



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, February 6, 2025

**Willamette Room
City Hall
22500 Salamo Rd
West Linn**

11:00 am: Proposed Accessory Dwelling Conversion of Historic Building
Applicant: Clement Walsh, applicant
Property Address: 1225 13th Street
Neighborhood Assn: Willamette Neighborhood Association
Planner: Aaron Gudelj **Project #:** PA-25-03





Pre-Application Conference Request

For Staff to Complete:		
PA 25-03	Conference Date: 02/06/25	Time: 10:00am
Staff Contact: Aaron Gudelj		Fee: \$1,200

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: Clement Walsh and Laura Scott
Email: clement@clementwalsh.com
Phone #: (503)-726-6760
Address: 1225 13th Street West Linn, OR 97068

Applicant Information

Name: Clement Walsh
Email: clement@clementwalsh.com
Phone #: (503)-726-6760
Address: 1225 13th Street West Linn, OR 97068

Address of Subject Property (or tax lot): 1225 13th Street West Linn, OR 97068

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Location of all easements (access, utility, etc.)
- Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: *Clement Walsh*

DATE: 12/17/24

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER: *Clement Walsh* *Laura Scott*

DATE: 12/17/24

City Of West Linn
Planning Department
22500 Salamo Rd. #900
West Linn, OR 97068

December 13, 2024

Project Narrative: Historic Design Review

Owners: Clement Walsh and Laura Scott
Property Address: 1225 13th Street, West Linn, OR 97068

Site Information

Tax Lot No.: 31E02BD02801
Site Area: 20,435 SQ FT
Neighborhood: West Linn
Comp. Plan: Medium density
Zoning: Single Family Residential, Detached R10
Zoning Overlays: Historic Overlay Zone

Introduction

We are pleased to submit our proposal for the renovation and conversion of the Britton Barn, located in the Willamette Historic District at the rear of our property at 1225 13th Street. The barn is listed on the National Register of Historic Places by the Oregon State Historic Preservation Office. Originally built in 1905 and relocated in 1993, the barn has since undergone non-historic modifications, including window and artwork additions, that have altered its historical authenticity. Currently, the barn stands as an exterior shell, with no structural or functional support to withstand regular use or the elements over time.

Our goal is to preserve the barn's architectural charm while transforming it into a safe, functional space for our family. The renovation will adapt the barn into two distinct units: a single-level, accessible living space for our elderly mother, allowing her to age in place, and an upper-level home office. Inspired by the barn's original period style, our design balances historic consistency with necessary modern updates for safety and code compliance.

We look forward to bringing this project to fruition and contributing to the district's historic character through a thoughtful, compliant design. Please feel free to contact us with any questions.

Sincerely,

Clement Walsh
Clement Walsh and Laura Scott

Oregon State Historic Preservation Office











Address/ Property Name	Ht	Eval/ NR	Yr(s) Built	Materials	Arch Classifs/Styles	Orig. Use/ Plan (Type)	RLS / ILS Dates	Listed Date	
1296 12th St Sherriff Ernest T Mass House <i>Sherriff E.T. Mass</i>	2	EC	c.1906	Horizontal Board	Queen Anne Vernacular	Single Dwelling Side Passage/Entry	3/17/2006		
<i>Comments: Sherriff Mass House, Britton Barn ca. 1906 barn moved to site from 19th and Dollar Street in 1993.</i>									
1492 13th St Sherriff Mass House	2.5	EC	c.1897	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1409 14th St E.J. Maple House <i>[House]</i>	2.5	EC	c.1895	Horizontal Board	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1508 14th St	1	NC	c.1916	Horizontal Board	Bungalow (Gen.) Colonial Revival	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Extremely altered-original wood siding, doors and windows replaced. New entry way.</i>									
1716 4th Ave	2	NP	2008	Horizontal Board Shingle	Other / Undefined	Single Dwelling Other Late 20th Century Type	10/28/2008		
<i>Comments: New construction</i>									
1724 4th Ave Downey House <i>James Downey</i>	2	EC	1903	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
<i>Comments: At one time this structure had a turrett.</i>									
1744 4th Ave	1	NC	c.1895	Vinyl Siding	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Early settlers brought this home up from river. Siding has been replaced, window openings altered, ramp added.</i>									
1788 4th Ave	1	NP	c.1934	Horizontal Board	Bungalow (Gen.) Vernacular	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Windows and siding replaced-hardiplank, stone veneer foundation, vinyl windows.</i>									
1798 4th Ave A.W. Schwan House	1.5	EC	c.1895	Horizontal Board Shingle	Queen Anne Vernacular	Single Dwelling Crosswing	3/17/2006		
1808 4th Ave	2	EC	c.1916	Horizontal Board	Bungalow (Gen.)	Single Dwelling Bungalow	3/17/2006		
<i>Comments: Ewalt Leisman/twin of 1674 5th.</i>									

Figure 5

Evaluation Codes: ES=eligible/significant EC=eligible/contributing NC=not eligible/non-contributing NP=not eligible/out of period UN=undetermined/lack of info XD=demolished
 NR Status Codes: NRI=individually listed NHD=listed in Hist Dist NRB=listed individually and w/i Hist Dist NHL=listed as National Hist Landmark

Revisions:

--	--

Project Information:

Project name:	BARN
Project address:	1225 13TH STREET WEST LINN, OR 97068

Issue Information:

