue, Tax Lot 300 on Washington County
Tax Assessor's Tax Map 1S1-16AD

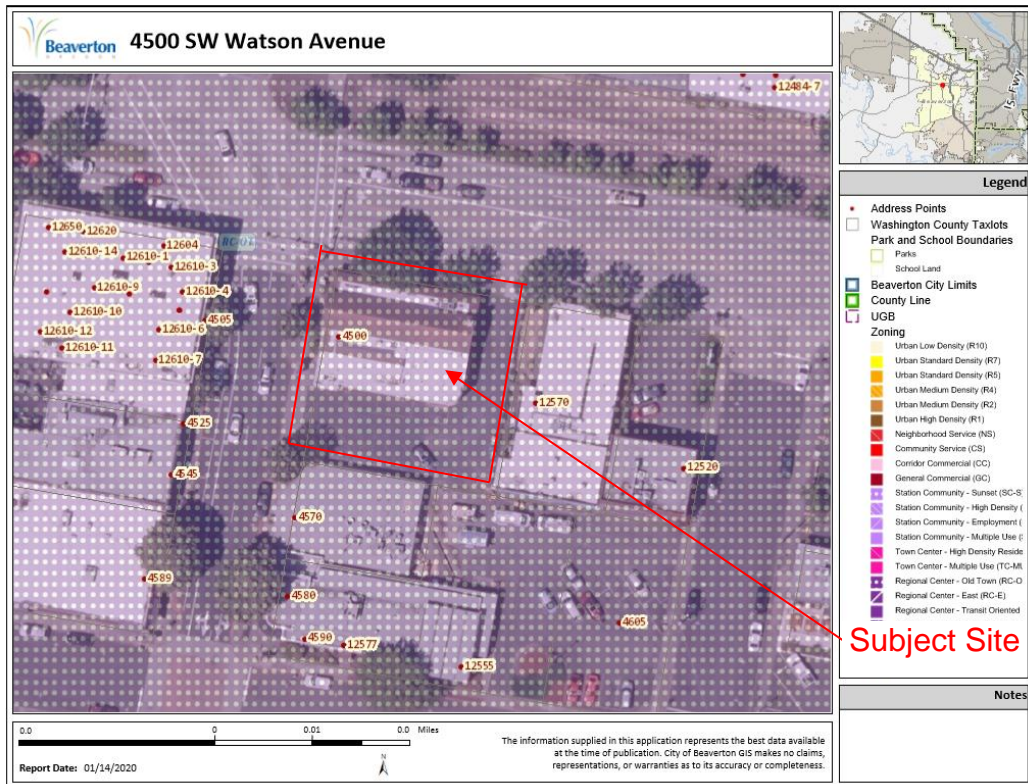
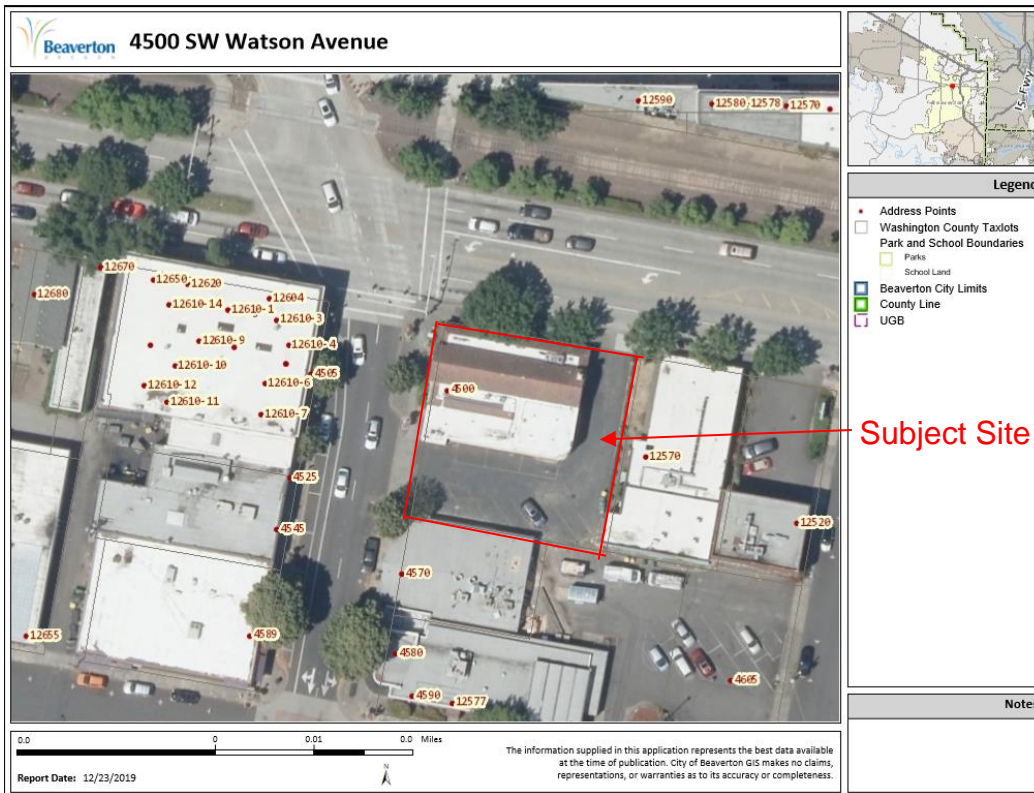
SUMMARY: The applicant, Henry Point Development, LLC, requests Historic and Design Review approval for south elevation façade modifications to approved HR2019-0003/DR2019-0108 of a building on the Beaverton Historic Inventory, identified as the "Bank of Beaverton". The applicant proposes to expand the door system on the south elevation and enlarge one window.

