

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
February 6th, 2025

SUBJECT: Proposed Conversion of a historic barn to an Accessory Dwelling Unit within the Willamette Historic District at 1225 13th Street.

FILE: PA-25-03

APPLICANTS PRESENT: Clement Walsh (owner/applicant), Tom Watton (designer)

STAFF PRESENT: Aaron Gudelj, Associate Planner

PUBLIC PRESENT: Kathie Halicki (President Willamette Neighborhood Association)

These pre-application summary notes have been prepared for the applicant to identify applicable code sections and critical issues for the proposed application and summarize the application process and fees. Pre-Application summary notes are based on preliminary information and may not include all considerations. Contact the assigned planner for additional information regarding the process, approval criteria, submittal requirements, questions, and clarifications. Pre-Application Conference summary notes are valid for eighteen months from the meeting date. Once a complete application is submitted, the final decision can take 6-10 months.*

SITE INFORMATION:

Site Address: 1225 13th Street

Tax Lot No.: 31E02BD02801

Site Area: 20,435 square feet

Neighborhood: Willamette Neighborhood Association

Comp. Plan: Medium Density Residential

Zoning: R-10, Residential

Zoning Overlays: Willamette Historic District (Local Designation) & Willamette Historic District (National Register)

PROJECT DESCRIPTION:

The applicant requests to convert an existing accessory building (barn) located within the Willamette Historic District to an ADU. The proposal states that the project would create two distinct units: a single-level living space, and an upper level home office.

APPLICABLE COMMUNITY DEVELOPMENT CODE SECTIONS:

Approval standards and criteria in effect when an application is *received* will be applied to the proposed development. The following Community Development Code (CDC) Chapters apply to this proposal:

- [Chapter 2: Definitions](#)
- [Chapter 11: Residential, R-10](#)
- [Chapter 25: Overlay Zones – Historic District](#)
- [Chapter 34: Accessory Structures, Accessory Dwelling Units and Accessory Uses](#)
- [Chapter 99: Procedures for Decision Making: Quasi-Judicial](#)

KEY ISSUES & CONSIDERATIONS

Staff has identified the following development issues, design considerations, or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of additional issues or considerations:

- The subject barn is located with the Willamette Historic District and is recognized as a historic building according to the Oregon State Historic Preservation Office.

- The conversion will require a Class II Historic Design Review since the property is within the Willamette Historic District. A Class II Historic Design Review is subject to review and approval/denial from the Historic Review Board.

Chapter 11: Residential R-10

- 11.030 Permitted uses. The existing single-family detached home with an Accessory Dwelling Unit is a permitted use.

Chapter 25 – Overlay Zones – Historic District

- The subject barn is located with the Willamette Historic District.
- The conversion will require a Class II Historic Design Review since the property is within the Willamette Historic District. Section 25.060 and 25.070 will be the most critical to address.

Chapter 34: Accessory Structures, Accessory Dwelling Units, and Accessory Uses

- 34.030 Detached ADU’s are limited to 75% of gross square footage of the primary dwelling or 1,000 square feet, which is less.
- 34.030 The maximum height of an ADU is 26 feet.

Chapter 99: Procedures for Decision Making: Quasi-Judicial

- You do not need to address this chapter in your application and findings. It’s a good reference to read through so the applicant understands the process.

RESPONSE TO APPLICANT QUESTIONS:

Question: The applicant asked is Street Improvement Construction would be required.

Answer: Pursuant to West Linn Community Development Code 96.010(A)(4) accessory dwelling units are exempt from street improvement construction.

Question: The applicant asked how utilities (water, sewer, electricity) would be provided to the to the building.

Answer: 1) Water lines are available along Tualatin Ave, 13th Street, and 4th Avenue. 2) sewer line connections are available along 12th Street and 13th Street. 3) Electricity connections are under the authority of Portland General Electric – initial research indicate electrical connections would be along Tualatin Avenue or 13th Street.

PUBLIC COMMENT:

No public comment received.

ENGINEERING:

The Engineering department does not have any comments for this pre-application conference. For further details, contact Clark Ide at 503-722-3437 or CIde@westlinnoregon.gov.

BUILDING:

For building code and ADA questions, contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054 or Alisha Bloomfield at abloomfield@westlinnoregon.gov or 503-742-6053.