--	--

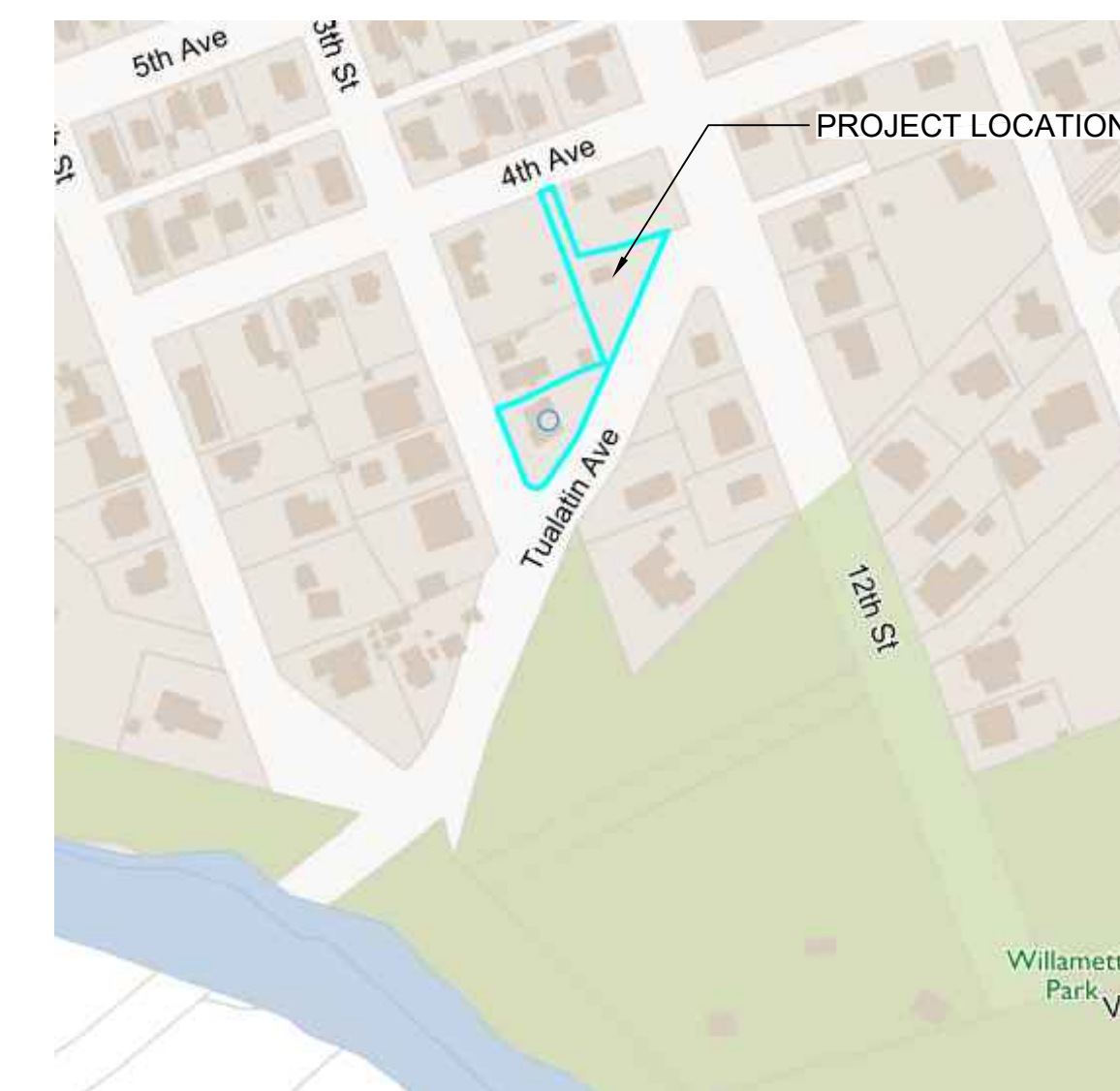
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite #200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no.:	2023-002
Drawn by:	Danielle Street
Checked by:	Clement Walsh
Sheet size:	24" x 36"
Scale:	Noted
Plot date:	December 20, 2024
Sheet no.:	1 of 1

Sheet title:
SITE PLAN

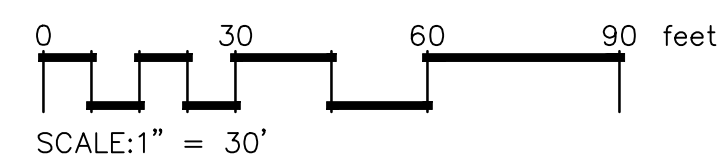
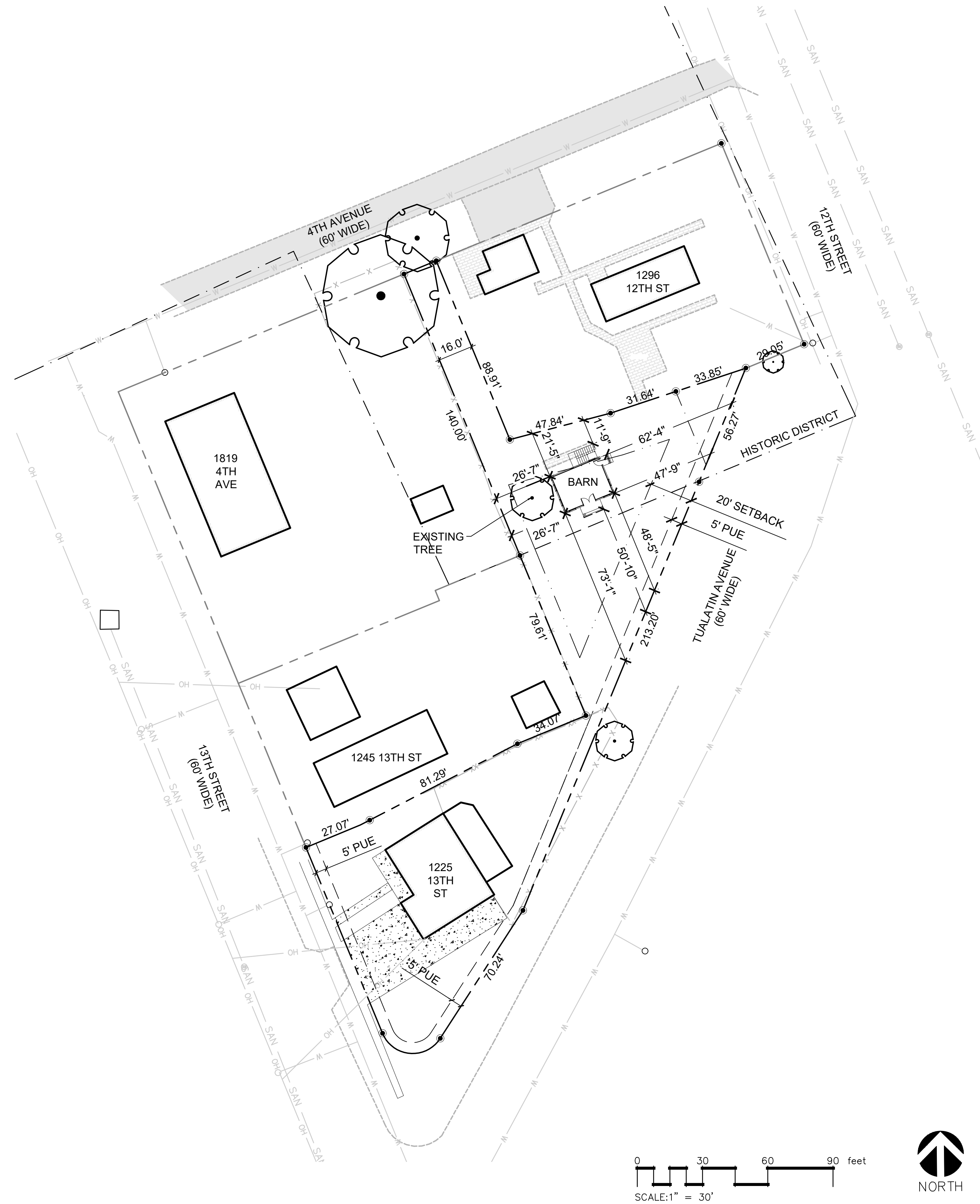
Drawing:
E100

VICINITY MAP



LEGEND

	PARCEL PROPERTY LINE
	ADJACENT PROPERTY LINE
	VIEW EASEMENT
	WILLAMETTE HISTORIC DISTRICT
	PUBLIC UTILITY EASEMENT (PUE)
	OVERHEAD ELECTRICAL
	SANITARY SEWER SERVICE LINE
	WATER LINE (MAIN AND LATERAL)
	EXISTING FENCE