PROPERTY OWNER/
APPLICANT: Henry Point Development, LLC
Travis Henry
735 SW 20th Place, Suite 220
Portland, OR 97205

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 HR2020-0001 and DR2020-0108 (Bank of Beaverton Historic and Design Review)**, subject to Conditions of Approval identified in Attachment C, herein.

Exhibit 1.1 Vicinity, Aerial and Zoning Maps



BACKGROUND FACTS

The building in question was constructed in 1923, had an addition built on the southern side in 1954 and in 1984 was placed in the Beaverton Inventory of Historic Resources listed as an “Important” resource. The recorded historical name for the building is the Bank of Beaverton. See Exhibit 1.3 *Historic Resource Inventory Entry for the Bank of Beaverton* at the end of this report for the full historic entry. Permitting history on file for the building includes several sign permits and minor site modifications to parking and landscaping. The building originally housed a bank and has most recently housed a dance studio. The most recent decision was the Planning Commission’s approval of HR2019-0003 and DR2019-0169 on January 22, 2020 to replace select windows, remove a secondary entrance, new rooftop mechanical screening, closure of the parking lot to facilitate outdoor seating, and new bike racks and screened refuse area.

Key Application Dates

Application	Submittal Date	Submittal Complete	120-Day	365 Day*
HR202-0001	August 31, 2020	September 22, 2020	January 20, 2021	September 22, 2020
DR2020-0108	August 31, 2020	September 22, 2020	January 20, 2021	September 22, 2020

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions

Zoning	Regional Center – Old Town (RC-OT)	
Current Development	The site is currently developed with a building constructed in 1923, along with non-required parking and a small amount of landscaping.	
Site Size	Approximately 0.25 acres	
NAC	Central Beaverton	
Surrounding Uses	Zoning: <u>North:</u> RC-OT <u>South:</u> RC-OT <u>East:</u> RC-OT <u>West:</u> RC-OT	Uses: <u>North:</u> Right of Way and Railroad <u>South:</u> Eating and Drinking Establishment <u>East:</u> Dance Studio <u>West:</u> Eating and Drinking Establishment

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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity, Aerial and Zoning Maps (page SR-2 of this report)

Exhibit 1.2 Historic Resource Inventory Entry for the Bank of Beaverton (located at the end of this report)

Exhibit 2. Materials submitted by the Applicant

Exhibit 2.1 Submittal Package

Exhibit 2.2 Project Plans

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW APPROVAL
BANK OF BEAVERTON BUILDING DESIGN REVIEW
DR2020-0108**

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 minor façade changes to previously approved DR2020-0169. The changes are confined to the south elevation and include, increasing the size of the approved sliding glass window panels into full-height slider doors, eliminating a small fixed pane window to the east of the man door to be replaced with a large picture window that was removed as part of the approved design.