TUALATIN VALLEY FIRE & RESCUE:

A Service Provider Permit must be provided with this application - <https://www.tvfr.com/399/Service-Provider-Permit>. Contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions.

TREES:

For information on the tree requirements for this proposal, contact the Ron Jones, City Arborist at mperkins@westlinnoregon.gov or 503-722-4728.

PROCESS:

A Class II Historic Design Review is subject to a review/approval/denial by the Historic Review Board through a quasi-judicial public hearing. Once the application is received the City has 30-days to deem it complete. Once the application is complete the City has 120-days to render a decision. The application will be scheduled review by the Historic Review Board at its monthly meeting; prior to the Historic Review Board meeting the City will send a 20-day public comment notice, and post a notice sign on the property. When the public comment period closes, the Historic Review Board will render its decision at the public hearing. A final decision can take 4-6 months from application completeness.

There is a 14-day appeal period after the decision. If the decision is not appealed, the applicant may proceed with the development.

HOW TO SUBMIT AN APPLICATION:

Submit a complete application in a single PDF document through the [Submit a Land Use Application](#) web portal. A complete application should include:

1. A [development application](#);
2. A project summary outlining the scope of the project;
3. Full written responses to approval criteria in the identified CDC chapters;
4. A Service Provider Letter from Tualatin Valley Fire and Rescue;

COMPLIANCE NARRATIVE:

Written responses supported by substantial evidence must address all applicable approval standards and criteria. Written materials must explain how and why the proposed application will meet each applicable approval criteria. "Not Applicable" is not an acceptable response to the approval criteria.

Submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in writing, that the Planning Manager waive the requirement. The applicant must identify the specific grounds for the waiver. The Planning Manager will respond with a written determination about the waiver request before applying.

APPLICATION FEES & DEPOSITS:

The Planning Division Fee Schedule can be found on our website: <https://westlinnoregon.gov/finance/current-fee-schedule>

- Fee for a Class II Historic Design Review = \$100

Applications with deposits will be billed monthly for time and materials. Please provide the name and address of the party responsible for the final invoice in your application.

Timelines:

Once the application and payment are received, the City has 30 days to determine if the application is complete. If the application is incomplete, the applicant has 180 days to complete it or provide written notice to staff that no other information will be provided. Once complete, the City has 120 days from the completeness determination to make a final decision on the application. Typical land use applications can take 6-10 months from beginning to end.

*** DISCLAIMER:** *These pre-application notes have been prepared per [CDC Section 99.030.B.7](#). The information provided is an overview of the proposal considerations and requirements. Staff responses are based on limited material presented at the pre-application conference. New issues and requirements can emerge as the application is developed. Failure to provide information does not constitute a waiver of the applicable standards or requirements. The applicant has the burden of proof to demonstrate that all approval criteria have been satisfied. These notes do not constitute an endorsement of the proposed application or assure project approval.*