SITE PLAN

SITE INFORMATION:

TAX LOT NO.: 31E02BD02801
SITE AREA: 20,435 SQ FT
NEIGHBORHOOD: WEST LINN
COMP. PLAN: MEDIUM DENSITY
ZONING: SINGLE FAMILY RESIDENTIAL, DETACHED R10
ZONING OVERLAYS: HISTORIC OVERLAY ZONE

GROSS SQUARE FOOTAGE OF PRIMARY DWELLING: 2,270 SF
HEIGHT OF PRIMARY DWELLING: 28'
SQUARE FOOTAGE OF EXISTING BARN : 448 SF
LOT COVERAGE (HOUSE + BARN): 13%
PROPOSED SQUARE FOOTAGE OF ADU: 406 SF
PROPOSED SQUARE FOOTAGE OF OFFICE: 406 SF

Revisions:

Project Information:

Project name:
BARN

Project address:
1225 13TH STREET ST.
WEST LINN, OR 97068

Issue Information:

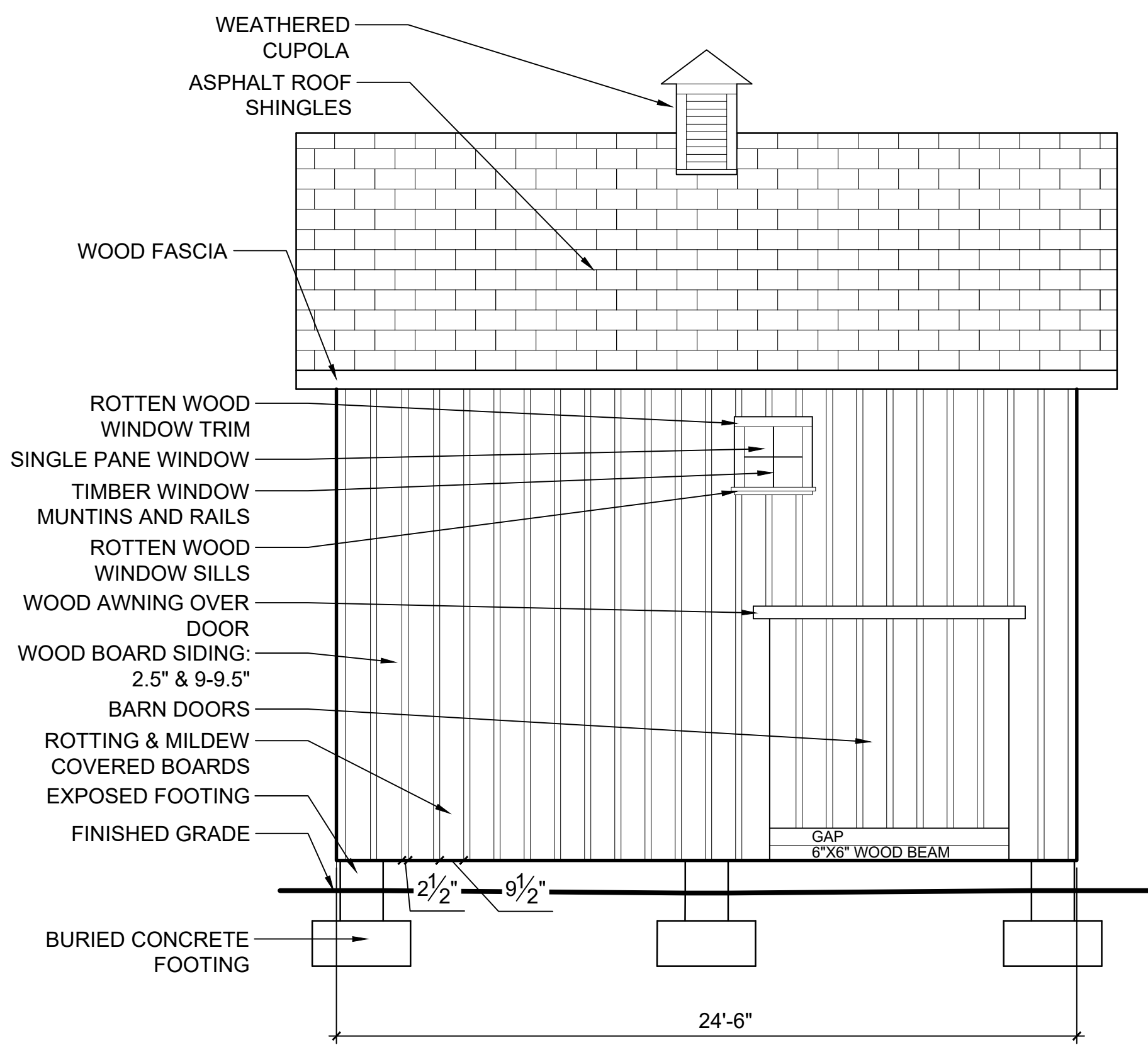
CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

Project no. 2023-002
Drawn by: Erika Kleibrink
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: December 9, 2024
Sheet no. 1 of 1