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 of \$168 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 reviewed the DRCL application and has found all applicable submittal requirement 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:

Staff cites the Code Conformance Analysis chart at the end of this attachment, which evaluates the project as it relates to the applicable Code requirements of Chapter 20. The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 20, namely BDC 20.20.10.2 RC-OT Downtown Regional Center- Old Town District. The proposed use of the building is restaurant, consistent with the allowable uses in this 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:

Staff cites the Code Conformance Analysis chart at the end of this attachment, which evaluates the project as it relates to the applicable Code requirements of Sections 60.05.15 through 60.05.30. The applicant and staff have reviewed the proposal and find it consistent with all applicable provisions of Chapter 60

Therefore, staff finds that the criterion is not applicable.

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:

The proposal is not an addition to the existing building. The application is for façade changes to the south elevation.

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 cites the Code Conformance Analysis chart at the end of this attachment, which evaluates the project as it relates to the applicable Code

requirements of Chapter 60. Staff incorporates the findings in the Analysis chart 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.

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

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Sections 20.20.20			
Permitted Uses	Restaurant	Restaurant	Yes
Development Code Section 20.20.15			
Minimum Parcel Area	None	0.23 acre	Yes
Residential Density	Minimum: 12 per acre Maximum: 40 per acre	Not applicable, no residential development proposed.	N/A
Floor Area Ratio	Minimum: 0.35 Maximum: None	No change to the floor area is proposed.	N/A
Lot Dimensions	Minimum Width: None Maximum Depth: None	No change in lot dimensions is proposed.	N/A
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.	N/A
Building Height	Maximum: 75 feet	No change in building height is proposed.	N/A

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.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 increase glazing on the south façade, while staying true to the Historic Character of the building. The proposed changes enhance connection between the tenant space and pedestrian experience on Watson Avenue.	Yes
60.05.15.1.C 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 expands upon DR2019-0169 bringing it closer to compliance.	Yes
Primary Building Entrances		
60.05.15.3 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 pedestrians. The proposed alterations do not remove or alter the existing recessed primary building entrance on the west facade.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	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 proposal increases the glazing on the south façade to add upon the 50% total glazing of the building approved by DR2019-0169.	Yes

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Provide adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A-E 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>No proposed changes to the lighting design approved by DR2019-0169.</p>	N/A

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a Floodplain, floodway, or floodway fringe.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits requested.	N/A
Development Code Section 60.30			
Off-street motor vehicle parking	This property is located in Regional Center Parking District 2. There is no required parking for eating and drinking establishments in this District.	The site remains subject to the approval of DR2019-0169, the parking area currently on site will be renovated into an outdoor seating area for the patrons of the business. There will be no on-site vehicle parking.	Yes
Required Bicycle Parking	Short Term Spaces: 1 Long Term Spaces: 1	The site remains subject to the conditions identified in the approval of DR2019-0169, which proposes one staple bike rack in the right of way directly outside the primary entrance to the building which will serve as short term bike parking.	Yes

		Long term bike parking, presumably for employees, will be inside of the building. The applicant will also be installing 14 staple racks on the eastern side of the property.	
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	No reconstruction of transportation facilities is proposed. The uses proposed will not create additional trips sufficient to require a Transportation Impact Analysis.	N/A
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No tree removal is proposed.	N/A
Development Code Section 60.65			
Utility Undergrounding	Utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	There are no existing overhead utility service lines on the site or along the site frontage.	N/A

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2020-0108** subject to the Conditions of Approval identified in Attachment C, herein.