Oregon Historic Site Record

LOCATION AND PROPERTY NAME			
address:	1296 SE 12th St West Linn, Clackamas County (97068)	historic name:	Mass, Sherriff Ernest T, House
assoc addresses:		current/other names:	
location descr:		block/lot/tax lot:	/ 2900 / 2900
		twtnshp/rng/sect/qtr sect:	1N 3E 35 BD
PROPERTY CHARACTERISTICS			
resource type:	Building	height (stories):	2.0
elig evaluation:	eligible/contributing	total elig resources:	1
prim constr date:	c.1906	total inelig resources:	1
		NR Status:	Listed in Historic District
		second date:	
		date indiv listed:	
primary orig use:	Single Dwelling	orig use comments:	
second orig use:		prim style comments:	
primary style:	Queen Anne	sec style comments:	
secondary style:	Vernacular	siding comments:	Shiplap
primary siding:	Horizontal Board	architect:	
secondary siding:		builder:	Sheriff E. Mass. Original builder
plan type:	Side Passage/Entry		
comments/notes:			
Sherriff Mass House, Britton Barn ca. 1906 barn moved to site from 19th and Dollar Street in 1993.			
GROUPINGS / ASSOCIATIONS			
Survey/Grouping Included In:	Type of Grouping	Date Listed	Date Compiled
West Linn Selective RLS 2011	Survey & Inventory Project		2011
West Linn Survey- Willamette Conservation District	Survey & Inventory Project		2006
West Linn, Willamette Falls Neighborhood, RLS 2008	Survey & Inventory Project		2008
Willamette Historic District	Listed Historic District	09/24/2009	2008
SHPO INFORMATION FOR THIS PROPERTY			
NR date listed:	N/A	106 Project(s):	None
ILS survey date:		Special Assess Project(s):	None
RLS survey date:	03/17/2006	Federal Tax Project(s):	None
ARCHITECTURAL / PROPERTY DESCRIPTION			
<i>(Includes expanded description of the building/property, setting, significant landscape features, outbuildings and alterations)</i>			
1296 12th Street is a modest Queen Anne style vernacular house set on a large terraced corner lot. The lot is located at the southern edge of the district where the hill begins to slope downward toward the river. The two story, gable-front house is sheathed in clapboards and has very simple detailing. The full width hipped front porch has been rebuilt. The front door is in the north bay of the façade with a fixed light transomed window to the south. The second story has two simple 1/1 double hung sash windows. There is very little decoration on the exterior of the house, in keeping with its vernacular sensibility. To the rear of the lot is a small barn that was relocated to this site in the 1990s Main Entrance: Altered - only stoop. Notes: Chimney pot. Extension to rear.			
HISTORY			
<i>(Chronological, descriptive history of the property from its construction through at least the historic period - preferably to the present)</i>			
The property at 1296 12th Street (1906) was originally owned by David Samson who purchased the lot from the Willamette Falls Company. An earlier house with a larger footprint was built on the property before 1900, but this earlier structure was destroyed most likely by fire. At the site is an older stone foundation most likely dating from the earlier residence. The Willamette Walking Tour booklet notes that this foundation may have belonged to the Albert Epperly House(1859). A second more modest house was constructed in 1906. David Samson sold the property to Ernest and Nola Mass in 1909. This is the second house associated with County Sheriff Mass, and it is generally thought that this was temporary housing for the Mass family. Sheriff Mass owned the property until 1929 when it was sold to Ada Ison. The property remained in the Ison family until it was sold to the Tedd family in 1941. The Tedd family owned the property until 1977 when it was sold to Charles Bennett. John Klatt and Jody Carson currently own the property and moved and restored the Britton Barn (1906) from 19th and Dollar to the site in 1993.			
RESEARCH INFORMATION			
✓ Title Records	Census Records	Property Tax Records	Local Histories
✓ Sanborn Maps	Biographical Sources	SHPO Files	Interviews
✓ Obituaries	Newspapers	State Archives	Historic Photographs
City Directories	Building Permits	State Library	
Local Library:		University Library:	
Historical Society:	Oregon Historical Society	Other Respository:	Ticor Title Company
Bibliography:			

West Linn Findings

Vol. 11 No. 30

WEST LINN, OREGON

Thursday, Aug. 1, 1991

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Couple wants to save West Linn's last historic barn

By CHRIS NORRED
Staff Reporter

A couple of new West Linn residents hope to save the city's last historic barn, which was slated for demolition.

John Klatt and Jody Carson, who purchased a home in the Willamette Historic District this spring, are trying to organize volunteers to carefully dismantle and move the barn from its current location on Dollar Street.

They plan to move it beside their home near Willamette Park and rebuild it on the lot.

"I like to think there are people who would like to have a barbecue and help out with an old-fashioned

barn-raising type of project," Klatt said. "It's a chance to be a part of something you don't see very often."

Klatt hopes to dismantle the barn Aug. 17 and he needs some helping hands. He will need help again to rebuild it in October.

The project has the blessing of City Hall and neighborhood groups.

Part of the barn was already destroyed when its owner, Arthur Borland, decided it was an eyesore.

Borland diligently applied for the proper demolition permits and checked personally with City Hall before he sold the barn to an Estacada couple who wanted the wood.

The couple chain sawed the roof off.

The barn had been added to the city's historic inven-

tory in 1990, but a city employee failed to check the historic list and mistakenly issued a permit for demolition.

The roof and cupola of the barn were removed before anyone realized the mistake.