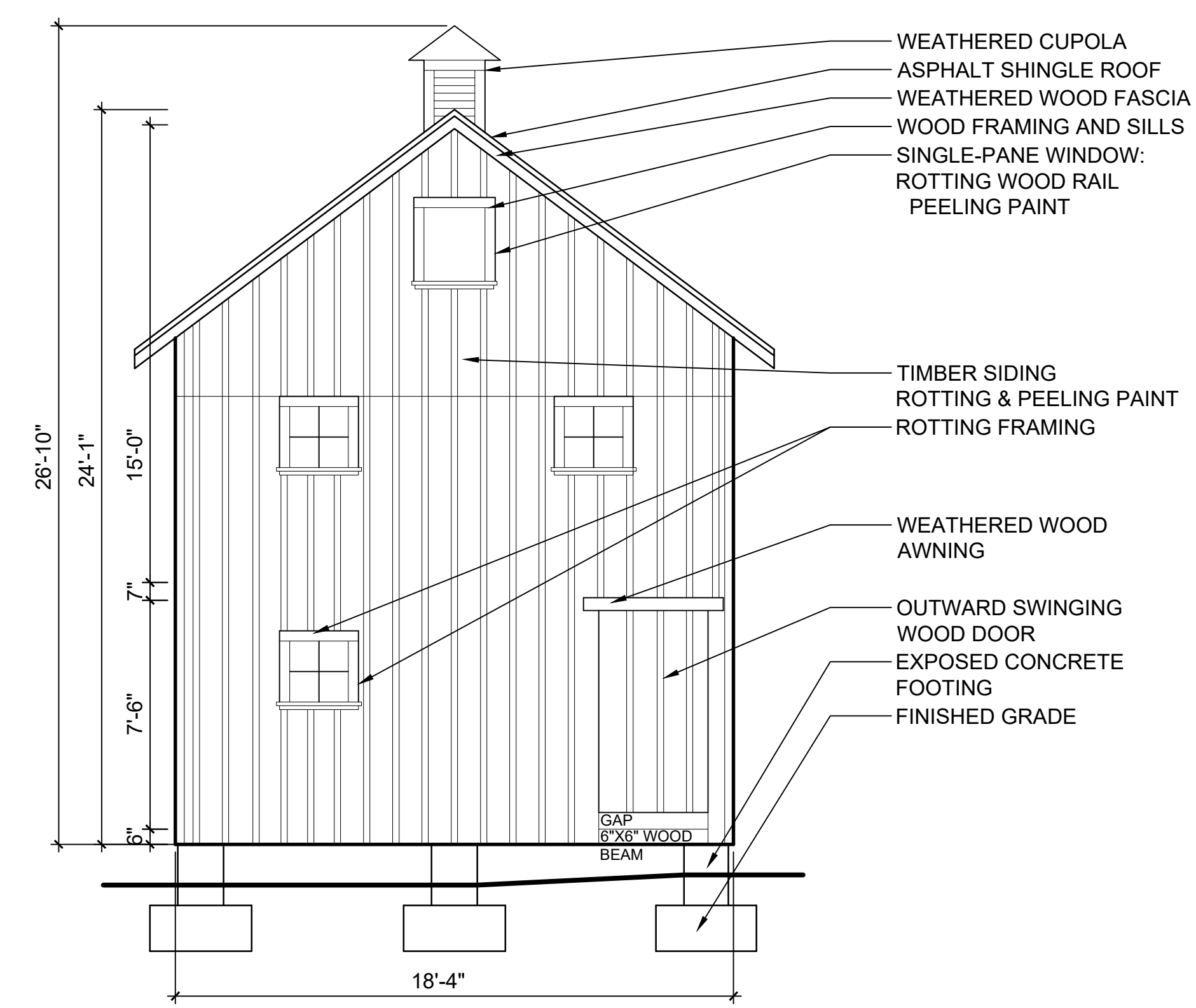
Sheet title:
**EXISTING
CONDITIONS:
EXTERIOR
ELEVATIONS
& PHOTOS**

Drawing:

