

11 BLENDING OLD AND NEW

Historic overlay design. To encourage new development that is compatible with existing historic resources in the Downtown Beaverton Historic District, rules are proposed for the construction of new buildings in this district.

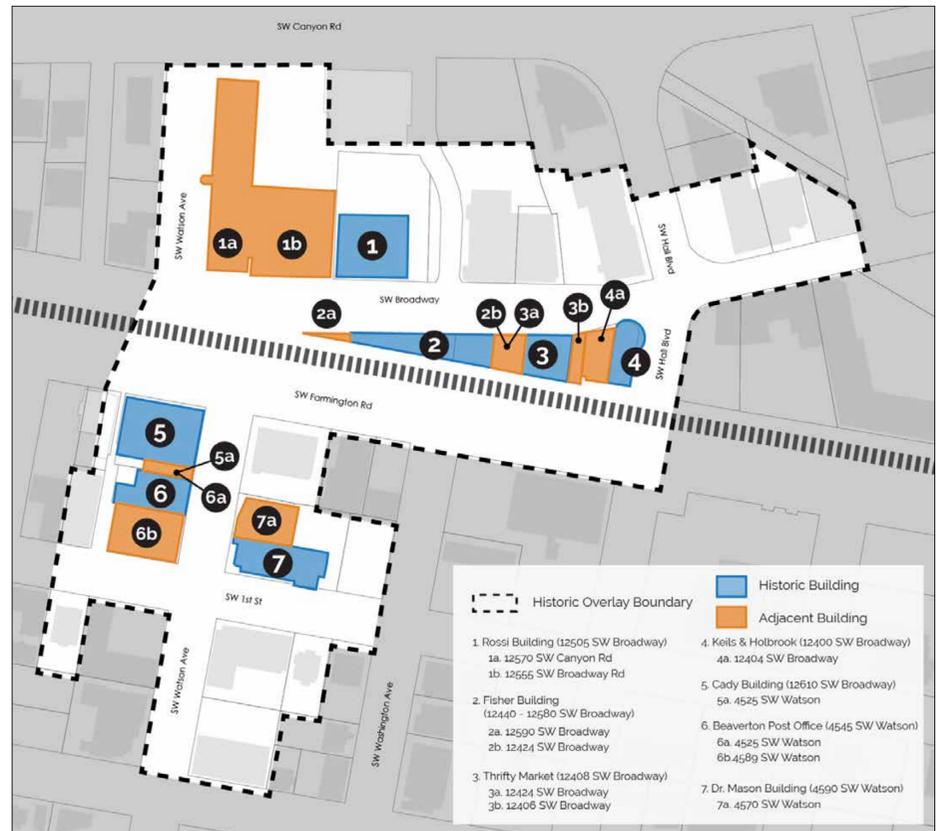
The Historic District contains historic resources designated by the 1984 Historic Resources Inventory.

Seven of these buildings (blue on the map) have been identified as having architectural features that are appropriate for new multi-story buildings to address. Buildings developed adjacent to, or within 20 feet of, these historic

structures (orange on the map) shall respond to specific design elements in these buildings. (Section 70.04.2.8)

For example, a new building could respond to a historic structure by:

- Building up to the same setback;
- Using a horizontal design element in line with the windows, signage band, cornice (a horizontal member along the top of the exterior building wall), or parapet (see image of parapet below) of the historic building; or
- Replicating the column spacing or column placement in the historic building.



Dr. Mason Building: Western Facade



Top of Curved Parapet

Top of Curved Canopy

Case study: Dr. Mason's Building

is the only example of the Art Moderne architectural style Downtown. It was recently renovated in a way that respects the integrity of the building's most important historic features.

The proposed new rules indicate that new construction north or south of this building

should acknowledge design features in Dr. Mason's Building. This might mean that the walls facing the street for the new building include design elements, such as the top of storefront windows or a cornice, that line up with the top of the curved parapet or the top of storefront windows in Dr. Mason's Building.

Broadway. Lined with shops, outdoor cafes, and a barbershop, the street wall of the southern edge of Broadway is an important part of the Historic District. New buildings or renovations should also be near the sidewalk to provide a consistent pedestrian experience and match horizontal elements, such as the upper storefront windows on historic buildings.



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