Once people realized the error, city officials stopped the demolition and rushed to correct the situation and save the barn.

"That's the only barn on the inventory," said Peter Spir, associate planner for West Linn. "That makes it particularly significant."

Charles Awalt, who owns a historic home in the Willamette District next door to John Klatt's, recommended that the barn be moved and kept within the city limits.

Awalt serves on the Historic Review Board. "It's quite a unique barn," he said. Awalt, who had met his new neighbors only one time, walked across the street and knocked on their door.

"Would you be interested in a barn?" he asked.

Klatt and Carson jumped in with both feet. They were planning to paint their house this summer, but put that project on hold.

Only two parcels of land in the Willamette Historic District have appropriate space to rebuild the barn.

Awalt had lined up some support from the neighborhood groups and City Hall. But mostly, he told Klatt and Carson, if they wanted the barn, they had to take charge of the project.

See BARN, back page

James River complains about plans for marina

By JOHN M. GRUND
Staff Reporter

Lake Oswego city government and the James River Corp. are still wary of each other this week, like two boxers stepping back after a sudden flurry that surprised both of them.

Officials with the Lake Oswego Redevelopment Agency said they were shocked by a letter James River sent to the Army Corps of Engineers, raising strong objections to a corps permit for a city-sponsored marina project on the Willamette River.

And representatives of James River said they were surprised by the intensity of criticism the company faced after the letter became public: city officials said that James



Softball team wins regionals

Girls defeat rival Eugene 10-6 Sunday

By BRAD LABRIE
Sports Editor

West Linn's Splish Splash 16-and-under softball team defeated archrival KUGN of Eugene 10-6 to win the regional championship Sunday at Erv Lind Stadium in Portland.

Splish Splash now will be the top team from the Pacific Northwest to play in the American Softball Association World Series, scheduled for Aug. 8-11 at Chattanooga, Tenn.

Regional runner-up KUGN also qualified for the World Series along with Locker Room of Longview.

see a positive book, rather than the usual tragedy."

Race has never been tragic for Hamilton.

H.J. Belton Hamilton, 67, was born in a rural area near Columbus, Miss., the seventh of nine children. His mother died when he was 12.

His father was a farmer and a strict, scripture-quoting Christian. The schools were segregated. Black schools were poorly funded. Prejudice and discrimination ruled.

In high school, Hamilton, who wanted to be a physician, took a job with Sikes Funeral Home and Pyramid Burial. "Sikes wanted a young man to stay nights in the funeral home and answer the phones."

But Hamilton was motivated. He borrowed Sikes' anatomy books. He picked up the bodies at night with the help of a retarded assistant. And

friend of Hamilton's. Her husband, Wilson Walker, joined a fraternity with Hamilton. "We were all single together. Belton was a bit of a ladies man. He did a lot of flirting, but he was trying not to pin himself down. He had a goal first, and he could get a wife later."

Hamilton considered his options. "One of the teachers asked me where I would like to go," he recalls. "I said UCLA or Stanford. She told me they did not accept negroes at Stanford. I said, 'They don't? Then that is where I'll go.' I didn't apply anywhere else."

He graduated with a bachelor's in political science in 1949. He attended the University of Oregon Law School for a year, where he met Midori, a young campus radical. Hamilton transferred to the Northwestern School of Law (now called Lewis and Clark) and earned



BELTON HAMILTON and his wife, Midori, at his workspace in the couple's West Linn home. Hamilton chronicles their marriage in his

self-published book, *Family*." (Staff photo)

his law degree in 1953.

In 1954, Hamilton made history again when Attorney General Robert Thornton hired the young lawyer for his staff.

"I had always been a believer in equal opportunity," says Thornton, now retired in Salem. "We had two qualified black applicants and I felt it was a good idea to appoint them. Belton was the very first. It was good for the state of Oregon. It was good Americanism."

Thornton was a great boss, Hamilton says. He did not expect political favors. That was fortunate for Hamilton. It wasn't until years later that Hamilton could offer his boss some political backing. And then it was a joke.

Hamilton must have been grinning when he told the attorney general that he could deliver the black vote from West Linn. "I was always the person full of vinegar," Hamilton said.

He and Midori had moved to

West Linn with their so 1959.