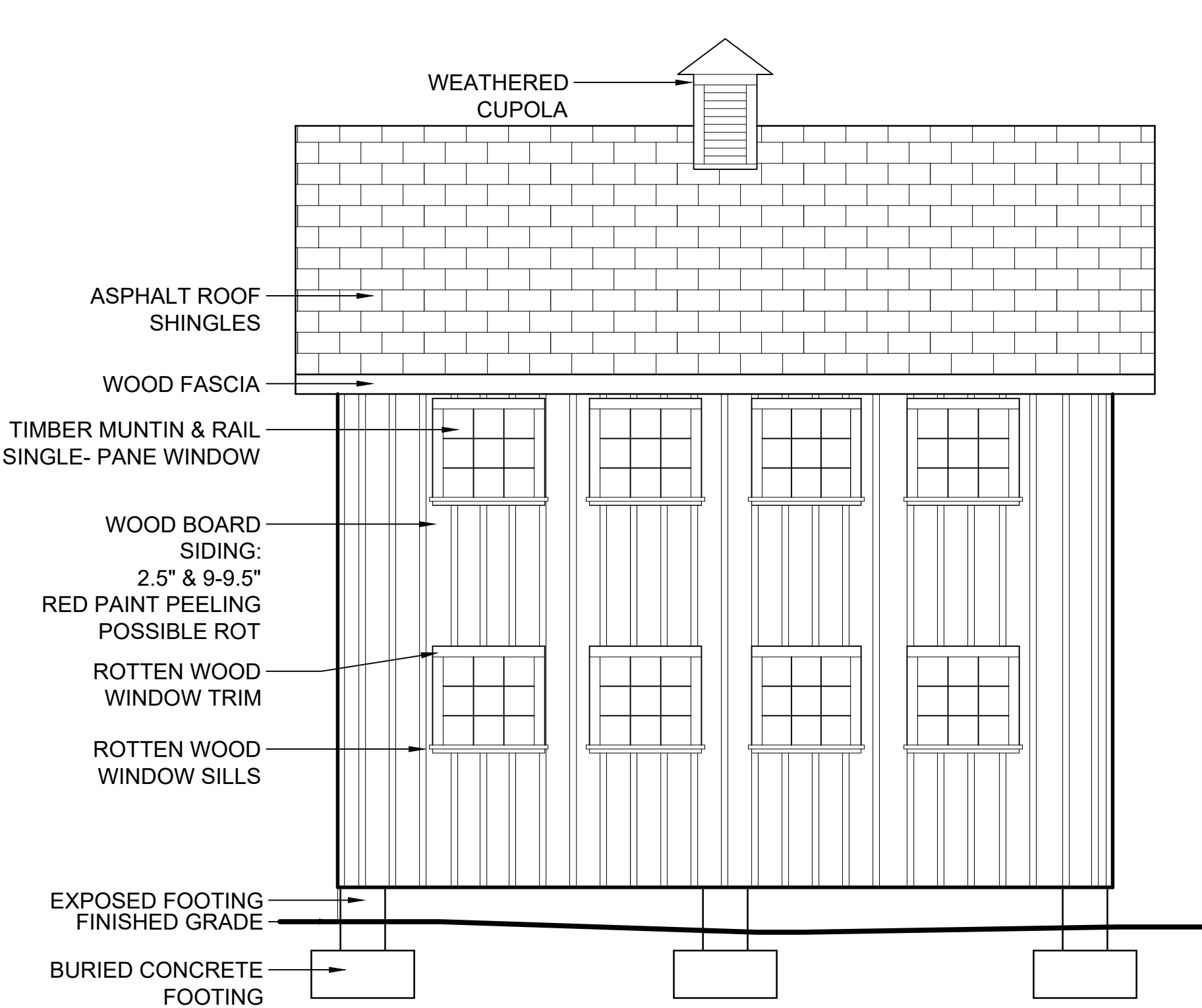
E111



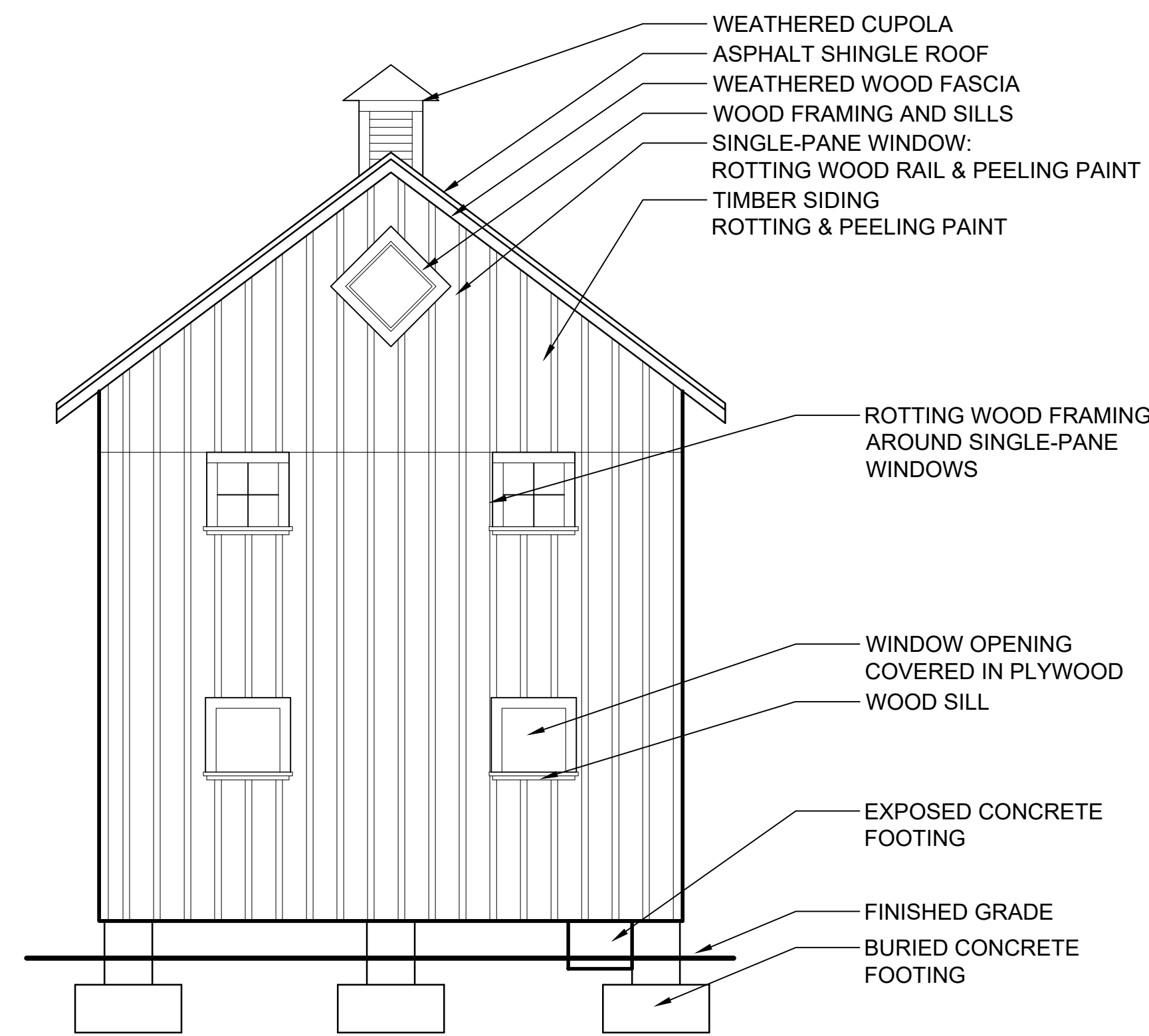
01 EXTERIOR ELEVATIONS: NORTH
SCALE: 1/4" = 1'-0"



02 EXTERIOR ELEVATIONS: EAST
SCALE: 1/4" = 1'-0"



03 EXTERIOR ELEVATIONS: SOUTH
SCALE: 1/4" = 1'-0"



04 EXTERIOR ELEVATIONS: WEST
SCALE: 1/4" = 1'-0"

Revisions:

Project Information:

Project name:
BARN

Project address:
1225 13TH STREET ST.
WEST LINN, OR 97068

Issue Information:

CLEMENT WALSH
LANDSCAPE ARCHITECT, INC.
8215 SW Tualatin-Sherwood Rd. Suite
#200
Tualatin, OR 97062
503.898.0130 ClementWalsh.com

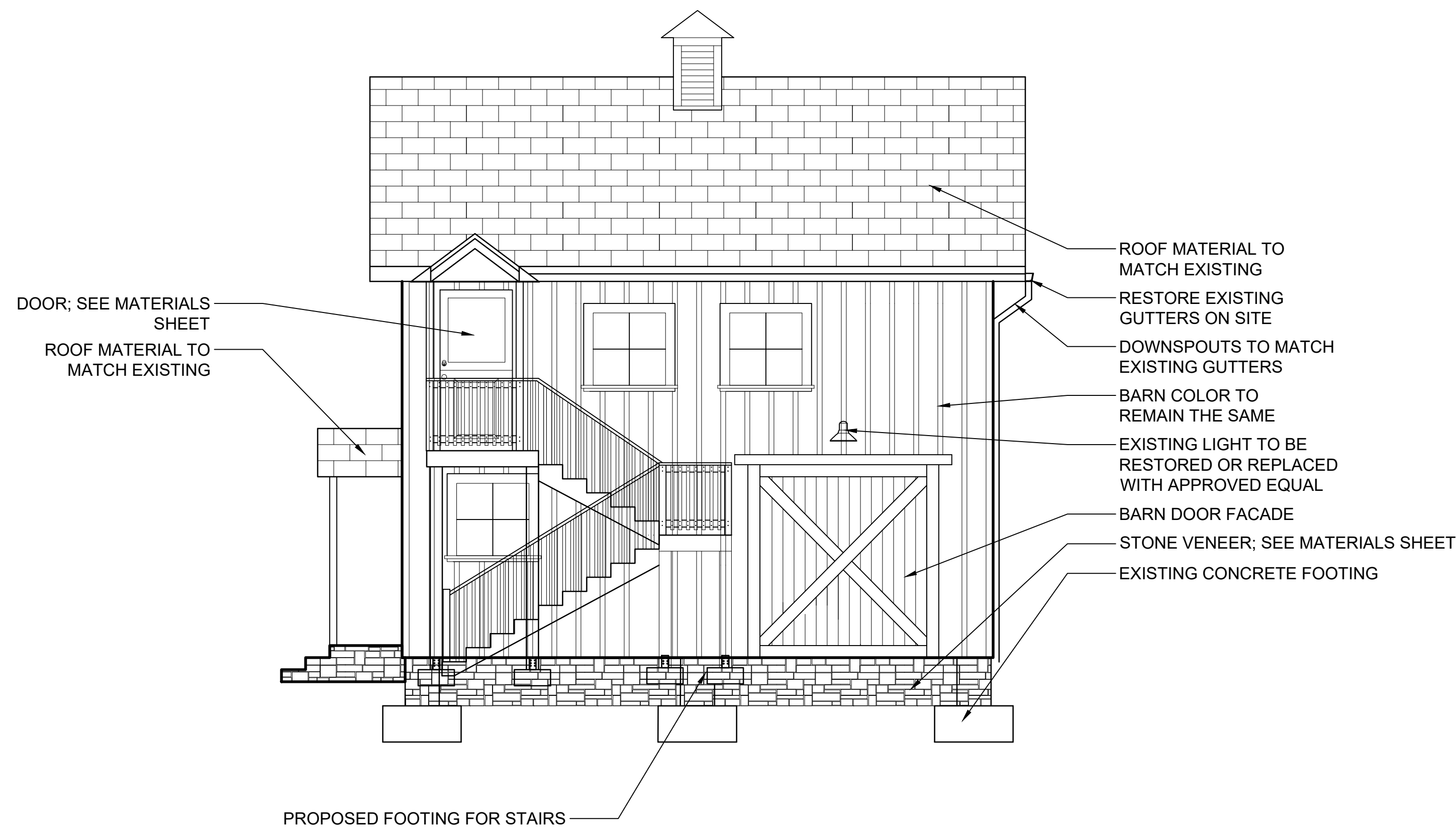
Project no. 2023-002
Drawn by: Danielle Street
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: December 9, 2024
Sheet no. 1 of 1