**ANALYSIS AND FINDINGS FOR
HISTORIC REVIEW APPROVAL
BANK OF BEAVERTON BUILDING HISTORIC REVIEW
HR2020-0001**

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 south facade of the building and include, increasing the size of the approved sliding glass window panels into full-height slider doors and eliminating a small fixed pane window to the east of the man door to be replaced with a large picture window that was removed as part of the approved design.

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 \$1,014, the required fee for a Historical Review - Alteration of a Landmark upon application 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 Historic Inventory entry for the Bank of Beaverton addresses the building's land use and ownership history and the architectural significance of the building (Exhibit 1.2:

“The Bank of Beaverton Building is quite striking. Of particular notes is the arched entrance, traditional Spanish Colonial massing and iron work.”

As stated in HR2019-0003 and DR2019-0169 the arched entrance, Spanish Colonial massing, and red tile roof are unique features to the Bank of Beaverton. The proposal is limited to modifications of the south façade which will enhance the pedestrian experience on Watson Avenue by introducing additional glazing in the form of sliding glass window panels. The massing of the building is not changing to ensure preservation of the Spanish Colonial design.

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 Bank of Beaverton building was constructed in 1923, the addition on the southern side of the building was constructed in 1954. The proposed changes to the building are all keeping with the time period of the building's construction. The proposed glazing will create a clean, simple look seen from Watson Avenue while keeping the Spanish Colonial design elements and arched entrances intact as approved by HR2019-0001 and DR2019-0169.

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:

As stated in HR2019-0003 and DR2019-0169 the arched entrance, Spanish Colonial massing, and red tile roof are unique features to the Bank of Beaverton. The proposed changes to the south façade will not impact or modify the entrance, massing or the new red tile roof approved by HR2019-0003 and DR2019-0169. To ensure the distinctive features of the building are maintained, the conditions of approval from HR2019-0003 and DR2019-0169 remain in effect as indicated in Attachment C.

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 they do not intend to replace any deteriorating architectural features. 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.

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 states the existing south façade is in good condition and does not anticipate material replacement for the alterations. The applicant insists that further effort will be made to procure replacement materials of similar finish, paying close attention to detail in order to keep the historical character of the building 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:

The applicant states, replacement or major repair of architectural features is not anticipated as the scope of work on the south façade will not impact significant architectural features identified in the historic inventory. 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 but acknowledges further Historic Review may be necessary should this be the case.

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 south building façade will not detract from or destroy signature elements that contribute to the historical character of the building. Proposed modifications will enhance the design of the building, while also positively contributing to the pedestrian experience on Watson Avenue in Old Town Beaverton.

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:

Staff cites the Code Conformance Analysis chart in Attachment A, which evaluates the project as it relates to the applicable Code requirements of Chapter 20. 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-OT Downtown Regional Center- Old Town District. The proposed use of the building is restaurant use, consistent with the allowable uses in this 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 cites the Code Conformance Analysis chart in Attachment A, which evaluates the project as it relates to the applicable Code requirements of Chapter 60. 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. A Type 1 Design Review application has been submitted concurrently with this application.

Therefore, staff find that by meeting the conditions of approval, the criterion is met.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **HR2020-0001** subject to the Conditions of Approval identified in Attachment C, herein.

CONDITIONS OF APPROVAL

DR2020-0108

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. Obtain Historic Review approval to alter this historic landmark. (Planning / BC)

Prior to building permit issuance, the applicant shall:

3. Submit a complete site development application and obtain the issuance of permit from the Site Development Division. (Site Development Division/CR)
4. The final construction plans that are submitted for building permits shall substantially conform to Exhibit "2.2" (project plans), as well as all conditions contained herein. (Planning Division/BC)

Prior to final permit inspection/occupancy, the applicant shall:

5. Replace all sidewalks, curb, ramps, and bike paths which are damaged, deteriorated, or removed by construction. (Site Development Division/CR)
6. Applicant shall submit design and specifics for short term bicycle parking to be installed both on-site and within the public right of way on SW Watson Avenue to ensure minimum standards are met per the Engineering Design Manual Section 340. (Transportation/KM)
7. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Division/CR)
8. If needed, obtain a Source Control Sewage Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. (Site Development Division/CR)