Tom Trotta joined an attorney for the Bur in 1957. "One of the I ever had was on log Trotta, now retired and Washington Coast. "He thing is that you neve other person's premise.

Hamilton's approach been exactly the same. always felt, if there is race relations, it was t

Barn/

Continued from page T1

"John's been spearheading it and putting forth a tremendous effort," Awalt said.

Klatt said he borrowed four books from the library and read about old-fashioned, post-and-beam barn construction.

Klatt and Carson moved to the Willamette area in April. Both are from Colorado, where they were high school friends. They reunited and married only recently after a previous marriage for each. Both come from families with strong ties in Colorado history.

When they moved to Oregon, the Willamette area home fit their ideals. "We wanted a place with a view, an old house in a nice neighborhood, near water, with open space. This house has all of that," Carson said recently, sitting at a table in the yard looking down at Willamette Park.

Twice before, Klatt lived in homes that were listed on the National Historic Register. And the couple's living room is filled with antiques, including a spine-tingling antique dentist's drill that belonged to one of Carson's forefathers.

"I always appreciate knowing the history of an area where I live," Carson said.

Klatt works for a computer software company in Beaverton. Carson works as director of a nursing home that serves children in Portland.

Both have some experience remodeling and fixing buildings. And they have some experience organizing groups. But leading volunteers to move an old barn is probably a once-in-a-lifetime task.

The barn includes 600-pound beams, installed 20 feet high. "It's a neat project for a group," Klatt said.

The project will require much manpower during the dismantling, Awalt said.

"Our basic goal it to put it back up the same way we take it down," Klatt said. "It's a very simple structure."

One of the books contained an 1890s photograph of a barn exactly like the Borland barn. The caption on the photo described it as the "basic, small, cheap barn."

"With the addition of the barn, we will have two historic structures here," Klatt said of his home. "That will make it special."

Helping hands are needed for the community barn-moving project. If interested, call Klatt or Carson at 657-0523. Klatt said he is scheduling the barn-raising day at his home Oct. 5.

Sports

Babe Ruth team places in tourney

West Linn's 13-year-old Babe Ruth baseball all-stars captured fourth place in the nine-team North Oregon state tournament at Baker City last week.

This was the farthest a 13-year-old West Linn team has advanced in a state tourney. West Linn's overall record was 12-2.

West Linn's only losses came to Marshall and Newberg. Marshall went on to beat Beaverton twice to win the state title and move on to the regionals at Casper, Wyo., which starts Friday.

West Linn had beaten Marshall earlier in the year 12-2 at the Marshall Invitational.

Newberg eliminated West Linn by a 6-5 score last Tuesday. West Linn took a 5-4 lead into the final

inning but gave up two runs on three walks and a single.

West Linn clubbed 10 hits in the game, led by Ryan Hubka's 3-for-4 hitting and a walk. Brad Woeke was also 3-for-4, including a double. Michael Wheeler smashed a long triple in the three-run fourth inning while Eric Flores-Johnson delivered a double in the same inning.

West Linn stranded 11 runners in the game.

Woeke pitched the first five innings, allowing three earned runs on six hits with five strikeouts and no walks. Torrey Figueras took the loss for West Linn.

Hubka led all West Linn hitters at the state tourney with a .500 average as he had six hits in 12 at-bats. Matt Schneider hit .384 while Woeke

had a .266 batting average. Flores-Johnson provided the power with a double and a triple for the tournament.

Four members of the team — Hubka, Adam Jeli, Figueras and Matt Eisele — will enter West Linn High School this coming fall with the balance of the team to be eighth graders.

Other team members include Billy Bray, Jamie Steinseifer, T.J. Curran, Keith and James Shishido, John Davis and Casey Dierickx.

Dennis Eisele is the manager while coaches include Walt Figueras, Lorne Jackson and Bill Schneider.

The basically same West Linn team won the Bambino regional championship last summer and finished ninth in the country.

Bilk/

Continued from page T5

ing from the northeast Portland motel where he was staying for the past 7½ months. And the money — \$6,000 to \$7,000 he had collected from parents and sponsors — also was missing.

A donor came forward with a \$7,000 check moments after the story aired on a local news station Wednesday night. Delgado was arrested by the West Linn police the next day.