Sheet title:

PROPOSED
ELEVATIONS

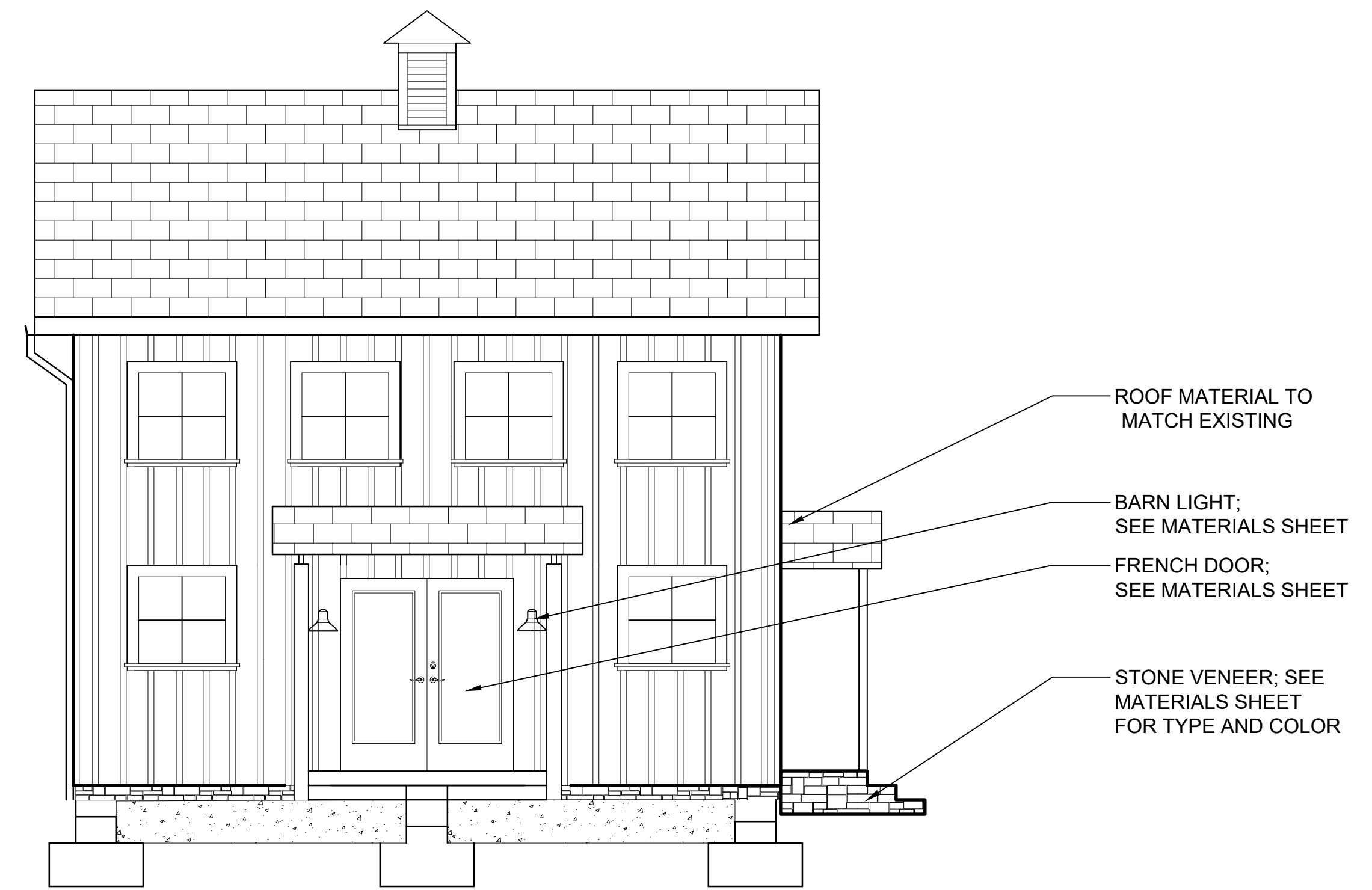
Drawing:

L200



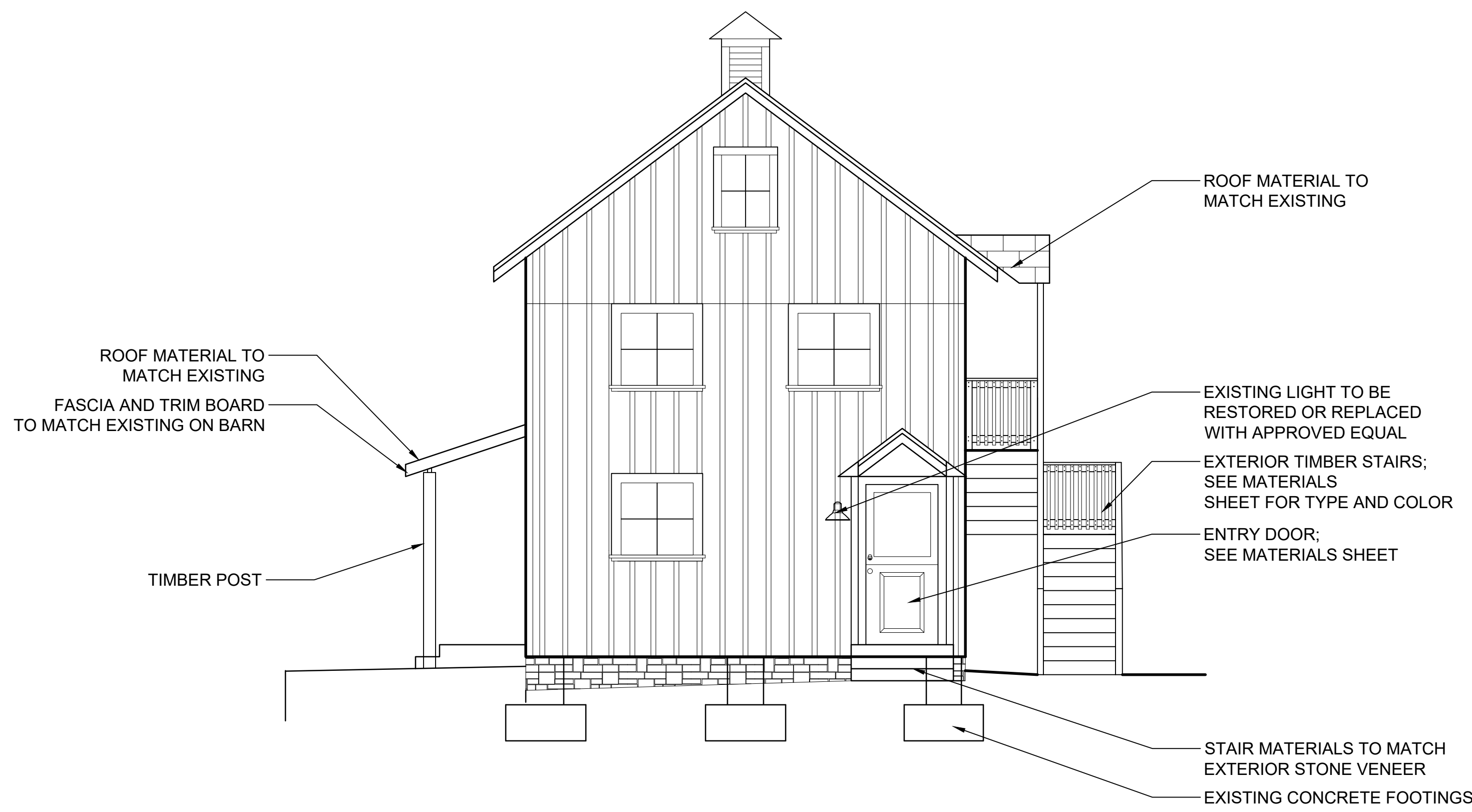
01 NORTH PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"