Prior to release of performance security, the applicant shall:

9. Have completed the site development improvements and the site shall be stable and secure for long-term erosion control issues as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Division/CR)

10. Have the landscaping completely installed, groundcover established, or provide for long term erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Division/CR)
11. Replace the four non-compliant luminaires in the right of way adjacent to the property with LEDs in the traditional acorn style commonly used in downtown Beaverton in order to comply with the street lighting standards. (Site Development Division/JY)

HR2020-0001

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. Obtain Design Review approval to alter this historic landmark. (Planning / BC)

Historic Resources Inventory Entry for the Bank of Beaverton

BEAVERTON INVENTORY OF HISTORIC RESOURCES

<p>HIST. NAME: <u>Bank of Beaverton</u> COMMON NAME: <u>MaGee Bro. Beauty School</u> ADDRESS: <u>4500 SW Watson Avenue</u> OWNER: <u>Stella, George & Carolyn</u> <u>Berry c/o MaGee</u> MAP NO.: <u>1S1 W 16AD TAX LOT: 300</u> ADDITION: <u>Town of Beaverton</u> BLOCK: <u>6</u> LOT: <u>3, 4</u></p>	<p>DATE OF CONSTR: <u>1923</u> ORIGINAL USE: <u>Commercial</u> PRESENT USE: <u>Commercial</u> ARCH./BLDR.: <u>Unknown</u> STYLE: <u>Spanish Colonial</u> RESOURCE TYPE: <u>Building</u> ZONE: <u>TC - Downtown</u> QUAD: <u>Beaverton</u> THEME: <u>Architecture - 20th Century;</u> <u>Commerce</u></p>
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PLAN TYPE/SHAPE: <u>Rectangular</u>	NO OF STORIES: <u>1 1/2</u>
FOUNDATION MATERIAL: <u>Concrete</u>	BASEMENT (Y/N): <u>No</u>
ROOF FORM & MATERIALS: <u>Gable. Red clay tiles.</u>	
WALL CONSTRUCTION: <u>Masonry</u>	STRUCTURAL FRAME: <u>Unknown</u>
PRIMARY WINDOW TYPE: <u>Segmentally arched louvered windows of 6 and 9 lights w/ metal sash.</u>	
EXTERIOR SURFACING MATERIALS: <u>Stucco</u>	
DECORATIVE FEATURES: <u>Arched front entry with wrought iron grillwork over the lunette shaped transom, also decorative stucco work and green marble on either side of entry doors.</u>	

CONDITION: Excellent

EXTERIOR ALTERATION/ADDITIONS (DATED): Addition, s. elev. (drive-up teller's window), (1954).

NOTEWORTHY LANDSCAPE FEATURES: One small street tree, foundation shrubs.