The Portland Rebels, who qualified for nationals by winning the AAU state championship, will be leaving for nationals with a new coach, of course. He is Ken Murray, the Lakeridge High School freshman girls basketball coach. Murray was an assistant on the program that produced the Oregon girls state champion last year.

"The OSAA (Oregon School Activities Association) recommended Ken to the team," said James Barless, Josh's father and a West Linn physician.

And it looks like Murray was a good choice for the team, according to Wayne Chao. The team shouldn't be confused even though it is getting a new coach with new ideas right before the national tournament, he said. "I think we're going to do better."

The Barless family was on vacation when Delgado and the money turned up missing. "We had just gotten back from vacation when we heard about it and we were in a state

of shock," James Barless said. "We thought we had lost our money."

Each family had given more than \$500 each to help pay the team's air fare and lodging, Barless said. "The coach was supposed to get a lot more money to help pay for food and other expenses on the trip."

Some of the other sponsors were the Multnomah County sheriff's office, ironically, and the Portland Trail Blazers, Barless said.

Josh Barless is spending this week at Larry Doty's basketball camp at Linfield College in McMinnville. Josh will participate in the camp until Thursday and then take off with the team Friday.

There has been a casualty because of the affair. There was a third West Linn member of the team until

his father pulled him off the squad because his father could smell a rat before the spoiled nest was found. "I had a gut feeling about the coach and pulled my son off the team before the coach and the money came up missing," said Mike Hanna. "We gave the coach \$300 and never heard back from him."

Tony Hanna was a major player on the Rebels state championship team. Tony Hanna, Josh Barless and Wayne Chao all played for a winter youth basketball team coached by Mike Hanna.

"The Portland Rebels coach picked up three of my kids to play for his select team," Mike Hanna said.

Delgado was a part-time youth sports organizer for the Northeast YMCA for seven months.

Baseball/

Continued from page T5

"Basically, we played team baseball," Wilson added. "Everybody contributed and played well."

Southards also was hot on the mound as he threw a one-hit shutout against David Douglas in the opener.

Woeke had two strong outings as a starter on the mound while Eric Wilson had two powerful relief efforts.

"And defensively, we played

pretty sound," Wilson said. "We struggled defensively in the preseason but come tournament time we did what we had to do and held together."

Helping Wilson coach West Linn was Jim Haines. Other members of the team included Todd Martin, Brad Bacon, Brian Smith, Paul O'Hollaren, Joel Herron, Brandon Stalwick, Jacob Stone and Tyson McGraw.

Marina

River and the city are work out an "operating but have failed to resolve

Brown said there a nificant issues rema Schneider said there ar minor issues left.

Both sides tried to the Army Corps period closed to work out the but a meeting fell thro said.

"Our representati would have to file a let corps to preserve our said. "To assure boater s River believes that we r operational ag signed. . . before agreein of Engineers permit."

Schneider acknowl James River had said remove its objections until the operating agr signed. The city, howev position that the oper

Clark/Co

strict office, based at the c

If he spends his Pioneer Pacific College, might move closer to the 205 corridor somewhere Linn-Stafford area.

During the past legis sion, he said his sister to the college's day-to-da ment.

However, Clark sai choose to return to the P firm Bouneff, Chally and or join a different firm.

Another factor in Clar a new home is the rec legislative districts. The failed to agree on revis boundaries, so the task ne

Movie/Co

is a failing savings and l he arrives, he finds that I not a savings and loan b bank run by Long, a civ scientist.

"It's a romantic cor clean," he said. "There but no divorce involved."

Frozen Assets Produ been filming in the Portla seven weeks and will retu lamette Park Aug. 12 and fair scenes. Devalos said need more than 900 loca participate in crowd scene Volunteer extras are n



The City of
West Linn
 2042 8th Avenue
 West Linn, Oregon 97068
 Development Services (503) 656-4211

**PLANNING DIRECTOR'S
 LAND USE DECISION**

SPECIFIC DATA

FILE NO: MIX - 91-23
 SUBJECT: HISTORIC REVIEW / BARN
 LEGAL DESCRIPTION: 31E 2BD TXLT 2900
 LOCATION: 1296 12TH ST
 OWNER: JOHN KLATT
 APPLICANT: " "
 APPLICABLE CODE SECTION: CH 26
 ZONE: R-10 HISTORIC DISTRICT OVERLAY
 PLAN DESIGNATION: RESIDENTIAL
 ADDITIONAL INFORMATION: _____

Based upon the approval criteria of the applicable Development Code section, the Planning Director:

APPROVED APPROVED W/CONDITIONS DENIED
 this application.