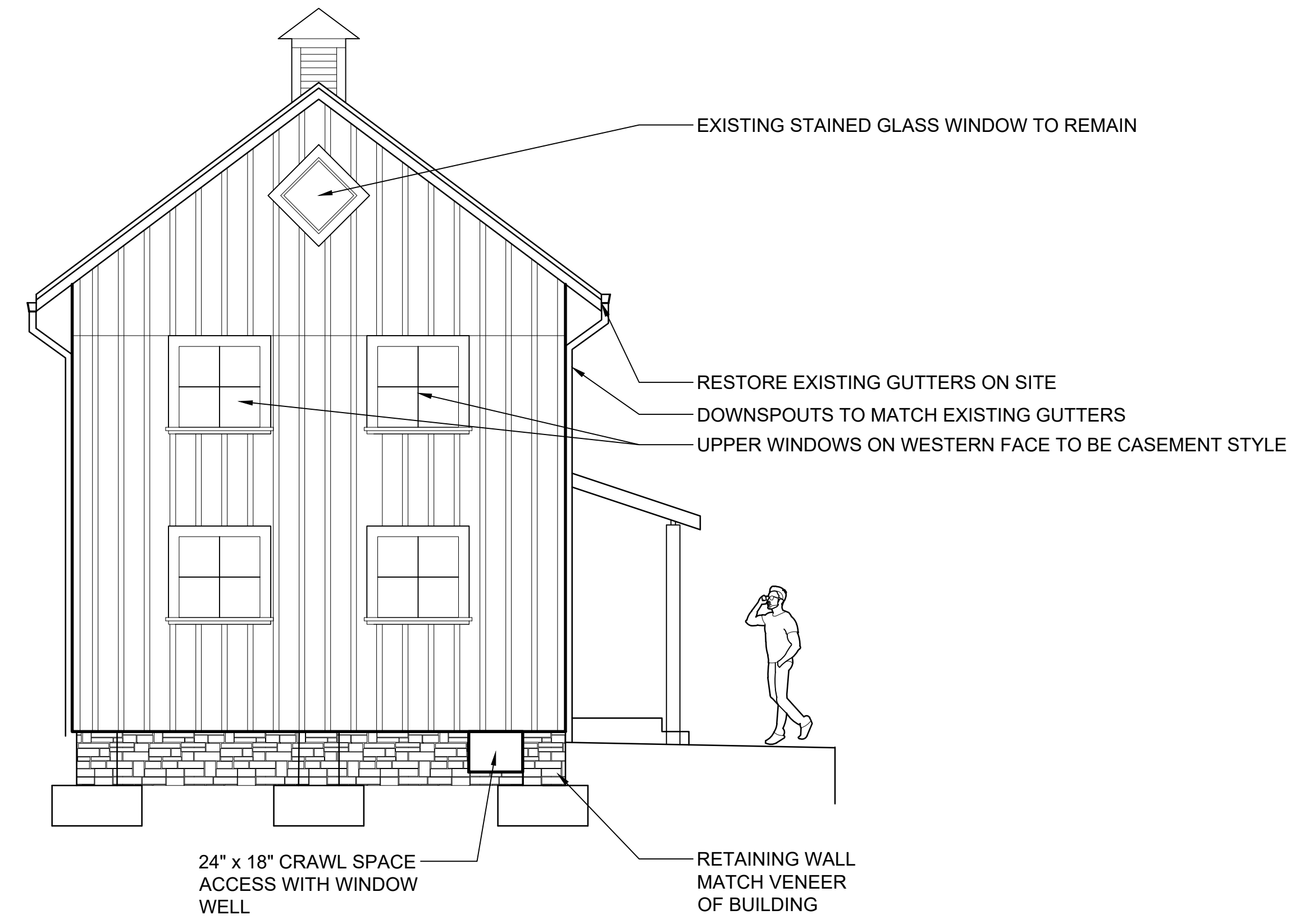
02 SOUTH PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"



03 EAST PROPOSED ELEVATION

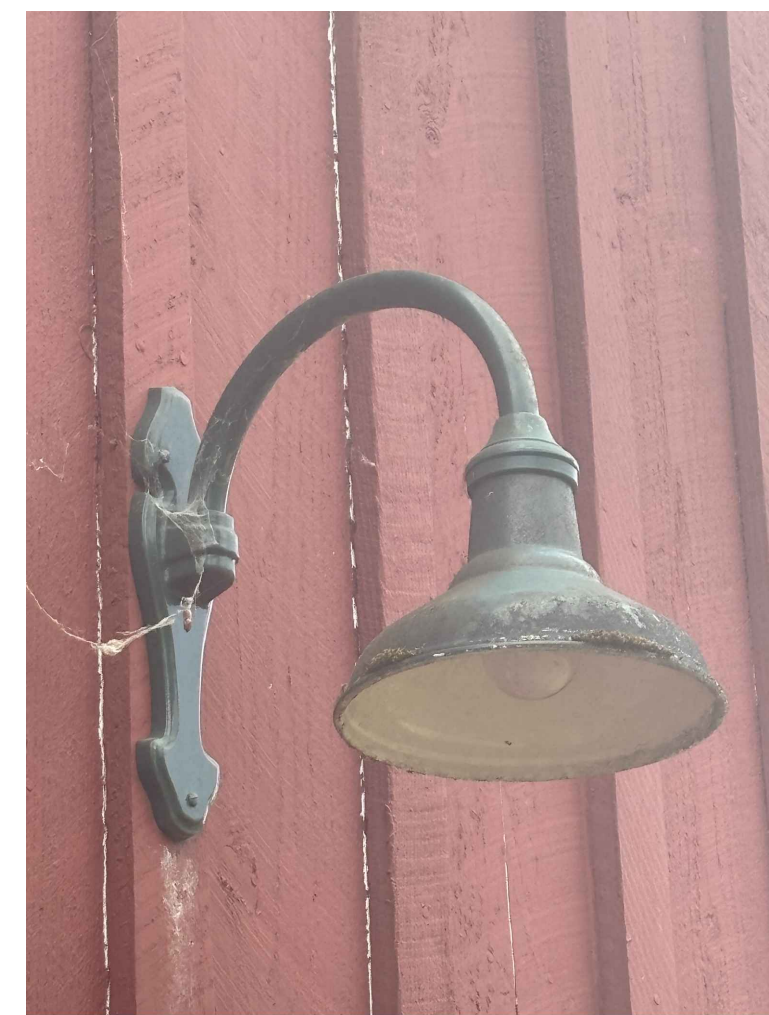
SCALE: 1/4" = 1'-0"