ASSOCIATED STRUCTURES: None

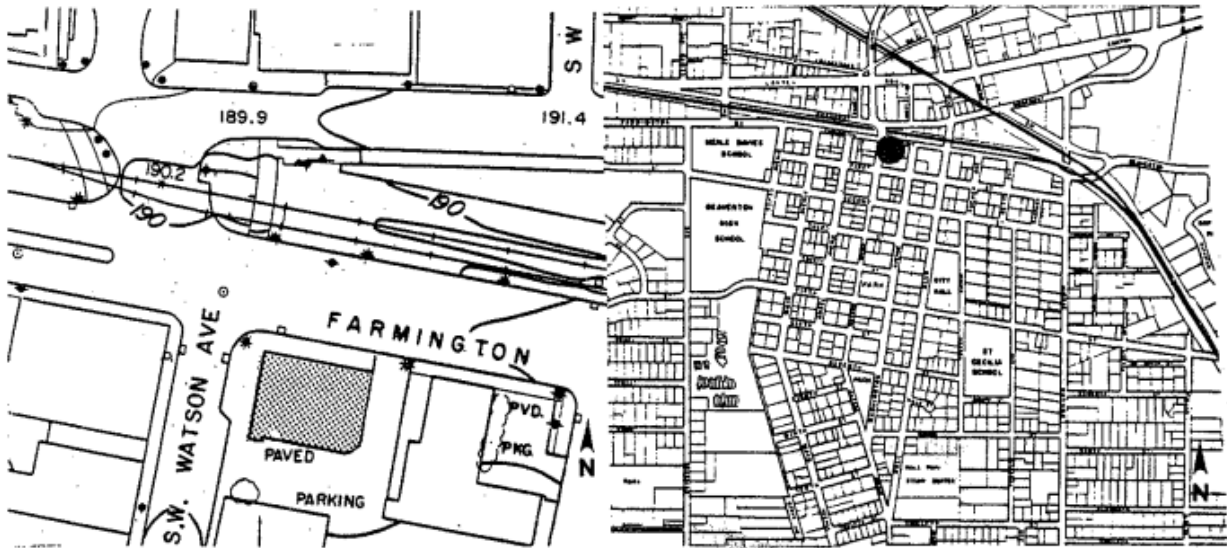
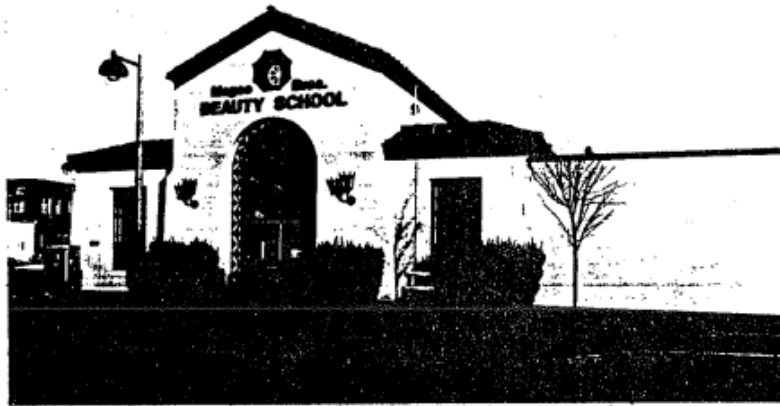
KNOWN ARCHEOLOGICAL FEATURES: None

SETTING: The old Bank of Beaverton is at the southeast corner of SW Watson Avenue and SW Farmington Road, an extremely busy intersection. The Southern Pacific Railroad tracks are north of the building, across SW Farmington Road.

STATEMENT OF SIGNIFICANCE (Historical and/or architectural importance, dates, events, persons, contexts). The Bank of Beaverton, founded in 1910 was first constructed as a wood frame building, located on SW Broadway St. across from the present location of Beaverton Pharmacy. W.E. Pegg, the Mayor of Beaverton was president of the bank, and Ray Bolger was the cashier. A few years later, Doy Gray purchased the bank and moved it to the southwest corner of SW Watson Ave. and SW Farmington Road in the Cady Building. Gray became bank cashier in 1915. He had the new Bank of Beaverton constructed on the southeast corner of SW Watson Ave. and SW Farmington Road in 1923. Gray owned the bank until 1933, when it was closed and did not reopen until 1934. Jay Gibson was responsible for reopening the bank under the name of the First Security Bank. He operated the bank until 1933, when it was purchased by the United States Bank of Portland. This building was used as a bank until the new U.S. Bank building was constructed on the corner of SW Farmington Road and SW Hall in 1964.

BEAVERTON INVENTORY OF HISTORIC RESOURCES

ADDRESS: 4500 SW Watson Ave. MAP NO.: 1S1 16AD TAX LOT: 300



The Bank of Beaverton building is quite striking. Of particular note is the
arched entrance, traditional Spanish Colonial massing and iron work.
The original railroad depot was located across Farmington Road until the construc-
tion of this building.

SOURCES: Oregon Journal, 27 July 1954.

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

National Register of Historic Places nomination.

NEGATIVE NO: 1 # 18
SLIDE NO: 1 # 12, 29

RECORDED BY: Demuth/Morrison
DATE: December 1984. Revised Sept. 1986.
SHPO INVENTORY NO: _____