Conditions of Approval (if applicable): _____

- ① INSTALL AS SUBMITTED PLANS SHOW
- ② TRANSFER OF BARN FROM MR. BORLAND'S PROPERTY TO BE COMPLETED WITHIN THREE MONTHS OR UNDER TERMS AGREED TO BY MR & MRS BORLAND & PLANNING DIRECTOR

I hereby declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision.

7/25/91
 DATE

MICHAEL V BUTTS,
 Planning Director

/par
 luform

Affidavit of Publication

CITY OF WEST LINN
HISTORIC REVIEW BOARD
PUBLIC HEARING NOTICE

FILE NO. ~~MISC-91-16~~ MISC-91-21

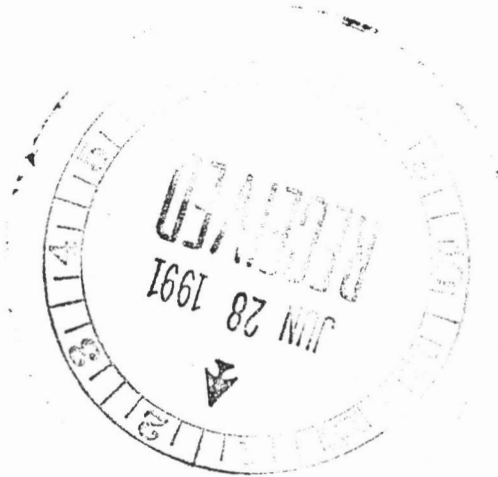
The West Linn Historic Review Board will hold a public hearing TUESDAY, JUNE 18, 1991, at 9:00 AM at the site to consider a demolition permit request for a historic landmark structure (barn) at 1739 Dollar Street. The decision will be based upon Chapters 25 and 26 of the Development Code.

All relevant materials and information pertaining to these requests may be freely obtained and reviewed at the City Hall Annex, 2042 8th Avenue, West Linn, OR 97068. Please submit preliminary comments or questions to Peter Spir, Associate Planner, at 656-4211.

You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site located at 3-1E-03AA, Tax Lot 200.

Failure to raise an issue in person or by letter precludes the reasoning of the issue at a subsequent time on appeal.

(June 7, 1991)
Legal Co. 4486



State of Oregon, }
County of Clackamas } ss.

I, Cheryl Holt, being first duly sworn, depose and say that I am the principal clerk of the owner, of ENTERPRISE-COURIER, a newspaper of general circulation, as defined by ORS 193.010 and 193.020; printed and published at Oregon City in the aforesaid county and state; that the

Notice, a printed copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 successive and consecutive weeks in the following issues:

June 7, 1991

Cheryl Holt

Subscribed and sworn to before me this 18th day of June, 19 91

Kathy Smith
Notary Public of Oregon.

My commission expires 30th day of January, 1993

CITY OF WEST LINN
PLANNING DIRECTOR
DECISION

FILE NO: MISC-91-23

The West Linn Planning Director is considering the request of John Klatt to build a barn (historic structure) at his property at 1296 12th Street. Historic District review is required.

All relevant materials and information regarding this request may be freely obtained and reviewed at City Hall Annex, 2042 8th Avenue, West Linn, OR 97068 (Telephone: 656-4211. Peter Spir, Associate Planner).

You have been notified of this proposal because records indicate that you own property within 100 feet of the proposed site located at Taxlot 2900, Assessors map 31E2BD.

The final decision on this request is scheduled to be made on July 20, 1991. There is no hearing.

Any appeals to this decision must be filed within fourteen (14) days of the Final Decision date with the Department of Development Services together with a \$350.00 fee and transcript costs as appropriate.

/ccw
/ps9107p01

WEST LINN SCHOOL DISTRICT #3
 19875 SW STAFFORD ROAD
 WEST LINN, OR 97068

Viola May Pernet
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