04 WEST PROPOSED ELEVATION

SCALE: 1/4" = 1'-0"

D



NOTES:
1. EXISTING LIGHTING FIXTURES TO BE REFINISHED AND REFURBISHED IF POSSIBLE.

EXTERIOR LIGHTING - EAST AND NORTH ELEVATIONS



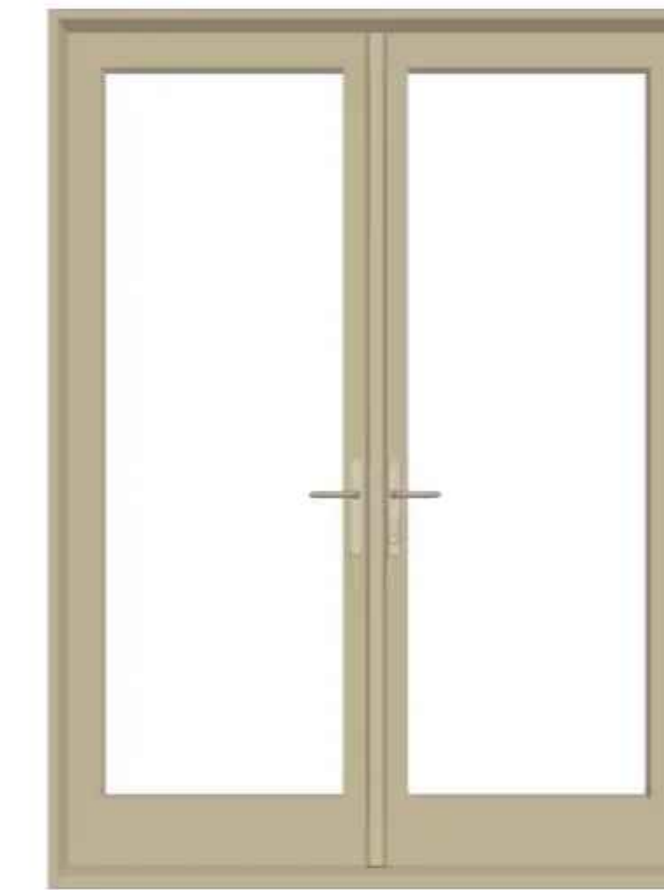
CONCEPT IMAGE: LIGHTING AT
1798 4TH AVE RESIDENCE
WEST LINN, OR

EXTERIOR LIGHTING - SOUTH ELEVATION



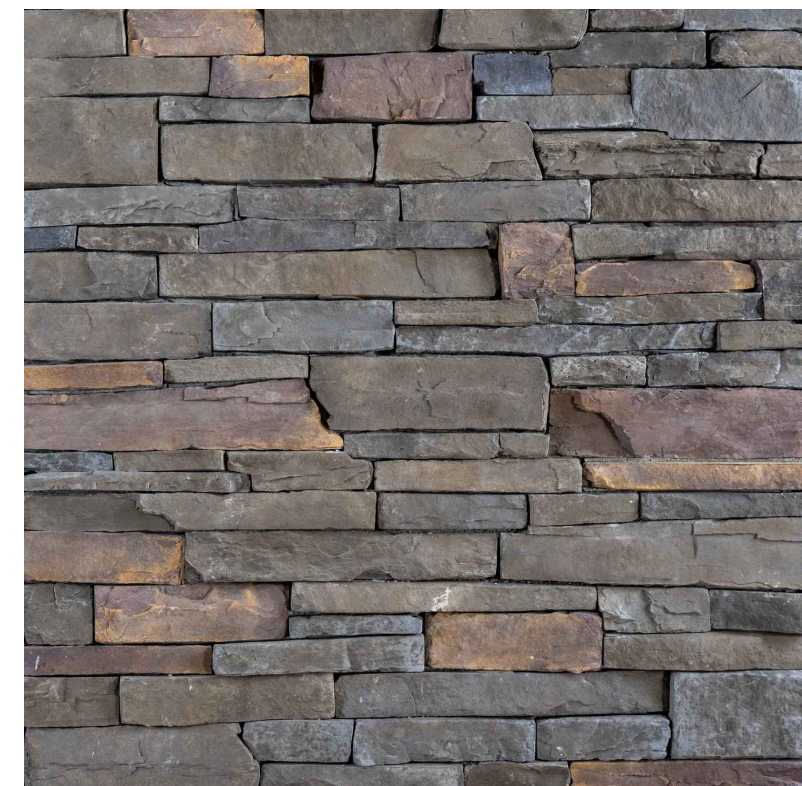
CONCEPT IMAGE: DOOR AT
1798 4TH AVE RESIDENCE
WEST LINN, OR

EAST ENTRY DOOR



NOTES:
1. SOUTH ENTRY DOORS TO BE MARVIN
OUTSWING PATIO DOORS.
2. COLOR TO BE CASHMERE.

SOUTH ENTRY DOORS



NOTES:
1. STONE VENEER TO BE HARRISTONE UINTAH LEDGESTONE.
2. COLOR TO BE SPANISH OLIVE.

EXTERIOR STONE VENEER



CONCEPT IMAGE: 1808 4th AVENUE
WEST LINN, OR

TIMBER POST



CONCEPT IMAGE: 1891 6TH AVENUE
WEST LINN, OR

EXTERIOR TIMBER STAIRS & RAILING



NOTES:
1. EXTERIOR WINDOWS TO BE MARVIN ULTREX FIBERGLASS
WINDOWS, DOUBLE HUNG AND CASEMENT.
2. COLOR TO BE CASHMERE.

EXTERIOR WINDOWS

Revisions:

Project Information:

Project name:
BARN

Project address:
11122 street st.
West Linn, OR 97068

Issue Information:

CLEMENT WALSH
LANDSCAPE ARCHITECT INC.
1225 13th St.
West Linn, OR 97068
503.898.0130
ClementWalsh.com

Project no.: 2023-002
Drawn by: Danielle Street
Checked by: Clement Walsh
Sheet size: 24" x 36"
Scale: Noted
Plot date: December 9, 2024
Sheet no.: 1 of 1

Sheet title:
MATERIALS

Drawing:
L220

